CITY of Statesville
NORTH CAROLINA

STATESVILLE CITY COUNCIL MEETING

Statesville City Hall – 227 S. Center Street
October 15, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2nd Floor Conference Room
October 19, 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**

VII. **Public Comment**

VIII. **CONSENT AGENDA**

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

A. **Consider approving the October 1 Special Meeting Minutes, October 1 Pre-Agenda Meeting Minutes and October 5, 2026, Regular Meeting Minutes.** (E. Campbell) p. 9

B. **Consider approving a letter of match commitment for the following transportation projects to the CRTPO Discretionary Grants 2026 Call for Projects.** (Weeks) p. 21

C. **Consider approving Budget Amendment #2027-08 to accept the annual Non-Primary Entitlement Grant from the FAA in the amount of $150,000.** (Ferguson) p. 29

D. **Consider approving Work Authorization #31 in the amount of $616,868.00 from Parrish and Partners for professional, testing, and architectural services in the construction of a hangar for Victory Air**. (Ferguson) p. 35

E. **Consider passing the second 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. 65

F. **Consider passing the second reading of the annexation request AX26-11 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. 69

REGULAR AGENDA

IX. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-09 Moose Club Road (Novel Holdings), filed by North State Development for approximately 19 acres located along Moose Club Road. (Kirkendall) p. 75

X. Conduct a public hearing and consider passing the first reading of annexation request AX26-09 Moose Club Road (Novel Holdings), filed by North State Development for an approximately 19 acre site located along Moose Club Road. (Kirkendall) p. 95

XI. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-11 Beauty Street Subdivision (Harmony Vistas) to rezone from R-10 to R-8CZ, filed by Harmony Investing LLC, for two parcels located along Beauty Street. (Kirkendall) p. 107

XII. Conduct a public hearing and consider passing the first reading of annexation request AX26-10: Beauty Street (Harmony Vistas Subdivision), filed by Harmony Investing LLC, for 26.78 parcels located along Beauty Street. (Kirkendall) p. 145

XIII. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-13 The Oaks at James Farm Revision, initiated by Chris LaMack for approximately 14.7 acres, located at the intersection of James Farm Road and Jane Sowers Road. (Kirkendall) p. 155

XIV. Conduct a public hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Free Nancy Avenue. (Weeks) p. 171

XV. Conduct a hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Dover Rd and consider amending the City's 2019 Mobility Plan and CRTPO 2055 Comprehensive Transportation Plan to remove Dover Rd to 3rd Creek Rd connector. (Weeks) p. 181

XVI. Other Business

XVII. Advisory Board Meeting Minutes

1. ABC Board September 1, 2026, Meeting Minutes p. 195

XVIII. Closed Session (After Pre- Agenda)

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege

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.

Page Intentionally Left Blank

MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL SPECIAL MEETING MINUTES – October 1, 2026.
CITY HALL – 300 S. CENTER STREET, STATESVILLE, NC – 2:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Campbell, Harrell, Vaughan, Mario, Caulder, Hills, Nesbit, Ti, Lawrence

Media: Donna Swicegood

Others: Doug Chapman, Troutman Town Manager Justin Longino, Goodson, Bosser, and 3 others

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

II. 3rd Creek and 4th Creek WWTP Plans Continued
Smith stated that we are going to continue the discussion from the last meeting.

Smith stated that we do not anticipate 4th Creek Plant hitting 80% capacity until 2030. Council Member Jones asked about the definition of Capacity. Chapman stated that the capacity is what is committed and not what is committed today. Vaughan stated that what we are contributing and not yet contributory (but the items that have submitted for permitting).

Chapman stated that the plant will struggle to treat 6 million gallons a day and you do not want to make it to capacity. Council Member Jones asked what the capacity is actually.

Council Member Jones would like to see how other funds could help pay for this, such as stormwater. We can always do a development moratorium in this area the flows to 4th Creek. Smith stated that Council has the development control.

Council Member Jones asked if conditions that a permit would have to be pulled within a certain time. Messick stated that it would not be conditional rezoning. She stated that we would put that in on the back end or a development agreement.

Council Member Pearson asked what the protection is. Council Member Jones stated that we are limited with this asset and we need to target the highest and best use for this asset.

Council Member Pearson would like to see a high number so that we can accurately estimate the overall costs.

Chapman stated that you could meet with NCDEQ to discuss the permit process. Council Member Pfeufer asked if we should schedule that meeting sooner rather than later.

Council Member Jones stated that the transfer to the 3rd Creek limits capacity overall for the city. The sewer rate is the major public concern and he would like to see the rates within the plans. Harrell stated that the rate increases were aimed at the future costs with the 3rd creek pump over. If you move the 4th Creek expansion sooner, then the rates will need to be increased. Council Member Jones would like to see how Mooresville increased their rates.

Council Member Pearson stated that she is already hearing the rates are increasing. Smith stated that we are building to the point to take on the debt to do the plant expansion.

Mayor Hendrix stated that the rate increase will provide capital. Smith stated that the increase rate will cover capital projects and debt service for the expansion. Mayor Hendrix stated that any capacity given to Troutman will bring a payout.

Council Member Pfeufer asked how significant the rates will increase if we do the expansion.

Council Member Pressly asked about the rate. Vaughan stated that we pushed some projects out to make the curve more flat to have less significant rate increase.

Council Member Pressly asked about the CIP. Smith stated that the CIP begins as staff priority and then is brought to Council usually at the winter retreat.

Smith asked if the Council would be willing to undertake a preliminary review by DEQ.

Council Member Allison asked if we need to go to them. Council Member Jones stated that there are too many variables.

Council Member Robertson stated that there will be a $30,000 study that is time locked? Chapman stated that it is not time locked and there is no expiration date. Staffing changes could change the pencil approval.

Mayor Hendrix asked if the High Rock Basin will ever be at capacity. Doug stated that there should not be a problem with the basin.

Council Member Pearson stated that we need to be proactive.

Council Member Pressly supports the expansion. He would like to look closely at the CIP and our needs are changing.

Council Member Pfeufer would like to see the results for the end user, the sewer payment. She would also like to hear from DEQ because she does not want to waste funds.

Mayor Hendrix asked who needs to be in the room with DEQ. Doug stated the McGill and city staff should be included. Council Member Nicholson asked about the timeframe. Doug stated that the meeting could be had by the end of the year.

The Council decided to have staff go to DEQ to have an answer before the winter retreat.

Council Member Jones asked what do we ask them. Chapman stated that we would like to ask them to expand the 4th Creek plant to 9 mgpd and ask for feedback on the permit.

Council also asked for the CIP discussion at the Winter Retreat.

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

MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – October 1, 2026
CITY HALL – 300 S. CENTER STREET, STATESVILLE, NC – 2:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Campbell, 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. 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. **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. <u>CONSENT AGENDA</u>
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)

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)

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

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

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)

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

REGULAR AGENDA

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

Caulder stated that this small area plan of the Beverly Heights area that was completed by the Planning Intern. It covers 600 acres north of I-40 to McClure Park and Beverly Heights. Caulder reviewed the public engagement events and the mission statement. He reviewed the 8 recommendations that the neighborhood wanted to see. He stated that this plan is a guide, not a requirement.

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)

Kirkendall stated that this is a straight rezoning request that does not allow conditions. This is an acre property looking to go to B-4 zoning. The Land Development Plan agrees with the rezoning.

There are 120 by right uses that allow to accommodate general auto and businesses. Both staff and Planning Board Recommend approval.

Council Member Pressly stated that he will recuse himself from this vote.

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)

Council Member Pressly stated that he will recuse himself from this vote.

Kirkendall stated that this property is the same site as the previous rezoning to annex. This is a contiguous annexation.

Leis stated that this property is in the customer choice area, and it is not in Duke Power's area.

Kirkendall stated that staff support the annexation.

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)
Kirkendall stated that the public hearing was held in June. The property is on Moose Club Road to rezone to R-5MF CZ. This rezoning is conditional. He showed the concept plan. This parcel is outside the 2045 Land Development Plan area, and it is most likely Complete Neighborhood 2. The Troutman Long Range Plan shows medium density.

Kirkendall reviewed the conditions of the property. Staff recommend denial because it is outside of the Long Range Planning area. Planning Board recommended approval 4 to 2.

Council Member Robertson would like to see the tool Herman showed the Land Use Committee at the Monday meeting.

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)
Kirkendall stated that this is the same site as the rezoning. He reviewed the department comments. Staff stated that it meets the statutory requirements for annexation.

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)
Kirkendall stated that this item is on the regular agenda due to the split vote. Council Member Allison stated that the developers went door to door to get information on the development.

Council Member Nicholson asked what would happen if the vote changed. Messick stated that the vote would be final decision.

Mayor Hendrix stated that he would send the report to all council members.

XV. Consider approving an annexation waiver for connection to city water service at 172 Arey Road. (Vaughan)
Vaughan stated that the property owner asked for an annexation waiver. This is the route for the Arey Road water line. As the Public Utilities director, he cannot waive the annexation. He is asking the Council to waive annexation.

Council Member Pfeufer asked if we will need his easement. Vaughan stated that there is no need for an easement.

Council Member Pressly asked when was the last time it was approved. Harrell stated that Council has routinely not waived annexation. Smith stated that we do not one off annexations.

XVI. Advisory Boards Meeting Minutes

1. Stormwater Advisory Commission August 20, 2026 Meeting Minutes

XVII. Other Business

XVIII. Closed Session (After Pre- Agenda)

1. G.S. 143-318.11(a)(4) Economic Development
   Council Member Pressly made a motion to go to closed session for Economic Development. Council Member Robertson seconded the motion. The motion passed unanimously.

   Mayor Hendrix stated that no decisions were made during closed session.

XIX. Adjournment
Council Member Pearson made a motion to adjourn the meeting. Council Member Jones seconded the motion. The motion passed unanimously.

MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – October 5, 2026
CITY HALL – 300 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

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

Council Absent: Lawton

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

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 Pledge of Allegiance.

IV. Adoption of the Agenda
Mayor Hendrix stated that there were no changes to the agenda.
Council Member Allison made a motion to adopt the agenda. Council Member Robertson seconded the motion. The motion passed unanimously.

V. 2026 Code of Ethics and the Front and Center Strategic Plan
Mayor Hendrix stated that all council members observe the code of ethics and strategic plan.

VI. Presentations & Recognitions

1. **Statesville Pride Day Proclamation**
   Mayor Hendrix read the proclamation into the record and invited members of Statesville Pride Alliance to the podium.

2. **Domestic Violence Month Proclamation**
   Mayor Hendrix read the proclamation into the record and invited members of the Statesville Police Department and community members to the podium.

3. **Crime Prevention Month Proclamation**
   Mayor Hendrix read the proclamation into the record and invited members of the Statesville Police Department to the podium.

4. **Fire Prevention Week Proclamation**
   Mayor Hendrix read the proclamation into the record and invited members of the Statesville Fire Department to the podium.

5. **Public Power Week Proclamation**

Mayor Hendrix read the proclamation into the record and invited members of Statesville Public Power to the podium.

6. **Public Power Awards Presentation**
   Mayor Hendrix invited COO of Electricities, Paul Hauser, to the podium. He stated that he is here to present the Awards of Excellence in all 5 categories.

   Cody Leis received the award and thanked Electricities for their help. He thanked his staff for all their work. He also thanked the City Council for their support.

VII. City Manager Report

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. There will be no separate discussion on these items unless a Council member requests.

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)

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)

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

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

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)

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

Mayor Hendrix asked for a motion on the consent agenda. 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 to consider adoption of the Beverly Heights & Western Heights Small Area Plan. (Martin)
Mayor Hendrix opened the Public Hearing.

Martin stated that that the Beverly Heights and Western Heights Small Area Plan will help with land use decisions. This area has 600 acres. She reviewed the 8 main recommendations from the plan and community outreach event:

1. Jdkjf
2. Djkd
3. Upgrade existing facilities at McClure Park
4. Provide New amenities and playground at the park
5. Preserve heritage trees and natural open spaces
6. Encourage development of neighborhood scale commercial
7. Discourage high density development
8. Develop a cohesive streetscape plan for the Highway 115 corridor

The Planning Board and Staff recommended adoption of the plan.

Mayor Hendrix began the public hearing:

Laury Brown, Beverly Heights, provided some handouts. She is in support of the Small Area Plan. She stated that they have a family friendly neighborhood and are asking Council to consider neighborhood scale development that matures overtime.

Hearing no one else wanted to speak, Mayor Hendrix closed the public hearing.

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

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)
Mayor Hendrix opened the public hearing.

Council Member Pressly recused himself and stepped out of the room.

Kirkendall stated that the property is asked to be rezoned to B-4. This is a straight rezoning so no conditions can be put on the rezoning. The majority of the area is already zoned B-4. The Land Development Plan shows the area as Activity Center. The site is currently in the ETJ.

Staff is in support of the support of the rezoning.

No one signed up to speak, so Mayor Hendrix closed the public hearing. He reopened the public hearing.

Council Member Pearson asked what will come to the site. Kirkendall stated that Chickfila has come to them, but it is not tied to the concept plan.

Mayor Hendrix closed the public hearing.

Council Member Jones made a motion to approve the rezoning amendment. He read the consistency statement:

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.

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

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)
Mayor Hendrix opened the public hearing.

Council Member Pressly recused himself from this item and remained out of the room.

Kirkendall stated that the annexation request is or 1.8 acres and it is a contagious annexation. Staff had determined that the site meets the statutory requirements and the services can be provided by the City or other utility providers.

Mayor Hendrix began the public hearing:

Stacey Renuci, CPH 500 W. Fulten St in Florida, and she is the applicant for the rezoning and the Chickfila Program manager. She is very excited to be annexed into the City Limits. She stated that the current site is too small.

Council Member Robertson asked about the current facility. Stacey stated that the current site has not been determined.

Mayor Hendrix closed the public hearing.

Council Member Jones made a motion to approve the annexation request. Council Member Allison seconded the motion. The motion passed unanimously.

Council Member Pressly re-entered the meeting.

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)

Council Member Robertson made amotion to postpone to the first meeting in February, tentatively February 1 subject to the calendar. Council Member Pfeufer seconded the motion. The motion passed unanimously.

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)

Council Member Robertson made amotion to postpone to the first meeting in February, tentatively February 1, subject to the calendar. Council Member Robertson seconded the motion. The motion passed unanimously.

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)
Council Member Allison made a motion to approve the second reading. Council Member Jones seconded the motion.

Council Member Robertson stated that that the planning department created a cost of services for developments. He stated that neighborhoods have shown a negative for the City versus industrial development. He would like to stay with the current zoning to have economic development site.

Mayor Hendrix called for a vote on the motion
Aye: Pressly, Pearson, Allison, Jones
Nay: Nicholson, Pfeufer, Robertson
The motion passes 4 to 3.

XV. Consider approving an annexation waiver for connection to city water service at 172 Arey Road. (Vaughan)
Vaughan stated that the property owner has asked for a waiver for annexation and the well is in a failing state. He would like to attach to the water line coming down his road. He stated that he does not support the annexation waiver.

Council Member Jones asked if the City approved a request like this in the past. Vaughan stated that the Council has not approved requests like this in the past.

Council Member Pressly asked if the applicant is a city employee. He asked if you can tie the waiver to his employment. Messick stated that it is not possible.

Council Member Pfeufer asked if you could put a timeframe on the waiver for such as five years.

Council Member Pearson stated that we must be consistent with our decisions.

Messick stated that the conditional approval is not in the Council's authority. She also stated approval would be a precedent.

Vaughan stated that the well is in failing condition and there are no other water providers.

Council Member Jones asked what would happen in the event the easement came through his property. Vaughan stated that we could waive fees.

Vaughan stated that he would have to pay 2.5x of the water fees.

Council Member Allison stated that it would set a precedent.

Council Member Robertson made a motion to deny the request. Council Member Pearson seconded the motion. The motion passed unanimously.

XVI. Advisory Boards Meeting Minutes

1. Stormwater Advisory Commission August 20, 2026 Meeting Minutes

XVII. Other Business / City Manager's Report

Smith provided an update on the construction updates. The PD and Parking Deck are very close. The parking deck is delayed due to the elevator parts. PD expansion is looking at early next year. The MOC has submitted designs to TRC and working towards a Guaranteed Maximum Price. The Cochran Street Rec Center is on target to open in the Fall. The fitness equipment is delaying the opening and hoping to get it by the end of the month. He reviewed the Newtonville Park project. The pickleball courts are completed and the disc golf course installation is scheduled for November. He reviewed the Airport Apron Expansion. The funding has been awarded by NCDOT and the project is expected to take 4 months. Victory Air Hangar pre-construction meeting is this Friday.

He reviewed the Waterline Spline project. It is 90% completed.

Smith reviewed the Public Wifi Project. This is an effort to provide a space for people to have access to wifi.

The Flats should be completed by the end of the week. The hard surfaces are completed and REV will be reviewing the street furniture and plantings.

Smith stated that N. Race Street is a NCDOT street and the contractor should begin repaving at night within the next 2 weeks.

Council Member Nicholson asked about the water leak. Smith stated that there is a valve that was damaged and are trying to repair the valve. Council Member Nicholson stated that there are large trucks that park right there by the leak and it prevents people from being able to turn at the light.

Smith reviewed the Council Committess. Land Use is reviewing the Use Table and Land Use Plan. Economic Development Committee is meeting on October 14th.

Smith reviewed the key dates for the City Council.

XVIII. Closed Session (After Pre- Agenda)

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

XIX. Adjournment

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Tamira Weeks, Transportation Planner

DATE: 10/7/2026 8:17 AM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a letter of match commitment for the following transportation projects to the CRTPO Discretionary Grants 2026 Call for Projects

---

1. **Summary of Information:**
   Summary of Information: The annual Charlotte Regional Transportation Planning Organization (CRTPO) call for existing transportation projects experiencing funding shortfalls and new transportation projects is underway with project applications due no later than October 30, 2026. Approximately $52M is available for programming, with funds available in Federal FY 2029 – FY 2031.

   Based on feedback from the City Council, City Staff have identified the following priority projects. Estimates are under development and will be ready at the City Council briefing. The maximum award for a road project is $10.3M and the maximum award for a bicycle-pedestrian project is $2.6M. A minimum 20% match is required (going above the minimum match awards additional points to the application).

   A. **Simonton Road Recreation Center Sidewalk Connection:** This proposed sidewalk project would fill existing gaps in pedestrian infrastructure along Simonton Rd to make it easier for residents to walk between key community destinations, improving overall mobility, accessibility, and connectivity throughout the corridor. The project would connect to the sidewalk on Signal Hill Drive on the west, Windrush Ct and Taras Trace Dr on the East, and the Statesville Greenway. The request for funding would be for design through construction.

   B. **Absher Park Road – Museum Road Connection**: This proposed project has been identified within the City's Mobility Plan for many years and was identified as a priority within the recently adopted Beverly Heights/Western Heights Small Area Plan. This is a new roadway alignment connecting Absher Park Road and Museum Road. The proposed Absher-Museum Road Connection will resolve the critical safety and response-time issues currently affecting the Beverly Heights Western Heights (BHWH) area and create a direct connection between Highway 21 and Highway 115. By creating a new, structurally adequate and direct roadway connection between Absher Park Road and Museum Road, the project significantly improves public safety, reduces local trips on I-40, and provides an alternative route around crashes on I-40. The request for funding would be for design through construction.

   C. **West Front Street Road Diet:** The proposed West Front Street road diet was identified in the Monroe St/Front St Small Area Plan and will address existing safety, mobility, and access

issues by redesigning the corridor to better support pedestrians, bicyclists, and motorists. By adding medians, consolidating driveways, improving pedestrian infrastructure, and correcting skewed intersections near the railroad crossings, the project directly reduces crash potential and improves overall roadway function. The project reduces overall costs by staying within existing right-of-way and only shifting the curb on one side. The request for funding would be for design through construction.

D. **South Center St Road Diet:** The proposed S Center St road diet has been identified within the Downtown Masterplan and will address the existing safety, mobility, and access issues at the Garfield St, S Center St, and US 21 intersection. Additionally, the proposed project accomplishes a phase of the BUILD grant. The request for funding would be for design through construction.

E. **Garner Bagnal Intersection and Mobility Corridor Improvement:** This proposed project represents the City's corridor with the highest crashes and is within the Mobility Plan. This project aims to improve the Garner Bagnal corridor through targeted vehicular and pedestrian improvements to intersections between Buffalo Shoals Road and Opal Street. In addition to intersection improvements, the project will focus on making the pedestrian realm safer with a multiuse path and connection to the Cochran Street Recreation Center. The request for funding would be for design through construction.

2. **Previous Council or Relevant Actions:**
N/A

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: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
Strategic Plan Values: We value and encourage Opportunity

Proposed projects would address safety, improved mobility, and new infrastructure for all residents of Statesville regardless if they move by riding, walking, or wheeling.

4. **Budget/Funding Implications:**
If awarded City of Statesville will be responsible for a minimum match of 20% per project.

5. **Consequences for Not Acting:**
Proposed projects will not compete for funding.

6. **Department Recommendation:**
Staff recommends approval of these project submissions to CRTPO's 2026 Project Fall Call.

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

8. **Next Steps:**
CRTPO applications are due October 30th, 2026. In January of 2027 selected projects are presented to CRTPO. In February of 2027 selected projects are sent to NCDOT for inclusion in the State's Transportation Improvement Plan (STIP).

9. **Attachments:**
1. Fall_Call_All_Maps

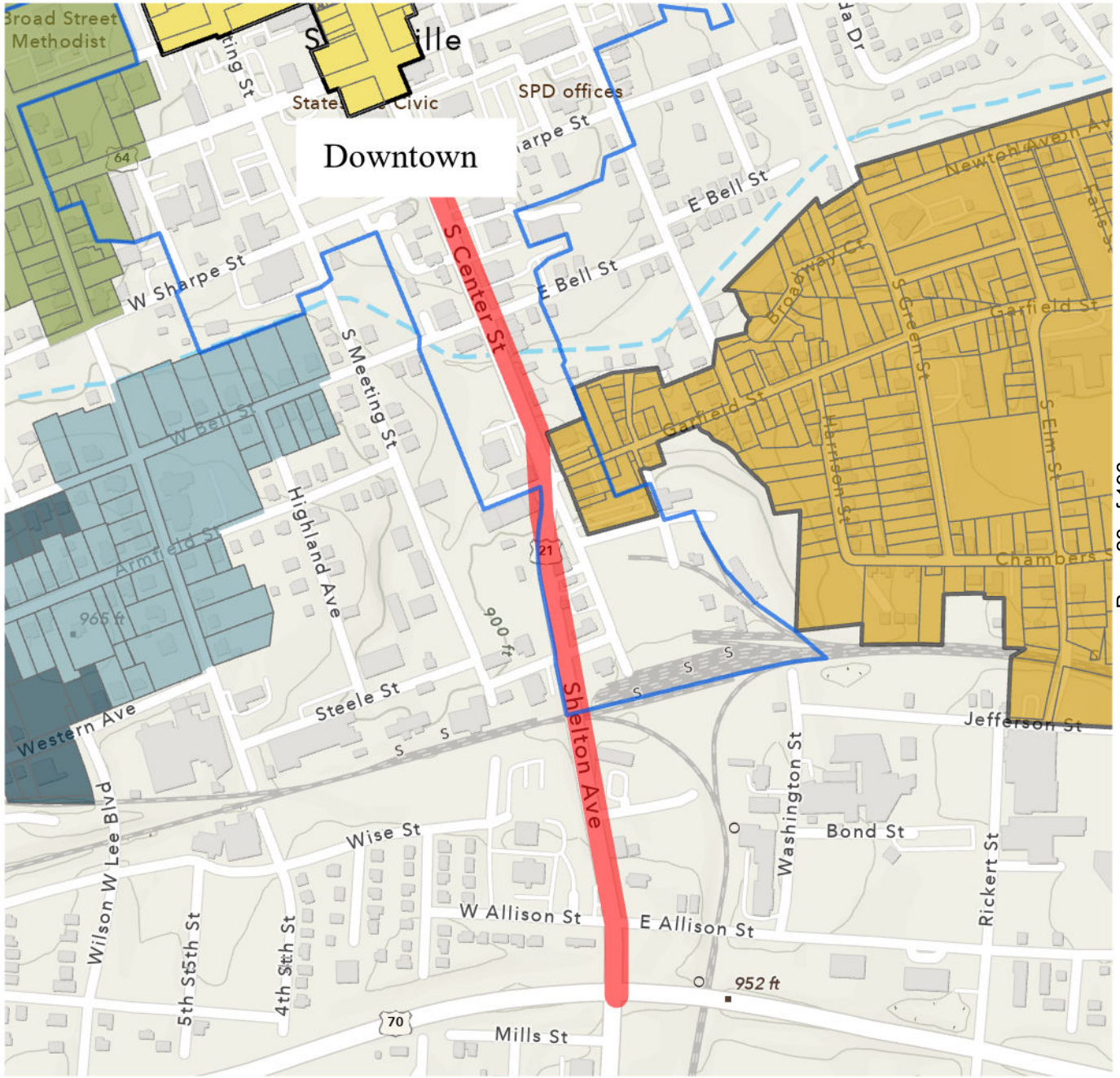
Center Street Road Diet

CITY of Statesville PLANNING

Legend

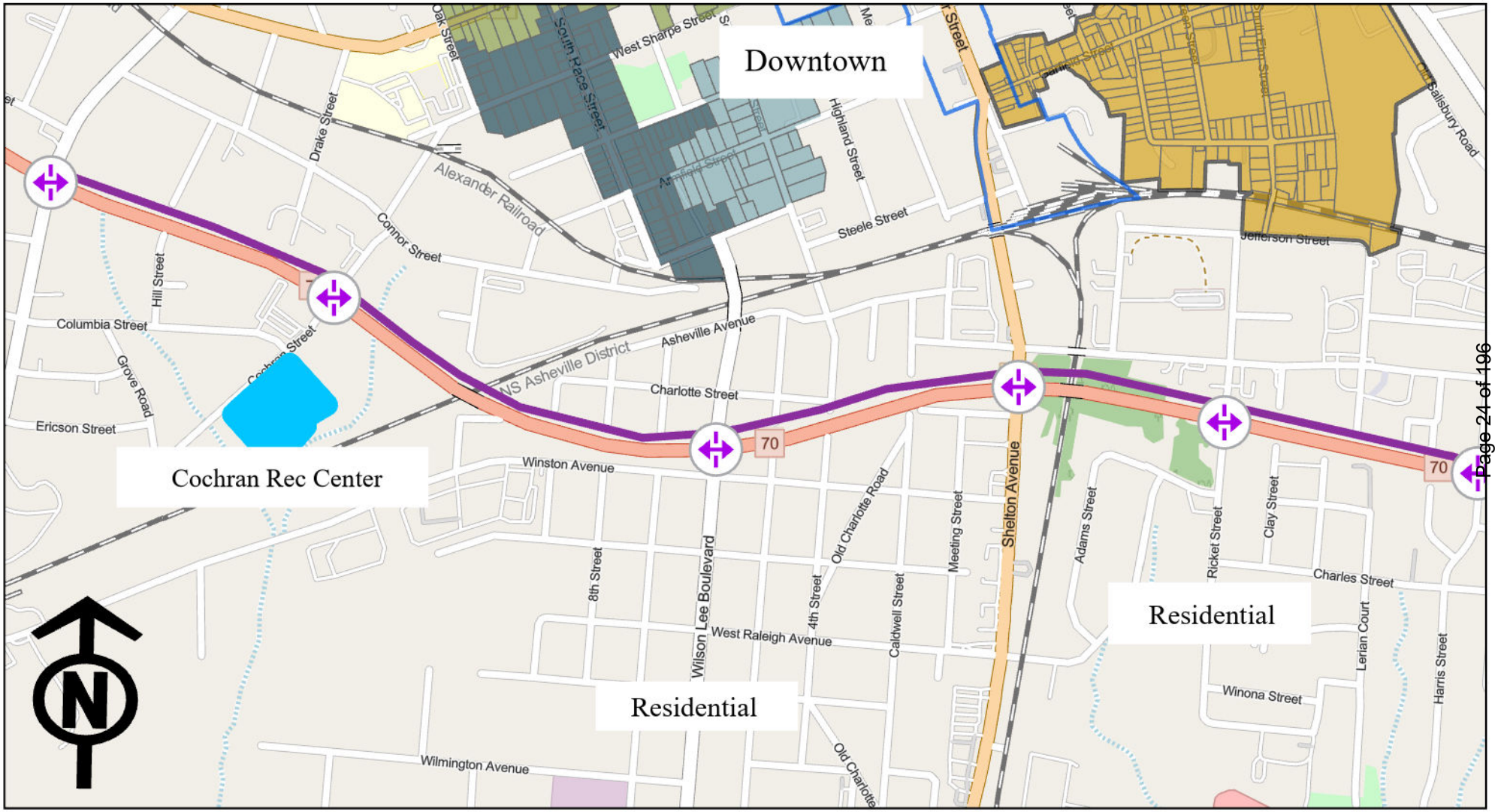
- Downtown Municipal Service District
- Garfield St/ GreenSt Histroic Distric
- Mitchell College Historic District
- Academy Hill Historic District
- South Race St Historic District
- Commercial Historic District
- Center St Road Diet

0 0.13 0.25 Miles



CITY of Statesville PLANNING

Garner Bagnal Intersection & Mobility Corridor Improvement



0 0.15 0.3 Miles

Legend

- Garner Bagnal MUP
- Cochran Rec Cemter
- Intersection for study
- Downtown Municipal Service District
- Garfield St/ GreenSt
- Mitchell College
- Academy Hill
- South Race St

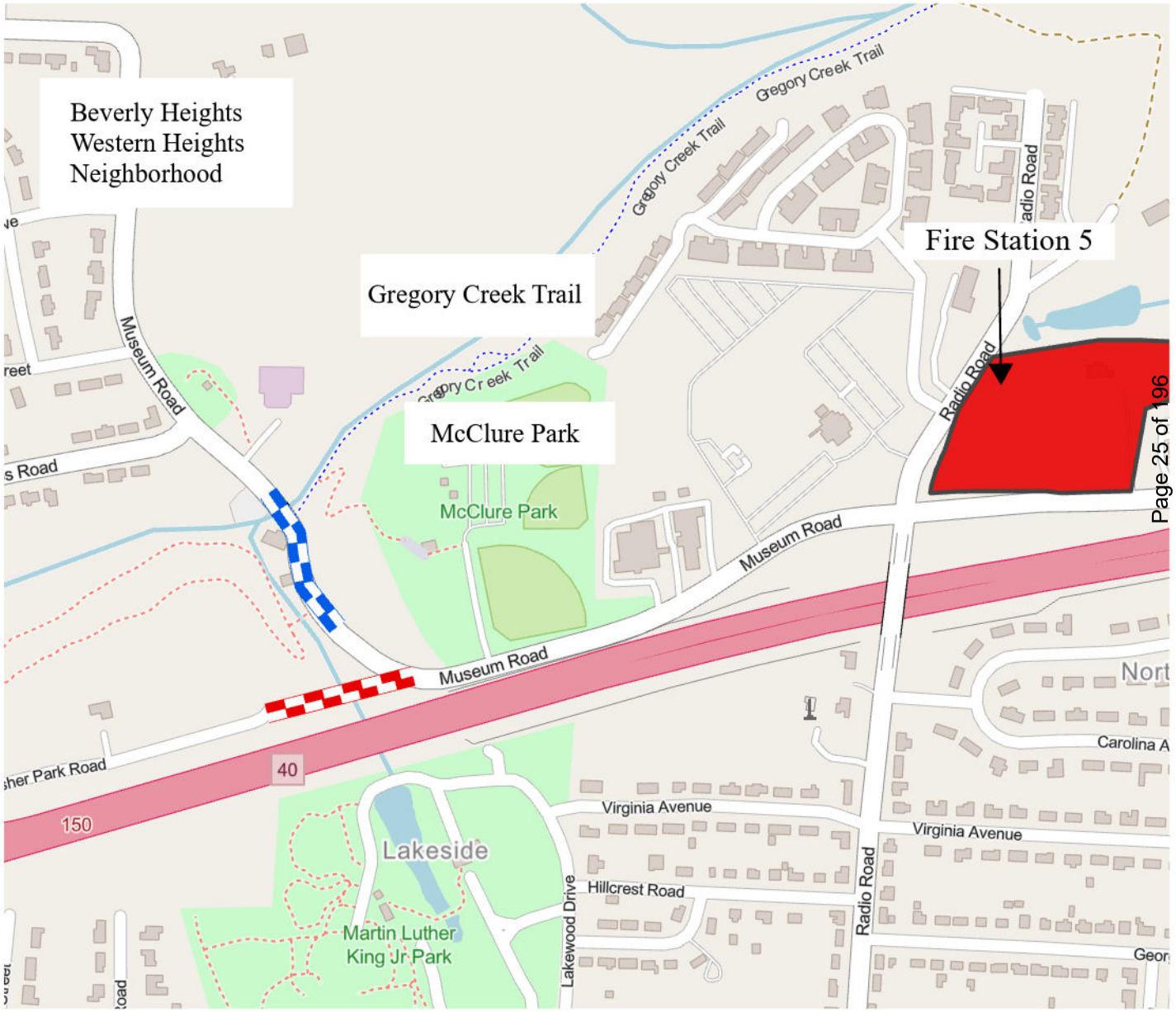
CITY of Statesville PLANNING

Museum Road Improved Roadway Connectivity

Legend

- Fire Station 5
- Gregory Creek Bridge
- Absher Museum Connection

0 0.1 0.2 Miles



CITY of Statesville PLANNING

Legend

ICATSBusStop

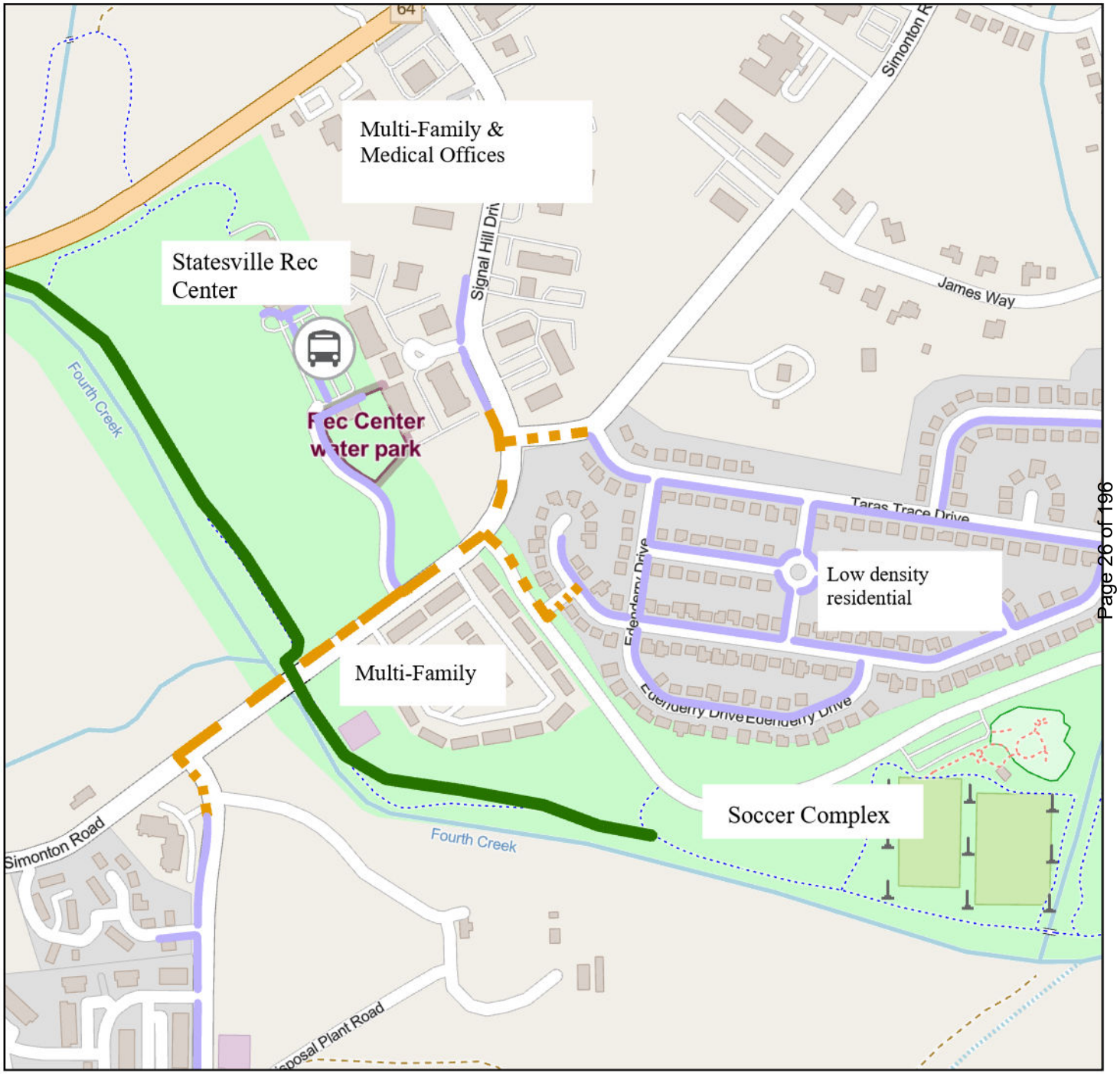
ProposedSidewalk

Status

Existing Sidewalk

4th Creek Greenway

0 0.07 0.15 Miles



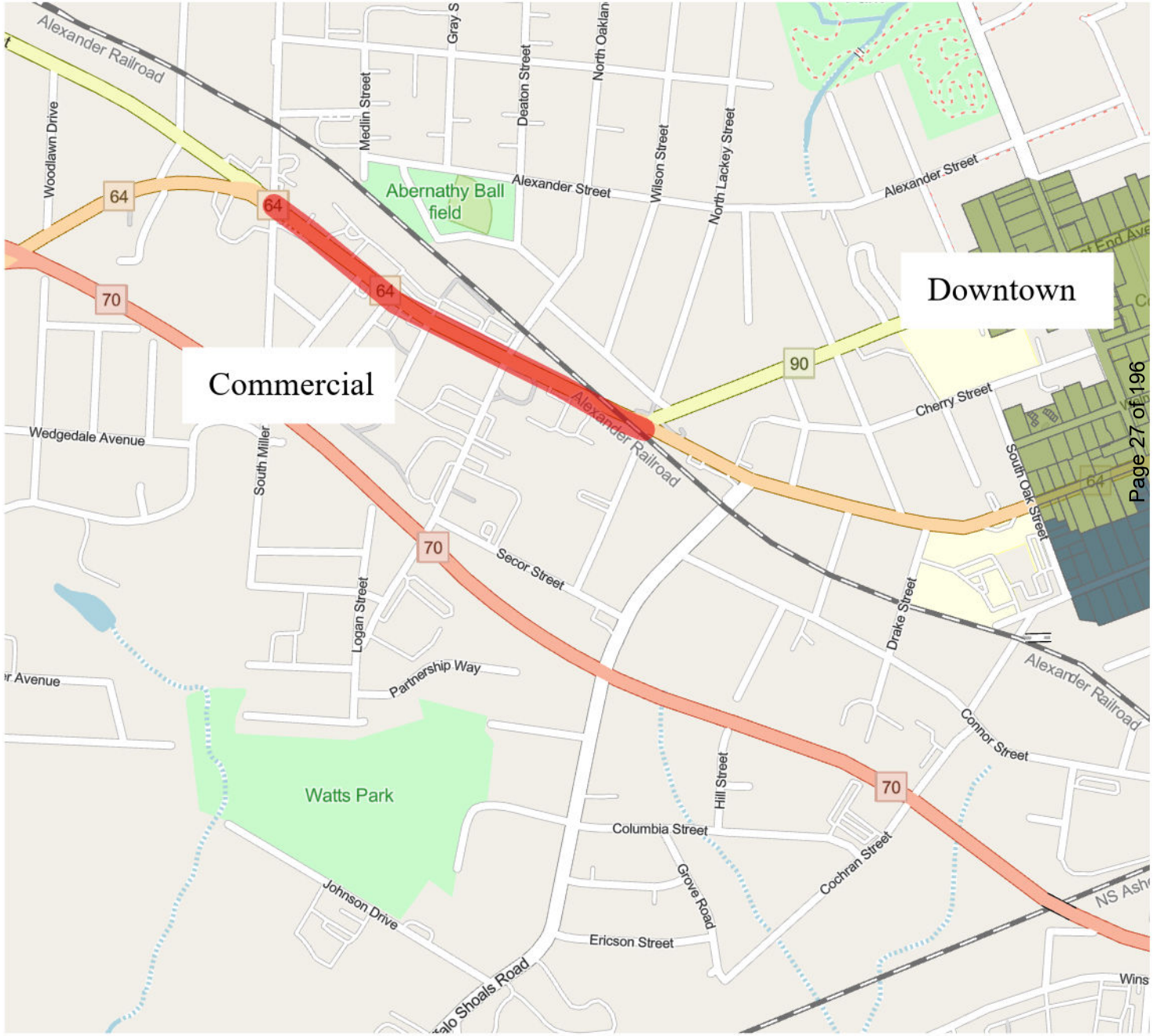
CITY of Statesville PLANNING

West Front Street Road Diet

Legend

- Mitchell College Historic District
- South Race St Historic District
- W Front St Road Diet

0 0.15 0.3 Miles



Page Intentionally Left Blank

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: John Ferguson, Airport Director

DATE: 10/6/2026 4:46 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving Budget Amendment #2027-08 to accept the annual Non-Primary Entitlement Grant from the FAA in the amount of $150,000.

---

1. **Summary of Information:**
   Each year the city receives the Non-Primary Entitlement Grant from the FAA for $150,000. This is a 95% grant and with a local match of 5% ($7,895). The County is responsible for half of this local match, with the city matching the other half for $3,947. As of this time, these funds have not been assigned to a specific project.

2. **Previous Council or Relevant Actions:**
   City Council approves these annual NPE grants every year.

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: N/A
   Strategic Plan Values: We value City Staff.

   These funds will be used to improve the airport infrastructure.

4. **Budget/Funding Implications:**
   City share is $3,947.00

5. **Consequences for Not Acting:**
   Loss of grant and the ability to add these funds towards future projects at the airport.

6. **Department Recommendation:**
   Airport Staff recommends approval.

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

8. **Next Steps:**
   Consider several projects to apply these funds towards.

9. Attachments:

1. SVH_Award Letter_NPE 2026
2. BA Form 2027-08

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

09/18/2026

The Honorable Doug Hendrix, Mayor
City of Statesville
P.O. Box 1111
Statesville, NC 28687

RE: NOTIFICATION OF FFY 2026 NPE GRANT AWARD AND DEFERRAL OF FUNDS

Dear Mr. Hendrix:

On behalf of N.C. Governor Josh Stein, Transportation Secretary Daniel H. Johnson, and the Board of Transportation, please be advised that Federal Aviation Authority (FAA) *Non-Primary Entitlement* (NPE) funds have been allocated under the State Block Grant Program for federal fiscal year (FFY) 2026 for the **Statesville Regional Airport**.

Starting in 2018, FAA began allowing Sponsors to defer their annual NPE funding for up to three years. Collection of previously deferred funds requires the oldest awarded funds to be collected first. According to our records, this fiscal year you are collecting and deferring based on the following schedule:

	Funding Collected in FFY2026	Funding Deferred / Balance to Collect in Future Years
FFY 2023	-	-
FFY 2024	-	-
FFY 2025	-	-
FFY 2026	**$150,000**	-
TOTAL	**$150,000**	**$0**

Based on this choice, your NPE funding allocation for FFY 2026 will be as follows:

Award ID	Description	Federal NPE Funds	Local Match
36237.NPE.26	Airfield Improvements	$150,000	$7,895

Please note that funds collected in a given federal fiscal year follow the special conditions and grant assurances that apply to that year. Further, for the FFY 2026 funds, we expect all projects listed to be under a grant, with all eligibility, justification, National Environmental Policy Act (NEPA) and airspace determinations completed by June 30, 2027. These grant funds must be fully expended before May 1, 2030, or any unspent funds will be relinquished.

The NCDOT Division of Aviation is pleased to partner with you on this public-funded project. Please work closely with your airport project manager for grant execution. Thank you for your collaboration in strengthening North Carolina's public airport system.

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION OF AVIATION
1560 MAIL SERVICE CENTER
RALEIGH, NC 27699-1560

Telephone: 919-814-0550
Website: ncdot.gov/aviation

Location:
1050 MERIDIAN DRIVE
MORRISVILLE, NC 27560

Sincerely,

Signed by:
Nick Short
9C4D45D897794C2...

Nick Short, P.E., P.L.S.
Director of Aviation

NAS/ah

cc: John Ferguson, Airport Manager, Statesville Regional Airport
Gina Lawrence, Chief Finance Officer, City of Statesville
Karen Amos, Assistant Finance Director, City of Statesville
Carissa Barnette, Office Manager, Statesville Regional Airport
Tommy L. Mann, P.E., Aviation Development Manager/Deputy Director, NCDOT
Tom DeAveiro, P.E., Airport Project Manager, NCDOT

CITY OF STATESVILLE

BUDGET AMENDMENT #2027-08

October 19, 2026

FISCAL YEAR 2026-2027

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
Airport Fund					
517.0000.340.79.03	Revenue	NCDOT Aviation Grant 36237.NPE.24	192,711	150,000	342,711
517.0000.340.86.01	Revenue	Iredell County Match 36237.NPE.24	8,031	3,948	11,979
517.0000.395.15.00	Revenue	Transfer from Airport Improvement Fund	12,281	3,948	16,229
		Total Revenues	213,023	157,896	370,919
517.6515.45.03	Expense	Contracted Services 36237.NPE.26	47,829	157,896	205,725
		Total Expenditures	47,829	157,896	205,725

To accept NCDOT and Iredell County grants representing 95% of total cost and appropriate the remaining 5% from Airport Improvement Fund. These funds will be used for the Environmental and project planning tasks for Airfield Improvements.

_____
Budget Officer

Gina Lawrence
_____
Chief Finance Officer

APPROVED BY CITY COUNCIL:

_____
City Clerk

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: John Ferguson, Airport Director

DATE: 10/7/2026 4:15 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving Work Authorization #31 in the amount of $616,868.00 from Parrish and Partners for professional, testing, and architectural services in the construction of a hangar for Victory Air.

---

1. **Summary of Information:**
   The City has accepted several aviation grants to support improvements at the Airport, including projects designed to increase the number of hangars available for lease, which will generate additional revenue for Airport operations. Therefore, funding for this contract will be provided from the contracted services line items within accounts 517.6515.45.02 and 511.6515.45.01. The total construction cost for the hangar is $7,762,602, with an additional 5% contingency, resulting in a total project cost of $8,119,602.

2. **Previous Council or Relevant Actions:**
   Accepted grant from NCDOT Aviation in the amount of $7,114,400. Approved low bidder, Garanco Construction

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: N/A
   Strategic Plan Values: We value Quality and Creativity

   This will add an additional large hangar for the Victory Air operation at the airport. Victory Air operates nine 50 passenger aircrafts in support of the NASCAR racing teams.

4. **Budget/Funding Implications:**
   No additional city funds are needed.

5. **Consequences for Not Acting:**
   Hangar does not get built

6. **Department Recommendation:**
   Airport staff recommends approval.

7. **Manager Comments:**

Concur with department recommendation .

8. **Next Steps:**
   Begin construction in late Fall.

9. **Attachments:**
   1. SVH WA #31 EC Phase 2-CA UPDATED
   2. East Corporate Phase 2 Budget @ 07.24.2026
   3. VA Hangar

WORK AUTHORIZATION NO. 31

SCOPE OF SERVICES

STATESVILLE REGIONAL AIRPORT

Scope of Services for Professional Consulting Services, as referenced in the Master Agreement for Professional Services between the CITY OF STATESVILLE, NORTH CAROLINA (**OWNER**) and PARRISH AND PARTNERS OF NORTH CAROLINA, PLLC (**CONSULTANT**), dated December 4, 2023.

PROJECT:	**East Corporate Area – Phase 2 Construction (CA/RPR)**
GRANT NUMBER:	**36244.59.10.2**
SCOPE OF SERVICES:	**See Attachment A**
CONSULTANT TEAM:	**Parrish & Partners of North Carolina, PLLC** **Lindsey Architecture** **Terracon Consultants, Inc.**
SCHEDULE:	**360 Calendar Days Total Contract Duration** **300 Calendar Days Construction Duration**
CONSTRUCTION BUDGET:	**$7,143,200**

FEES:		**Total**
	Work Authorization No. 31	
	**See Attachments A and B for Scope/Phase fee summary detail*	$ 616,868.00
	Total Lump Sum	**$ 616,868.00**

OWNER:	**CONSULTANT:**
City of Statesville, North Carolina	Parrish and Partners of North Carolina, PLLC
By: _____	By: _____
_____ *name*	Jon M. McCalmont, PE
_____ *title*	Vice President
Date: _____	Date: _____

Attachments:
Attachment A – Work Authorization No. 31 Detail (Scope of Work)
Attachment B – Fee Spreadsheet(s)
Attachment C – Architectural Subconsultant Proposal
Attachment D – Geotechnical Subconsultant Proposal

August 25, 2026

Attachment A
Statesville Regional Airport
East Corporate Area – Phase 2 Construction (CA-RPR)
SCOPE OF SERVICES

DESCRIPTION OF PROJECT

This project consists of the construction administration and resident project representative (RPR) services associated with the second phase of a new corporate aviation development area adjacent to the eastern portion of Taxiway B as indicated in the current ALP. Upon completion, this corporate area will be capable of serving as a new location for Victory Air's expansion at the airport. Primary project elements of Phase 2 include:

1. Grading in the area of the hangar footprint, including adjustments to asphalt grades.
2. Connection of utilities to service points installed under prior work.
3. Installation of a new 12-inch tap and line serving a water tank for the fire suppression system.
4. Construction of the +/- 32,000 square foot hangar.
5. Construction of a gravel overflow parking lot surfaced with No. 57 stone.

CONSULTANT will provide Construction Administration (CA) and Resident Project Representative (RPR) services during the construction phase of this project. CA services will include contract administration, submittal and RFI review, pay application processing, and coordination with the airport OWNER and Contractor. RPR services will provide full-time on-site construction observation to verify that work is performed in general conformance with the contract documents. The RPR will maintain project records, document field conditions, and serve as the primary point of contact for day-to-day construction activities at the airport.

Plans and specifications are dated April 2026. This project is in accordance with the current master agreement between the City of Statesville and Parrish and Partners, dated December 4, 2023.

SCOPE OF SERVICES – SUMMARY

The general scope of services for this Work Authorization includes:

1. Construction Administration Phase Services
2. Part-Time RPR Services
3. Quality Assurance Testing and Erosion Control Inspections
4. Project Management and Grant Services

DESIGN CRITERIA AND REQUIREMENTS

The following are the primary FAA Advisory Circulars and other design standards to be utilized during the design effort. All design will be performed according to the current edition at the time of execution of this task order.

- FAA AC 150/5300-13; Airport Design
- FAA AC 150/5340-1; Standards for Airport Markings
- FAA AC 150/5370-2; Operational Safety on Airports During Construction
- FAA AC 150/5320-6; Airport Pavement Design and Evaluation
- FAA AC 150/5340-30; Design and Installation Details for Airport Visual Aids
- FAA AC 150/5370-10; Standards for Specifying Construction of Airports
- Federal Aviation Regulation Part 77 Surfaces

SCOPE OF SERVICES – TASK DESCRIPTIONS

A. BASIC SERVICES: The CONSULTANT shall perform the following Basic Services as outlined in Exhibit A of the Prime Agreement:

a) Construction Administration Phase Services: After notice to proceed with the Construction Phase, CONSULTANT shall:

1. Project Initiation and Setup

   CONSULTANT shall establish the project management framework for construction administration services, including the development of a project directory, communication protocols, document control procedures, and a construction phase schedule. CONSULTANT shall coordinate internally to assign Resident Project Representative (RPR) and support staff and shall confirm roles and responsibilities with the OWNER prior to commencement of construction.

2. Project Startup Coordination with OWNER and Contractor

   CONSULTANT shall coordinate with the Contractor and OWNER during the thirty (30) day preconstruction phase established by the construction contract, beginning at execution of the construction contract and concluding with issuance of the Notice to Proceed (NTP). Coordination activities shall include review of the Contractor's proposed construction schedule and QC plan, coordination with the Contractor and OWNER to establish the anticipated NTP date, and review of submittals required prior to the start of construction.

3. Daily Project Administration

   CONSULTANT shall provide day-to-day construction administration services for an anticipated period of eleven (11) months following the notice to proceed. Daily administration shall include review and response to Contractor correspondence, maintenance of project logs and records, coordination with the OWNER and regulatory agencies, and general oversight of project documentation. CONSULTANT shall maintain a complete and organized project record file throughout the construction phase.

4. Assist with Contractor Schedule

   CONSULTANT shall review the Contractor's proposed baseline construction schedule for general conformance with the Contract Documents, including the contract time, milestone dates, and phasing and sequencing requirements. CONSULTANT shall provide written comments to the OWNER and Contractor and shall review one (1) resubmittal of the schedule. CONSULTANT shall also review the Contractor's monthly schedule updates, as required, for general conformance with the approved baseline schedule and shall identify deviations to the OWNER.

5. Preconstruction Conference

   CONSULTANT shall attend and administer one (1) preconstruction conference prior to commencement of construction operations. CONSULTANT shall prepare and distribute a meeting agenda in advance, facilitate discussion of Contract Document requirements, construction sequencing, safety, submittal procedures, and lines of communication, and shall prepare and distribute a written summary to all attendees following the conference.

6. Construction Progress Meetings

   CONSULTANT shall attend and facilitate bi-weekly construction progress meetings for an anticipated total of thirty (30) meetings over the course of the construction phase. CONSULTANT shall prepare and distribute a meeting agenda in advance of each meeting, facilitate discussion of schedule, construction activities, outstanding submittals, RFIs, and other project issues, and shall prepare and distribute written summaries to all attendees following each meeting.

7. Additional On-Site Meetings

   CONSULTANT shall attend and facilitate up to five (5) meetings during the construction phase, scheduled as needed, in addition to the regularly scheduled progress meetings. CONSULTANT shall prepare and distribute written meeting summaries to all attendees following each meeting.

8. Pre-Paving Conference

   CONSULTANT shall attend and administer one (1) pre-paving conference prior to the commencement of pavement construction operations for asphalt paving. The conference shall address paving plan requirements, mix design approvals, equipment, quality control procedures, and coordination with the testing laboratory. CONSULTANT shall prepare and distribute written summaries to all attendees following the conference.

9. Supplemental Site Visits

   CONSULTANT shall make up to twelve (12) supplemental site visits to observe specific construction activities beyond those conducted by the Resident Project Representative as part of routine daily administration. Such visits shall be made at intervals appropriate to the various stages of construction as CONSULTANT deems necessary in order to observe, as an experienced and qualified design professional, the progress and general conformance of the Contractor's work with the Contract Documents. CONSULTANT shall not supervise, direct, or have control over the Contractor's work, nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor.

10. Review and Process Shop Drawings and Submittals

    CONSULTANT shall review and take appropriate action on Shop Drawings, product data, samples, and other data which Contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the Contract Documents. Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. CONSULTANT shall maintain a submittal log and track the status of all submittals throughout the construction phase.

11. Review Testing Reports

    CONSULTANT shall receive and review material testing reports, inspection reports, and certificates of compliance submitted by the Contractor or independent testing laboratory during the construction phase. Reviews shall be conducted to determine generally that the content of such reports complies with the requirements of the Contract Documents and that the results certified indicate compliance with applicable FAA specifications and project quality requirements. CONSULTANT shall maintain a testing log and notify the OWNER of any deficiencies identified.

12. Review and Process Pay Requests

    Based on CONSULTANT's on-site observations, information provided by the Resident Project Representative, and review of applications for payment and accompanying data and schedules, CONSULTANT shall review and process up to twelve (12) Contractor pay requests. CONSULTANT shall determine the amounts owing to the Contractor and recommend payment in writing to the OWNER. Such recommendations will constitute a representation that the work has progressed to the point indicated and that, to the best of CONSULTANT's knowledge, information and belief, the quality of such work is generally in accordance with the Contract Documents. For unit price work, CONSULTANT's recommendations shall include determinations of quantities and classifications. By recommending payment, CONSULTANT shall not be deemed to have represented that exhaustive or continuous review has been made beyond the responsibilities specifically assigned in this Agreement.

13. Respond to RFIs and Contractor Inquiries

    CONSULTANT shall receive, log, and respond to Requests for Information (RFIs) and other Contractor inquiries requiring interpretation or clarification of the Contract Documents. CONSULTANT shall issue necessary interpretations and clarifications and, in connection therewith, prepare Work Directive Changes and Change Orders as required. CONSULTANT shall maintain an RFI log and shall track the status of all open items throughout the construction phase. CONSULTANT shall not be liable for the results of any interpretations or decisions rendered in good faith.

14. Coordinate Subconsultants

    CONSULTANT shall coordinate the services of subconsultants retained in support of the construction phase, including the architect, independent testing laboratory and any other specialty subconsultants. Coordination shall include the issuance of direction regarding testing frequency and locations, review of invoices, and integration of subconsultant deliverables into the overall project record. CONSULTANT shall remain the single point of contact with the OWNER for all subconsultant activities.

15. Substantial Completion Inspection

    CONSULTANT shall conduct two (2) inspections to determine if the work is substantially complete. Upon determination that the work has reached Substantial Completion, CONSULTANT shall prepare and deliver to the Contractor a written punch list identifying items to be completed or corrected prior to final acceptance. CONSULTANT shall issue a Certificate of Substantial Completion in writing to the OWNER and the Contractor.

16. Coordinate Punch List Completion

    Following the Substantial Completion inspection, CONSULTANT shall coordinate with the Contractor and OWNER to facilitate the timely completion and correction of all items identified on the punch list. CONSULTANT shall track and document the status of punch list items and shall provide written notification to the OWNER upon verification that all items have been satisfactorily resolved.

17. Final Inspection

    CONSULTANT shall conduct one (1) final inspection to determine if the completed work is acceptable to the OWNER and other governing agencies. Following a satisfactory final inspection, CONSULTANT shall recommend in writing final payment to the Contractor and shall provide written notice to the OWNER and the Contractor that the work is acceptable, subject to any conditions expressed therein. Any such recommendation and notice shall be subject to the limitations of responsibilities set forth in this Agreement.

18. Final Project Report

    CONSULTANT shall prepare a Final Project Report to accompany the submittal of Record Drawings. The Final Project Report shall include a summary of construction project information including a financial summary, construction schedule narrative, and a testing summary documenting QA test results completed throughout the project for compliance with applicable FAA specifications. The report shall be submitted to the OWNER and formatted in accordance with standard FAA grant closeout documentation requirements.

19. Project Closeout Documentation

    CONSULTANT shall assemble and transmit to the OWNER project closeout documentation required by the Contract Documents and applicable grant conditions. Closeout documentation shall include, but is not limited to, maintenance and operating instructions, warranties, guarantees, bonds, as-built information, certificates of inspection, test results, and other approvals assembled by the Contractor. CONSULTANT shall review such documentation to determine that content complies with the requirements of the Contract Documents and shall transmit materials to the OWNER with written comments.

20. Prepare Civil Record Drawings (As-Builts)

    Upon completion of construction, CONSULTANT shall prepare civil record drawings reflecting the final as-built condition of the work, based on Contractor-provided surveys and documentation and the RPR's marked-up plan set. Drawings shall be prepared in AutoCAD and submitted to the OWNER in PDF format as part of the closeout documentation package.

B. SPECIAL SERVICES: The CONSULTANT shall perform the following Special Services as outlined in Exhibit A of the Prime Agreement

1. Part-Time RPR Services
Resident Project Representative (RPR) services shall be provided on a part-time basis during construction in accordance with FAA Advisory Circular 150/5370-12. The RPR shall serve as CONSULTANT's on-site representative and shall observe construction activities, maintain daily construction reports for days when RPR services are provided, and keep the OWNER informed of the progress and general conformance of the Contractor's work with the Contract Documents. RPR services are anticipated as follows:

a) Attend Preconstruction Conference
The RPR shall attend one (1) preconstruction conference prior to the commencement of construction operations and shall assist CONSULTANT in facilitating discussion of construction sequencing, Contract Document requirements, and site-specific coordination items.

b) Project Initiation
Additional time beyond standard contract time is provided for the RPR to become familiar with the project requirements, review the Contract Documents, and coordinate mobilization to the project site prior to the commencement of construction operations.

c) Project Representation
The RPR shall provide part-time on-site project representation as follows, inclusive of travel time to the project site:

i. 45 hours per week (on average) for the 30-day construction duration of primary site work.
ii. 15 hours per week (on average) for the remaining 270-day construction duration of hangar erection and other project work.
iii. Approximately 80 hours are anticipated for project closeout assistance.

A total of 852 anticipated hours of on-site representation are anticipated. During this period, the RPR shall observe construction activities, maintain a daily construction diary for days when RPR services are provided, document field conditions, coordinate with the Contractor on day-to-day construction matters, and report observed deficiencies or non-conforming work to CONSULTANT and the OWNER. The hours identified above represent an anticipated level of effort rather than a guarantee of continuous presence during all Contractor working hours. RPR presence will be prioritized for critical construction activities, and continuous attendance at all times the Contractor is on site is not intended.

d) Mobilize and Demobilize from Project Site
Additional time beyond standard contract time is provided for the RPR to mobilize to and demobilize from the project site on one (1) occasion over the course of the construction phase.

2. Quality Assurance Testing and Erosion Control Inspections
CONSULTANT shall coordinate quality assurance geotechnical testing and erosion control monitoring services through a subcontracted testing laboratory during the construction phase in accordance with the Contract Documents. Coordination shall include scheduling of on-site testing and monitoring activities, issuance of direction to the subconsultant regarding testing frequency and locations, review of test and inspection reports for general compliance with applicable specifications, and integration of testing and monitoring documentation into the project record. Erosion control monitoring shall be performed at the frequency required by the North Carolina Department of Environmental Quality (NCDEQ) and the project's erosion and sedimentation control permit. Subconsultant site visits will include on-call visits, full-day visits during heavy production periods, supplemental inspection visits, and project management and engineering visits, along with an allowance for engineering supervision and laboratory services. The subconsultant shall be NCDOT prequalified.

3. Project Management and Grant Services

a) Assist in Preparation of Grant Application: Assist the Owner in preparation of grant application materials required to secure economic development funding.

b) Assist in Preparation of Grant Documentation: Assist the Owner in preparation of documentation required by DOA to establish the grant.

c) Assist in Preparation of Quarterly Reports: Assist the Owner in preparation of quarterly progress reports as required by DOA throughout the duration of the grant agreement.

d) Assist in Preparation of Requests for Reimbursement: Assist the Owner in preparation of interim and final requests for reimbursement submitted to DOA in accordance with grant agreement requirements.

e) General Grant Management: Provide general coordination and management of the grant. Coordinate with DOA Airport Project Manager (APM) as needed throughout the duration of the grant agreement.

GENERAL ASSUMPTIONS

A. Project Meetings and Site Visits included:

1. Preconstruction Conference
2. Thirty (30) Construction Progress Meetings, bi-weekly
3. Five (5) Additional Project Meetings
4. Twelve (12) Supplemental Site Visits
5. Two (2) Substantial Completion Inspections
6. Final Inspection

B. Schedule:

1. Prior to the start of construction, a 30-day preconstruction phase is anticipated, during which time CONSULTANT shall coordinate with the Contractor and OWNER regarding schedules, progress, funding status, and other project startup matters.
2. Construction duration is 300 calendar days (CD) to Substantial Completion.
3. A 30 CD formal punch list phase is included following Substantial Completion, during which CONSULTANT shall coordinate with the Contractor for their correction of punch list items through Final Completion.
4. An additional time allowance is included for RPR project initiation, mobilization and demobilization.

C. The following tasks are not included with this work authorization but can be provided under a separate agreement as required or requested. This scope does not include:

1. Land acquisition professional services
2. Environmental coordination services
3. Permitting fees
4. Other items not explicitly listed herein

SCHEDULE

The following is the estimated project schedule:

Pre-Construction Period Complete	Winter 2026/2027
Construction Notice-to-Proceed	February 2027
Construction Substantially Complete	December 2027
Project Closeout	Spring 2028

PARRISH & PARTNERS

PROJECT DESCRIPTION: SVH - East Corp. Area - Phase 2 Const. (CA/RPR)	DATE PREPARED: August 25, 2026
PREPARED BY: Parrish and Partners of North Carolina, PLLC	P&P PROJ NO: 1771 (WA31)

Professional Services Fee Summary - Basic Services

Construction Phase Services

Labor	$151,638.47		
Reimbursable Expenses	$200,319.49		
SubTotal:	$351,957.96	USE -->	$351,957.00

Construction Phase Services (Lump Sum): $351,957.00

Professional Services Fee Summary - Special Services

Part-Time RPR Services

Labor	$141,698.65		
Reimbursable Expenses	$0.00		
SubTotal:	$141,698.65	USE -->	$141,698.00

Part-Time RPR Services (NTE): $141,698.00

Quality Assurance Testing and Erosion Control Inspections

Labor	$0.00		
Subconsultant Costs	$106,965.00		
Reimbursable Expenses	$0.00		
SubTotal:	$106,965.00	USE -->	$106,965.00

Quality Assurance Testing and Erosion Control Inspections (NTE): $106,965.00

Project Management and Grant Services

Labor	$16,248.56		
Reimbursable Expenses	$0.00		
SubTotal:	$16,248.56	USE -->	$16,248.00

Project Management and Grant Services (Lump Sum): $16,248.00

Total Work Authorization No. 31 Amount:	$616,868.00

PARRISH & PARTNERS

PROJECT DESCRIPTION: SVH - East Corp. Area - Phase 2 Const. (CA/RPR)	DATE PREPARED: August 25, 2026
PREPARED BY: Parrish and Partners of North Carolina, PLLC	P&P PROJ NO: 1771 (WA31)

TASK NUMBER	BASIC SERVICES ENGINEERING SERVICES TASK DESCRIPTION 30 Calendar Days (CD) + 245 CD + 30 CD	Employee Classifications						
		Sr. Proj. Manager/ Sr. Engineer	Engineer/ Planner	Civil Associate/ Designer	Project and Grant Specialist		Resident Proj. Rep. Standard Time	SUBTOTAL
	TASKS							
Construction Phase Services								
1	Project Initiation and Setup	8	4		4			16
2	Project Coordination with Owner & Contractor	16	4		16			36
3	Daily Project Administration	40	8		25			73
3	Assist with Contractor Schedule	4	4		2			10
4	Preconstruction Conference (1)	6	6					12
5	Construction Prog. Meetings (bi-weekly, 30, Sr. PM and Eng.)	120	120					240
5	Additional On-Site Meetings (5)	20	20					40
6	Supplemental Site Visits (12 Sr. PM)	48						48
7	Review and Process Shop Drawings and Submittals	8	20	40	4			72
8	Review Testing Reports	20	20		10			50
9	Review and Process Pay Request (12)	12	12		18			42
10	Coordinate Subconsultants	12	6		12			30
10	Respond to RFI and Contractor Inquiries	15	40		10			65
11	Substantial Completion Inspection (2)	12	12					24
12	Coordinate Punch List Completion	4	8	4				16
13	Final Inspection (1)	6		6				12
14	Final Project Report	4	2	16	4			26
15	Project Closeout Documentation	6	2	4	4			16
16	Prepare Civil Record Drawings (As-Builts)	4	2	8	12			26
	SUBTOTAL HOURS/CLASSIFICATION:	365	290	78	121			
	BASIC HOURLY RATE	$68.26	$47.27	$41.81	$38.29			
	TOTAL PER CLASSIFICATION	$24,914.90	$13,708.30	$3,261.18	$4,633.09			
	TOTAL LABOR COSTS	$46,517.47						

Audited Overhead Rate	193.07%	$89,811.28
Profit	11%	$14,996.16
Cost of Capital	0.23%	$313.56
	TOTAL	**$151,638.47**

NON-SALARY COSTS

A. Reimbursable Expense	Quantity	Unit	Rate	Subtotal
Mileage (54 trips @ 142 mi/trip)	7,668	Mile	$0.760	$5,827.68
B. Subconsultant Fees				
Lindsey Architecture	1	LS	$194,491.81	$194,491.81
TOTAL DIRECT NON-SALARY COST:				**$200,319.49**

Construction Services:	**$351,957.96**

Lump Sum Amount	**$351,957.00**

PARRISH & PARTNERS

PROJECT DESCRIPTION:	**SVH - East Corp. Area - Phase 2 Const. (CA/RPR)**	**DATE PREPARED:**	**August 25, 2026**
PREPARED BY:	**Parrish and Partners of North Carolina, PLLC**	**P&P PROJ NO:**	**1771 (WA31)**

TASK NUMBER	SPECIAL SERVICES ENGINEERING SERVICES TASK DESCRIPTION	Employee Classifications: Sr. Proj. Manager/ Sr. Engineer	Engineer/ Planner	Civil Associate/ Designer	Project and Grant Specialist		Resident Proj. Rep. Standard Time	SUBTOTAL
	TASKS							
	Part-Time RPR Services							
a	Attend Pre Construction Conference (1)						4	4
b	Project Initation						2	2
c	Project Representation							0
	=> 4 Weeks (@ 45 hrs / week)						193	193
	=> 38 Weeks (@ 15 hrs / week)						579	579
	=> 2 Weeks (@ 40 hrs / week)						80	80
d	Project Closeout (1 Day)						8	8
e	Mobilize/Demobilize from Project Site (1)						2	2
	SUBTOTAL HOURS/CLASSIFICATION:						868	
	BASIC HOURLY RATE						$64.80	
	TOTAL PER CLASSIFICATION						$56,246.40	
	TOTAL LABOR COSTS	**$56,246.40**						

Audited Overhead Rate	126.49%	$71,146.07
Profit	11%	$14,013.17
Cost of Capital	0.23%	$293.00
	TOTAL	**$141,698.65**

NON-SALARY COSTS

A. Reimbursable Expense	Quantity	Unit	Rate	Subtotal
TOTAL DIRECT NON-SALARY COST:				**$0.00**

RPR Services:	**$141,698.00**

Quality Assurance Testing and Erosion Control Inspections								
1	Coordinate QA Geotechnical Subconsultant	Included with Basic Services						0
	SUBTOTAL HOURS/CLASSIFICATION:	0	0	0	0	0	0	
	BASIC HOURLY RATE							
	TOTAL PER CLASSIFICATION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	TOTAL LABOR COSTS	**$0.00**						

NON-SALARY COSTS

A. Reimbursable Expense	Quantity	Unit	Rate	Subtotal
Mileage	0	Mile	$0.000	$0.00
			subtotal:	$0.00
B. Subconsultant Fees				
QA Testing - Terracon	1	T&M	$106,965.00	$106,965.00
			subtotal:	$106,965.00
TOTAL DIRECT NON-SALARY COST:				**$106,965.00**

Quality Assurance Testing and Erosion Control Inspections:	**$106,965.00**

PARRISH & PARTNERS

PROJECT DESCRIPTION: SVH - East Corp. Area - Phase 2 Const. (CA/RPR)	**DATE PREPARED:** August 25, 2026
PREPARED BY: Parrish and Partners of North Carolina, PLLC	**P&P PROJ NO:** 1771 (WA31)

TASK NUMBER	SPECIAL SERVICES ENGINEERING SERVICES TASK DESCRIPTION	Employee Classifications Sr. Proj. Manager/ Sr. Engineer	Engineer/ Planner	Civil Associate/ Designer	Project and Grant Specialist		Resident Proj. Rep. Standard Time	SUBTOTAL
	TASKS							
Project Management and Grant Services								
a	Assist in Preparation of Grant Application	4			8			12
b	Assist in Preparation of Grant Documentation	4			12			16
c	Assist in Preparation of Quarterly Reports	4			4			8
d	Assist in Preparation of Requests for Reimbursement	12			18			30
e	General Grant Management	12			24			36
	SUBTOTAL HOURS/CLASSIFICATION:	36	0	0	66			
	BASIC HOURLY RATE	$68.26	$47.27	$41.81	$38.29			
	TOTAL PER CLASSIFICATION	$2,457.36	$0.00	$0.00	$2,527.14			
	TOTAL LABOR COSTS	**$4,984.50**						

Audited Overhead Rate	193.07%	$9,623.57
Profit	11%	$1,606.89
Cost of Capital	0.23%	$33.60
	TOTAL	**$16,248.56**

NON-SALARY COSTS

A. Reimbursable Expense	Quantity	Unit	Rate	Subtotal
TOTAL DIRECT NON-SALARY COST:				**$0.00**

RPR Services:	**$16,248.56**

Not-To-Exceed Amount	**$16,248.00**

LINDSEY ARCHITECTURE
324 S. Elm Street, Suite 500, Greensboro, NC 27401 336.617.4402 Fax 336.617.4434

July 21, 2026

Mr. Joseph Wilbourne, P.E.
Operations Manager
Parrish & Partners
1801 Stanley Road, Suite 312
Greensboro, NC 27407

RE: Victory Air Hangar – Construction Administration (CA) Phase
Statesville Regional Airport
Proposal No: 26-000-031

Dear Mr. Wilbourne:

Lindsey Architecture appreciates the opportunity to present a proposal to provide construction administration services for the Victory Air Hangar (East Corporate – Phase II) at the Statesville Regional Airport. The scope for this proposal is based on our prior knowledge of the project during the design phase and the competed Construction Documents phases. Our understanding of the scope and corresponding fees is as follows:

Lindsey Architecture has teamed up with the following:

- SKA Consulting Engineers — Structural Engineering
- Ohmega Engineering — Mechanical, Electrical, & Plumbing Engineer
- Summit Fire Consulting — Fire Protection

Lindsey Architecture (Architectural)

- Provide construction administration services throughout the fourteen (14) month, sixty (60) week construction schedule broken out as noted in the pre-bid meeting.
  - Pre-Construction Phase
  - Site Work
  - Hangar Construction
  - Post Construction
- Attend Pre-Construction meeting with contractor and Owner
- Review the contractors proposed construction schedule.
- Attend thirty (30) OAC meetings which are split between virtual and in-person.
  - Fourteen (14) to be in-person
  - Sixteen (16) to be virtual.
- Create Site Observation Reports of in-person site visits
- Attend five (5) additional meetings/site visits, other than at progress meetings, to resolve issues that arise during construction.
  - Create Site Observation Reports of site visits.
- Address contractor questions and issues (RFI's) that arise during construction.
- Review project architectural and interior submittals and shop drawings.
- Review and certify Contractor Pay Applications.
- Perform two (2) architectural punch list inspections.
- Create a final materials presentation board.

- Review contractors change order requests and review with team and owner.
- Prepare AIA Change Orders as needed.
- Collect and review close-out documents.
- Prepare record drawings

SKA Consulting Engineers (Structural)

- Attend pre-construction meeting virtually.
- Review structural submittals.
- Respond to requests for information (RFI's) or clarifications.
- Attend OAC meetings virtually.
- Provide five (5) site visits to observe construction and resolve field issues.
  - Foundation reinforcement installation
  - Foundation wall and pier reinforcement installation
  - Slab on grade reinforcement installation
  - Foundation reinforcement installation for water tank
  - Pre-Engineered metal building review.
  - Provide observation reports for each visit.
- Prepare record drawings.

Ohmega Group (Mechanical, Electrical, and Plumbing)

- Attend Pre-Construction Meeting virtually.
- Review submittals pertaining to the mechanical, electrical, and plumbing drawings and specifications.
- Respond to requests for information (RFI's) or clarifications.
- Attend construction progress OAC meetings virtually.
- Assist with change orders, if required.
- Provide final inspections and punch list after work is substantially complete.
- Prepare record drawings.
- Review close-out documents.

Summit Fire Consulting (Fire Protection)

- Attend Pre-Construction Meeting virtually.
- Review submittals pertaining to the mechanical, electrical, and plumbing drawings and specifications.
- Respond to requests for information (RFI's) or clarifications
- Attend construction progress OAC meetings virtually.
- Perform two (2) construction surveillance site visits during construction:
  - Prepare a report of findings and punch list for each visit.
- Attend final acceptance testing. One (1) full day is included.
  - Will witness hydrostatic test, main drain test, and fire pump startup.
- Prepare record drawings
- Review close-out documents

Construction Administration Phase Fees & Estimated Hours Summary

Statesville Regional Airport Terminal Building	Proposed Fee
• Lindsey Architecture	$ 127,080.00
• SKA Consulting Engineers (Structural)	$17,900.00
• Ohmega Group (MEP)	$ 32,261.81
• Summit (Fire Protection)	$17,250.00
Construction Administration Phase Fee	**$194,491.81**

Reimbursable expenses such as postage, printing/reproduction costs, mileage, etc. are included in the above proposed fee. Excluded from the base fee services are any items that are not indicated in the scope descriptions above. Should additional services be required and requested by you beyond the agreed upon scope of services, we will provide the services and bill in accordance with the attached rate schedule.

Thank you again for allowing us to present this proposed fee. We look forward to collaborating with you again and continuing to build our relationship. Please do not hesitate to contact me with any questions or comments.

Sincerely,

Rodney M. Lindsey, AIA, NCARB, LEED-AP
President

All terms and conditions of the prime proposal letter shall govern the agreement between parties, and shall be further supplemented by the following provisions regarding payments, hourly rates, and additional services and reimbursable expenses

Hourly Rate Schedule

Principal	$ 244.00
Senior Architect	$ 222.00
Senior Interior Designer	$ 222.00
Project Architect	$ 190.00
Interior Designer/Project Manager	$ 168.00
Architectural Designer	$ 150.00
Graphic Design	$ 150.00
Technician	$ 135.00
Clerical/Administration	$ 108.00

Reimbursable expenses shall be billed monthly as accumulated, with attached copies of invoices for non-labor direct expenses made on behalf of the project and shall be billed at one and one tenth (1.1) times cost. Reimbursable expenses include, but are not limited to:

Reimbursable Schedule

Reproduction	
Electrostatic Prints	$ 0.70 per square foot
Sepia/Vellum	Actual Cost
Photo Copies	$ 0.12 each
Color Copies	$ 1.00 each
Mileage	Current IRS Rate
Supplies	Actual Cost
Postage/Shipping	Actual Cost
Travel	Actual Cost

7327-G West Friendly Ave
Greensboro, NC. 27410
P (336) 854-8135
F (336) 365-7020
Terracon.com

July 22, 2026

Parrish & Partners
1801 Stanley Road, Suite 315
Greensboro, NC 27407

Attn: Mr. Joseph Wilbourne, P.E.
E: JWilbourne@parrishandpartners.com

Re: **Proposal for Materials Testing and Special Inspection Services**
Statesville Regional Airport (SVH) Victory Air Hangar
238 Airport Road
Statesville, North Carolina
Terracon Proposal No. 1000007576

Dear Mr. Wilbourne:

Terracon Consultants, Inc. (Terracon) is pleased to submit our proposal to provide construction materials testing and special inspection services for SVH Victory Air Hangar Project located in Statesville, North Carolina. We are presenting this proposal to confirm our understanding for this project, to present our fees to provide these services and to obtain written authorization to provide these services. The following sections provide a description of the tasks to be performed.

This proposal outlines our anticipated scope of services, our unit rate fee schedule and estimated cost for completing anticipated services. Our Agreement for Services is attached and incorporated as part of this document.

A. PROJECT INFORMATION

Item	Description
Project Location	The site is located at Statesville Regional Airport (SVH), 238 Airport Road, Statesville, NC.
Sitework	We understand that the building pad has been previously graded and proposed earthwork is anticipated to be minimal. The construction also includes a 57,000 square foot gravel parking lot which will require up to 2 feet of cut and fill. Site paving is anticipated to be an ABC stone base with asphalt pavements. We understand the project will include construction of concrete hangar skirt and walking area, water tank foundation, and supporting utility installations.
Foundations	The building construction will be supported by a shallow foundation system and slab-on-grade.

Item	Description
Building Construction	The project will consist of the construction of a new 33,000 square foot, single-story hangar building. The building is expected to be pre-engineered with metal framing and structural steel connections on a concrete slab-on-grade with shallow foundations.
Information Provided	Project information was obtained via email and included the following documents: • Construction Plans prepared by Lindsey Architecture dated April 27, 2026. • Project Specifications and Contract Documents prepared by Parrish & Partners dated April 2026. • Building Project Construction Specifications prepared by Lindsey Architecture dated April 27, 2026. • Geotechnical Engineering Report prepared by Terracon dated April 14, 2023.
Schedule	Terracon has not been provided with a detailed construction schedule at the time of this proposal. However, an initial cost estimate has been requested.

B. SCOPE OF SERVICES

The services to be provided by Terracon are summarized in the following paragraphs.

1. Earthwork and Site Preparation:

- Observe subgrade conditions and proofrolling of subgrades in initial fill areas prior to beginning fill placement.
- Observe and test structural fill placement and perform in-place field density and moisture content testing during fill placement. Field density (compaction) tests will generally be performed at approximate 1-foot or less of vertical intervals.
- Obtain bulk samples for laboratory testing.
- Perform laboratory testing of proposed fill soils to determine their soil classification and moisture-density relationship (Proctor) in general accordance with the standard test method (ASTM D-698).
- Our Project Manager Bo Kolera will attend necessary meetings, when requested, and be available to visit the site during site work activities to provide technical support at critical stages and/or to address problems that may arise. He will coordinate our personnel and review and issue daily reports and track Deviation Logs prior to final issue and Deviation Log resolution.

2. Foundations & Reinforcing Steel Observations and Testing:

- Perform Dynamic Cone Penetrometer (DCP) testing at individual shallow spread column foundations and at 50-foot intervals along continuous shallow spread wall foundations. Manually advance a steel probe between DCP intervals to determine if additional DCP testing is necessary. Provide recommendations for conditions which do not meet the requirements of the geotechnical report and project specifications.

- Observe the reinforcing steel placed for column and wall foundations and for the building area slab-on-grade. Reinforcing steel will be observed for size, spacing, lap splicing and cover. Discrepancies will be brought to the attention of the Contractor's site superintendent.

3. **Reinforced Cast-In-Place Concrete Observations and Testing:**
   - Review concrete batch tickets on site to verify compliance with the mix design.
   - Sample fresh concrete and perform field tests including slump, air content and temperature (ASTM C172, C4.143, C173, and C1064).
   - Cast test specimens during placements at a rate of 1 set of 5 cylinders for each 100 cubic yards of structural concrete placed (ACI 318) using 4" x 8" molds.
   - Perform compressive strength tests of concrete test cylinders cast in the field per ASTM C39.
   - Observe size, quantity, spacing, splice length, and cover of all steel reinforcing.
   - Inspect curing, cold weather protection and hot weather protection procedures.

4. **Masonry Construction:**
   - Observe Level I Masonry Construction including block wall placements, mortar placement, and grouting of steel reinforcement areas.
   - Inspect members for size and placement conformance to the approved submittals.
   - Observe size, quantity, spacing, splice length, and cover of all steel reinforcing.
   - Periodic observations of grouting operations and prism sampling of grout for laboratory testing of compressive strength to confirm strength meet minimum criteria.

5. **Structural Steel and Cold-Formed Steel Framing Observations:**
   - Verify material and mill certification reports of bolts, washers, nuts, and structural steel and weld filler materials.
   - Visually inspect all welds and verify the size and length of fillet welds.
   - Observe at least 50% of field welded connections for correct type, length, size and location on a weekly basis during construction.
   - Inspect the steel frame for compliance.
   - Review and confirm on-site welder's have current Welder's Certification.

6. **Asphalt Paving:**
   - Observe and evaluate soil and stone subgrades for stability by proofrolling.
   - In-place density testing of stone to confirm densities meet the minimum required density.
   - QA asphalt paving observations and nuclear gauge testing for the client to assist the contractor in meeting minimum densities (contractor should have their own QC personnel on site during paving).
   - Perform/observe laboratory testing of asphalt (if required) in accordance with project specifications.

Exclusions

The following items have been excluded from our scope of services. In most cases we can provide if needed, but we have purposely omitted (to help save costs in not necessary testing) based on our review of the current set of plans and specifications.

- Attending regular on-site progress meetings.
- Shop inspections for structural steel fabrication.
- Skidmore machine used for bolt testing (usually contractor provided).

- Performing concrete floor flatness/levelness testing of slabs.
- Continuous observations of masonry construction.
- Asphalt coring for density testing and acceptance.

C. TEAM and SCHEDULING GUIDELINES

Bo Kolera has over 21 years of experience as a Field Technician and Project Manager**.** He has managed numerous similar types of projects including some of Terracon's largest and most complicated projects. For any questions about inspections/ testing needed our scope or reporting and distribution of reports feel free to contact him

Jonathan Colorado is our dispatcher. We understand how important the contractor's schedules are to meet and will work with your construction team to schedule the necessary manpower as needed for this successful project!

Scheduling

We require a ***minimum 24-hour notice*** to schedule personnel for "Standard Services" and minimum of 48-hour notice for "Specialized Services" as described above and avoid delays to construction activity. Meaning, we do not provide same day services. If our services are not scheduled according to this time frame, we will make every reasonable effort to accommodate your needs but may be unable to provide service. Terracon will only provide testing when contacted by your designated representative and will not be responsible for required testing if we are not scheduled.

Our services will be provided on an "as requested" basis when scheduled by your representative. We recommend that you utilize the "Dispatch/Scheduling Phone Number" between the hours of 8:00 am **and 4:00 pm.**

Dispatch/Scheduling Phone Number: [336] 365-7240

During scheduling the following information should be provided to our dispatcher to best serve you:

- Project name and location
- Date and time of the requested service(s)
- Services required (please do not assume that technicians carry all equipment)
- Onsite location(s) of the requested service(s)
- Anticipated quantities of materials (i.e., cubic yards of concrete)
- Onsite contact information (name and phone number, if possible)

D. DATA MANAGEMENT AND REPORTING

Terracon provides a proprietary data management software program to our clients known as CMELMS^{tm} (Construction Materials Engineering Laboratory Management System). CMELMS^{tm} allows us to electronically track all client service requests, daily field reports, laboratory test results, concrete history and performance, invoicing, project budgets, and project report and invoice distribution. Each of our technicians is provided a field laptop and smartphone. With these devices, the technicians can connect to the internet, complete their report in the field electronically and submit it directly to the project manager in the office through CMELMS^{tm}. The software creates a database for each project that allows us to provide ***timely and constant communication*** to our clients and instantaneous retrieval of field and laboratory reports and test results and budget information. This proves to be invaluable to our project managers and our clients when discussing specific project details and data.

Through our CMELMS[tm] program, we have the capability to ***efficiently track*** and develop a listing of our tests and observations that are not in compliance with the approved plans and specifications for the project. A ***deviation log is maintained throughout the project*** and serves as one point of reference that can be viewed by the project team members to see which items are still unresolved.

Terracon Compass is Terracon's latest client interfacing tool and elevates how we do business. Within Terracon Compass, you can access your projects and their associated data, including environmental and geotechnical projects. When you open a materials project within Terracon Compass, you will see your materials tests and observations placed on a map. This geographic reference allows you to find your information by the "where", rather than the "when." Other features of Terracon Compass include:

- Filters for Date Performed, Service Type, and Test Result Status
- Deviation or Non-Conformance Summary: Image overlays to reference multiple plan pages to your test results
- Map layer options: Test results are inserted into Terracon Compass as soon as the report has been reviewed and distributed. It becomes easier than ever to view and close deviations with an option to display within a map while also showing them in a table format.

E. SAFETY

At Terracon, we all have a personal and uncompromising commitment to everyone going home safely each day. Incident and Injury-Free (*IIF*) is about care and concern for people. It is our commitment at all levels of the company where safety is held as a core value and an operational priority. Working safely is an inseparable part of working correctly, and just as important as other operational priorities, including quality, profitability, and schedule. *IIF* is our commitment to people, valued by us for who they are and what they do. *IIF* is not just something we do; it's in everything we do.

As part of being truly *IIF*, we will prepare a "Pre-Task Plan" for this project where we will identify the potential site safety and job hazards associated with your site. Our Pre-Task Plan will identify and prepare our personnel to handle conditions such as traffic control, environmental contamination, site access issues, overhead and underground utilities, adverse weather conditions, and personal protection equipment.

F. COMPENSATION

Our services will be provided on a unit rate basis in accordance with the attached unit rate fee schedule. At the time of this proposal, we have not been provided with a construction schedule, but we have based our estimated fee on the expected cost of construction and our experience with similar projects of scope, size, and construction. Our estimate is broken down in detail on the attached budget worksheet. **Based on our understanding of scope and timeframes we**

recommend a time and materials budget of $106,965.00 be established for this project. The above cost would not be exceeded without your prior approval.

If services are requested beyond the above scope of services or if additional site visits are necessary to complete our services, those services will also be invoiced in accordance with the attached unit rate fee schedule. Overtime is defined on the attached unit rate fee schedule and will be invoiced at 1.5 x the regular hourly field rate.

G. AUTHORIZATION

If this proposal is acceptable, please complete the attached Agreement for Services. We request that an executed copy be returned to us along with this proposal. This Agreement, including the limitations it contains, shall constitute the exclusive terms, conditions, and services to be performed for this project. Terracon's total fee is due within thirty days following receipt of invoice. This proposal is valid only if authorized within sixty days from the listed proposal date. If additional or alternate terms and conditions are required, they will be reviewed by our corporate legal team.

We appreciate the opportunity to provide this proposal and look forward to working with you. Please give us a call if you have any questions or comments regarding this proposal.

Sincerely,

Terracon Consultants, Inc.

Bo Kolera
Project Manager

Dave Carver
Operations Manager

Enclosures: Estimated Budget
Unit Rate Fee Schedule
Agreement for Services

Fee Estimate

Materials Services
SVH Victory Air Hangar Statesville-GRB-26-Proposal
Terracon Proposal No. 1000007576

DESCRIPTION	RATE	QUANTITY	UNITS	TOTAL
Project Administration				**$ 14,700.00**
Project Administration	$ 100.00	33	hours	$ 3,500.00
Project Management	$ 170.00	48	hours	$ 8,500.00
Project Quality Review	$ 225.00	12	hours	$ 2,700.00
Earthwork Sample Pickups				**$ 485.00**
Soils Testing	$ 90.00	4	hours	$ 360.00
Trip Charge	$ 125.00	1	trips	$ 125.00
Earthwork Testing				**$ 11,060.00**
Proofroll	$ 170.00	20	hours	$ 3,400.00
Soils Testing	$ 90.00	64	hours	$ 5,760.00
Nuclear Density Gauge	$ 50.00	8	days	$ 400.00
Trip Charge	$ 125.00	12	trips	$ 1,500.00
Shallow Foundations				**$ 8,450.00**
Foundation Inspection	$ 90.00	80	hours	$ 7,200.00
Trip Charge	$ 125.00	10	trips	$ 1,250.00
Concrete Inspection (SI)				**$ 2,500.00**
Reinforcing Steel	$ 100.00	20	hours	$ 2,000.00
Trip Charge	$ 125.00	4	trips	$ 500.00
Concrete Testing				**$ 5,070.00**
Concrete Testing	$ 90.00	48	hours	$ 4,320.00
Trip Charge	$ 125.00	6	trips	$ 750.00
Masonry Testing				**$ 8,750.00**
Masonry Testing	$ 125.00	60	hours	$ 7,500.00
Trip Charge	$ 125.00	10	trips	$ 1,250.00
Concrete/Grout Sample Pickups				**$ 5,820.00**
Concrete Testing	$ 90.00	48	hours	$ 4,320.00
Trip Charge	$ 125.00	12	trips	$ 1,500.00
Asphalt Paving				**$ 3,900.00**
Asphalt Testing	$ 100.00	16	hours	$ 1,600.00
Proofroll	$ 170.00	10	hours	$ 1,700.00
Nuclear Density Gauge	$ 50.00	2	days	$ 100.00
Trip Charge	$ 125.00	4	trips	$ 500.00
Structural Steel				**$ 10,550.00**
Structural Steel Inspection	$ 155.00	60	hours	$ 9,300.00
Trip Charge	$ 125.00	10	trips	$ 1,250.00
Erosion Control				**$ 30,000.00**
Erosion Control	$ 750.00	40	trips	$ 30,000.00
Laboratory Testing				**$ 5,680.00**
Moisture Content (Soil)	$ 30.00	2	tests	$ 60.00
Laboratory Compaction Characteristics (Modified)	$ 250.00	2	tests	$ 500.00
Wash #200 Sieve (Soil)	$ 110.00	2	tests	$ 220.00
Atterberg Limits (3pt.)	$ 110.00	2	tests	$ 220.00
Compressive Strength (4x8 Cylinder)	$ 30.00	120	tests	$ 3,600.00
Compressive Strength (Grout)	$ 45.00	24	tests	$ 1,080.00
Total				**$ 106,965.00**

UNIT FEE SCHEDULE

Construction Materials Services

Field Services

Engineering Technician (soils, concrete, sample pickup)	$90.00/hr.
Senior Technician (reinforcing steel, asphalt, grout)	$100.00/hr.
Special Inspector (masonry, fireproofing, floor flatness)	$125.00/hr.
Erosion Control Inspections	$750.00/day
Structural Steel/Wood Field Inspector	$155.00/hr.
Nuclear Gauge, per day	$50.00/day
Floor Flatness Equipment, per day	$250.00/day
Ultrasonic Testing Equipment, per day	$200.00/day

Laboratory Services

Lab Moisture Content of Soils (ASTM D2216)	$30.00/ea.
Gradation/Sieve Analysis (ASTM C136)	$130.00/ea.
Material Finer than #200 Sieve (ASTM C117)	$110.00/ea.
Atterberg Limits (ASTM D4318)	$110.00/ea.
Standard Proctor Analysis (ASTM D698)	$200.00/ea.
Modified Proctor Analysis (D1557)	$250.00/ea.
Direct Shear (3pt) (ASTM D3080)	$250.00/ea.
Concrete Compressive Strength (ASTM C39)	$30.00/ea.
Mortar Cube Compressive Strength (ASTM C109)	$30.00/ea.
Grout Prism Compressive Strength (ASTM C1019)	$45.00/ea.
Asphalt Bulk Density (ASTM D2726)	$90.00/ea.

Office and Professional Services

Principal/APR	$225.00/hr.
Project Manager	$170.00/hr.
Assistant Project Manager	$145.00/hr.
Clerical	$100.00/hr.

Reimbursable Expenses

Trip Charge (mileage, tolls, parking, etc.)	$125.00/trip

Note: An overtime premium of 1.5 times the hourly rate will apply for services provided Monday through Friday that are more than 8-hours per day and for services provided before 6:00 AM and after 6:00 PM (unless previously negotiated), as well as for services provided on same day calls, Saturday, Sunday, and Terracon recognized Holidays. **All charges are portal to portal from Terracon's office**.

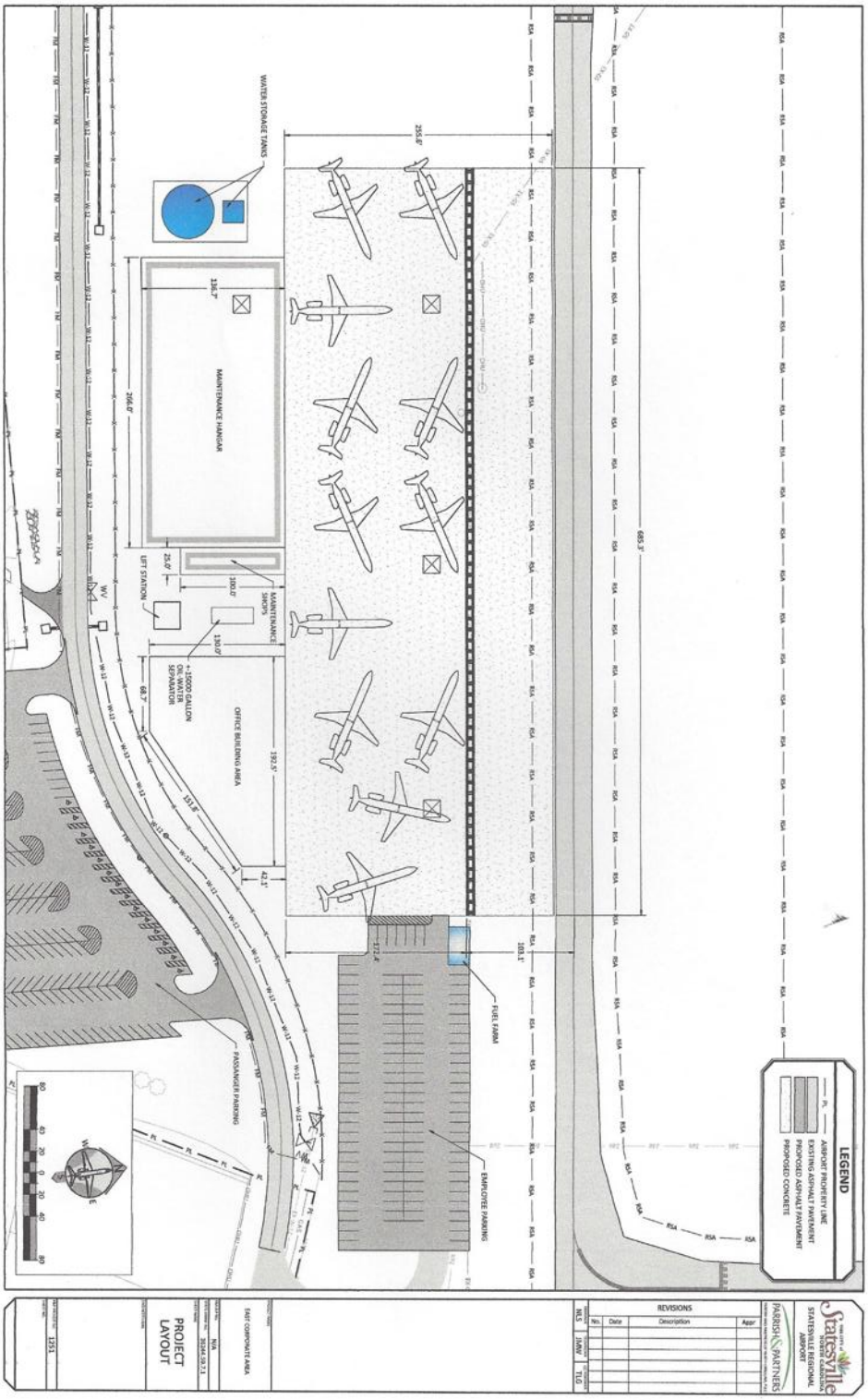
SVH 36244.59.10.2
East Corporate Development Phase 2

Grant Awarded 12/16/2021	$	5,154,400.00
Grant Awarded 12/06/2024	$	1,960,000.00
Total Grant Awarded	$	7,114,400.00

CURRENTLY UNDER GRANT		
Design 2022	$	216,710.00
Design 2025	$	173,986.00
Total Design	$	390,696.00
Current Grant Balance	$	6,723,704.00

Additional Adminstrative Expenses	$	2,500.00
Construction Bid	$	7,143,200.00
Professional Services for Construction	$	616,902.00
Total Construction	$	7,762,602.00

TRDF Funds Required	$	(1,038,898.00)


LEGEND
AIRPORT PROPERTY LINE
EXISTING ASPHALT PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE
WATER STORAGE TANKS
MAINTENANCE HANGAR
MAINTENANCE SHOPS
LIFT STATION
+15000 GALLON OIL-WATER SEPARATOR
OFFICE BUILDING AREA
FUEL FARM
EMPLOYEE PARKING
PASSANGER PARKING
685.3'
255.8'
206.6'
192.5'
172.4'
151.8'
109.1'
68.7'
42.1'
REVISIONS
No.
Date
Description
Appr
STATESVILLE REGIONAL AIRPORT
PARRISH & PARTNERS
EAST CORPORATE AREA
PROJECT LAYOUT

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/6/2026 4:44 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the second 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:**
   City Council held the first reading on October 5, 2026. No one from the public spoke at the public hearing.

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

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

8. **Next Steps:**
   If approved, the rezoning would be effective on October 19th.

9. **Attachments:**
   1. Ordinance ZC26-12 Turnersburg Hwy (CFA) (2)

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/6/2026 4:44 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the second reading of the annexation request AX26-11 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 forActivity 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 held the first reading on October 5. One member from the public spoke in favor of the annexation.

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 annexation would be effective on October 31, 2026.

9. **Attachments:**
   1. Ordinance AX26-11 Turnersburg CFA

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

Page Intentionally Left Blank

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/7/2026 10:52 AM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of rezoning request ZC26-09 Moose Club Road (Novel Holdings) Subdivision, to rezone from the Town of Troutman RS (Suburban Residential) and Iredell County RA (Residential Agricultural) Jurisdiction to the City of Statesville's R-8 CZ (Medium Density Single-Family) Conditional Zoning District, filed on behalf of the property owner(s), Jeffrey S. Troutman et al, for approximately 19 acres located along Moose Club Road near the Wildewood Subdivision.

---

1. **Summary of Information:**
   Both the rezoning and annexation for ZC26-09 and AX26-09 Moose Club Novel Holdings are returning to City Council to re-hear the public hearing. The Staff Report and Presentation mistakenly stated the project had 56 single-family homes, however, post Planning Board, the development team reduced the number of units to 48 single-family homes. Additionally, a motion to deny the project with an accompanying consistency statement was not made.

   The request is to rezone the property from the Town of Troutman RS (Suburban Residential) and Iredell County RA (Residential Agricultural) Jurisdiction to the City of Statesville's R-8 CZ (Medium Density Single-Family) Conditional Zoning District. The applicant is applying to conditionally rezone the properties to build 48 single-family detached homes. Annexation is being sought concurrently to connect to City of Statesville Utilities. Water and sewer can serve this site as they are existing in the adjacent Wildewood Subdivision.

   This is a conditional rezoning, so the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the Applicant and City Council. The property is not located within the city limits; therefore, the Applicant has submitted an annexation petition concurrently. The proposed project site is approximately 19 acres located along Moose Club Road. A community input meeting was held on May 28, 2026, and attended by two (2) members of the community that had concerns over landscaping buffer requirements and water pressure concerns.

   The City's 2045 Land Development Plan calls for this area to be classified as Complete Neighborhood 2, which includes residential uses. The surrounding property to the north, east, and south is zoned either Iredell County's RA (Residential Agricultural), Town of Troutman RS (Residential Suburban) or the Town of Troutman MU (Mixed Use) with wooded tracts, single-family residences, and pastures. The property to the west is zoned City of Statesville R-8 and is the Wildewood Subdivision that was rezoned and annexed into the City in 2007. The project requires a 15ft wide (Type C) vegetative buffers along the perimeter of the site, and an 8ft street yard along Moose Club Road. In addition, there will

also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

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

2. **Previous Council or Relevant Actions:**
   City Council will conduct the public hearing and consider passing the first reading of the annexation (AX26-09) at this meeting.

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:

   These parcels are in the Tier 2 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   The current tax value of the parcel is $400,000.

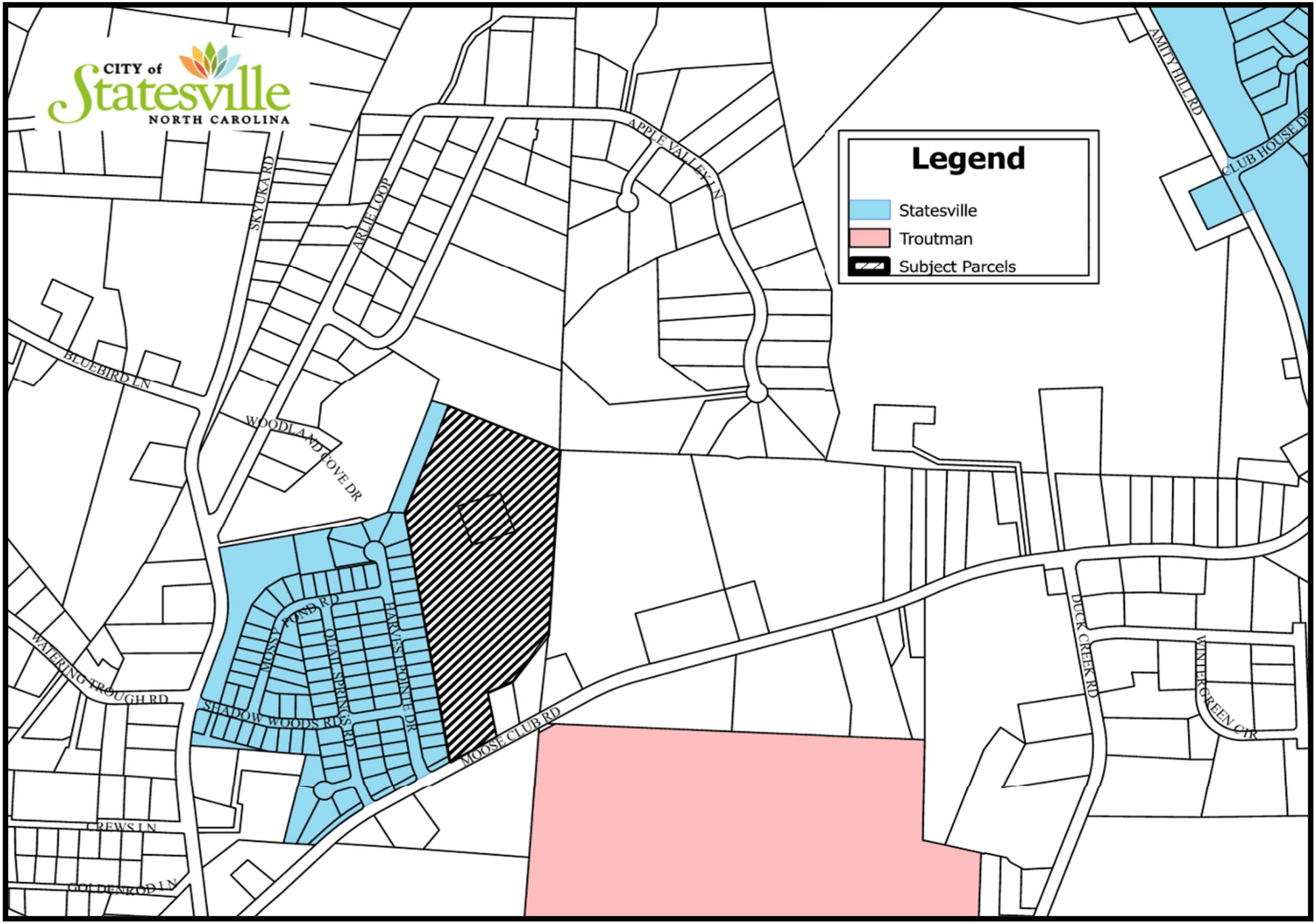
5. **Consequences for Not Acting:**
   The property owner(s) could pursue by-right development.

6. **Department Recommendation:**
   Staff and Planning Board recommend Approval – Option 1. The Planning Board unanimously recommended approval at their June 23, 2026 Meeting.

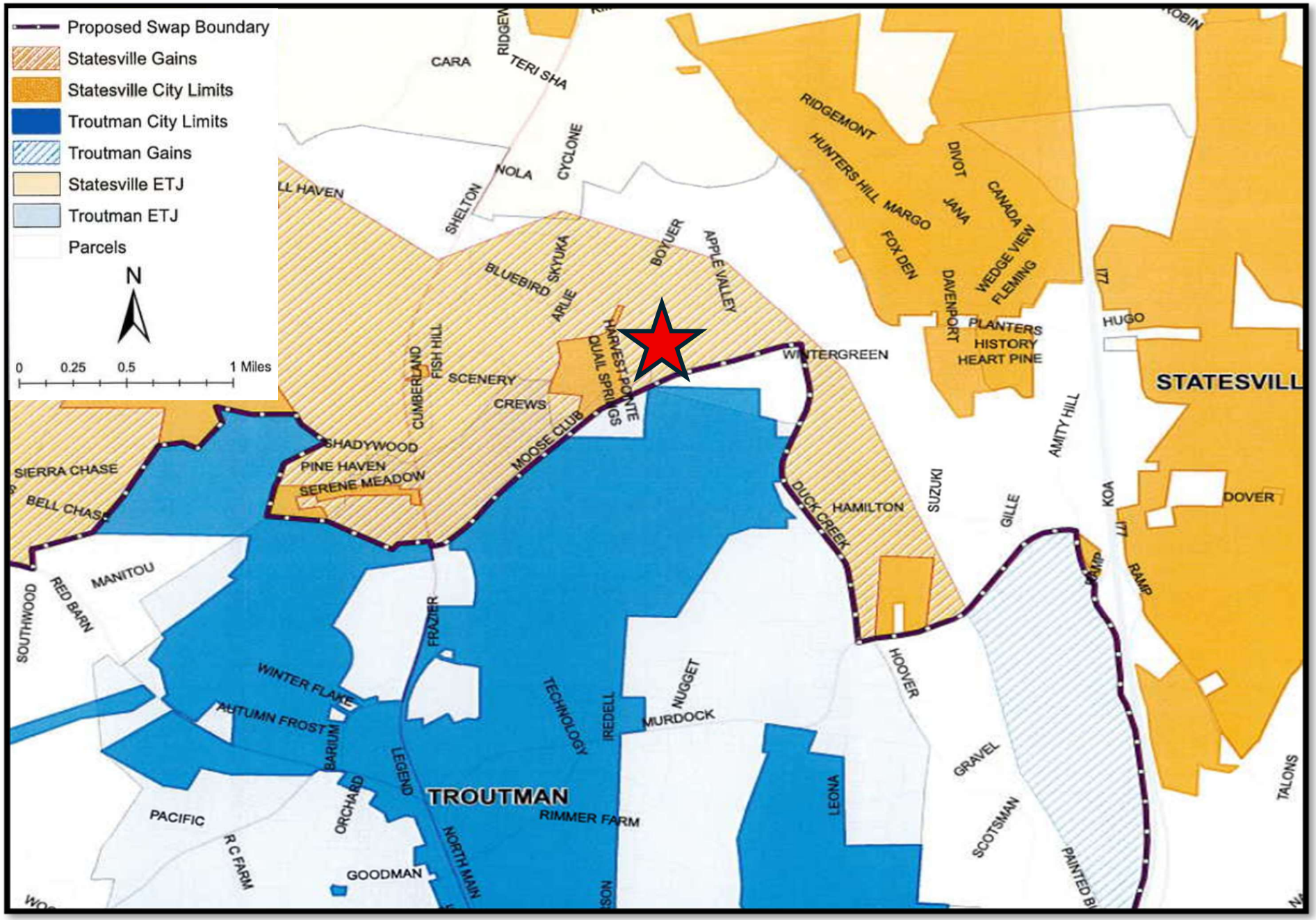
7. **Manager Comments:**
   Concur with the department recommendation.

8. **Next Steps:**
   If approved, the second reading will be November 2, 2026.

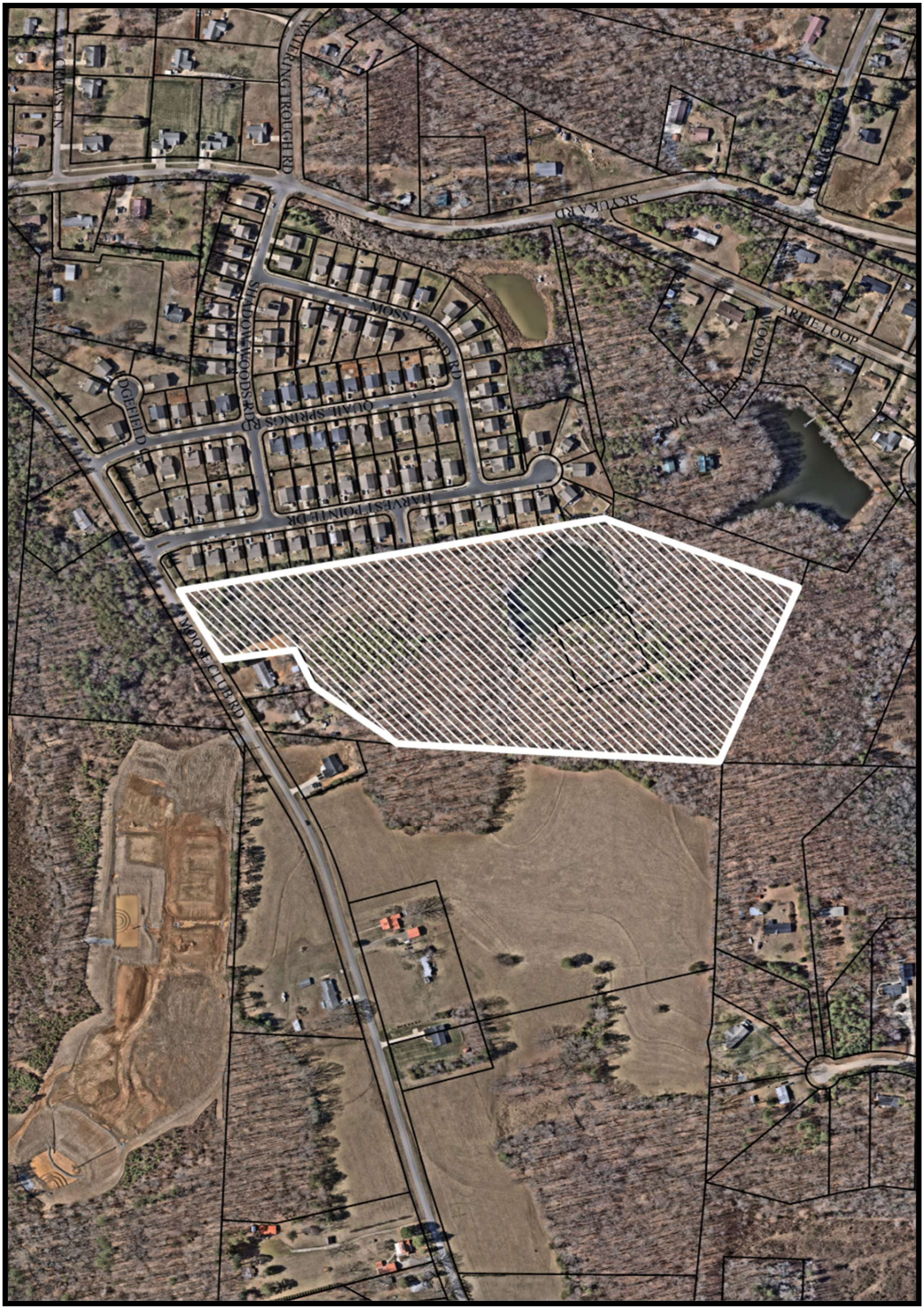
9. **Attachments:**
   1. Packet Maps CC 10-19-26 ZC26-09 Moose Club Novel
   2. Zoning Ordinance ZC26-09 Moose Club Road Novel Holdings
   3. Consistency Statements for CC ZC26-09 Moose Club Novel Holdings (2)



Location Map

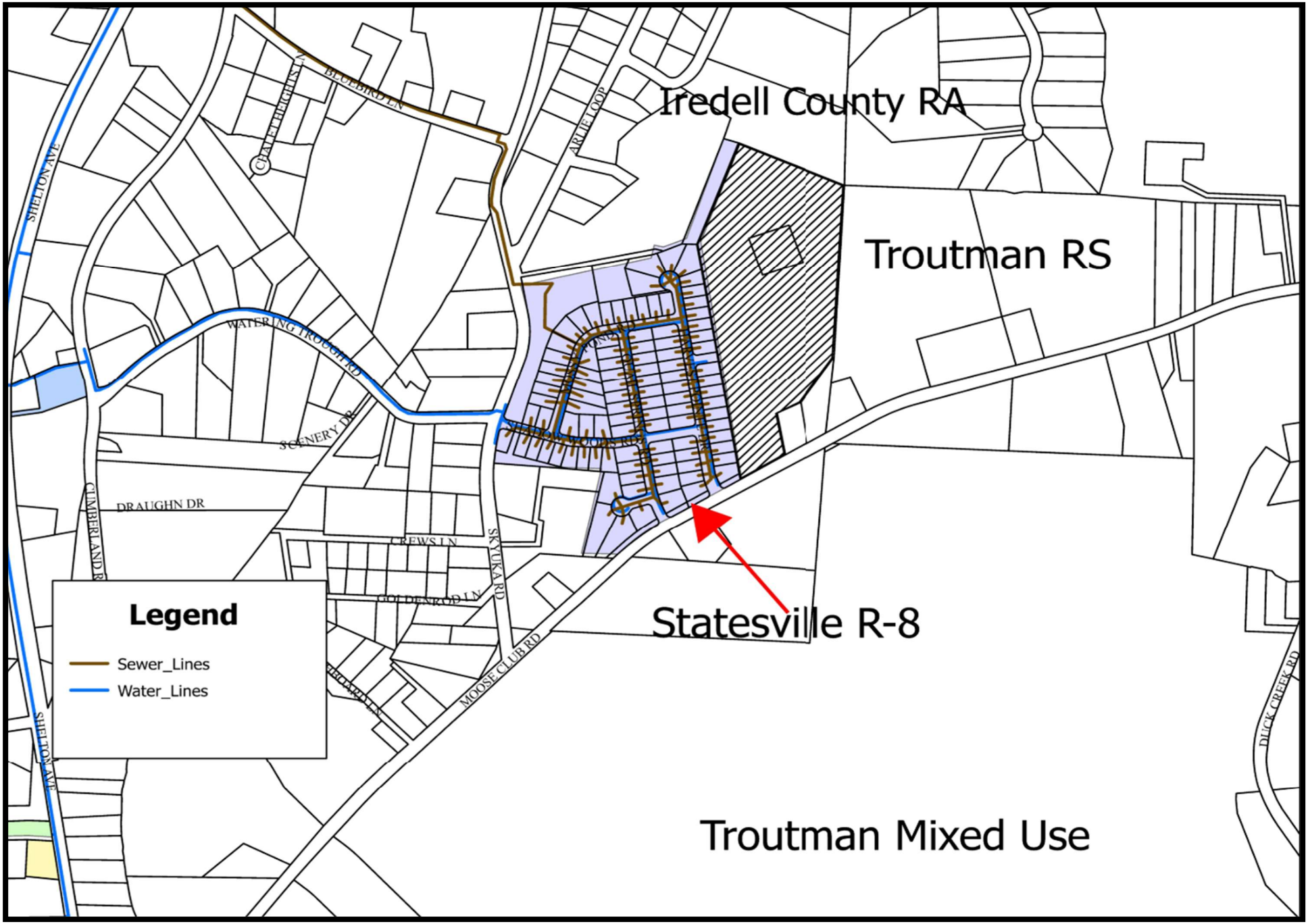

Proposed Swap Boundary
Statesville Gains
Statesville City Limits
Troutman City Limits
Troutman Gains
Statesville ETJ
Troutman ETJ
Parcels
N
0 0.25 0.5 1 Miles
CARA
TERI SHA
CYCLONE
NOLA
SHELTON
RIDGEMONT
HUNTERS HILL
MARGO
FOX DEN
DIVOT
JANA
CANADA
WEDGE VIEW
FLEMING
DAVENPORT
PLANTERS
HISTORY
HEART PINE
HUGO
I77
STATESVILL
BLUEBIRD
SKYUKA
ARLIE
BOYUER
APPLE VALLEY
HARVEST POINTE
QUAIL SPRINGS
WINTERGREEN
CUMBERLAND
FISH HILL
SCENERY
CREWS
MOOSE CLUB
SHADYWOOD
PINE HAVEN
SERENE MEADOW
SIERRA CHASE
BELL CHASE
DUCK CREEK
HAMILTON
SUZUKI
GILLE
AMITY HILL
KOA
DOVER
RAMP
MANITOU
RED BARN
SOUTHWOOD
FRAZIER
WINTER FLAKE
AUTUMN FROST
BARIUM
LEGEND
ORCHARD
TECHNOLOGY
IREDELL
NUGGET
MURDOCK
HOOVER
GRAVEL
LEONA
SCOTSMAN
TALONS
TROUTMAN
RIMMER FARM
PACIFIC
R C FARM
GOODMAN
NORTH MAIN

Aerial Photo





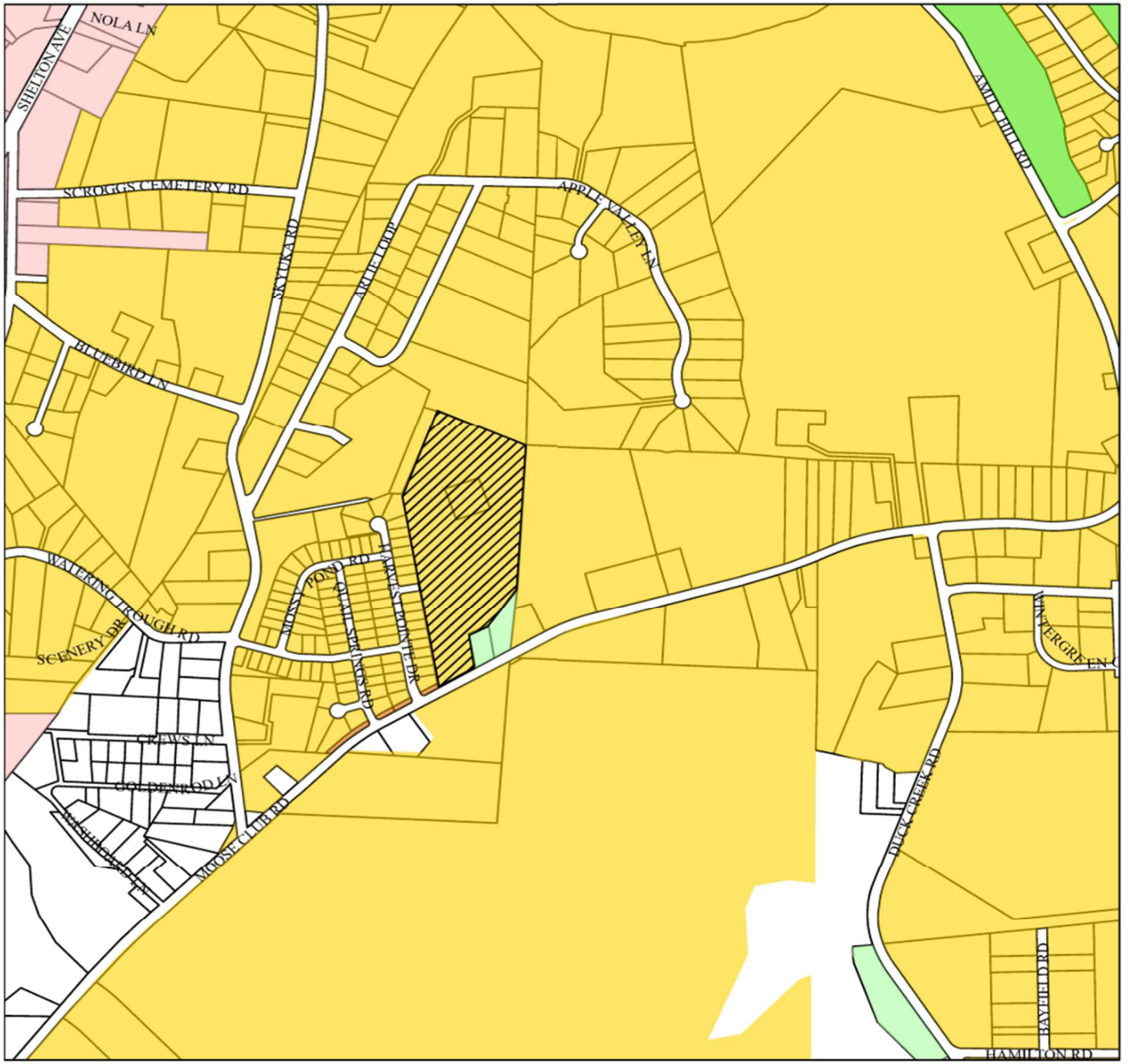
Site Photo



Zoning and Utilities Map

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

ZC 26-09
Moose Club Road
Novel Holdings



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

N
W E
S

0 2.5 5 10 Miles

2045 Land Development Plan

Complete Neighborhood 2

Character Intent

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

Pattern & Form

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

Opportunities

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

Primary Uses

Residential

Secondary Uses

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

Form Characteristics

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



501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR. , CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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

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

PLEASE REFER TO THE CITY OF STATESVILLE MOBILITY AND DEVELOPMENT PLAN, AND CHAPTER 21-65 OF THE STATESVILLE UNIFIED DEVELOPMENT CODE (UDO), FOR ADDITIONAL STREET SECTIONS AND ROADWAY REQUIREMENTS.

STREET SECTION DIMENSIONS	A	B	C	D	E	F	G
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'	37'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
2 SUB COLLECTOR (25-99) DWELLINGS	55'	26'	31'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
3 LOCAL (10-24) DWELLINGS MINOR	50'	22'	27'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
4 (1-9) DWELLINGS	50'	20'	25'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
5 NON-RESIDENTIAL	PAVEMENT & MEDIAN WIDTH + 28'	24'	29' Minimum	10" STONE / 6" B25.0C/ Asphalt	4"	3"	BOTH SIDES OF STREET
6 PRIVATE	PAVEMENT & MEDIAN WIDTH + 28'	24'	29' Minimum	SEE NOTE 13			BOTH SIDES OF STREET

NOTE: PAVEMENT WIDTH DOES NOT INCLUDE WIDTH OF CURB AND GUTTERS. (BACK TO BACK CURB DIMENSIONS GOVERN.)

NOTES
1. CUL-DE-SAC = 2-1 MAX FILL = 3-1 MAX UNLESS OTHERWISE APPROVED BY OWNER RETAINED GEOTECHNICAL ENGINEER.
2. SIDEWALK IS ON BOTH SIDES OF ALL PUBLIC STREETS.
3. PLACE 4"-6" COMPACTED ABC UNDER CURB AND GUTTERS.
4. ONE AND ONE HALF INCH (1-1/2") SUPERPAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE INITIAL LIFT.
5. ONE AND ONE HALF INCH (1-1/2") SUPERPAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE FINAL LIFT AND SHALL BE PLACED AFTER ALL LOTS ARE DEVELOPED.
6. A SINGLE LIFT OF 19.0C ASPHALT INTERMEDIATE COURSE.
7. UTILITY EASEMENT TO BE CLEARED AND GRADED.
8. TRANSFORMER PADS TO BE WITHIN 15FT OF BACK OF CURB.
9. UNLESS APPROVED OTHERWISE.
10. TRANSFORMER PAD LOCATION MUST BE SHOWN ON THE SITE PLAN

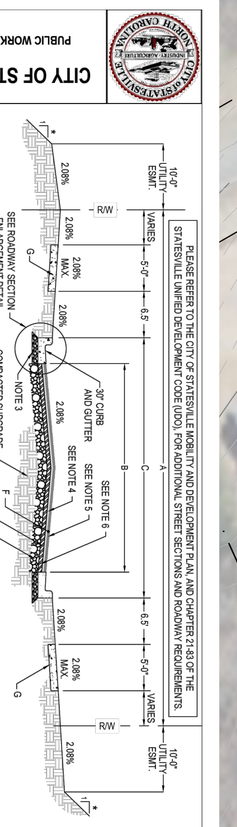
PROPOSED PAVEMENT SECTION SHALL BE DESIGNED BY A LISENCED ENGINEER AND THE ASSOCIATED GEOTECHNICAL REPORT SHALL BE PROVIDED TO THE CITY OF STATESVILLE

AND GRADED DURING STREET CONSTRUCTION.
10. PLANT MIX BASE OR PAVEMENT TO BE PLACED WITHIN 72 HOURS OF PLACEMENT OF BITUMINOUS
11. STONE BASE OR SUBGRADE SHALL BE PRIMED.
12. MAX ALLOWABLE SIDEWALK CROSS SLOPE IS 2.08% PER THE 2010 ADA STANDARDS. IT IS RECOMMENDED SIDEWALKS BE DESIGNED TO 1.50% TO ALLOW FOR TOLERANCE DURING CONSTRUCTION.
13. PRIVATE STREETS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE CITY COUNCIL. PRIVATE STREETS SHALL BE DESIGNED TO SUPPORT AND BE PAVED WITH CONCRETE OR ASPHALT AND BE DESIGNED TO SUPPORT THE MINIMUM FIRE APPARATUS WEIGHT OF 80,000 POUNDS. THE PROPOSED PAVEMENT SECTION SHALL BE DESIGNED BY A LISENCED ENGINEER AND THE ASSOCIATED GEOTECHNICAL REPORT SHALL BE BE PROVIDED TO THE CITY OF STATESVILLE

CITY OF STATESVILLE
PUBLIC WORKS DEPARTMENT

STREET CROSS SECTION

DETAIL #: ST-1
SCALE: N.T.S.
REVISED: AUG 2023
SHEET #



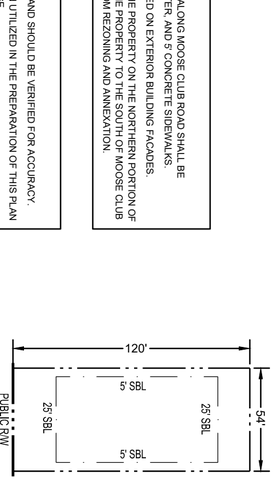
PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	7147.31	0.16	362.15
2	6480.00	0.15	348.00
3	6480.00	0.15	348.00
4	6480.00	0.15	348.00
5	6480.00	0.15	348.00
6	6480.00	0.15	348.00
7	6480.00	0.15	348.00
8	6480.00	0.15	348.00
9	6480.00	0.15	348.00
10	6994.16	0.16	349.42
11	6480.00	0.15	348.00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

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

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

REZONING NOTES:
1. ALL INTERNAL STREETS AND PROPERTY FRONTAGE ALONG MOOSE CLUB ROAD SHALL BE IMPROVED WITH STREET TREES, 30" CURB AND GUTTER, AND 5' CONCRETE SIDEWALKS.
2. AT LEAST TWO DIFFERENT MATERIALS SHALL BE USED ON EXTERIOR BUILDING FACADES.
3. THIS REZONING ACCOUNTS FOR THE PORTION OF THE PROPERTY ON THE NORTHERN PORTION OF MOOSE CLUB ROAD. THE REMAINING PORTION OF THE PROPERTY TO THE SOUTH OF MOOSE CLUB ROAD SHALL BE PARCELED OUT AND EXCLUDED FROM REZONING AND ANNEXATION

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

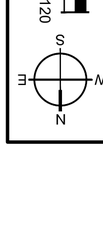


SITE LEGEND

ACTIVE OPEN SPACE

COMMON OPEN SPACE

0 30 60 120
SCALE: 1" = 60'





MOOSE CLUB ROAD RESIDENTIAL

NORTH STATE DEVELOPMENT

CITY OF STATESVILLE, NC

NOT FOR CONSTRUCTION
3/26

REZONING PLAN
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 13694
DATE: 04/01/26
DRAWN BY: KMA
CHECKED BY: ATB

REVISION HISTORY

SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SEAMON, WHITESIDE & ASSOCIATES, INC.
NO. C-2466

PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

DISCLAIMER:

North State – Moose Club Road Rezoning

Community Meeting Report

Date: May 28, 2026

Time: 5:30 pm – 6:30 pm

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

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

Agenda:

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

Applicant and the attendees discussed the following comments and questions:

General Discussion

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

Questions

***Answers in bold**

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

SEAMONWHITESIDE

May 27, 2026

Moose Club Road Residential Neighborhood Meeting

NAME	ADDRESS	EMAIL	PHONE NUMBER
J. Blakely	118 Harvest Pointe Dr.	Stacy.blakely@icloud.com	(704) 905-6866
S. Marcotte	112 Harvest Pointe D	Steven.marcotte@icloud.com	518-932-9199

May 18, 2026

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

Dear Neighbor,

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

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

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

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

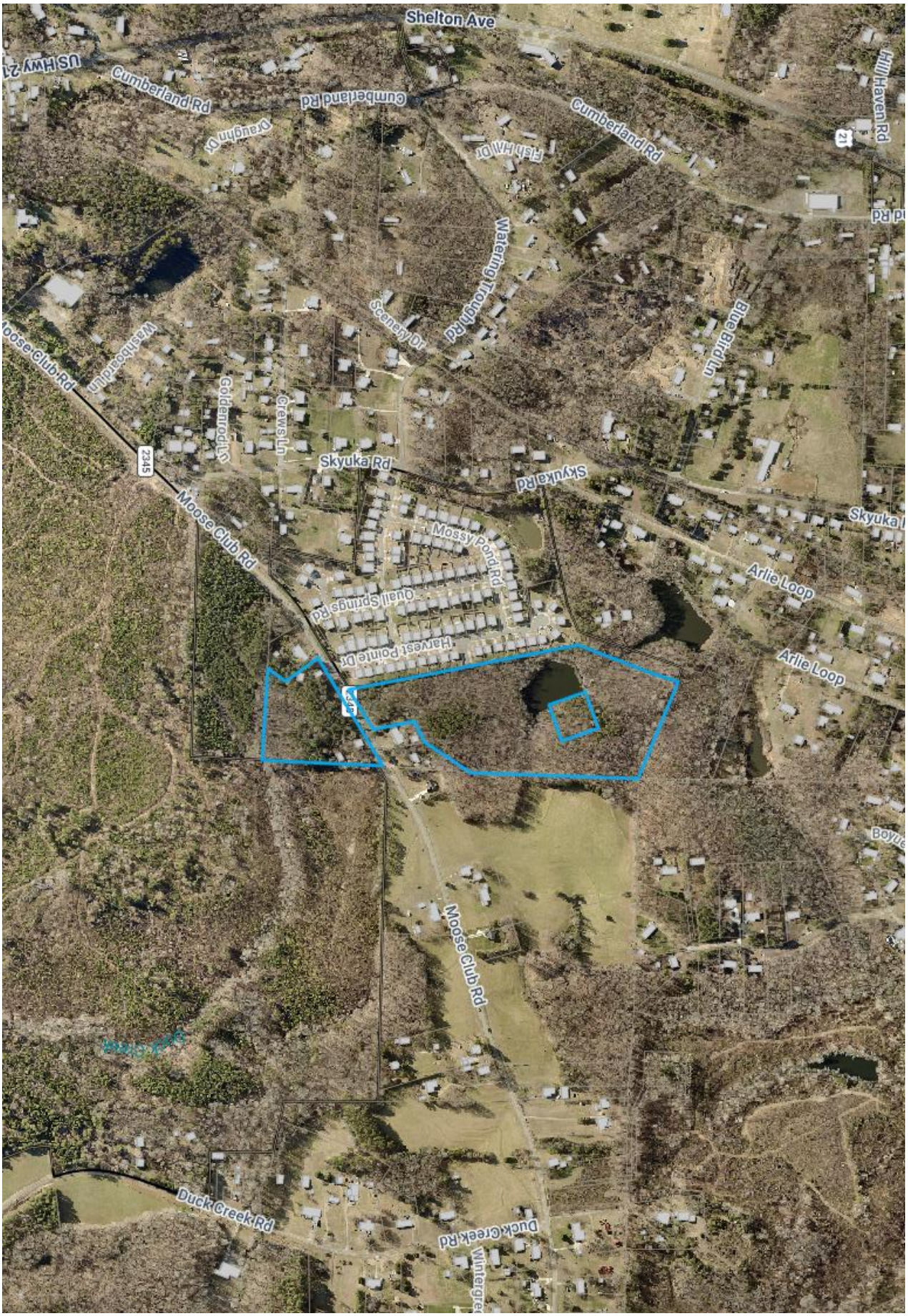
This meeting is open to the public, and we welcome your participation and feedback as we move through the planning process.

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

Thank you for your time and consideration.

Sincerely,

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


Shelton Ave
US HWY 21
Cumberland Rd
Cumberland Rd
Cumberland Rd
Hill Haven Rd
Fish Hall Dr
Watering Trough Rd
Scenery Dr
Blue Bird Ln
Moose Club Rd
Washboard Ln
Goldenrod Ln
Crews Ln
2345
Skyuka Rd
Skyuka Rd
Moose Club Rd
Mossy Pond Rd
Quail Springs Rd
Harvest Pointe Dr
Arlie Loop
Arlie Loop
Moose Club Rd
Duck Creek Rd
Duck Creek Rd

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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

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

PLEASE REFER TO THE CITY OF STATESVILLE MOBILITY AND DEVELOPMENT PLAN, AND CHAPTER 21-63 OF THE STATESVILLE UNIFIED DEVELOPMENT CODE (UDO), FOR ADDITIONAL STREET SECTIONS AND ROADWAY REQUIREMENTS.

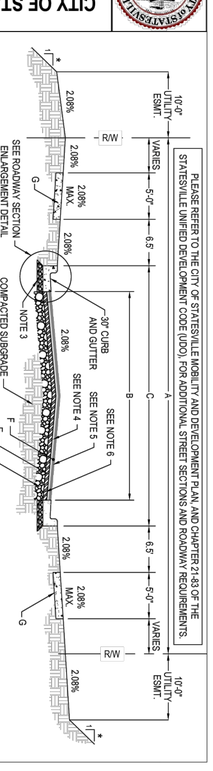
STREET SECTION DIMENSIONS	A	B	C	D	E	F	G
STREET TYPE	MIN. RIGHT-OF-WAY WIDTH	MINIMUM PAVEMENT WIDTH	BACK OF CURB TO BACK OF CURB	ABC STONE / ASPHALT BASE	I-19.0C ASPHALT	S9.5C ASPHALT	SIDEWALK REQUIREMENT
1 COLLECTOR (100+) DWELLINGS	60'	32'	37'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
2 SUB COLLECTOR (25-99) DWELLINGS	55'	26'	31'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
3 LOCAL (10-24) DWELLINGS MINOR	50'	22'	27'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
4 (1-9) DWELLINGS	50'	20'	25'	8" STONE/ 4" BASE	-	3"	BOTH SIDES OF STREET
5 NON-RESIDENTIAL	PAVEMENT & MEDIAN WIDTH + 28'	24'	29' Minimum	10" STONE / 6" B25.0C/ Asphalt	4"	3"	BOTH SIDES OF STREET
6 PRIVATE	PAVEMENT & MEDIAN WIDTH + 28'	24'	29' Minimum	SEE NOTE 13			BOTH SIDES OF STREET

NOTE: PAVEMENT WIDTH DOES NOT INCLUDE WIDTH OF CURB AND GUTTERS. (BACK TO BACK CURB DIMENSIONS GOVERN.)

NOTES
1. CLASS 2 ± 1 MAX FILL ± 3:1 MAX UNLESS OTHERWISE APPROVED BY OWNER RETAINED GEOTECHNICAL ENGINEER.
2. SIDEWALK IS ON BOTH SIDES OF ALL PUBLIC STREETS.
3. PLACE 4"-6" COMPACTED ABC UNDER CURB AND GUTTERS.
4. ONE AND ONE HALF INCH (1-1/2") SUPERPAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE INITIAL LIFT.
5. ONE AND ONE HALF INCH (1-1/2") SUPERPAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE FINAL LIFT AND SUBSEQUENT LIFTS AS REQUIRED.
6. A SINGLE LIFT OF 19.0C ASPHALT INTERMEDIATE COURSE.
7. UTILITY EASEMENT TO BE CLEARED AND GRADED.
8. TRANSFORMER PADS TO BE WITHIN 15FT OF BACK OF CURB, UNLESS APPROVED OTHERWISE.
9. TRANSFORMER PAD LOCATION MUST BE SHOWN ON THE SITE PLAN
10. PLANT MIX BASE OR PAVEMENT TO BE PLACED AND GRADED DURING STREET CONSTRUCTION.
11. STONE BASE OR SUBGRADE SHALL BE PRIMED.
12. MAX ALLOWABLE SIDEWALK CROSS SLOPE IS 2.08% PER THE 2010 ADA STANDARDS. IT IS RECOMMENDED SIDEWALKS BE DESIGNED TO 1.50% TO ALLOW FOR TOLERANCE DURING CONSTRUCTION.
13. PRIVATE STREETS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE CITY COUNCIL. PRIVATE STREETS SHALL BE CONSTRUCTED AND BE PAVED WITH CONCRETE OR ASPHALT AND BE DESIGNED TO SUPPORT THE MINIMUM FIRE APPARATUS WEIGHT OF 80,000 POUNDS. THE PROPOSED PAVEMENT SECTION SHALL BE DESIGNED BY A LISENCED ENGINEER AND THE ASSOCIATED GEOTECHNICAL REPORT SHALL BE BE PROVIDED TO THE CITY OF STATESVILLE

CITY OF STATESVILLE
PUBLIC WORKS DEPARTMENT
STREET CROSS SECTION

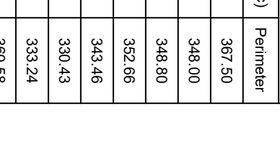
DETAIL #	REVISED
ST-1	AUG 2023
SCALE: N.T.S.	SHEET #



PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	7147.31	0.16	362.15
2	6480.00	0.15	348.00
3	6480.00	0.15	348.00
4	6480.00	0.15	348.00
5	6480.00	0.15	348.00
6	6480.00	0.15	348.00
7	6480.00	0.15	348.00
8	6480.00	0.15	348.00
9	6480.00	0.15	348.00
10	6994.16	0.16	349.42
11	6480.00	0.15	348.00
12	6480.00	0.15	348.00
13	6480.00	0.15	348.00
14	7677.13	0.18	374.38
15	9764.50	0.22	425.28
16	9133.24	0.21	424.18
17	9696.19	0.22	436.52
18	6728.16	0.15	352.69
19	6835.97	0.16	354.43
20	6992.68	0.16	357.41
21	6519.57	0.15	349.49
22	7163.47	0.16	360.93
23	10150.74	0.23	421.58
24	7191.64	0.17	388.60
25	9220.40	0.21	409.96
26	10004.37	0.23	429.86
27	11120.72	0.26	452.08
28	10655.14	0.24	442.05
29	8303.79	0.19	406.97
30	8458.15	0.19	402.45
31	7651.55	0.18	374.95
32	7769.85	0.18	373.47
33	7377.30	0.17	367.50
34	6480.00	0.15	348.00
35	6528.21	0.15	348.80
36	7055.06	0.16	352.66
37	7170.50	0.16	343.46
38	6717.20	0.15	330.43
39	6117.80	0.14	333.24
40	7361.98	0.17	360.58
41	6950.07	0.16	357.60
42	7886.64	0.18	379.40
43	7692.35	0.18	377.06
44	6754.29	0.16	353.27
45	7336.41	0.17	366.55
46	8376.87	0.19	397.95
47	8901.01	0.20	411.65
48	10015.20	0.23	418.97

REZONING NOTES:
1. ALL INTERNAL STREETS AND PROPERTY FRONTAGE ALONG MOOSE CLUB ROAD SHALL BE IMPROVED WITH STREET TREES, 30" CURB AND GUTTER, AND 5' CONCRETE SIDEWALKS.
2. AT LEAST TWO DIFFERENT MATERIALS SHALL BE USED ON EXTERIOR BUILDING FACADES.
3. THIS REZONING ACCOUNTS FOR THE PORTION OF THE PROPERTY ON THE NORTHERN PORTION OF MOOSE CLUB ROAD. THE REMAINING PORTION OF THE PROPERTY TO THE SOUTH OF MOOSE CLUB ROAD SHALL BE PARCELED OUT AND EXCLUDED FROM REZONING AND ANNEXATION.

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



TYPICAL LOT

SITE LEGEND

ACTIVE OPEN SPACE

COMMON OPEN SPACE

0 30 60 120
SCALE: 1" = 60'

MOOSE CLUB ROAD RESIDENTIAL

NORTH STATE DEVELOPMENT

CITY OF STATESVILLE, NC

NOT FOR CONSTRUCTION

REZONING PLAN
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 13694
DATE: 04/01/26
DRAWN BY: KMA
CHECKED BY: ATB

REVISION HISTORY

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SEAMON, WHITESIDE & ASSOCIATES, INC.
NO. C-2466

P:\CITIES\SSVL\008 S-38 PM, BY: Kristen Allen P:\ACAD\CIVIL\12 00\13 00\#CAD\Y Hale Report Exhibit\Hale 3d.dwg Moose Club Road Pond Exhibit.dwg

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

BBC WAKEFIELD LLC
820 FOREST POINT CIR STE 120

CHARLOTTE, NC 28273

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

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

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

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

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

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

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

TILLERY GASTON
105 HARVEST POINTE DR

STATESVILLE, NC 28677

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

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

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

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

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

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

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

HEBNER AILEEN
124 HARVEST POINTE DR

STATESVILLE, NC 28677

RUIZ ALFONSO CAMPOS
128 HARVEST POINTE DR

STATESVILLE, NC 28677

SHUFORD ERIC F
130 HARVEST POINTE DR

STATESVILLE, NC 28677

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

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

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

SFR JV-1 2019-1 BORROWER LLC
C/O TRICON RESIDENTIAL/RYAN
PO BOX 4900
SCOTTSDALE, AZ 85261

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

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

CASE AMBER LEIGH
333 MOOSE CLUB RD

STATESVILLE, NC 28677

HILL SCOTT B
HILL JOSEPHINE B
PO BOX 1782
DAVIDSON, NC 28036

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

DUNNING LORI A
138 HARVEST POINTE DR

STATESVILLE, NC 28677

CAMPBELL TISHA SHAREE
136 HARVEST POINTE DR

STATESVILLE, NC 28677

RUIZ ALVARO CAMPOS SR
140 HARVEST POINTE DR

STATESVILLE, NC 28677

HARRISON GREGORY
142 HARVEST POINTE DR

STATESVILLE, NC 28677

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

TROUTMAN JEFFREY S
TROUTMAN KATHRYN D
946 OLD MOCKSVILLE RD
STATESVILLE, NC 28625

SMITH JAMES ALLEN
370 MOOSE CLUB RD

STATESVILLE, NC 28677

MCKEAN TRUST THE
30630 RIVER RD

CLOVERDALE, CA 95425

MARSHALL JOY N REVOCABLE TRUST
208 APPLE VALLEY LN

STATESVILLE, NC 28677

LOCKHART JANA
MARLOWE JACOB
145 WYLIE TRL
STATESVILLE, NC 28677

ORDINANCE NO._____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE DESCRIBED PROPERTIES FROM TOWN OF TROUTMAN RS (SUBURBAN RESIDENTIAL) AND IREDELL COUNTY RA (RESIDENTIAL AGRICULTURAL) TO THE CITY OF STATESVILLE R-8 CZ (MEDIUM-DENSITY SINGLE-FAMILY) CONDITIONAL ZONING DISTRICT

ZC26-09 Moose Club Road Novel Holdings
Moose Club Road
Iredell County Tax Map Parcel #'s 4742-08-5839 and 4742-08-5888 (portion)

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 19th, 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 Town of Troutman RS (Suburban Residential) and Iredell County RA (Residential Agricultural) Jurisdiction to the City of Statesville's R-8 CZ (Medium Density Single-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on October 8 and 15, 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:

1. Dedicate 40' of ROW from centerline along Moose Club Road.
2. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
3. The development will include a maximum of 48 single-family houses. A reduction in units by up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff
4. A community (HOA maintained) greenway shall be included.

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 certain piece, parcel or tract of land lying and being in the City of Statesville, Statesville Township, Iredell County, North Carolina, and being more particularly described as follows: All that certain tract or parcel of land containing thirty and two-tents (19.902) acres, more or less, in Statesville Outside Township, Iredell County, North Carolina, bounded on the North by the land of V.R. Brawley, on the East by the lands of C. W. Smith and Barium Springs Presbyterian Orphanage, on the South by the lands of Joe Myers, and on the West by the lands of A. H. Plyler and wife. Being subject to all easements of record now extending upon and across said premises.

This ordinance was introduced for first reading by Councilmember_____, seconded by Councilmember_____, and unanimously carried on the 19th day of October 2026.

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 2nd day of November 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 2nd day of November 2026.

CITY OF STATESVILLE

_____
J. Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

_____
City Clerk

To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: October 19, 2026

Subject: Rezoning

Case: ZC26-09 Moose Club Road (Novel Holdings Subdivision)

Address: Properties located along Moose Club Road near Wildewood Subdivision

☐ **Option 1: Approve (Staff and Planning Board Recommendation)**

The zoning amendment is **hereby approved** with the agreed upon conditions and is consistent with the City's 2045 Future Land Use Plan. Specifically, the property is located within the Tier 2 and Complete Neighborhoods 2 character area, which support residential growth and a variety of housing types. Furthermore, the proposal is in the public's interest because it provides additional housing opportunities and directs growth to an area planned for future development and utility expansion.

☐ **Option 2: Denial**

The zoning amendment is **hereby denied,** even though it is consistent with the City's 2045 Future Land Use Plan. Specifically, the property is located within the Tier 2 and Complete Neighborhoods 2 character area. However, the proposal is not in the public's interest because it would encourage premature development**,** potentially straining municipal services.

Date: J. Douglas Hendrix, Mayor

Date: Matthew Kirkendall, Senior Planner

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/6/2026 4:39 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of annexation request AX26-09 Moose Club Road (Novel Holdings), filed on behalf of the property owner, Jeffrey S. Troutman et al, for an approximately 19 acre site located along Moose Club Road.

---

1. **Summary of Information:**
   The property is approximately 19.902 acres located along 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 48 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. Wildewood S/D (6-in);
     - Note: possible future waterline extension in Moose Club Road servicing Wakefield development.
     - COS sewer. Wildewood S/D
   - 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 will conduct the public hearing and consider passing the first reading of the conditional rezoning (ZC26-09) at this meeting.

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:

   These parcels are in the Tier 2 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   The current tax value of the parcel is $400,000.

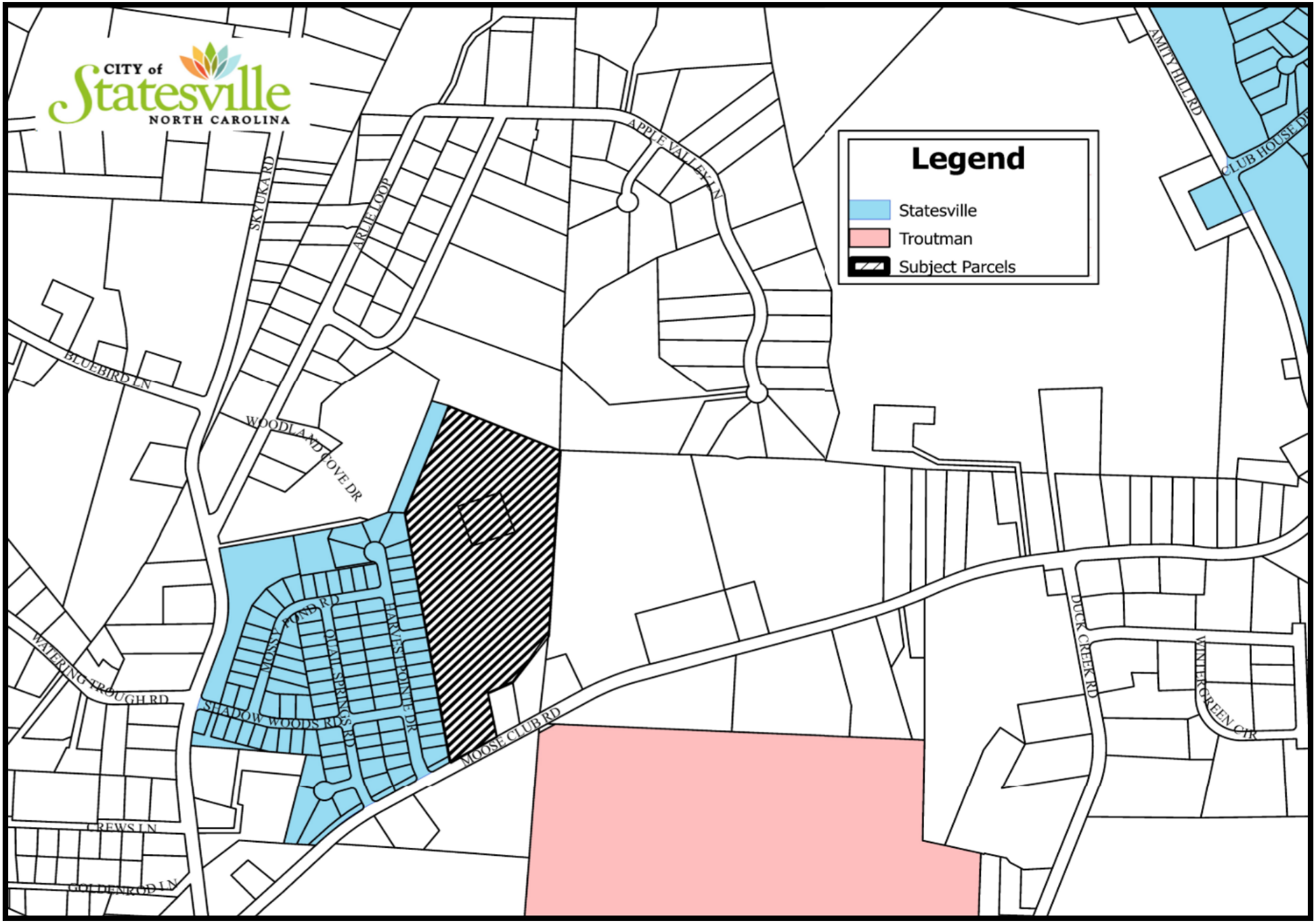
5. **Consequences for Not Acting:**
   The property owner(s) could pursue by-right development.

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

7. **Manager Comments:**
   The City Council has recently been hesitant to annex properties not contiguous to the primary corporate limits. This property is adjacent to a satellite annexation that receives city services on at least a weekly basis and public utilities are adjacent to this project. There are some efficiency gains and potential for new utility (water and sewer) customers associated with the development that may warrant your favorable consideration.

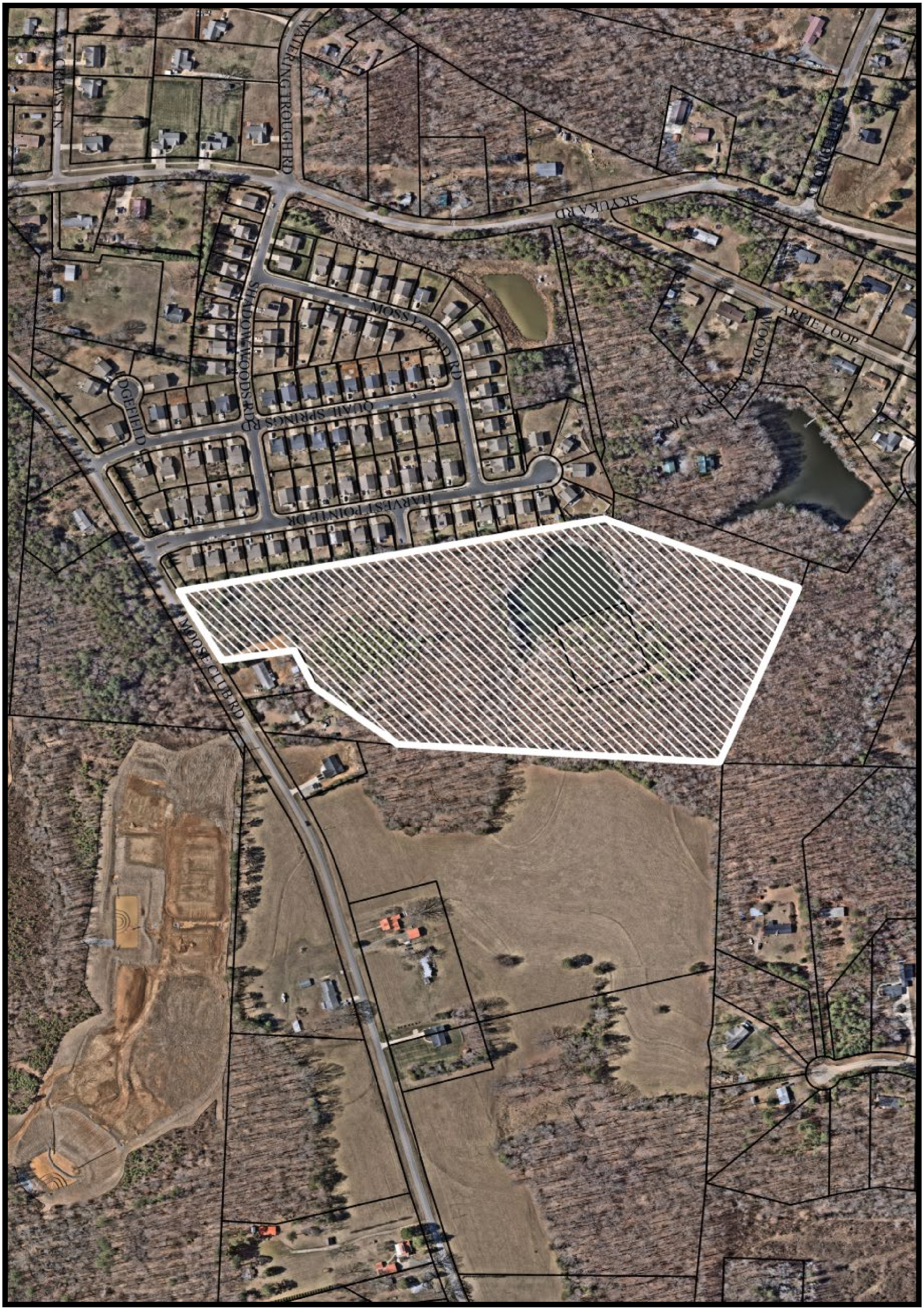
8. **Next Steps:**
   If approved, the second reading will be November 2, 2026.

9. **Attachments:**
   1. Packet Maps AX26-09 Moose Club Novel
   2. Ordinance AX26-09 Moose Club Novel Holdings



Location Map

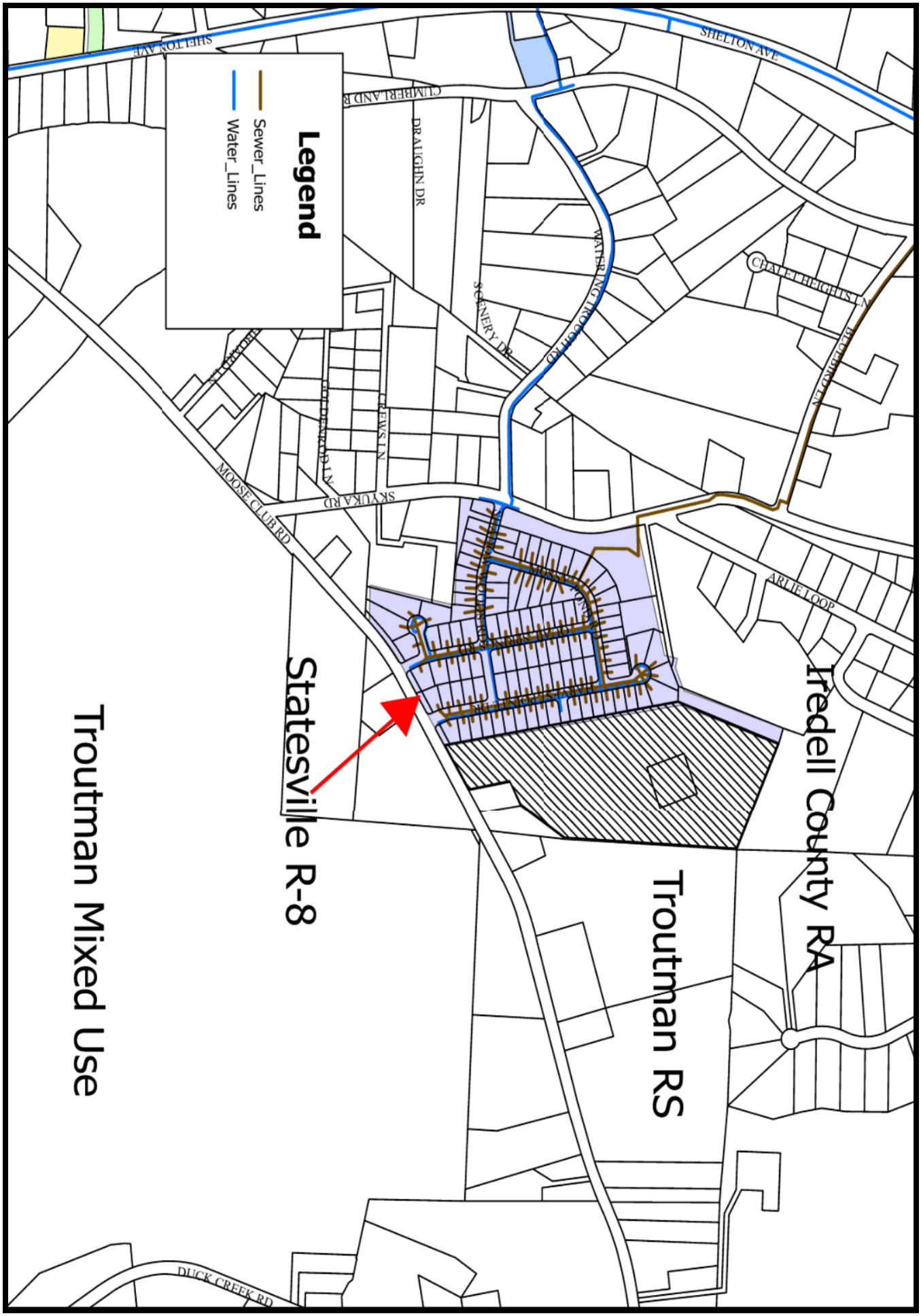
Aerial Photo



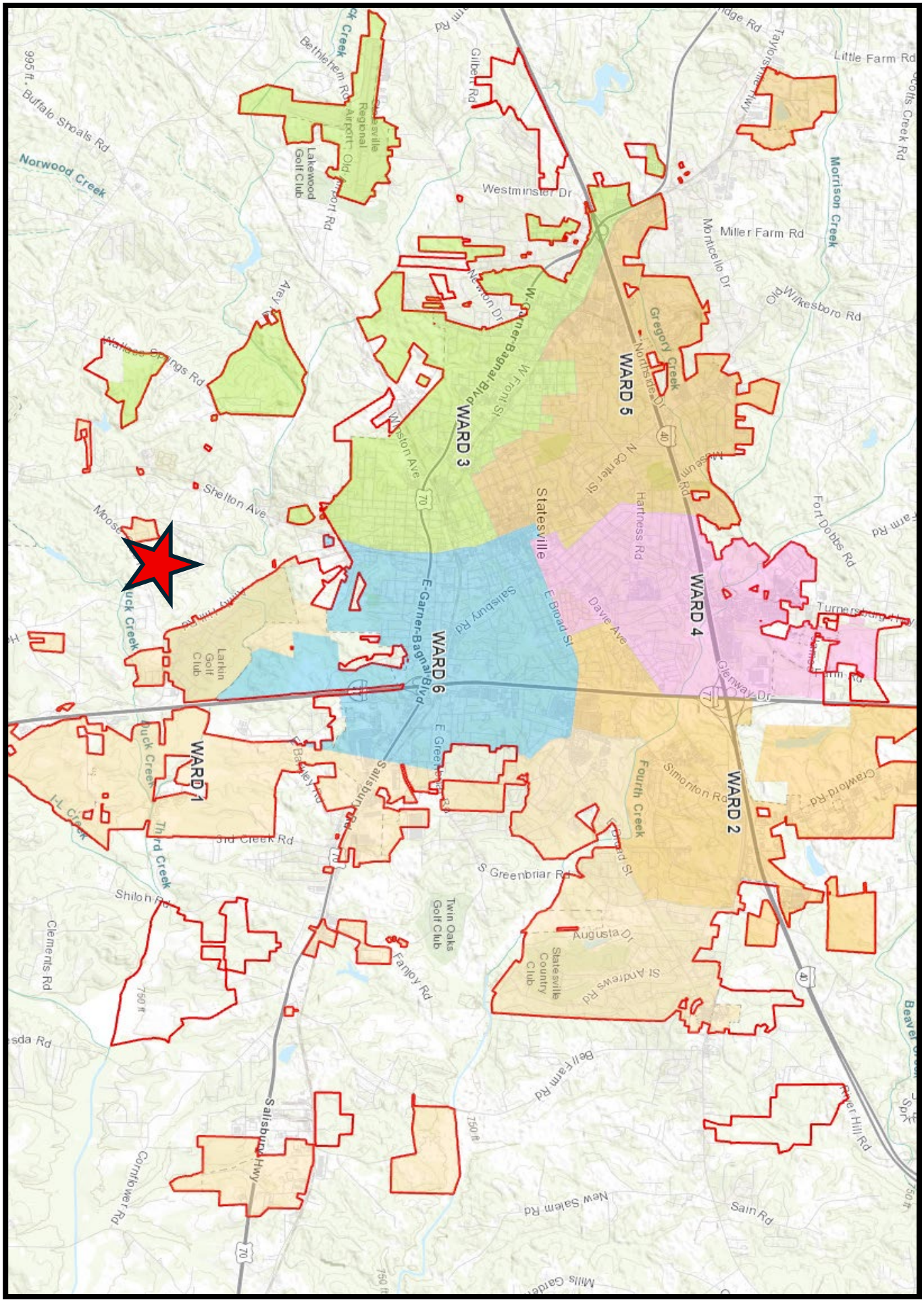


Site Photo

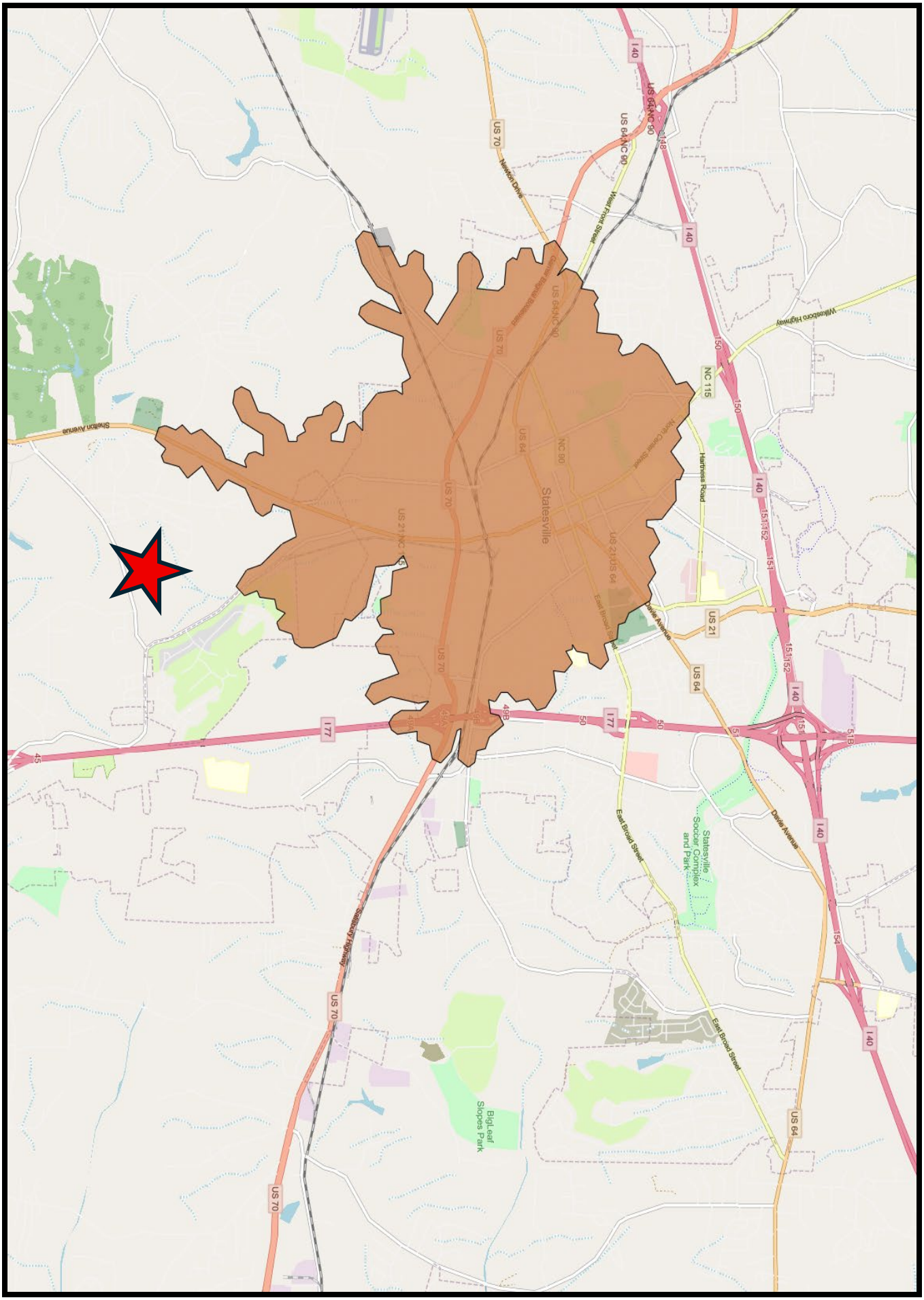
Zoning and Utilities Map



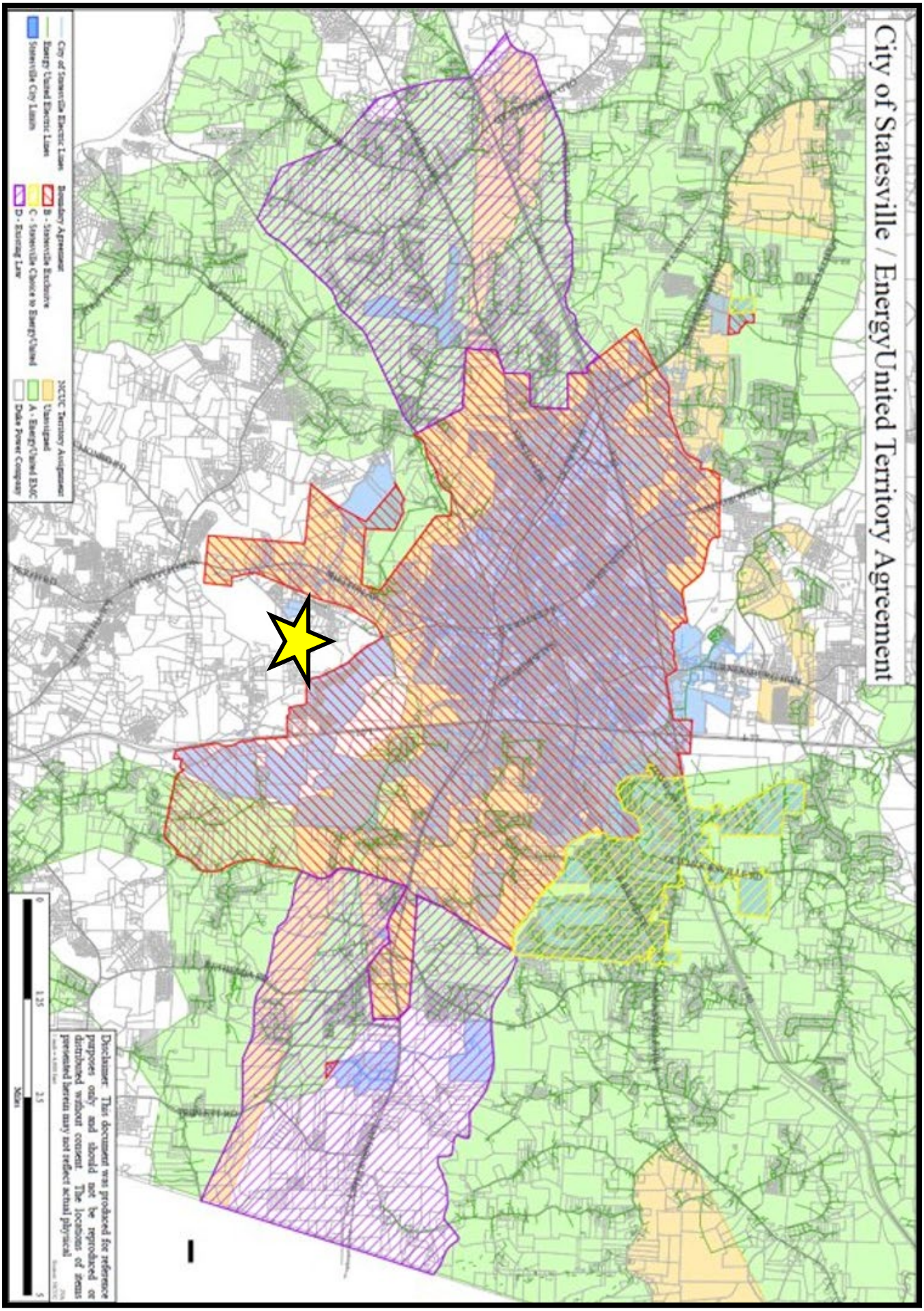
Election Ward Map



Fire Station One 4-Minute Response Time



Electric Territory Map



ORDINANCE NO. _____

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

AX26-09 Moose Club Road Novel Holdings
Parcel #'s 4742-08-5839 and 4742-08-5888 (portion)

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 19th day of October 2026 after due notice by publication on the 8th day of October 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 contiguous territory is hereby annexed and made part of the City of Statesville, as of November 30, 2026, at 11:59 p.m.

All that certain tract or parcel of land containing thirty and two-tents (19.902) acres, more or less, in Statesville Outside Township, Iredell County, North Carolina, bounded on the North by the land of V.R. Brawley, on the East by the lands of C. W. Smith and Barium Springs Presbyterian Orphanage, on the South by the lands of Joe Myers, and on the West by the lands of A. H. Plyler and wife. Being subject to all easements of record now extending upon and across said premises.

Section 2. Upon and after November 30, 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 19th day of October 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 2nd day of November 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 30th day of November 2026 at 11:59 p.m.

City of Statesville

_____
MAYOR

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Page Intentionally Left Blank

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/7/2026 4:15 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of rezoning request ZC26-11 Beauty Street Subdivision (Harmony Vistas), to rezone from R-10 (Urban Low-Density Single-Family Residential) to R-8 CZ (Medium-Density Single-Family Residential) Conditional Zoning District, filed by Mr. Mark Miserocchi of Harmony Investing LLC, for 26.78 acres located along Beauty Street.

---

1. **Summary of Information:**
   The request is to rezone the site from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Single-Family Residential) Zoning District to allow for up to 70 single family detached homes. This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the Applicant and City Council. The proposed conditions can be found in the draft Ordinance.

   The site is not located within the city limits and annexation is being sought concurrently. The proposed project site is approximately 26.78 acres located along Beauty Street (shown on maps with a red border). The concept plan shows that 1.64 acres have been removed from the previous plan which removes any vehicular or pedestrian connection to Japul Road (shown on maps with a green border). The development team is considering placing the 1.64 acres under a conservation easement; however, at the time of this report they had not included a formal condition. Additionally, they are considering installation of signage to deter construction traffic from using Japul Rd; however, at the time of this report they had not presented an acceptable condition to the City.

   The applicant is applying to rezone the properties to build 68 single-family homes under the Cluster Subdivision provision. The purpose of the Cluster Subdivision is to provide creative and innovative developments that minimize land disturbance and maximize the preservation and conservation of sensitive natural areas and open space by grouping dwellings in clusters through variation of lot sizes and uses of open space. The minimum lot size in the R-8 Cluster development for single-family homes can be reduced from 8,000 square feet to 6,000, with the difference added to open space. Furthermore, in cluster subdivision proposals, lots must conform to the setback requirements for the underlying zoning district except that no minimum lot width is required (other than a required 10-foot separation between buildings).

   A community input meeting was held on September 8, 2026, where 8 attendees shared their concerns and questions regarding traffic, connectivity and the condition of Japul Road.

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

There is one proposed entrance to the site, through the Greenbriar Ridge subdivision currently under construction to the South. There will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets. The concept plan shows 2.78 acres of active open space (2.68 acres is required).

The 2019 Mobility and Development Plan calls for a 10ft greenway (20ft easement) to be constructed by the developer and will be maintained by the City. In addition, there will be privately maintained walking trails on site.

The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. This is also with the Tier 1 Growth Area. In addition, water, sewer, and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:
North of the Site: R-10 (Urban Low Density Single-Family Residential) District, with existing single-family homes within the Jan Joy Acres Subdivision.

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

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

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

2. Previous Council or Relevant Actions:
The Planning Board recommended approval (3-2) at their September 22, 2026 Meeting. City Council denied a rezoning request for this site with a connection to Japul Rd earlier this year (March 2, 2026).

The traffic impacts from this development on Greenbriar Rd were under review at the time of this report. The developer anticipates knowing if any traffic mitigations are needed by the City Council meeting (traffic impacts are not required in advance of rezoning proposals).

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

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 parcels is $177,960 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 is supportive of the proposed residential rezoning; however, improved site accessibility and connectivity would be preferred. Therefore, staff recommends Option 1 – Approval of this request.

7. Manager Comments:

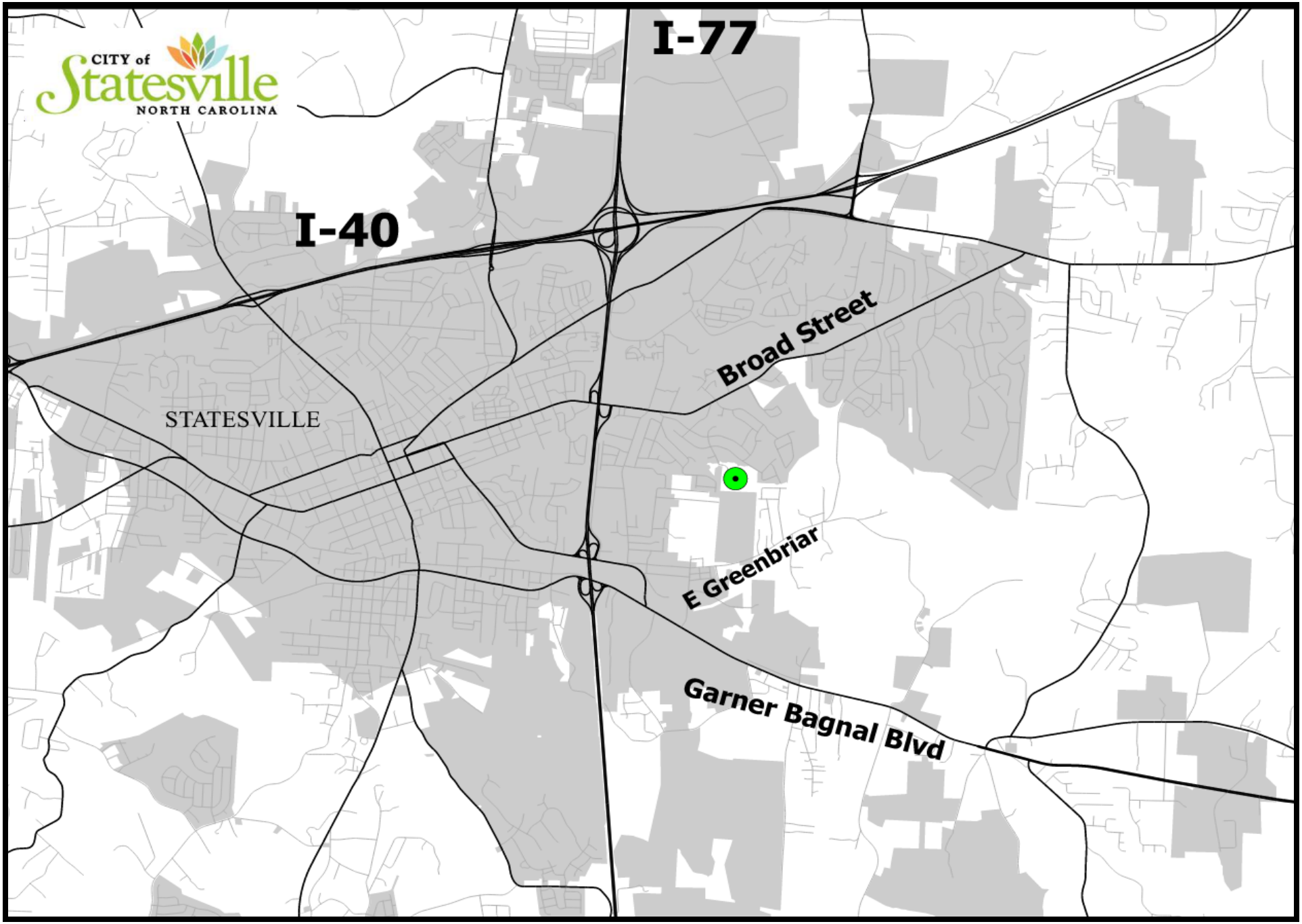
I agree with the department recommendation, as this is the type of incremental development that is good for Statesville. That said, there is concern about the impact of construction traffic associated with this development on Verde Way before that street is dedicated for city maintenance.

8. Next Steps:

If approved, the second reading will be November 2, 2026.

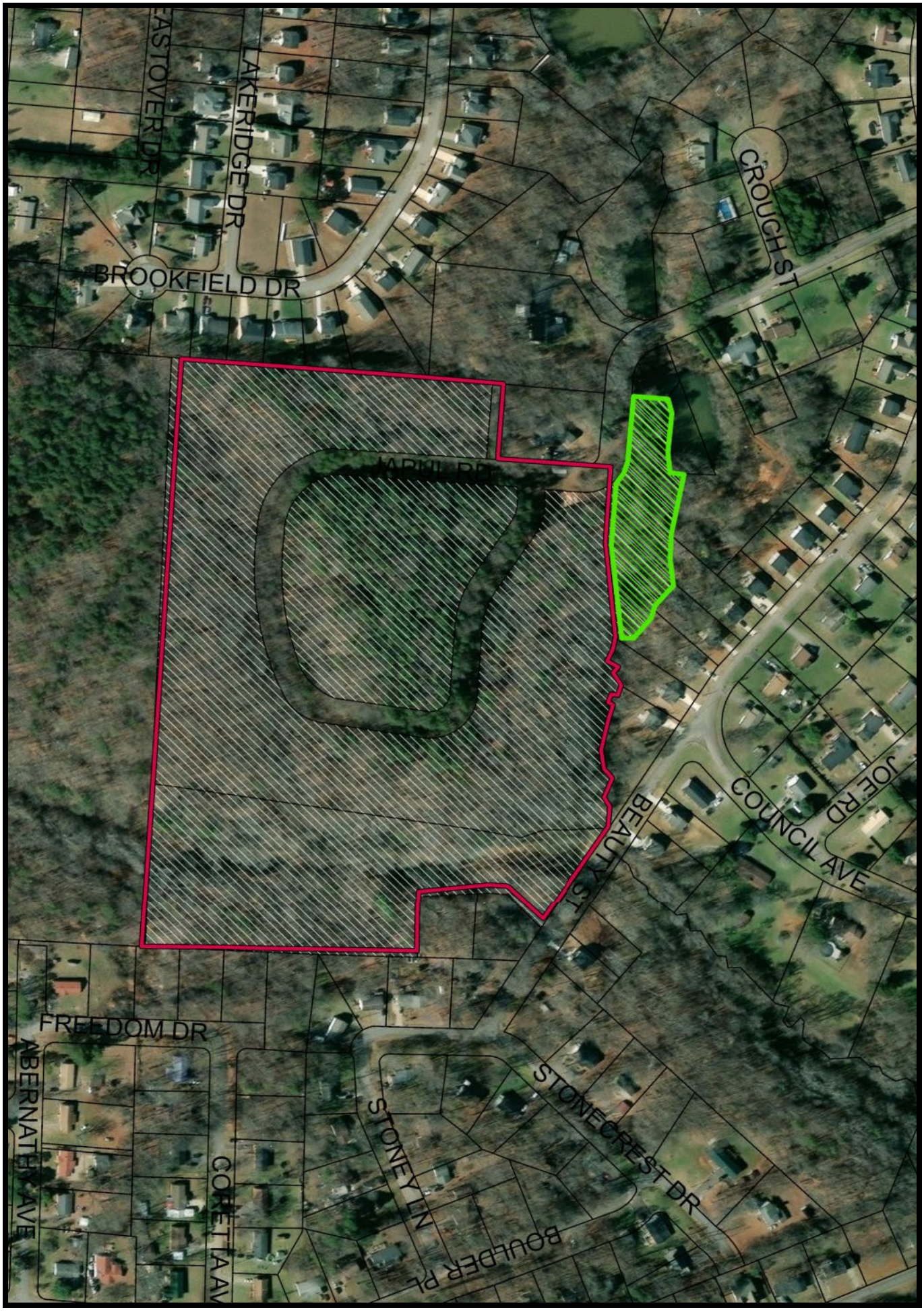
9. Attachments:

1. Packet Maps ZC26-11 Harmony Vistas
2. Complete Neighborhood 2 Intent
3. Concept Plan for Sept PB Oct CC ZC26-11
4. Community Meeting Report_2026-09-08-rev ZC26-11
5. Zoning Ordinance ZC26-11 Beauty Street (5)
6. Consistency Statements for CC 10-19-2026 - ZC2-11 Harmony Vistas



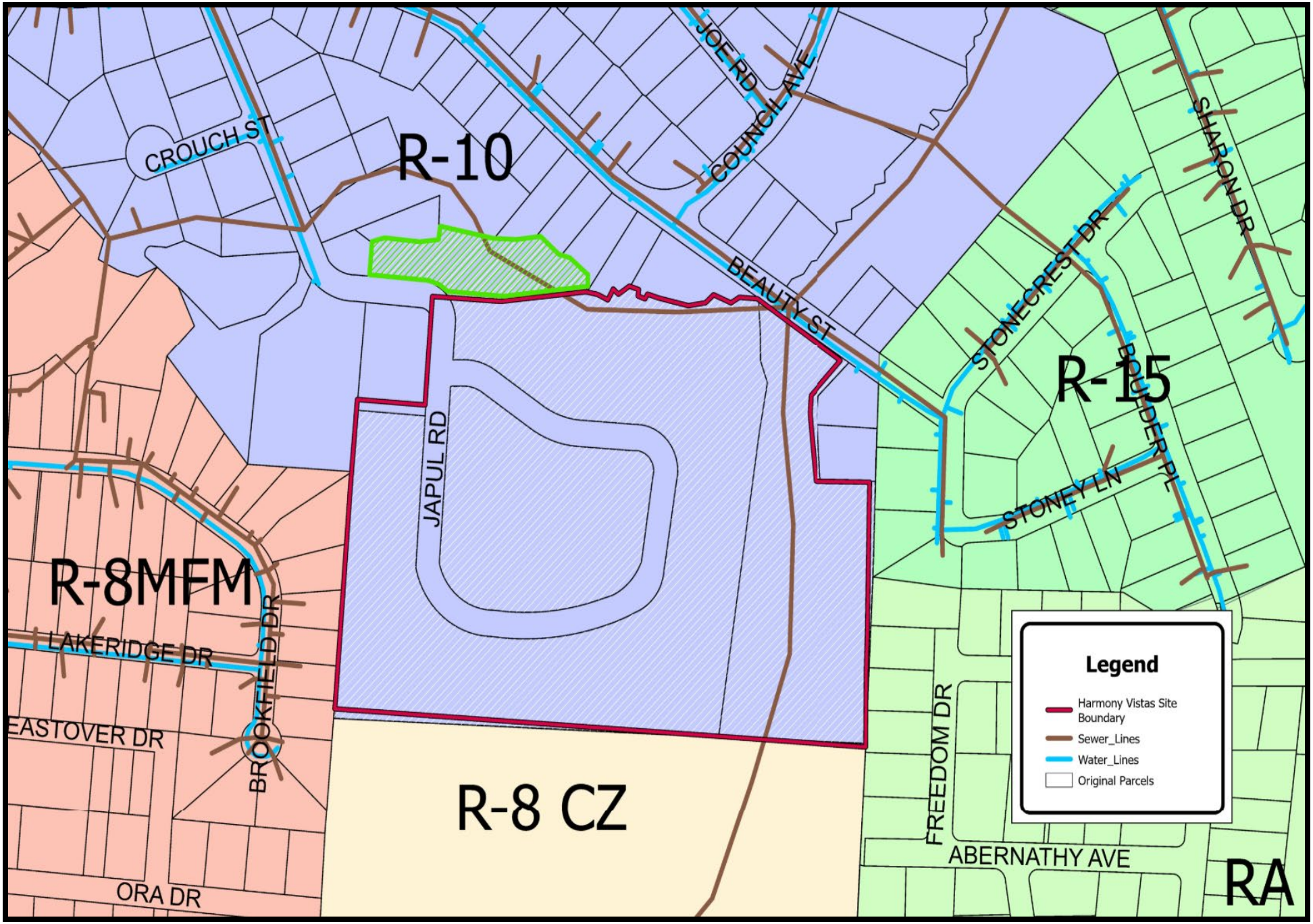
Location Map

Aerial Photo

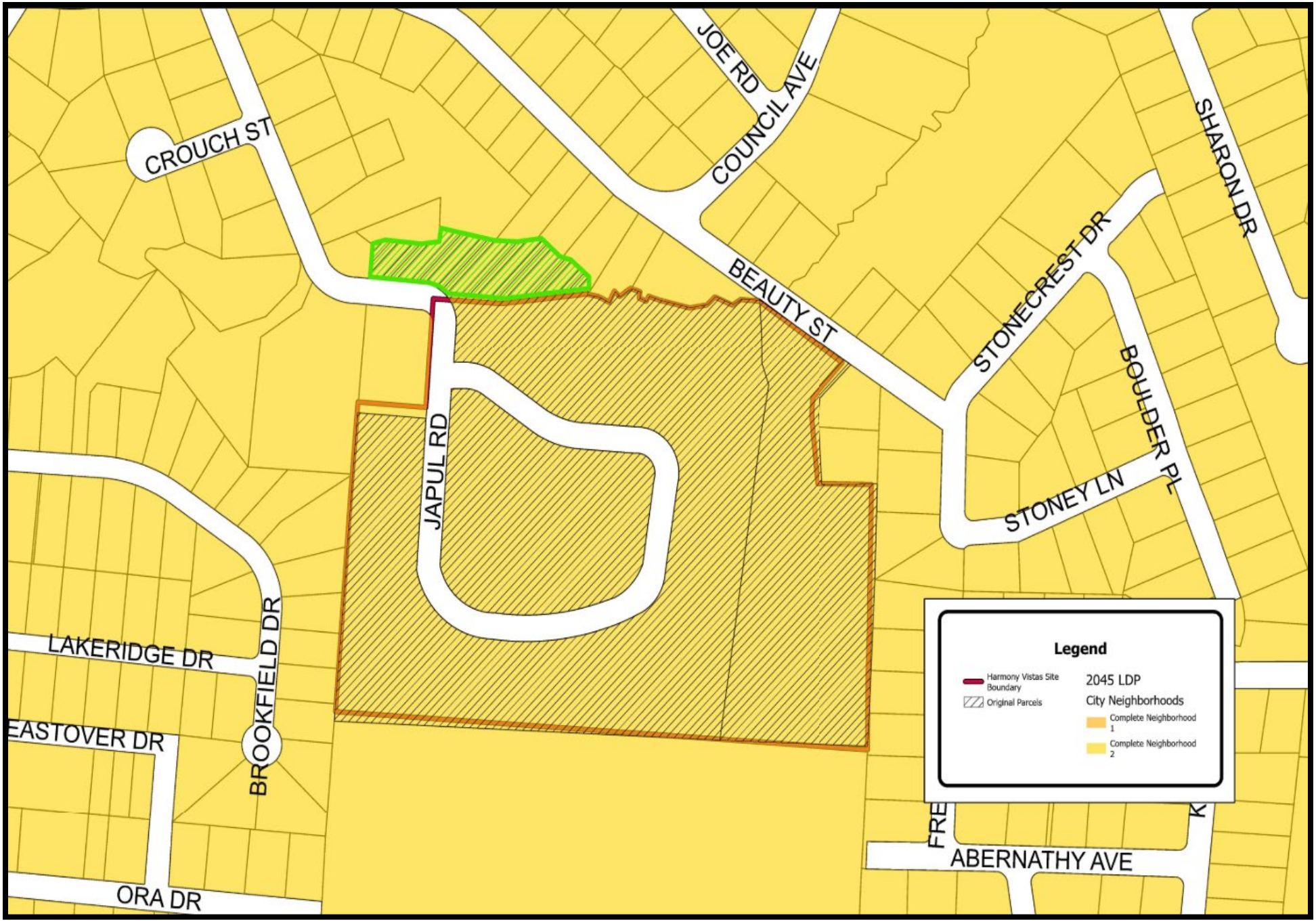




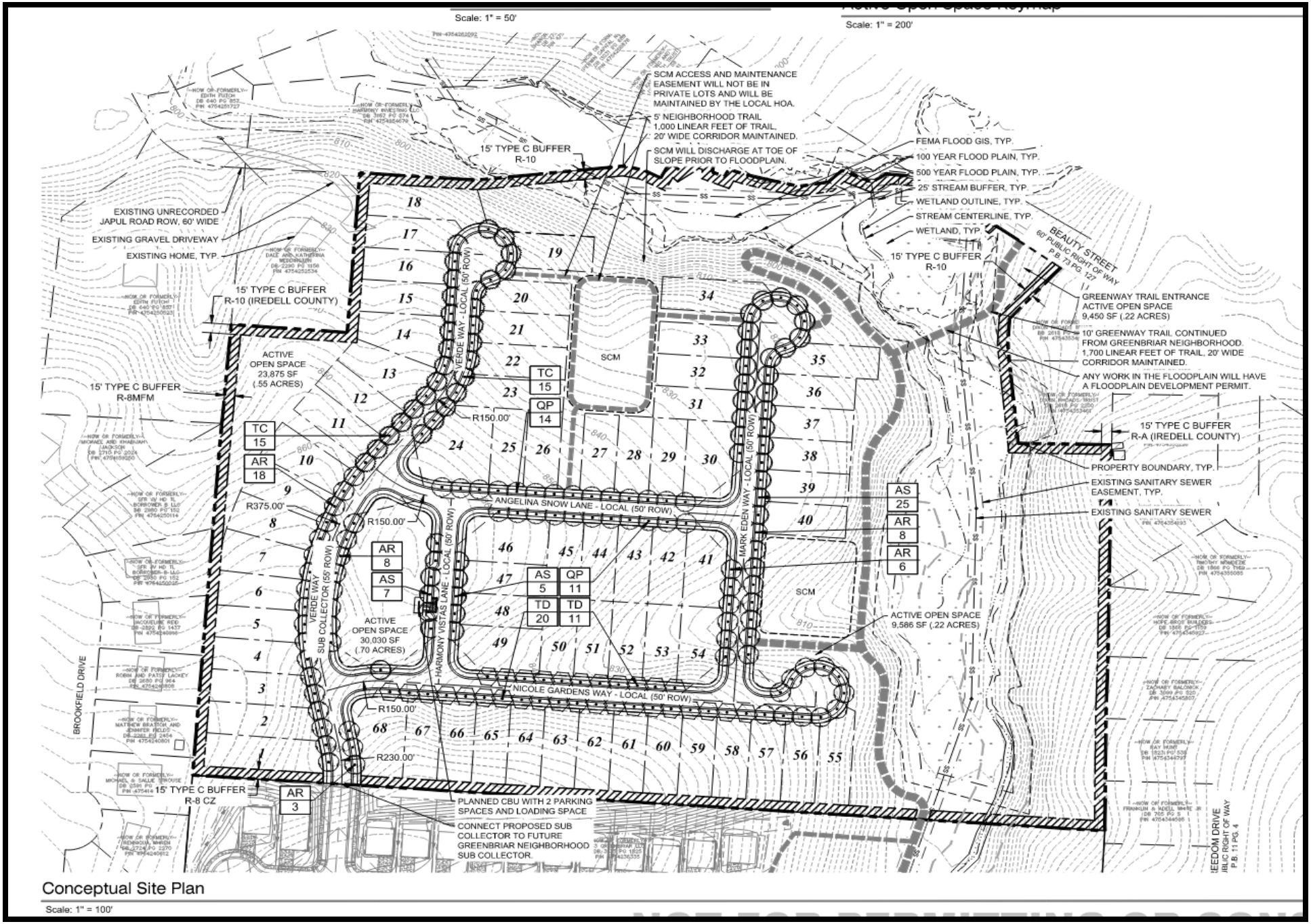
Site Photo – View of proposed entrance within Greenbriar Ridge Subdivision



Current Zoning and Utilities Map



2045 Land Development Plan Map – Complete Neighborhood 2



Zoomed in Concept Plan

Complete Neighborhood 2

Character Intent

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

Pattern & Form

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

Opportunities

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

Primary Uses

Residential

Secondary Uses

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

Form Characteristics

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



PRELIMINARY

Development Data

Tax Parcel Number:	4754352055, 4754254679
Zoning Jurisdiction:	City of Statesville
Zoning Classification:	R-10
Proposed Zoning:	R-8 CZ Cluster
Surveyed Total Site Acreage:	26.78 ac.

Density and Dimensional Standards:

Minimum Lot Size:	6,000 sf or greater
Minimum Lot Width:	50'
Minimum Lot Depth:	110'
Maximum Building Height:	35'
Dwelling Units per Acre:	2.54
Total lots:	**68**

Building Setbacks:

Front:	25'
Side Yard:	5.5'
Corner Lot Side Yard:	15' (25' Perpendicular Rear Lot)
Rear Yard:	25'

Open Space Requirements:

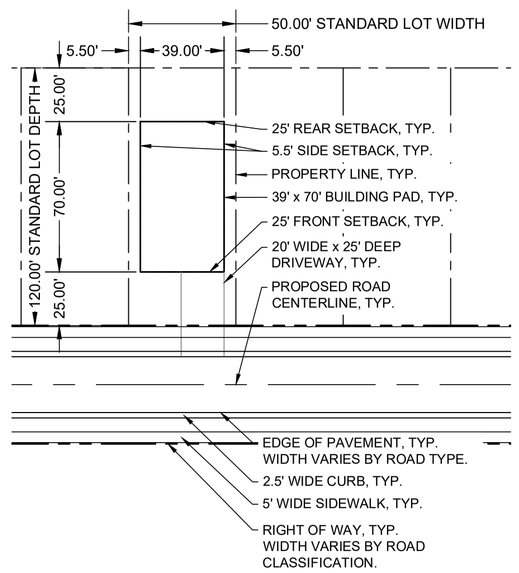
Active Open Space Required: (10% of Site Area)	2.68 ac
Active Open Space Provided:	2.78 ac

Rezoning Conditions

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM ponds.
4. Police Department approved security cameras may be provided by others.
5. A 20' wide easement will be dedicated to the City with a 10' wide paved greenway constructed by the development. Upon completion to the City's specifications, the greenway will be maintained by the City.
6. A roadway connection will be provided to the existing stub on the north side of the adjacent Greenbriar Ridge subdivision. Construction will not begin within Harmony Vistas until the Greenbriar Ridge roadway connection is constructed and bonded for completion or constructed and accepted by the City of Statesville.
7. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

Legend

- Active Open Space (Keymap Only)
- Wetlands (preliminary determination)
- Wetlands Boundary
- Wetlands/Stream Buffer (25' anticipated)
- Stream Centerline
- Stream Buffer (25' from centerline per UDC)
- FEMA Floodway GIS
- 100 Year Floodplain
- 500 Year Floodplain
- Proposed Greenway Trail Alignment
- Proposed Supplemental Trail Connections



Typical Lot Layout

Scale: 1" = 50'



Active Open Space Proposed Improvements

A. Open Lawn Play Area, Sidewalks, Seating, Mailbox CBU, Ornamental Plantings
B. Sidewalks, Seating, Ornamental Plantings
C. Sidewalks, Seating, Ornamental Plantings, Connection to Greenway Trail
D. Sidewalks, Seating, Ornamental Plantings
E. Greenway Trail and Sidewalk Connections

Active Open Space Keymap

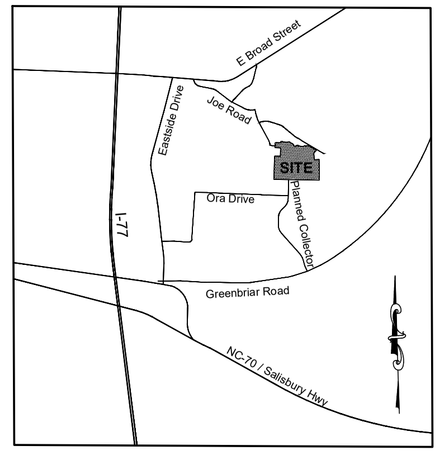
Scale: 1" = 200'

I, _____ (printed name), applicant, agree to adhere to the above conditions places on rezoning case #ZC_____-_____ as adopted by City Council on the _____ day of _____ 202___.

_____ _____
Applicant (signature) Date

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARUM	SUGAR MAPLE
	QP	QUERCUS PHELLOS	WILLOW OAK
	TD	TAXODIUM DISTICHUM	BALD CYPRESS
	TC	TILIA CORDATA	LITTLELEAF LINDEN



Vicinity Map

Not to Scale

This project's electric power will be provided by Statesville Public Power. To coordinate electric routing and for any construction-related inquiries, please contact Engineering Services at SPPEngineeringServices@statesvillenc.net or (704)437-0194

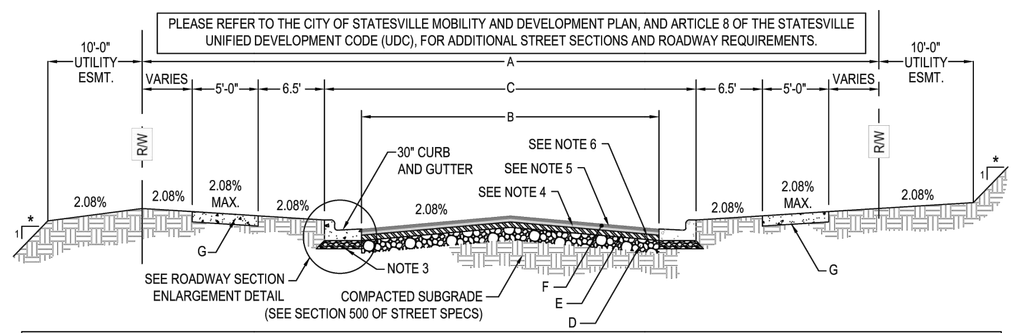
Parcel #	Area (SF)
1	8678
2	7818
3	7100
4	6431
5	6034
6	6128
7	6897
8	6798
9	6798
10	6798
11	6215
12	6343
13	7947
14	7898
15	6238
16	6217
17	6526

Parcel #	Area (SF)
18	8550
19	6304
20	6210
21	6512
22	6593
23	7257
24	11373
25	6000
26	6000
27	6000
28	6000
29	6000
30	8307
31	6048
32	6049
33	6050
34	6943

Parcel #	Area (SF)
35	6941
36	6004
37	6004
38	6004
39	6004
40	6004
41	7105
42	6000
43	6000
44	6000
45	6000
46	8314
47	6000
48	6000
49	8314
50	6000
51	6000

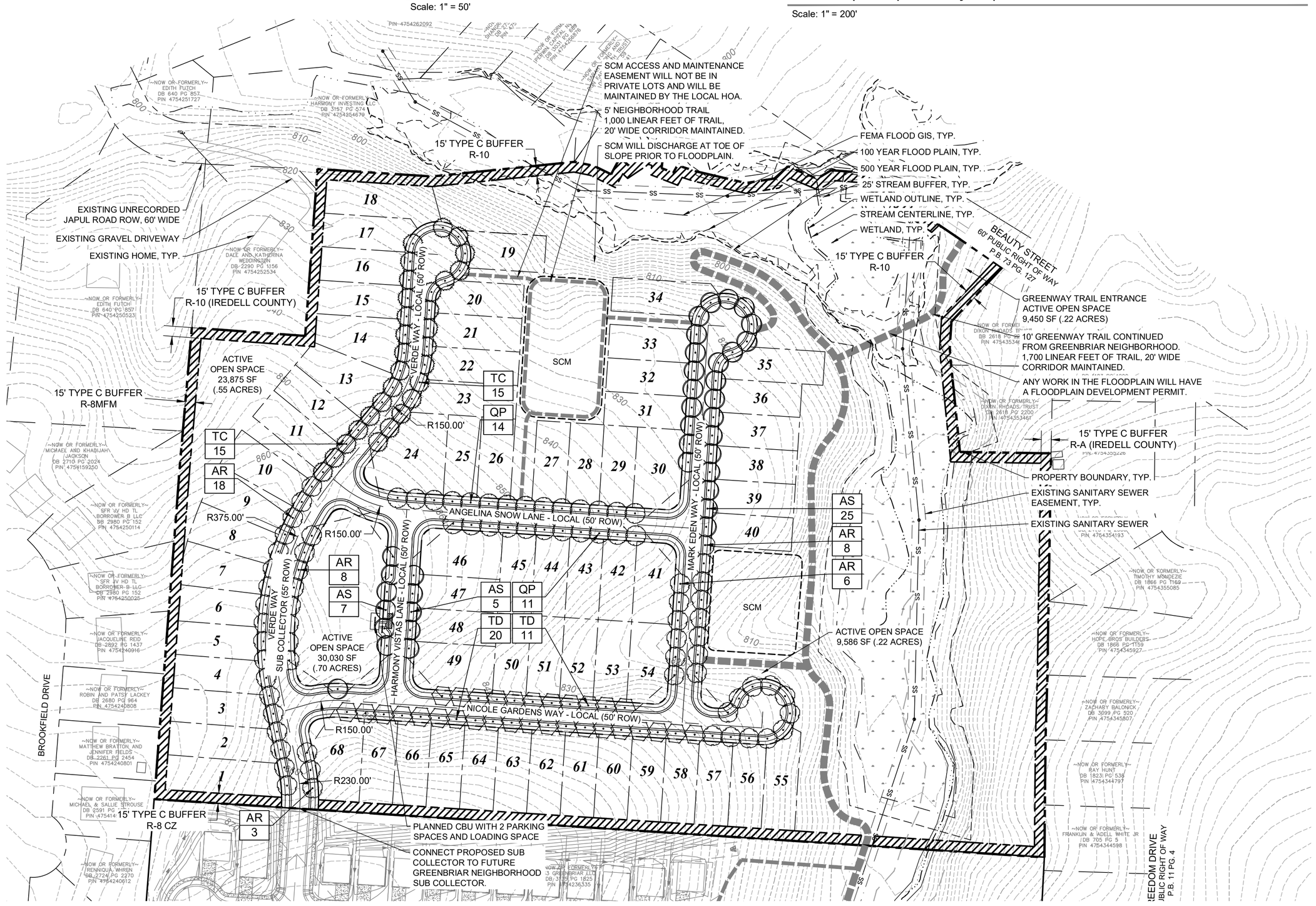
Parcel #	Area (SF)
52	6000
53	6000
54	7105
55	6953
56	6239
57	6237
58	6237
59	6237
60	6237
61	6237
62	6237
63	6237
64	6237
65	6237
66	6237
67	6237
68	8730

Lot Area Table



STREET SECTION DIMENSIONS								
	STREET TYPE	A MIN. RIGHT-OF-WAY WIDTH	B MINIMUM PAVEMENT WIDTH	C BACK OF CURB TO BACK OF CURB	D ABC STONE / ASPHALT BASE	E I-19.0C ASPHALT	F S9.5C ASPHALT	G SIDEWALK REQUIREMENT
1	COLLECTOR (100+) DWELLINGS	60'	32'	37'	8" STONE/ 5" BASE	3"	3"	BOTH SIDES OF STREET
2	SUB COLLECTOR (25-99) DWELLINGS	55'	26'	31'	8" STONE/ 5" BASE	3"	3"	BOTH SIDES OF STREET
3	LOCAL (10-24) DWELLINGS	50'	22'	27'	6" STONE / 4" BASE	2.5"	3"	BOTH SIDES OF STREET

Statesville Standard Road Cross Section



Conceptual Site Plan

Scale: 1" = 100'

Scale: 1" = 100'

0 50 100 200 300 400

NOT FOR PERMITTING OR CONSTRUCTION

MERRICK
301 S. MCDOWELL STREET
SUITE 300
CHARLOTTE, NC 28204
NC ENGINEERING FIRM F-0908
PHONE: (704) 529-6500

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR USE ON THE PROJECT. ANY USE OF INTERCHANGE OF THE DESIGNATED PROJECT, IN WHOLE OR IN PART OR EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT, REUSE OR MODIFICATION OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

PREPARED FOR:

Harmony Investing LLC

3225 Mcleod Dr. Suite 100
Las Vegas, NV 89121

REVISIONS:	REV	REVISION DESCRIPTION	DATE	CHANGED BY:

SEAL(S)

PRELIMINARY
NOT FOR PERMITTING
OR CONSTRUCTION

Harmony Vistas

Statesville, NC

Conditional Rezoning
Concept Plan

SCALE

		DATE:
DESIGN BY:	NP	08/12/26
DRAWN BY:	NP	08/12/26
CHECKED BY:	IA	08/12/26
APPROVED BY:	JC	08/12/26

PROJECT/TRACKING #	
INTERNAL:	101525.00
MUNICIPAL:	UNASSIGNED
ORIGINAL DATE:	9/25/2025
SHEET	1

Q:\CHA\Projects\101525.00 -HAR-Japul Road\CAD_CAD-CDs\101525 - LS-001 CONCEPT PLAN.dwg 8/12/2026 3:35:28 PM

Harmony Vistas Rezoning

COMMUNITY MEETING REPORT
Petitioner: Harmony Investing

This Community Meeting Report is provided to the City of Statesville Planning Department pursuant to the provisions of the rezoning requirements as specified in the Statesville Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations identified on Exhibit A - Community Meeting Mailing List attached hereto by depositing such notice in the U.S. mail on August 28, 2026. A copy of the written notice is attached as Exhibit B - Community Meeting Notice.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on September 8, 2026 from 6:00PM to 8:00PM at the Unity Center (145 Salisbury Rd, Statesville, NC 28677).

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was held in-person at the time and place noted above and was attended by eight (8) members of the community and Matt Kirkendall of the Statesville Planning and Zoning Department during the two-hour meeting duration. The Petitioner was represented at the Community Meeting by Nic Peters (Merrick and Company). The community member attendance list is provided in Exhibit C – Community Meeting Sign-In Sheet.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioners utilized printed exhibits that described the proposed development and rezoning application. A copy of the exhibits has been provided as Exhibit D – Community Meeting Presentation. The community member Jim (James) Dobson came to the meeting with a written statement to share about the proposed development. A copy of this statement is included as Exhibit E – Community Member Written Statement. All present community members verbally agreed that they all share the concerns written in Jim's statement. The following is a summary of the discussion points with the community members in attendance:

- Community Members were still concerned about a potential connection from Japul Road to the proposed development. The community reiterated their concerns about this potential connection and their opposition to it due to heavier traffic and the existing, unmaintained stream crossing on Japul Road. Community members wanted assurance that a connection would not be made in any form – road, emergency access drive, or trail. The consultant team assured the members that the developer does not want a vehicular or pedestrian connection to Japul Road from the Harmony Vistas development.

- The community members are concerned about the use of Japul Road by construction vehicles for the development of Harmony Vistas. Community members stated that heavy construction vehicles had attempted to use Japul Road to access the Greenbriar Ridge Development despite the lack of connection. Members were concerned that continued confusion about access to Greenbriar Ridge would lead to heavy degradation of Japul Road and the unmaintained stream crossing at the end of the road. Community members want assurances that the road will not be used for construction, a sign denoting Japul Road as a Dead End, and site access instruction for construction vehicles that would prohibit heavy equipment from accessing Japul Road.

- Community members were concerned about vegetation and separation from their existing community and the proposed Harmony Vistas Development. Members want existing vegetation preserved as much as possible and Katherina Weddington requested an eight (8) foot tall privacy fence between their property and the proposed development to be installed by the developer.

- The existing ponds at the end of Japul Road and their continued ecological significance were another concern of the community. Community members have documented sightings of Blue Herons at the pond and were concerned that development would damage potential nest grounds for the herons. Community members requested a analysis of the ponds to determine any potential ecological significance.

- The final concern was about the two acres of land that was removed for the submitted plan. Members were concerned about what this land would be used for and why it was removed from the development. The consultant explained why it was removed and the developer's desire to potentially develop a single family residence as a by-right use under its current zoning classification. Members don't want new houses developed on the land and the potential ecological damage to the nearby ponds. Community Members did not want the plot of land used for development or access to the Harmony Vistas site. Community members were concerned about the ongoing deal between the developer and the Weddingtons about reduction in the right of way on the plot of land and the encroachment from the Weddington property on the proposed development.

- Community members discussed potentially owning lot 18 of the development to be used as private access to their homes in the event the stream crossing at the end of Japul is destroyed. The Weddingtons stated they are planning to discuss this option with the developer in their ongoing discussion about right of way north of their property and the encroachment of their driveway on the proposed Harmony Vistas parcel.

- All community members present agreed they were in favor of the new development that does not show a connection to Japul Road. Community members agreed they would be okay with the development moving forward if lot 18 (shown in Exhibit-D) was removed from the plan and no development would be done on the out-parcel land abutting the Weddington's property. Katherina Weddington, an owner of the lot abutting the outparcel, stated she did not mind if the outparcel was developed for a single-family residence.

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
MERRICK & COMPANY 301 S. MCDOWELL STREET, SUITE 300 CHARLOTTE, NC, 28204	27	27	U.S. POSTAGE PAID CHARLOTTE, NC 28204 AUG 28, 26 AMOUNT $20.25 S2324E501949-19 0000

Postmaster, per *(name of receiving employee)*

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1.	STROUSE MICHAEL A STROUSE SALLIE ANN 453 BROOKFIELD DR STATESVILLE, NC 28625			
2.	MANNS VERONICA RUSSELL ETAL 742 STONECREST DR STATESVILLE, NC 28625			
3.	HORNE TONY C HORNE CAROLYN M 2020 CROUCH ST STATESVILLE, NC 28625			
4.	JACKSON MICHAEL T JR JACKSON KHADIJAH 429 BROOKFIELD DR STATESVILLE, NC 28625			
5.	S3 GREENBRIAR LLC 11509 HIGHLAND FARM RD POTOMAC, MD 20854			
6.	BRATTON MATTHEW JARRED FIELDS JENNIFER L 449 BROOKFIELD DR STATESVILLE, NC 28625			

USPS DOWNTOWN STA
AUG 28 2026
CHARLOTTE NC 28204

PS Form **3665**, December 2024 (Page 1 of 5) PSN 7530-17-000-5549 See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
7.	LECKEY ROBIN G LECKEY PATSY J 445 BROOKFIELD DR STATESVILLE, NC 28625			
8.	FUTCH EDITH M 620 JAPUL RD STATESVILLE, NC 28625			
9.	REID JACQUELINE W 441 BROOKFIELD DR STATESVILLE, NC 28625			
10.	SFR JV-HD TL BORROWER B LLC C/O TRICON RESIDENTIAL/RYAN PO BOX 4900 SCOTTSDALE, AZ 85261			
11.	WASHBURN HELEN E DOBSON JAMES R 415 JAPUL RD STATESVILLE, NC 28625			
12.	WEDDINGTON DALE M WEDDINGTON KATHERINA E 618 JAPUL RD STATESVILLE, NC 28625			

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
		37	
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
25.	ESTRADA AARON MCNEELY JENNIFER 748 STONECREST DR STATESVILLE, NC 28625			
26.	HALL PHYLICIA 2241 BEAUTY ST STATESVILLE, NC 28625			
27.	LOUIS NATHALIE ETAL 2245 BEAUTY ST STATESVILLE, NC 28625			
28.				
29.				
30.				

USPS DOWNTOWN S… AUG 28 2025 CHARLO…

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
	Postmaster, per *(name of receiving employee)*		

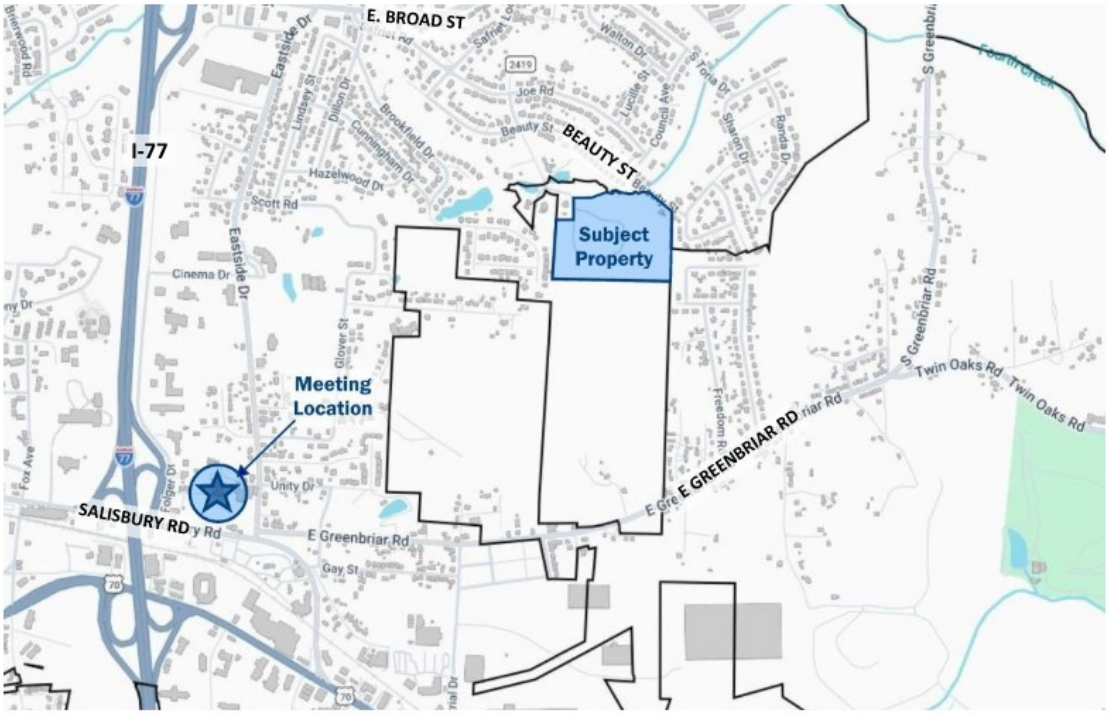
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
19.	SWITEK STEPHEN LAWRENCE 7813 BLUFF POINT LN DENVER, NC 28037			
20.	MONDEZIE TIMOTHY SR MONDEZIE ALBA LUZ 752 STONECREST DR STATESVILLE, NC 28625			
21.	EVERNHAM WILLIAM EVERNHAM SARAH 1810 COUNCIL AVE STATESVILLE, NC 28625			
22.	NEXPOINT SFR SPE 1 LLC 8615 CLIFF CAMERON DR STE 200 CHARLOTTE, NC 28269			
23.	HARMONY INVESTING LLC 246 WHEEL CREST DR WINSTON SALEM, NC 27127			
24.	RHOADS DIXON L REV LIV TRUST RHOADS DIXON L TRUSTEE 45 OAKLEIGH DR BRUNSWICK, OH 44212			

Exhibit B - Community Meeting Notice

NOTICE TO INTERESTED PARTIES OF NEIGHBORHOOD INPUT MEETING

Subject:	Neighborhood Input Meeting – Rezoning Petition filed by Harmony Investing, LLC to rezone +/- 26-acres off of Japul Road
Date & Time of Meeting:	Tuesday, September 8th, 2026 6:00 to 8:00 PM
Place of Meeting:	Unity Center – Holiday Room; 1145 Salisbury Rd, Statesville, NC 28677
Petitioner:	Harmony Investing, LLC

Harmony Investing, LLC (the "Petitioner"), in connection with a Rezoning Petition to be filed with the City of Statesville Planning Department, is seeking to rezone approximately 26-acres located along Beauty Street for the purposes of creating a new residential neighborhood. Here is a map outlining the subject property:



The Petitioner will hold a Neighborhood Input Meeting, prior to the Public Hearing on this Rezoning Petition, for the purpose of discussing this rezoning proposal with nearby property owners and community organizations. City of Statesville records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Please see reverse side for more information...

We hereby notify you, on behalf of the Petitioner, that we will hold a Neighborhood Input Meeting at the **Unity Center**; located at **1145 Salisbury Rd**, Statesville, NC 28677; on **Tuesday, September 8th, 2026,** from **6:00 PM to 8:00 PM**. We will meet in the **Holiday Room** of the Unity Center. The Petitioner's representatives look forward to sharing this rezoning proposal with you and answering any questions that you may have with respect to the Petition.

If you are unable to attend the meeting for any reason, please reach out to the contact below and we will do our best to address any comments or questions you may have about the Petition.

Please contact Ian Anderson at ian.anderson@merrick.com to RSVP.

Date Mailed: August 28, 2026

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

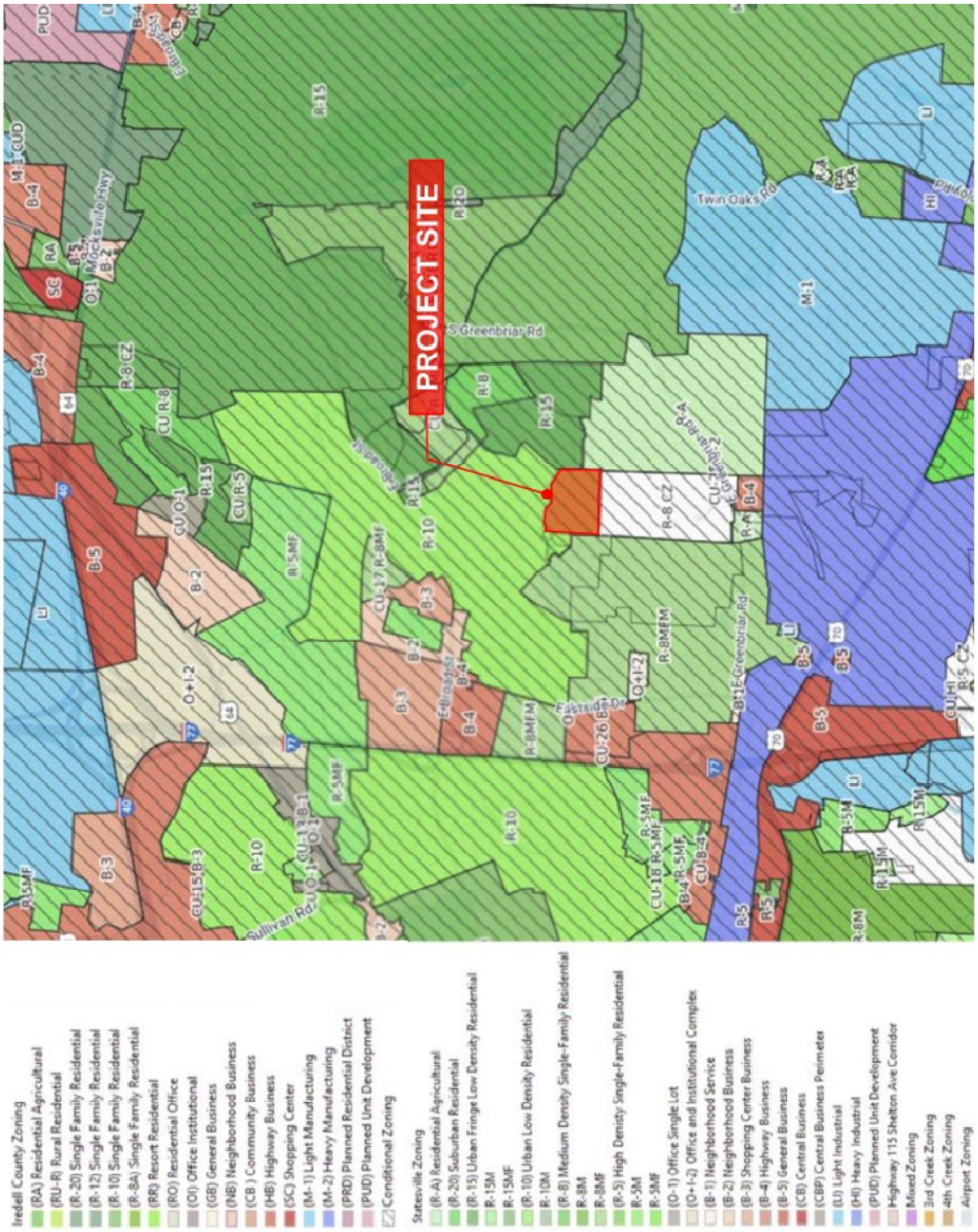
Petitioner: Harmony Investing, LLC

Project: Harmony Vistas Rezoning

Date: September 8th, 2026

Name	Address	Phone	Email
Edith Futch	620 Japul	704 872 9086	
Marie Martin	" "	"	
Dale & Katherine Wedington	618 Japul Rd	704-450-6494	
JIM DOBSON	0415 JAPUL RD	704-770-6601	
HELEN WASHBURN	STATESVILLE	704-770-6600	
Carol Crouse	411 Japul Rd.	704-657-9062	
James Crouse	" "	704-657-4221	

Add additional sheets as needed



ZONING INFORMATION

Existing Zoning: R-10

Proposed Zoning: R-8 CZ

PRELIMINARY

Development Data

Parcel Identification:	4744520359, 4744521676
Zoning Jurisdiction:	City of Statesville
Zoning Classification:	R-10
Proposed Zoning:	R-8 CZ Cluster
Proposed Total Site Acreage:	26.73 ac

Density and Dimensional Standards:

Minimum Lot Size:	6,000 sf or greater
Minimum Lot Width:	50
Minimum Lot Depth:	100'
Maximum Building Height:	35'
Dwelling Unit per Acre:	2.54
Total Units:	68

Building Setbacks:

Front:	20'
Side Yard:	5.5'
Corner / In Side Yard:	10' (25' Perpendicular Access)
Rear Yard:	20'

Open Space Requirements:

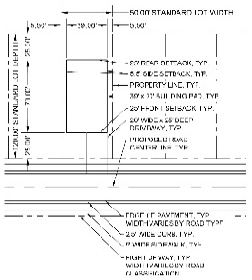
Active Open Space Required: (10% of Site Area)	2.36 ac
Active Open Space Provided:	2.76 ac

Rezoning Conditions

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors such a conservation be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and BMP ponds.
4. Price Scammon approved amenity cameras may be provided by others.
5. A 20' wide easement will be recorded to the City with a 10' wide paved greenway constructed by the development. Upon completion to the City specifications this greenway will be maintained by the City.
6. A roadway connection will be provided to the existing stub on the north side of the adjacent Greystone Ridge subdivision. Construction will not begin on the Harmony Vistas until the Greens at Ridgeland subdivision is constructed and bonded for completion or constructed and accepted by the City of Statesville.
7. The Concept Plan and associated conditions dated 08/08/23, as may be revised pursuant to the applicable provisions of the Ordinance.

Legend

- Active Open Space (Keymap Only)
- Wetlands (Preliminary determination)
- Wetlands Boundary
- Wetlands/Stream Buffer (25' undisturbed)
- Stream Centerline
- Stream Buffer (25' from centerline per UDO)
- FEMA Floodway 0.5
- 100 Year Floodplain
- 500 Year Floodplain
- Proposed Greenway Trail Alignment
- Proposed Supplemental Trail Connectors



Typical Lot Layout

Scale: 1" = 50'

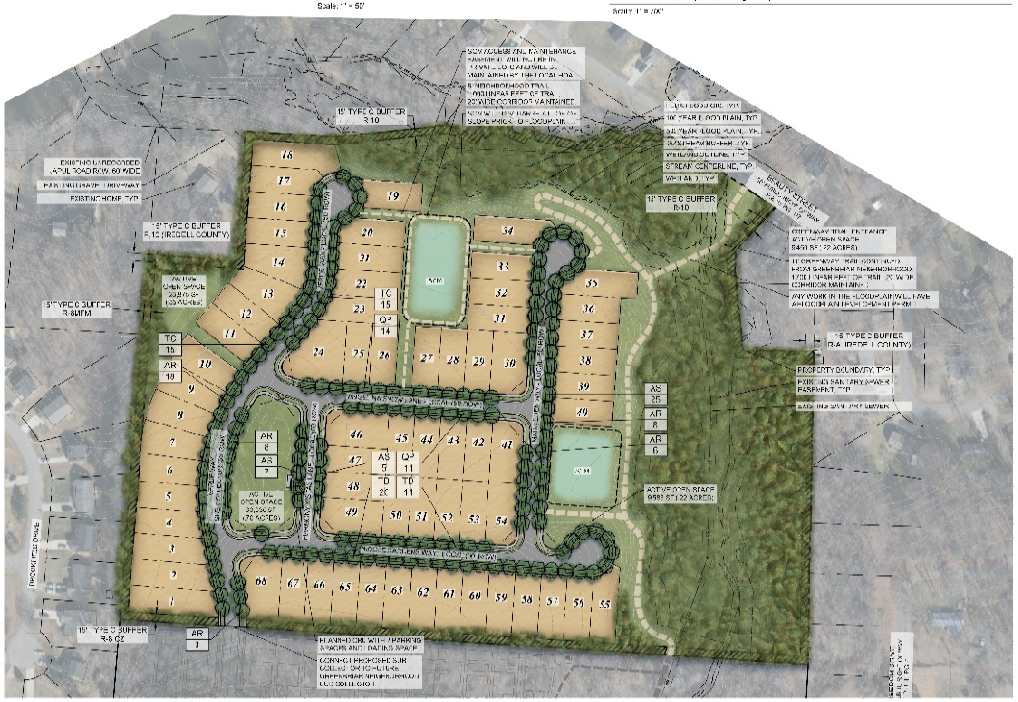


Active Open Space Proposed Improvements

A Open Lawn Play Area, Sidewalks, Seating, Mailbox CBU, Ornamental Plantings
B Sidewalks, Seating, Ornamental Plantings
C Sidewalks, Seating, Ornamental Plantings, Connection to Greenway Trail
D Sidewalks, Seating, Ornamental Plantings
E Greenway Trail and Sidewalk Connections

Active Open Space Keymap

Scale: 1" = 200'



Conceptual Site Plan

Scale: 1" = 100'

Scale: 1" = 100'
0 50 100 200 300 400

I have read and agree to all conditions placed on rezoning case #ZO-_____-_____ as adopted by City Council on the _____ day of _____, 20__.

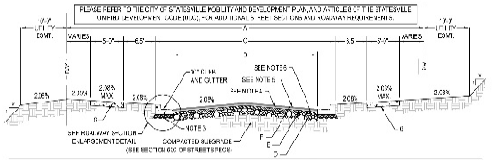
Applicant (signature) Date

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARUM	SUGAR MAPLE
	QP	QUERCUS PHELLOS	WILLOW OAK
	TD	TAXODIUM DISTICHUM	BALD CYPRESS
	TC	TILIA CORDATA	LITTLELEAF LINDEN

Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)	Parcel #	Area (SF)
1	8878	18	8863	35	8941	52	8000
2	7516	19	6304	36	6004	53	8000
3	7100	20	6210	37	6004	54	7100
4	8431	21	6912	38	6004	55	8053
5	8031	22	6569	39	6004	56	8239
6	8122	23	7257	40	6004	57	8237
7	8507	24	11,333	41	7105	58	8237
8	8736	25	8000	42	6000	59	8237
9	9716	26	8000	43	6000	60	8237
10	8736	27	8000	44	6000	61	8237
11	8215	28	8000	45	6000	62	8237
12	8918	29	8000	46	6011	63	8237
13	7847	30	8307	47	6000	64	8237
14	6896	31	8000	48	6000	65	8237
15	8218	32	8000	49	9114	66	8237
16	8217	33	8000	50	6000	67	8237
17	8000	34	8943	51	6000	68	8750

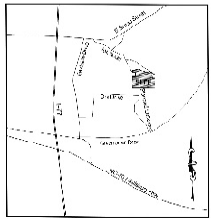
Lot Area Table



STREET SECTION DIMENSIONS

	STREET TYPE	A MIN. RIGHT OF WAY WIDTH	B MINIMUM PAVEMENT WIDTH	C BACK OF CURB TO BACK OF CURB	D ASC STONE ASPHALT BASE	E 19.0 ASPHALT	F SLSC ASPHALT	G SIDEWALK REQUIREMENT
1	LOCAL (10-49 DWELLINGS)	50'	29'	30'	6" STONE & BASE	4"	2"	BOTH SIDES OF STREET
2	SUB-COLLECTOR (50-99 DWELLINGS)	60'	36'	31'	8" STONE & BASE	4"	2"	BOTH SIDES OF STREET
3	LOCAL (100-249 DWELLINGS)	60'	29'	31'	6" STONE & BASE	2.5"	2"	BOTH SIDES OF STREET

Statesville Standard Road Cross Section



Vicinity Map

Not to Scale

This is not a stable process, all are provided by Connectivity Public Review. To coordinate electric routing, and for any construction related services please contact Engineering Services at SPEngineering@statesvillenc.net or (704) 637-0154

PRELIMINARY
NOT FOR PERMITTING OR CONSTRUCTION

MERRICK
5971 KINGSTOWNE LOOP
SUITE 300
SAN ANTONIO, TEXAS
PHONE: 704 529 6200

PREPARED FOR:
Harmony Investing L.C
3235 Market St. Suite 100
Las Vegas, NV 89121

REVISIONS			
REV	DESCRIPTION/COMMENTS	DATE	

Harmony Vistas
Statesville, NC
Conditional Rezoning
Concept Plan

SCALE

		DATE
DESIGN BY:	AP	08/2023
DRAWN BY:	AP	08/2023
CHECKED BY:	IK	08/2023
APPROVED BY:	JC	08/2023

PROJECT TRACKING #
INTERNAL: 10125000
MUNICIPAL: RNGD-0040
ORIGINAL DATE: 8/2/2023

SHEET 1

C:\CAD\Projects\10125000 - HAR Jacob Road\CAD\Re-zoning\2023.08.10 - Conditional Rezoning Concept Plan.dwg 8/2/2023 2:07:51 PM

MERRICK
PREPARED FOR
Harmony Investing
I I C
REVISIONS
PRELIMINARY
NOT FOR PERMITTING
OR CONSTRUCTION
Harmony Vistas
Statesville, NC
Conditional Rezoning
Concept Plan
SCALE
DESIGN BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE
PROJECT MANAGER
INTERNAL
MUNICIPAL
ORIGINAL DATE
SHEET
1
NOT FOR PERMITTING OR CONSTRUCTION
PRELIMINARY

JAPUL ROAD / HARMONY VISTAS

Neighborhood Input Meeting — September 8, 2026

Opening Statement of Adjacent Property Owners

Before we open the meeting for comments from everyone here, I would like to take a few minutes to clearly state our primary concerns and, more importantly, the protections we are asking you to convey directly to Mr. Marconi.

I want to begin with something important.

We understand that this property is going to be developed.

We recognize Mr. Marconi's right to pursue reasonable development of his property, and we are not here simply because we oppose new homes being built.

What we are asking is equally reasonable:

Harmony Vistas should be developed in a manner that protects the people, homes, road, bridge, pond, waterways and established natural environment that are already here.

We are the people who will continue living beside this development long after the construction equipment and development companies have left. The permanent consequences therefore matter greatly to us.

Japul Road

Our first and most important request remains **no vehicular connection whatsoever between Harmony Vistas and Japul Road.**

We appreciate that the proposed connection has now been removed.

But we need something stronger than an expression of the developer's current intention.

We are asking that **no vehicular connection to Japul Road be incorporated into the conditional rezoning, concept plan and final development approvals to the fullest**

We are asking that **no vehicular connection to Japul Road be incorporated into the conditional rezoning, concept plan and final development approvals to the fullest extent legally available**, so that a future owner, builder, subsequent phase or amended plan cannot simply resurrect the connection later.

No connection needs to mean no connection—not just today, but permanently.

Heavy equipment, our bridge and construction traffic

We are already experiencing a problem that demonstrates exactly why this matters.

Heavy equipment and construction vehicles are currently traveling Japul Road apparently looking for access to the existing Greenbriar entrance serving the larger adjoining development.

Japul Road does not have infrastructure designed to serve as a construction route for major residential development.

Of particular concern is our existing bridge and the waterways beneath and around it.

We are concerned not only about structural damage, but about the environmental consequences that could result from bridge failure or roadway damage—including erosion, sedimentation and disturbance of the waterways.

Why accept that unnecessary risk when these projects have designated access elsewhere?

We therefore ask Mr. Marconi to work proactively with the City and whichever governmental agencies have jurisdiction to ensure that Harmony Vistas construction traffic is routed exclusively through its approved construction entrance and **never across Japul Road or our bridge.**

We also ask Harmony Investing to assist with the cost of appropriate professional signage and traffic controls if permitted by the responsible governmental agency.

That could include **DEAD END, NO THROUGH TRUCKS or NO CONSTRUCTION TRAFFIC signage**, and, if an engineering evaluation establishes an appropriate bridge capacity, **properly authorized weight-limit signage.**

We are not asking anyone to arbitrarily declare a weight limit. We are asking that the bridge be professionally evaluated if necessary and appropriately protected **before damage occurs rather than after.**

We also ask that contractors, subcontractors, material suppliers and heavy-equipment operators working on Harmony Vistas receive written routing instructions specifically prohibiting construction access from Japul Road.

Prevention costs considerably less than repairing a bridge, roadway or waterway after it has been damaged.

Separation from existing homes

Our next request is straightforward.

We want the development placed as far away from the existing Japul Road homes and waterways as legally and reasonably possible.

We understand houses will be built.

But where there is discretion concerning building envelopes, lot orientation, roads, stormwater facilities, open space, landscaping and preservation of existing vegetation, we ask Mr. Marconi to use that discretion to create **greater separation**, rather than designing everything to the absolute minimum permissible setback.

Existing mature vegetation should be preserved wherever reasonably possible and meaningful natural and landscaped buffers should separate this subdivision from the existing Japul Road properties.

Good development should transition into an existing neighborhood rather than overwhelm it.

Our pond, waterways and great blue herons

There is another issue that has become increasingly important to us.

The pond adjoining **415 and 419 Japul Road** also adjoins the proposed development area.

This pond isn't simply a drainage feature or a blue area on a development map.

It is an established aquatic ecosystem and wildlife habitat.

We have now photographed great blue herons actively using the pond.

We are not claiming tonight that seeing a great blue heron automatically prohibits development, nor are we claiming without professional confirmation that we have an established nesting colony.

Instead, we intend to ask the North Carolina Wildlife Resources Commission to evaluate the pond and surrounding habitat and determine whether nesting activity exists and what protections or development buffers may be appropriate.

If wildlife professionals determine that an established nesting area exists or recommend additional separation, habitat buffers, vegetation preservation or seasonal construction limitations, **we expect those recommendations to be seriously considered before adjoining lots and building envelopes are finalized.**

We also want every legally applicable **pond, stream, wetland, riparian, stormwater and environmental buffer or setback professionally identified and clearly depicted on the development plans.**

And where Mr. Marconi has the ability to provide more separation than the bare legal minimum, **we respectfully ask him to do so.**

The closer development gets to this pond, the greater our concern becomes.

The approximately 1.23-acre tract

This brings us directly to the approximately **1.23-acre tract** that we understand may remain separate and potentially be sold or developed later.

Because of its relationship to our properties and the pond, this is not an insignificant leftover piece of property to us.

We want to know precisely where that parcel is located, who will own it following this development, whether it is included in tonight's rezoning and annexation proposal, what access rights it possesses, and what future development is contemplated.

Most importantly, **we don't want acreage excluded from today's proposal only to become tomorrow's separate development issue immediately beside our homes and pond.**

If wildlife habitat, waterway protections or other environmental restrictions affect the developable area of that property, we want those matters investigated before assumptions are made about what can eventually be constructed there.

Why did approximately 28 acres become approximately 26 acres?

We also need a direct explanation concerning the acreage.

The neighborhood notice we received for the November 18, 2025 meeting described the rezoning proposal as approximately **28 acres along Japul Road.**

The notice for tonight's September 8, 2026 meeting now describes approximately **26 acres off Japul Road.**

We therefore respectfully ask:

What land was removed?

Why was it removed?

Who owns the removed acreage?

Is any of that change related to the approximately 1.23-acre tract?

And:

What is intended for whatever property is no longer included?

We aren't making accusations about the change. **We're asking for transparency and an explanation.**

Our position regarding Harmony Vistas

Finally, gentlemen, this is the message I particularly ask you to convey directly and accurately to Mr. Marconi.

The Japul Road residents would prefer cooperation to confrontation.

We recognize his property rights.

We understand that development is proposed.

And we are willing to work constructively toward an outcome in which Harmony Vistas and the existing Japul Road community can coexist.

But cooperation works both ways.

Our willingness to participate constructively should never be interpreted as our consent to this rezoning or annexation regardless of its conditions.

We will not simply be railroaded into accepting avoidable impacts upon our homes, property, road, bridge, pond and waterways because those impacts make development easier.

What we're requesting is reasonable:

Permanently protect Japul Road from subdivision access. Keep construction traffic and heavy equipment off Japul Road and our bridge. Provide appropriate signage and traffic protections. Maximize separation between new construction and existing homes. Preserve meaningful buffers. Protect our pond and waterways. Allow wildlife professionals to evaluate the great blue heron habitat. Explain the acreage discrepancy. And be completely transparent concerning the future of the approximately 1.23-acre tract.

Most importantly:

Where these commitments can legally be incorporated into the rezoning, concept plan or development approvals, put them on paper.

If Mr. Marconi works with us in good faith on these matters, **there is a path forward.**

But if these legitimate concerns aren't addressed, then he should understand equally clearly that the affected property owners reserve the right to **formally oppose this rezoning and annexation and to exercise every lawful administrative and judicial remedy available to protect our properties, infrastructure and natural resources.**

We don't want that fight.

But we are prepared to protect what we have if cooperation fails.

Mr. Marconi has an opportunity to build his development while demonstrating respect for the community that will remain here after construction is finished.

That's what we're asking him to do.

We're not asking Harmony Vistas to accommodate every preference of Japul Road.

We're asking that Japul Road not be required to bear the unnecessary consequences of Harmony Vistas.

With that said, I'd like to open the discussion so that our neighbors can raise their questions and concerns as well.

Thank you.

ORDINANCE NO._____
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM R-10 (URBAN LOW DENSITY SINGLE-FAMILY) ZONING DISTRICT TO R-8 CZ (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) CONDITIONAL ZONING DISTRICT

ZC26-11 Beauty Street Harmony Vistas Subdivison
Beauty Street, Statesville, NC
Iredell County Tax Map Parcel #'s 4754-25-4679 and 4754-35-2055

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 19, 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 R-10 (Urban Low-Density Single Family) Zoning District to R-8 CZ (Medium Density Single-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on **October 8th and 15th, 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;

WHEREAS, the property is subject to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM ponds.
4. Police Department approved security cameras may be provided by others.
5. A 20' wide easement will be dedicated to the City with a 10' wide paved greenway constructed by the development. Upon completion to the City's specifications, the greenway will be maintained by the City.
6. A roadway connection will be provided to the existing stub on the north side of the adjacent Greenbriar Ridge subdivision. Construction will not begin within Harmony Vistas until the Greenbriar Ridge roadway connection is constructed and bonded for completion or constructed and accepted by the City of Statesville.
7. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

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

BEGINNING at a 1/2" Iron Pipe along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common front property corner of Parcel numbers 475425534, 4754250523 and 4754254679 (herein Subject Property Tract 1), and being the **Point Of BEGINNING**; Thence with **Subject Property Tract 1,** N 06°02'21" E, crossing said Japul Road, a distance of 78.79' to a 1" Iron Pipe located North of the Right-of-Way near a Pond, being a common property corner with

Parcel 4754251727;
Thence N 04°31'37" E, 51.12' to a Computed Point within said Pond, common property corner with Parcel 4754254679;
Thence N 84°40'26" E, 168.22' to a Computed Point within said Pond and a Creek, being a common property corner with Parcel 4754254679 (herein Subject Property Tract 3)
Thence with **Subject Property Tract 3**, three (3) courses being Computed Points, as follows:

1) S 75°08'13" E, 36.85';
2) S 81°53'15" E, 68.30';
3) N 87°12'01" E, crossing an Existing 20' Sanitary Sewer Easement (DB 701 PG 738), a distance of 36.81', being a common property corner of said Parcel 475425467 and Lots 6 thru 10, PB 42 PG 91;

Thence with said Parcels and Creek, twenty-three (23) courses being Computed Points, as follows:

1) S 86°46'36" E, 50.52';
2) N 80°34'49" E, 30.77';
3) N 89°02'34" E, 32.91';
4) S 47°23'43" E, 61.51';
5) S 78°11'25" E, 26.59';
6) S 48°11'16" E, 62.96';
7) S 03°39'47" W, 38.14';
8) S 78°45'57" E, 29.31';
9) S 63°59'25" E, 29.04';
10) N 28°13'06" E, 28.25';
11) S 47°08'34" E, 17.56';
12) N 56°15'36" E, 32.90';
13) S 71°51'06" E, 24.56';
14) S 06°56'31" W, 14.62';
15) S 68°46'34" E, 18.68';
16) N 29°34'07" E, 12.63';
17) S 72°06'21" E, 29.33';
18) S 76°49'13" E, 76.08';
19) N 81°02'14" E, 42.91';
20) N 48°02'47" E, 27.14';
21) S 67°04'49" E, 47.19';
22) N 58°39'38" E, 24.27';
23) S 85°35'28" E, 45.48', located along the Southeastern Right-of-Way of Beauty Street (60' Public R/W per PB 16 PG 100, PG 73 PG 127 and PB 42 PG 92), and being a common property corner of Parcel 475425467 and Parcel 4754352055 (herein Subject Property Vacant Tract);

Thence with said **Subject Property Vacant Tract** and Right-of-Way margin, S 55°54'21" E, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 252.56' to a Rebar along the R/W margin, being a common property corner of Parcel 4754353465;
Thence three (3) courses as follows:

1) S 43°12'48" W, 110.00' to a Rebar;
2) S 03°40'33" W, 40.13' to a Rebar;
3) S 04°57'16" E, 25.77' to a Rebar, common corner with Parcel 4754353461;

Thence two (2) courses as follows:

1) S 05°45'45" E, 129.15' to a Computed Point;
2) S 89°07'27" E, 135.73' to a Computed Point, being a common property corner with Parcel 4754355226;

Thence S 01°00'59" W, 60.62' to a 1/2" Iron Pipe, common property corner with Parcel

4754354193;
Thence S 00°58'56" W, 160.01' to an Angle Iron, common property corner with Parcel 4754355085 and 4754345927;
Thence S 00°49'41" W, 109.55' to an Angle Iron, common property corner with Parcel 4754345807, Lot 97, PB 11 PG 4;
Thence two (2) courses with Lots 97 thru 99, PB 11 PG 4, as follows

1) S 01°43'40" W, 96.52' to a Rebar;
2) S 00°31'52" W, 174.96' to a 1/2" Iron Pipe, common property corner with Parcel 4754236335;

Thence N 86°14'01" W, crossing said Existing 20' Sanitary Sewer Easement, for a distance of 375.97' to a 1" Iron Pipe, common property corner with Subject Property Tract 3;
Thence with **Subject Property Tract 3,** N 86°16'00" W, 781.77' to a Rebar, common property corner with Parcel 4754254679, Subject Property Tract 2;
Thence with **Subject Property Tract 2,** N 86°15'57" W, 170.42' to a 1" Iron Pipe, being a common property corner with Parcel 4754149791, Lot 35, PB 34 PG 10;
Thence six (6) courses with Lots 30 thru 35, PB 34 PG 10, as follows:
1) N 04°44'19" E, 27.26' to a Rebar;
2) N 04°18'54" E, 79.83' to a Rebar;
3) N 04°25'47" E, 80.40' to a Rebar;
4) N 04°23'20" E, 93.18' to a Rebar;
5) N 04°24'43" E, 104.72'to a Rebar;
6) N 04°19'34" E, 114.03' to a Stone;

Thence N 04°59'10" E, 204.87' to a Rebar, being a common property corner with Parcel 4754250523, 475425534 and Subject Property Tract 3;
Thence S 85°47'59" E, 169.12' to a Rebar, being a common property corner with Subject Property Tract 3;
Thence with **Subject Property Tract 3,** N 04°12'37" E, 219.61' to a Rebar along the Southern Right-of-Way of said Japul Road and an Access Easement, common property corner with Parcel 475425534 and **Subject Property Tract 1**;
Thence with **Subject Property Tract 1** and said R/W margin two (2) courses as follows:
1) N 41°48'50" W, 40.75' to a Rebar;
2) N 87°16'46" W, 137.80' to the **Point of BEGINNING**;

Having an area of 1,238,046 square feet, 28.422 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

Parcel # 4754254679, Tract 1

BEGINNING at a 1/2" Iron Pipe along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common front property corner of Parcel numbers 475425534, 4754250523 and 4754254679 (herein Subject Property Tract 1), and being the **Point Of BEGINNING**; Thence with **Subject Property Tract 1,** N 06°02'21" E, crossing said Japul Road, a distance of 78.79' to a 1" Iron Pipe located North of the Right-of-Way near a Pond, being a common property corner with Parcel 4754251727;
Thence N 04°31'37" E, 51.12' to a Computed Point within said Pond, common property corner with Parcel 4754254679; thence N 84°40'26" E, 168.22' to a Computed Point within said Pond and a Creek, being a common property corner with Parcel 4754254679, Tract 3;
Thence with the common line of Tract 1 and Tract 3, S 04°38'18" W, 28.82' to a Rebar;
Thence S 04°43'53" W, 153.64' to a Rebar along the Southern Right-of-Way of said Japul Road and an Access Easement, common property corner with Parcel 475425534;
Thence with Tract 1 and said R/W margin two (2) courses as follows:
1) N 41°48'50" W, 40.75' to a Rebar;

2) N 87°16'46" W, 137.80' to the **Point of BEGINNING**;
Having an area of 23,946 square feet, 0.55 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

Parcel # 4754254679, Tract 2
BEGINNING at a 1/2" Iron Pipe along the Southern Right-of-Way margin of Japul Road (60' Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common front property corner of Parcel numbers 475425534, 4754250523 and 4754254679, Tract 1);
Thence with Tract 1 and said R/W margin two (2) courses as follows:
1) S 87°16'46" E, 137.80' to a Rebar
2) S 41°48'50" E, 40.75' to a Rebar, being a common property corner with Parcel 4754254679, Tract 3;

Thence S 04°12'37" W, 219.61' to a Rebar, common property corner with Parcel 4754254679, (herein Subject Property Tract 2), and being the **Point Of BEGINNING**;
Thence with **Subject Property Tract 2** and the common line of Tract 3, **S** 04°27'40" W, 702.89' to a Rebar, common property corner with Parcel 4754236335;
N 86°15'57" W, 170.42' to a 1" Iron Pipe, being a common property corner with Parcel 4754149791, Lot 35, PB 34 PG 10;
Thence six (6) courses with Lots 30 thru 35, PB 34 PG 10, as follows:
1) N 04°44'19" E, 27.26' to a Rebar;
2) N 04°18'54" E, 79.83' to a Rebar;
3) N 04°25'47" E, 80.40' to a Rebar;
4) N 04°23'20" E, 93.18' to a Rebar;
5) N 04°24'43" E, 104.72'to a Rebar;
6) N 04°19'34" E, 114.03' to a Stone;

Thence N 04°59'10" E, 204.87' to a Rebar, being a common property corner with Parcel 4754250523 and 475425534;
Thence S 85°47'59" E, 169.12' to the **Point of BEGINNING**;
Having an area of 119,925 square feet, 2.75 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25
Parcel # 4754342055, Vacant Tract
BEGINNING at a Rebar along the Southeastern Right-of-Way of Beauty Street (60' Public R/W per PB 16 PG 100, PG 73 PG 127 and PB 42 PG 92), and being a common property corner of Parcel 4754353465 and Parcel 4754352055 (herein Subject Property Vacant Tract), and being the **Point Of BEGINNING**;
Thence with said **Subject Property Vacant Tract** and Right-of-Way margin, three (3) courses as follows:
1) S 43°12'48" W, 110.00' to a Rebar;
2) S 03°40'33" W, 40.13' to a Rebar;
3) S 04°57'16" E, 25.77' to a Rebar, common corner with Parcel 4754353461;

Thence two (2) courses as follows:
1) S 05°45'45" E, 129.15' to a Computed Point;
2) S 89°07'27" E, 135.73' to a Computed Point, being a common property corner with Parcel 4754355226;

Thence S 01°00'59" W, 60.62' to a 1/2" Iron Pipe, common property corner with Parcel 4754354193;
Thence S 00°58'56" W, 160.01' to an Angle Iron, common property corner with Parcel 4754355085 and 4754345927;
Thence S 00°49'41" W, 109.55' to an Angle Iron, common property corner with Parcel 4754345807, Lot 97, PB 11 PG 4;

Thence two (2) courses with Lots 97 thru 99, PB 11 PG 4, as follows

1) S 01°43'40" W, 96.52' to a Rebar;
2) S 00°31'52" W, 174.96' to a 1/2” Iron Pipe, common property corner with Parcel 4754236335;

Thence, N 86°14'01" W, crossing said Existing 20’ Sanitary Sewer Easement, for a distance of 375.97' to a 1” Iron Pipe, common property corner with Parcel Tract 3;
Thence with Parcel 4754254679, Tract 3, four (4) courses as follows:

1) N 08°35'05" E, 808.76' to a Rebar
2) Thence N 14°21'07" W, 58.19’ to a Rebar;
3) Thence N 01°29'51" W, 118.69’ to a Rebar;
4) Thence N 00°45'51" W, 20.20’ to a Computed Point along the Right-of-Way margin of said Beauty Street;

Thence with said Right-of-Way margin, S 55°54'21" E, crossing said Existing 20’ Sanitary Sewer Easement, for a distance of 252.56' to the **Point of BEGINNING**;
Having an area of 253,384 square feet, 5.82 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

Parcel # 4754254679, Tract 3
BEGINNING at a Rebar along the Southeastern Right-of-Way of Beauty Street (60’ Public R/W per PB 16 PG 100, PG 73 PG 127 and PB 42 PG 92), and being a common property corner of Parcel 4754353465 and Parcel 4754352055, Vacant Tract;
Thence with said Right-of-Way margin, N 55°54'21" W, crossing said Existing 20’ Sanitary Sewer Easement, for a distance of 252.56' to a Computed Point, being the common property corner of said Vacant Tract and Parcel 4754254679, Tract 3, (herein Subject Property Tract 3), and being the **Point of BEGINNING**;
Thence with said common line of **Subject Property Tract 3** and Vacant Tract, four (4) courses as follows:

1) S 00°45'51" E, 20.20’ to a Rebar;
2) S 01°29'51" E, 118.69’ to a Rebar;
3) S 14°21'07" E, 58.19’ to a Rebar;
4) S 08°35'05" W, 808.76' to a 1” Iron Pipe, common property corner with Parcel 4754236335;

Thence N 86°16'00" W, 781.77' to a Rebar, common property corner with Parcel 4754254679, Tract 2;
Thence with said common line**,** N 04°27'40" E, 702.89' to a Rebar, common property corner with Parcel 475425534;
Thence N 04°12'37" E, 219.61' to a Rebar along the Southern Right-of-Way margin of Japul Road (60’ Public R/W per PB 6 PG 75, PB 13 PG 55, DB 640 PG 857), and an Access Easement (DB 671 PG 232), being the common property corner of Parcel numbers 475425534 and 4754254679, Tract 1);
Thence with the common line of Tract 1 and Tract 3, N 04°43'53" E, 153.64' to a Rebar
Thence N 04°38'18" E, 28.82' to a Computed Point between a Pond and a Creek, and being a common property corner with Parcel 475425855,
Thence three (3) courses being Computed Points, as follows:

1) S 75°08'13" E, 36.85';
2) S 81°53'15" E, 68.30';
3) N 87°12'01" E, crossing an Existing 20’ Sanitary Sewer Easement (DB 701 PG 738), a distance of 36.81’, being a common property corner with said Parcel 475425467 and Lots 6 thru 10, PB 42 PG 91;

Thence with said Parcels and Creek, twenty-three (23) courses being Computed Points, as follows:

1) S 86°46'36" E, 50.52';
2) N 80°34'49" E, 30.77';
3) N 89°02'34" E, 32.91';
4) S 47°23'43" E, 61.51';
5) S 78°11'25" E, 26.59';
6) S 48°11'16" E, 62.96';
7) S 03°39'47" W, 38.14';
8) S 78°45'57" E, 29.31';
9) S 63°59'25" E, 29.04';
10) N 28°13'06" E, 28.25';
11) S 47°08'34" E, 17.56';
12) N 56°15'36" E, 32.90';
13) S 71°51'06" E, 24.56';
14) S 06°56'31" W, 14.62';
15) S 68°46'34" E, 18.68';
16) N 29°34'07" E, 12.63';
17) S 72°06'21" E, 29.33';
18) S 76°49'13" E, 76.08';
19) N 81°02'14" E, 42.91';
20) N 48°02'47" E, 27.14';
21) S 67°04'49" E, 47.19';
22) N 58°39'38" E, 24.27';
23) S 85°35'28" E, 45.48' to the **Point Of BEGINNING**;

Having an area of 840,792 square feet, 19.30 Acres, more or less, as shown on a survey by Metrolina Land Surveying, Inc., dated 6/20/25.

This ordinance was introduced for first reading by Councilmember_____, seconded by Councilmember_____, and unanimously carried on the **19th day of October 2026.**

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the **2nd day of November 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 **2nd day of November 2026**.

CITY OF STATESVILLE

_____
J. Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

_____
City Clerk

To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: October 19, 2026

Subject: Rezoning

Case: ZC26-11 Beauty Street (Harmony Vistas Subdivision)

Address: Approximately 26-acre site located along Beauty St

☐ **Option 1: Approve (Staff and Planning Board Recommendation)**
The zoning amendment is **hereby approved** with the agreed upon conditions and is consistent with the City's comprehensive land use plan. Specifically, because the site is a single-family home infill site. The request is reasonable, and in the public interest because access will be through public streets, sidewalks, and the greenway between Greenbriar Ridge and the proposed site.

☐ **Option 3: Deny**
The zoning amendment is hereby denied even though it is consistent with the City's comprehensive land plan. However, the proposal is not reasonable, nor in the public interest because of the reliance on Greenbriar Ridge development that is still under construction.

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

Page Intentionally Left Blank

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/7/2026 4:18 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of annexation request AX26-10: Beauty Street (Harmony Vistas Subdivision), filed by Mr. Mark Miserocchi of Harmony Investing LLC, for 26.78 parcels located along Beauty Street.

---

1. **Summary of Information:**
   The property is approximately 26.78 acres, located along Beauty Street. The applicant is requesting the annexation of the properties concurrently with a conditional rezoning request to build a new subdivision with up to 70 single-family homes.

   - Ward: The is adjacent to voting Ward 1. The infill site is contiguous to the primary corporate limits to the north (Jan Joy Acres subdivision), to the west (John L Hope subdivision), and south (Greenbriar subdivision).

   - Planning: The site is currently in the City's extraterritorial zoning jurisdiction (ETJ). The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. This is within the Tier 1 Growth Area, indicating it is appropriate for infill development.

   - Fire: The site is within a 4-minute response from Station 3, and there are no concerns from fire.

   - Police: No concerns at this time, additional staffing will be requested as population rises.

   - Water/Sewer: Expect no issues with water or sewer. Eight-inch waterline in Beauty Street. Existing 8-in sewer to east is also used by new Greenbriar Ridge development. Allowed sewer capacity in reach is approximately 487 kgal/d, or approximately 1,300 houses (this development would bring use to about 15% capacity [10 existing parcels +/- plus 121 units from Greenbriar Ridge plus 70 units from Japul Road]).

   - Electricity: The site is in Statesville's Public Power exclusive territory and can be served.

   - Stormwater: The site has floodplain on the property, post-construction stormwater controls will be required.

2. **Previous Council or Relevant Actions:**
   City Council will hear the public hearing and consider passing the first reading of the conditional

rezoning (ZC26-11) on October 19, 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

   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 parcels is $177,960 and the estimated value at full buildout is to be determined.

5. **Consequences for Not Acting:**
   The property owner(s) may explore by right development option(s).

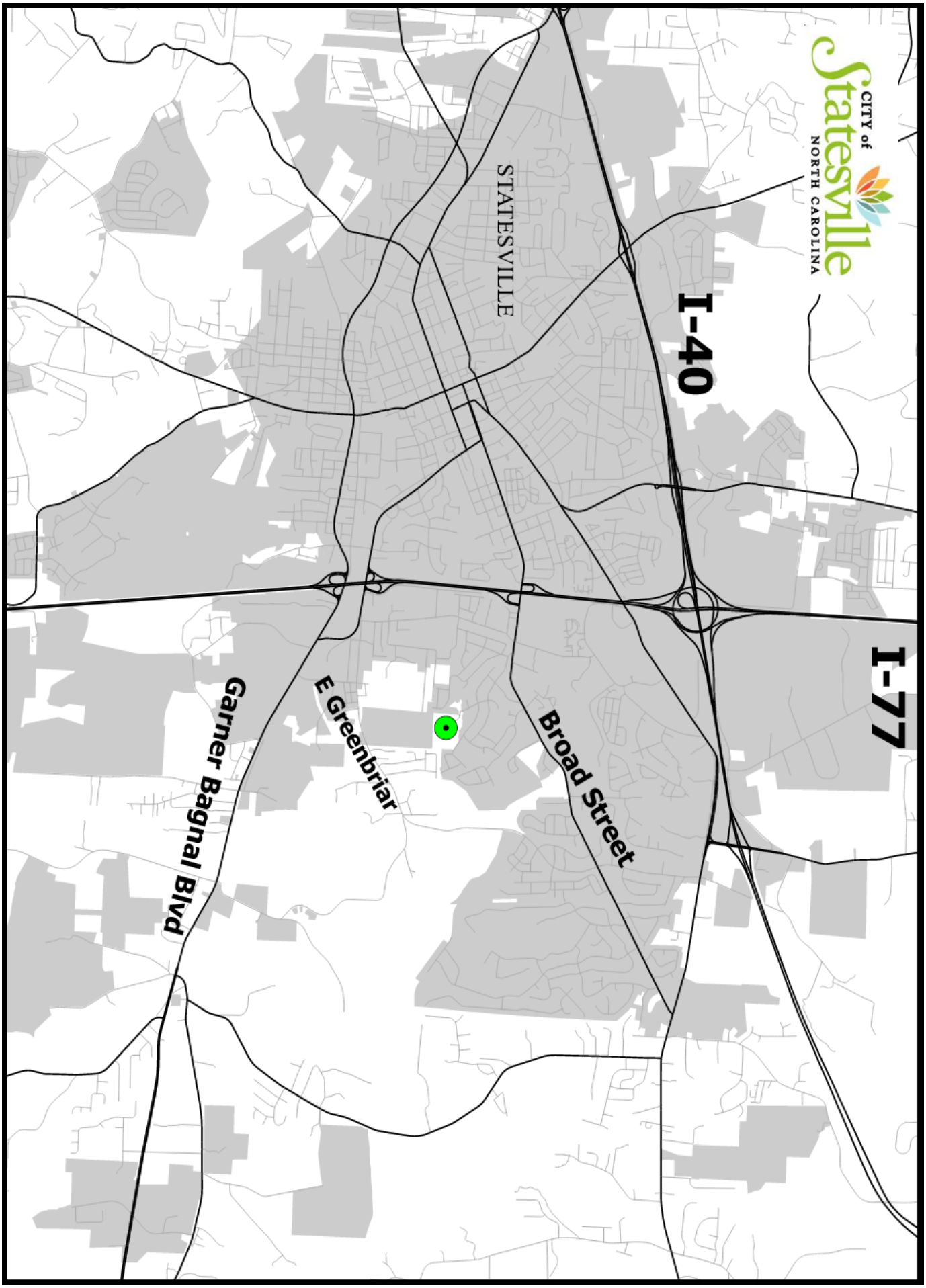
6. **Department Recommendation:**
   The site meets the statutory requirements for contiguous annexation.

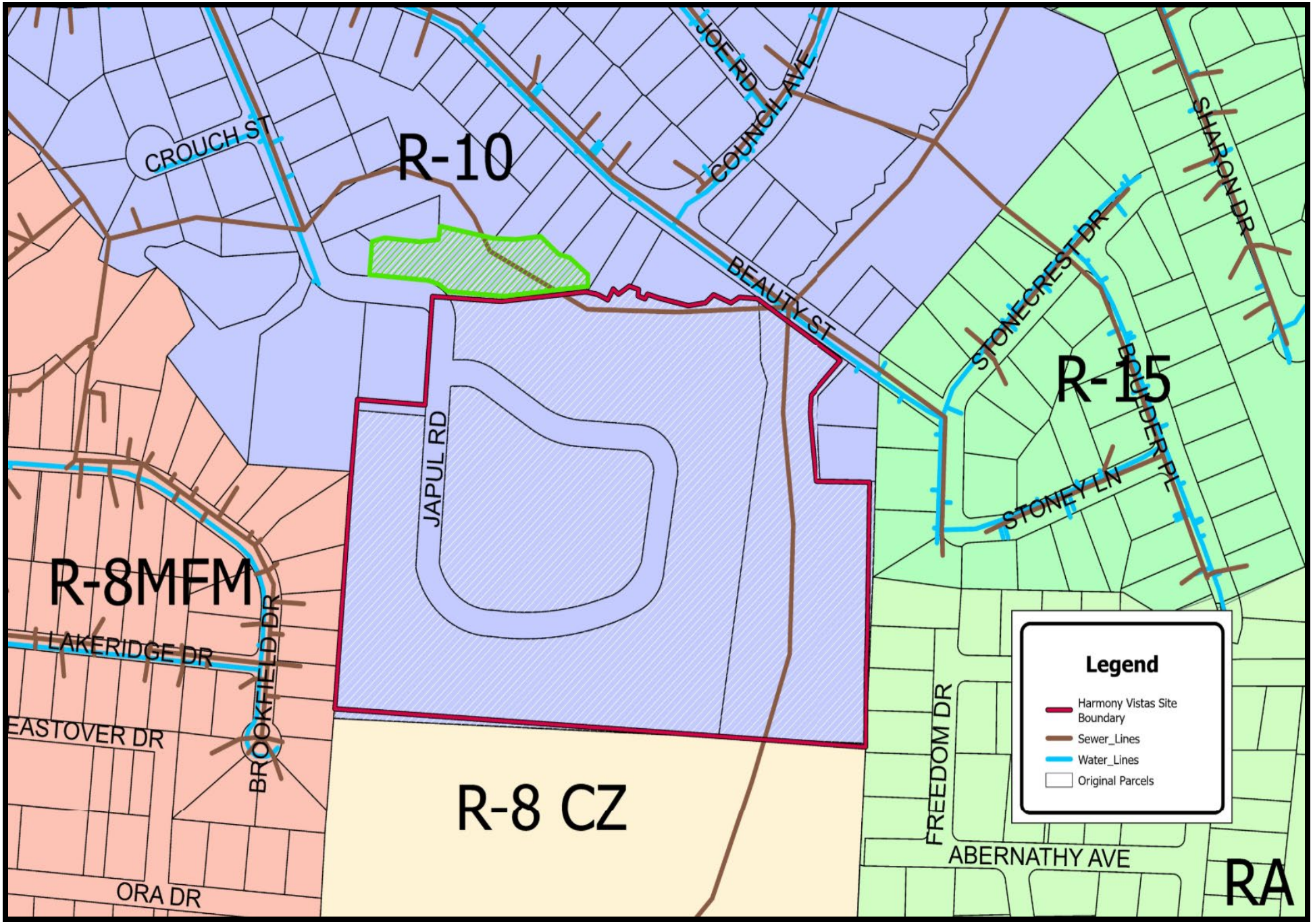
7. **Manager Comments:**
   Concur with department recommendation.

8. **Next Steps:**
   If approved, the second reading will be November 2, 2026.

9. **Attachments:**
   1. Packet Maps AX26-10 Beauty Street (Harmony Vistas)
   2. Ordinance Annexation AX26-10 Beauty Street (Harmony Vistas) (3)

Location Map



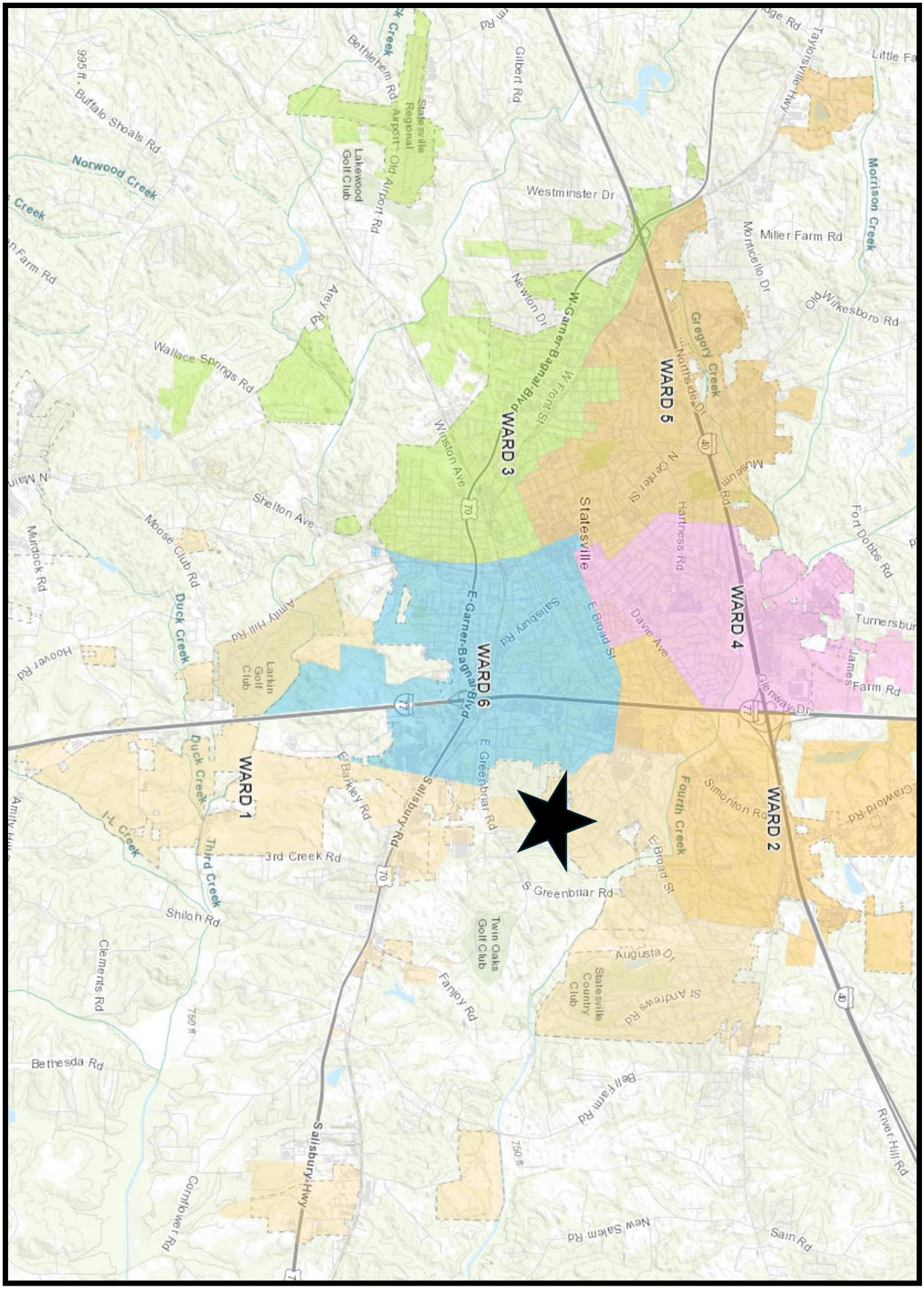


Current Zoning and Utilities Map

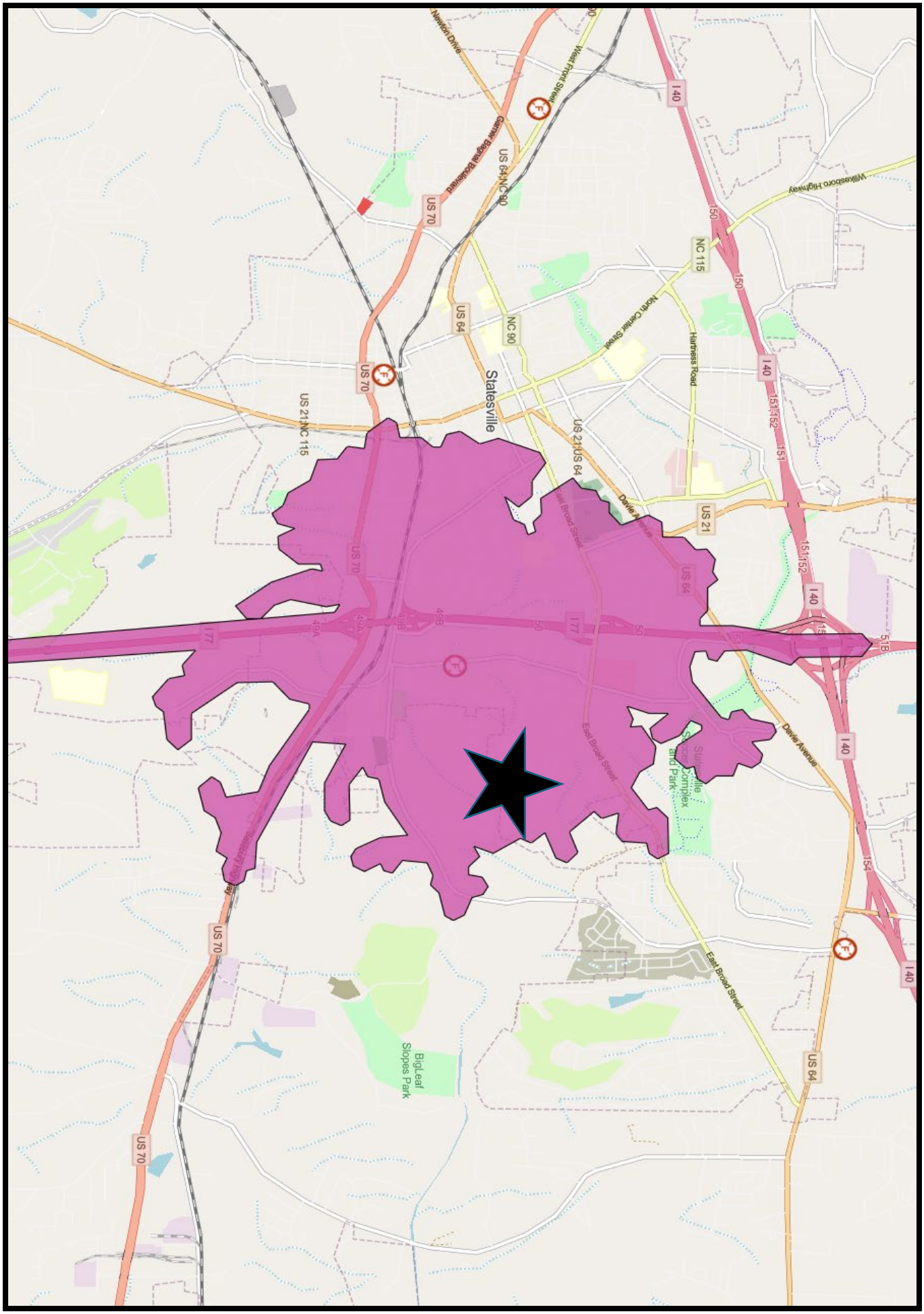
Site Photo – View from Greenbriar Ridge Development



Election Ward Map



SFD Four Minute Response Time Station 3 AX26-01 Japul Road



ORDINANCE NO. _____

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

AX26-10 Beauty Street Harmony Vistas Subdivision
Parcel #'s 4754-25-4679 and 4754-35-2055

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-31, to annex the 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 19th day of October 2026 after due notice by publication on the 8th day of October 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 November 30, 2026, at 11:59 p.m.

City of Statesville, Iredell County Beauty Street, Proposed New Tract 2
Part of Parcel #4754254679 (DB 2153 PG 561) & Parcel #4754352055 (DB 782 PG 725)
Date: 08/18/2026

BEGINNING at a #4 Rebar set being a proposed corner of the New Tract 1 thence S 86°16'00" E a distance of 170.83' to a #4 Rebar set;
Thence N 84°08'40" E a distance of 212.99' to a Computed point in a creek;
Thence S 78°45'57" E a distance of 29.31' to a Computed point;
Thence S 63°59'25" E a distance of 29.04' to a Computed point;
Thence N 28°13'06" E a distance of 28.25' to a Computed point;
Thence S 47°08'34" E a distance of 17.56' to a Computed point;
Thence N 56°15'36" E a distance of 32.90' to a Computed point;
Thence S 71°51'06" E a distance of 24.56' to a Computed point;
Thence S 06°56'31" W a distance of 14.62' to a Computed point;
Thence S 68°46'34" E a distance of 18.68' to a Computed point;
Thence N 29°34'07" E a distance of 12.63' to a Computed point;

Thence S 72°06'21" E a distance of 29.33' to a Computed point;
Thence S 76°49'13" E a distance of 76.08' to a Computed point;
Thence N 81°02'14" E a distance of 42.91' to a Computed point;
Thence N 48°02'47" E a distance of 27.14' to a Computed point;
Thence S 67°04'49" E a distance of 47.19' to a Computed point;
Thence N 58°39'38" E a distance of 24.27' to a Computed point;
Thence S 85°35'28" E a distance of 45.48' to a Computed point;
Thence S 55°54'21" E a distance of 252.56' to a #4 Rebar found;
Thence S 43°12'48" W a distance of 110.00' to a #4 Rebar found;
Thence S 03°40'33" W a distance of 40.13' to a #4 Rebar found;
Thence S 04°57'16" E a distance of 25.77' to a #4 Rebar found;
Thence S 05°45'45" E a distance of 129.15' to a Computed point;
Thence S 89°07'27" E a distance of 135.73' to a Computed point;
Thence S 01°00'59" W a distance of 60.62' to a 1/2" Iron pipe found;
Thence S 00°58'56" W a distance of 160.01' to an Angle iron found;
Thence S 00°49'41" W a distance of 109.55' to an Angle iron found;
Thence S 01°43'40" W a distance of 96.52' a #4 Rebar found;
Thence S 00°31'52" W a distance of 174.96' to a ½" Iron pipe found;
Thence N 86°14'01" W a distance of 375.97' to a 1" Iron pipe found;
Thence N 86°16'00" W a distance of 781.77' to a #4 Rebar found;
Thence N 86°15'57" W a distance of 170.42' to a 1" Iron pipe found;
Thence N 04°44'19" E a distance of 27.26' to a #4 Rebar found;
Thence N 04°18'54" E a distance of 79.83' to a #4 Rebar found;
Thence N 04°25'47" E a distance of 80.40' to a #4 Rebar found;
Thence N 04°23'20" E a distance of 93.18' to a #4 Rebar found;
Thence N 04°24'43" E a distance of 104.72' to a #4 Rebar found;
Thence N 04°19'34" E a distance of 114.03' to a Stone found;
Thence N 04°59'10" E a distance of 204.87' to a #4 Rebar found;
Thence S 85°47'59" E a distance of 169.12' to a #4 Rebar found;
Thence N 04°12'37" E a distance of 219.61' to a #3 Rebar found';
Thence N 04°11'12" E a distance of 29.65' to a #4 Rebar set which is the place and point of BEGINNING, having an area of 1,166,365 Square Feet, 26.776 Acres.

Section 2. Upon and after November 30, 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 19th day of October 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 2nd day of November 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 30th day of November 2026 at 11:59 p.m.

City of Statesville

_____
J. Douglas Hendrix, Mayor

ATTEST:

_____
Emily Kurfees Campbell, City Clerk

APPROVED AS TO FORM:

_____
Leah Gaines Messick, City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 10/7/2026 9:53 AM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading for a rezoning request ZC26-13: James Farm Rd (The Oaks at James Farm Revision), to rezone from R-5MF CZ to R-5CZ, initiated by the property owner, Chris LaMack, for approximately 14.7 acres, located at the intersection of James Farm Road and Jane Sowers Road.

---

1. **Summary of Information:**
   The request is to rezone the property from City of Statesville R-5MF CZ to City of Statesville R-5 CZ to allow 57 single-family-detached homes. This is a revision to the previously approved rezoning case ZC25-11, where City Council approved a 104 – unit townhome subdivision. The proposed project site is approximately 14.7 acres located at the intersection of James Farm Road and Jane Sowers Road.

   This is a conditional rezoning, which ties the project to the approved concept plan, along with any conditions agreed upon by the Applicant and City Council. The proposed conditions can be found in the draft Ordinance. The site is within Ward 4 of the Statesville City limits.

   A community input meeting was held on August 17, 2026, where 6 attendees shared their concerns and questions regarding traffic, estimated selling price, when construction would begin, and property values.

   In addition, the 2045 Land Development Plan (LDP) designates this parcel as a Complete Neighborhood 2 intent area and places it in the Tier 2 Growth Area. A traffic impact analysis (TIA) has been completed and no mitigations are needed. Furthermore, the 2019 Mobility Plan calls for widening of Janes Sowers Road at this location which has been incorporated into this proposal. Finally, it is important to point out that this parcel is also located in the Jane Sowers North Strategic Focus Area according to the (LDP), which calls for a mix of uses including residential units that consist of the mixed density neighborhoods that can create transitions between the existing single-family neighborhoods and employment centers. In addition, a new interchange is possible at the intersection of Jane Sowers and I-77.

   The surrounding land is designated as Iredell County R-20 (Single-Family Residential), there is also the Olde Statesville Subdivision, zoned City of Statesville R-10 and the Redwood community, which is a multifamily rental community zoned R-5 MF on adjacent parcels.

2. **Previous Council or Relevant Actions:**
   City Council previously approved this project in July of 2025 with 104 Townhomes (see attached).

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:

   This parcel is located within the Tier 2 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   The current tax value is $267,320.

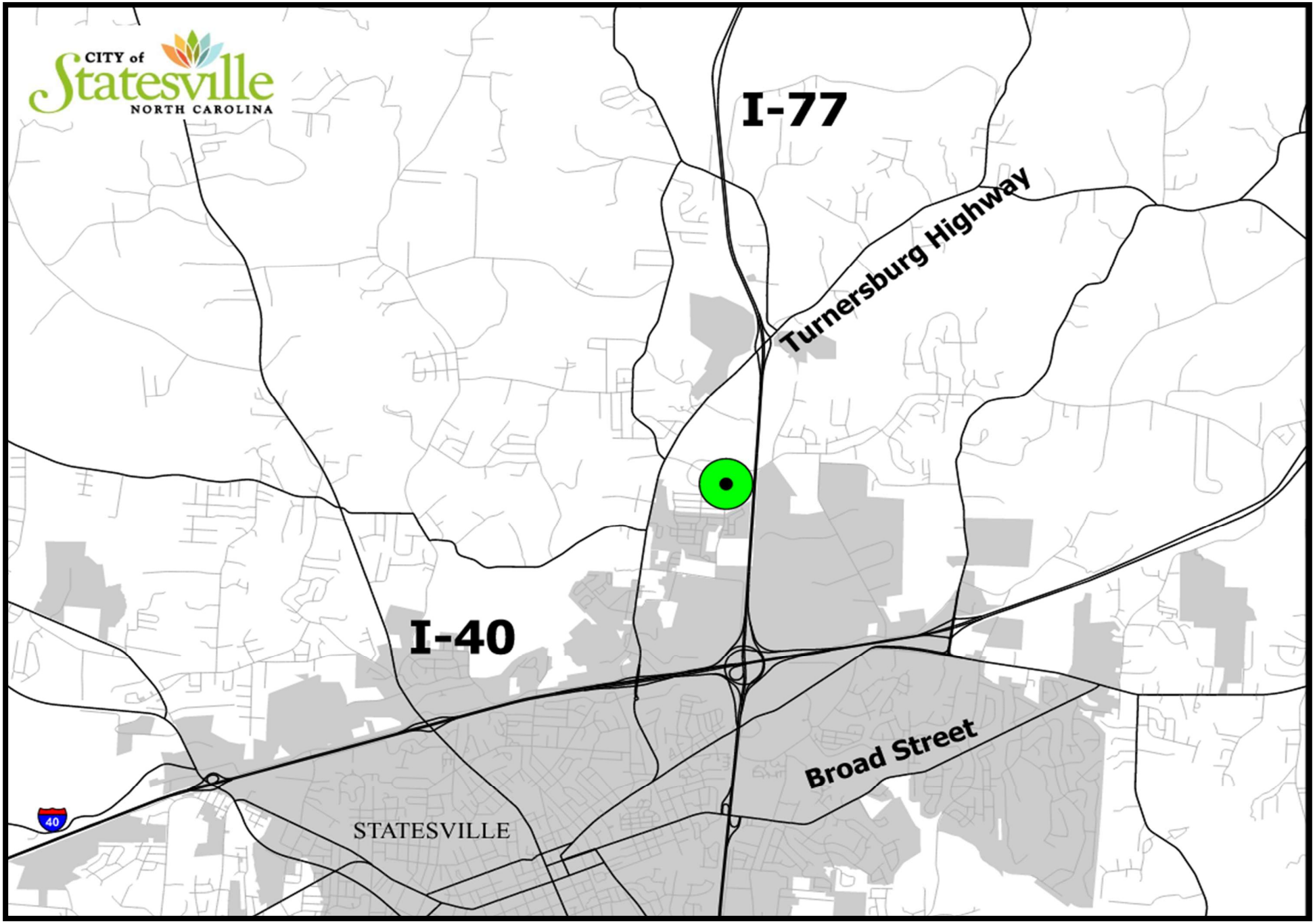
5. **Consequences for Not Acting:**
   The previously approved townhome project would remain entitled.

6. **Department Recommendation:**
   Staff and Planning Board recommend Option 1 – Approval. The Planning Board recommended unanimous approval at their September 22, 2026, meeting.

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

8. **Next Steps:**
   If approved, the second reading would be on November 2, 2026.

9. **Attachments:**
   1. ZC26-13 Packet Attachments The Oaks Revised
   2. The Oaks at James Farm - Community Meeting Notes
   3. Ordinance ZC26-13 The Oaks at James Farm
   4. Consistency Statements for CC - ZC26-13 The Oaks at James Farm

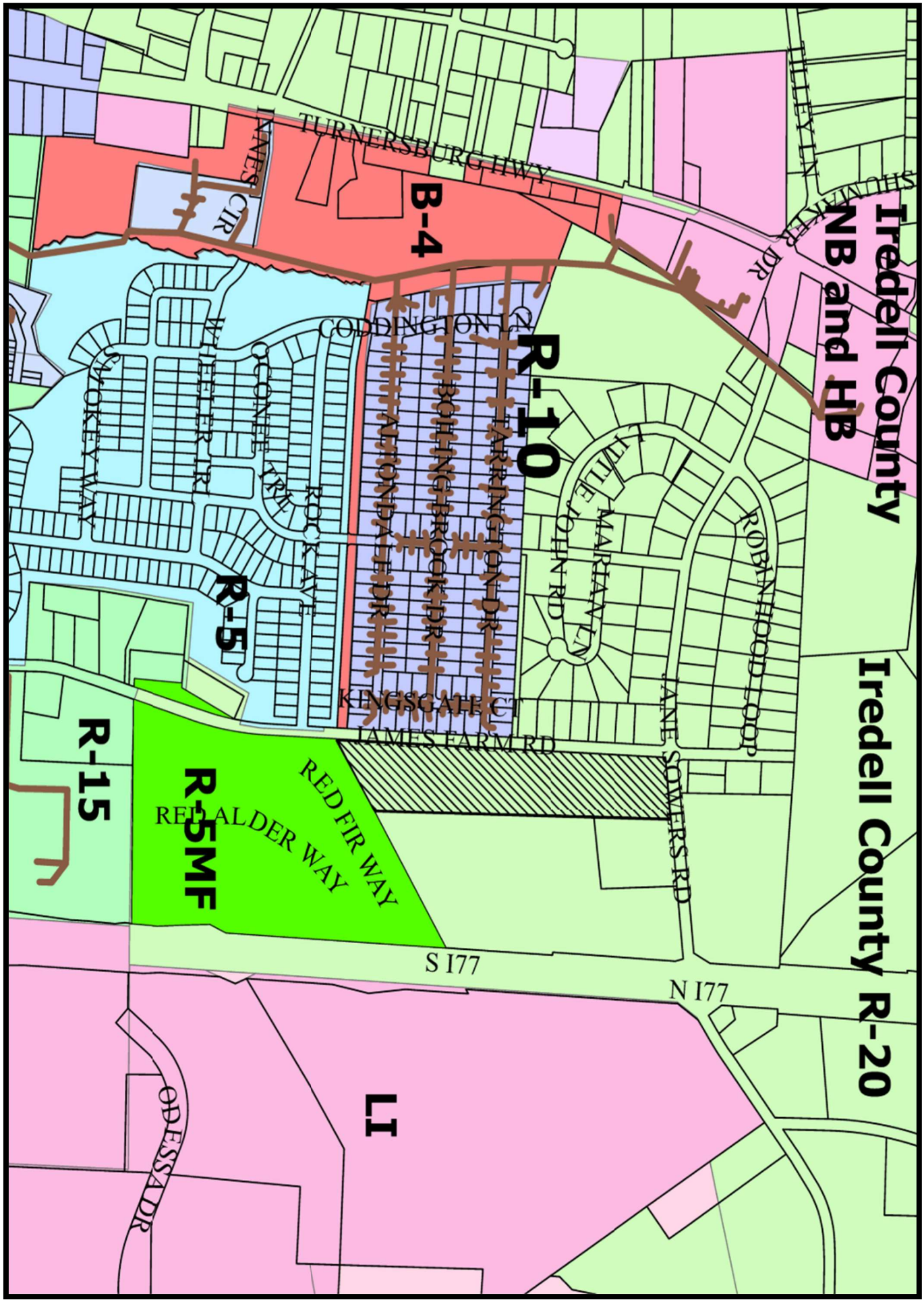


Location Map

Site Photo

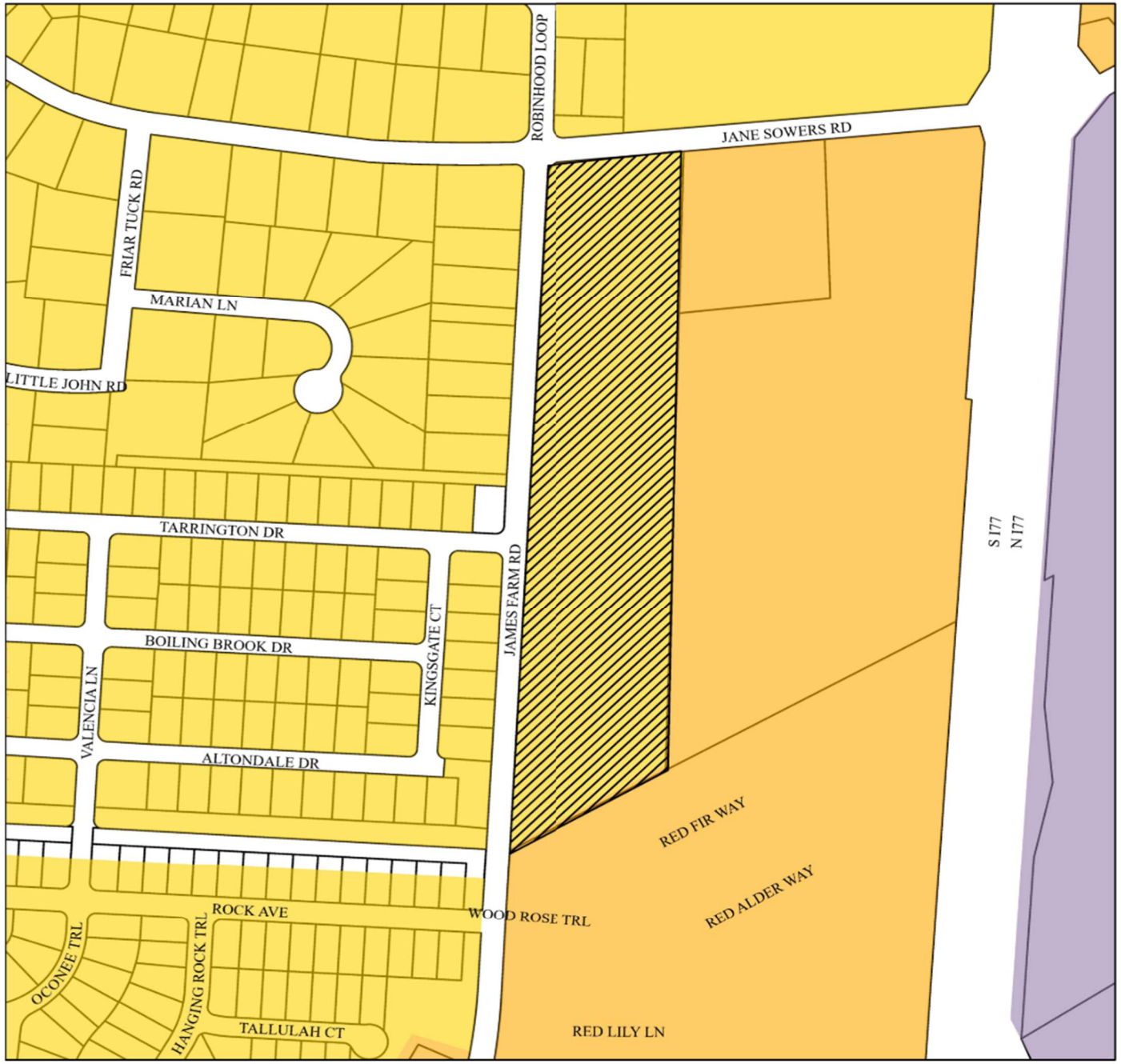
Aerial Photo




Iredell County
NB and HB
Iredell County R-20
B-4
R-10
R-5
R-15
R-5MF
LI
TURNERSBURG HWY
JAMES FARM RD
S I77
N I77
RED FIR WAY
RED ALDER WAY
KINGSGATE CT
ODESSA DR
CODDINGTON LN
BOLLINGBROOK DR
ARLINGTON DR
MARHAVEN
JANE SOWERS RD
ROBINHOOD LOOP
WHEELER TR
SMOKEY WAY
CONNELL PL
ROCK HAVEN

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

ZC26-13
The Oaks at James Farm Revised



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 Property

N
W E
S

0 2.5 5 10 Miles

2045 Land Development Plan – Complete Neighborhood 2

Complete Neighborhood 2

Character Intent

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

Pattern & Form

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

Opportunities

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

Primary Uses

Residential

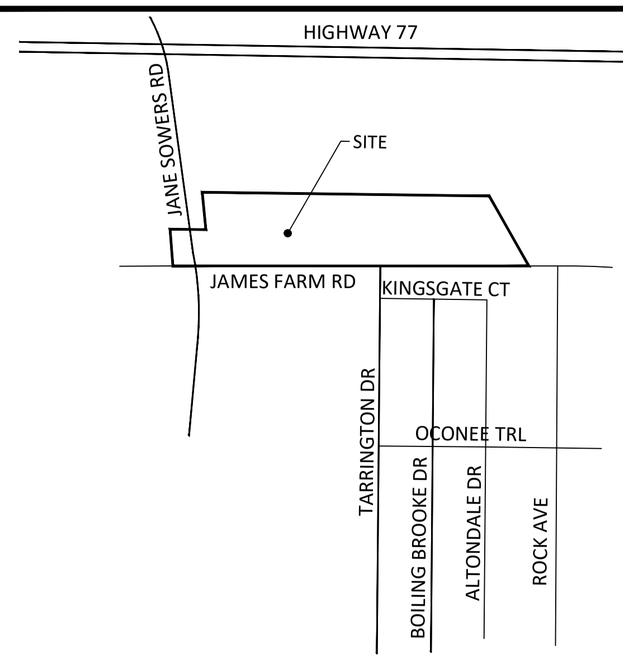
Secondary Uses

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

Form Characteristics

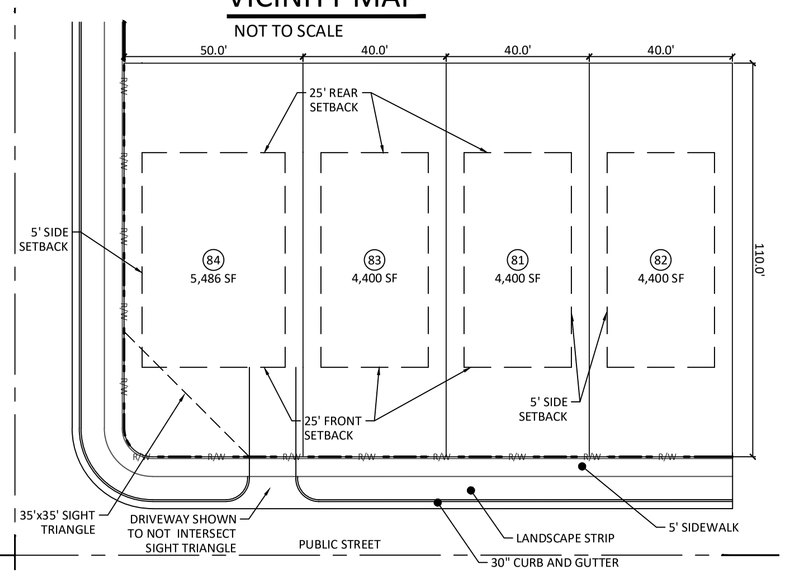
Building Height	One to three stories
Building Orientation	Residences oriented towards the primary street, 0-30 ft setbacks
Building Types	Single family detached homes, limited use of a variety of housing type choices (see page 37), and multifamily in centralized locations, limited use of neighborhood-scale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





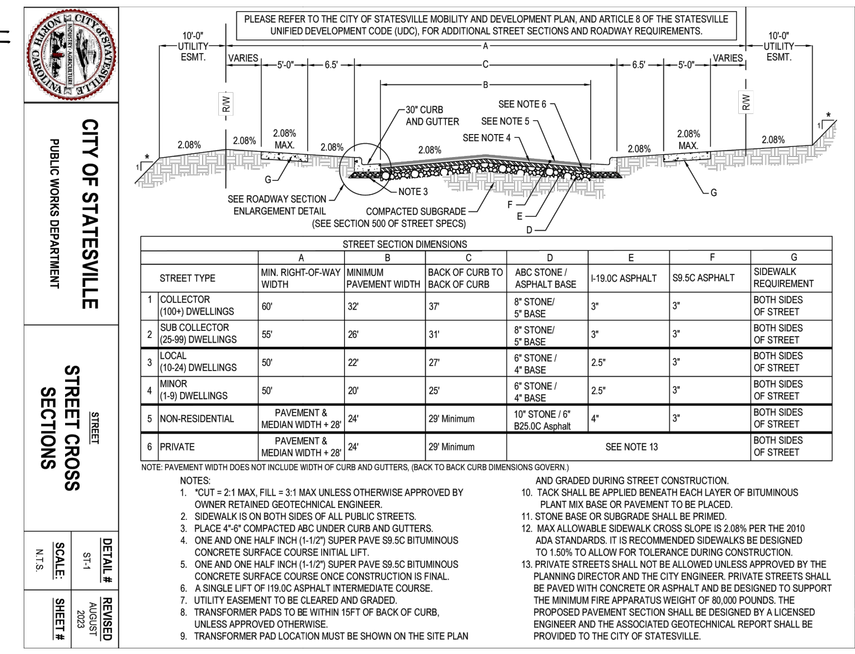
VICINITY MAP

NOT TO SCALE



TYPICAL LOT LAYOUT

SCALE: 1" = 30'

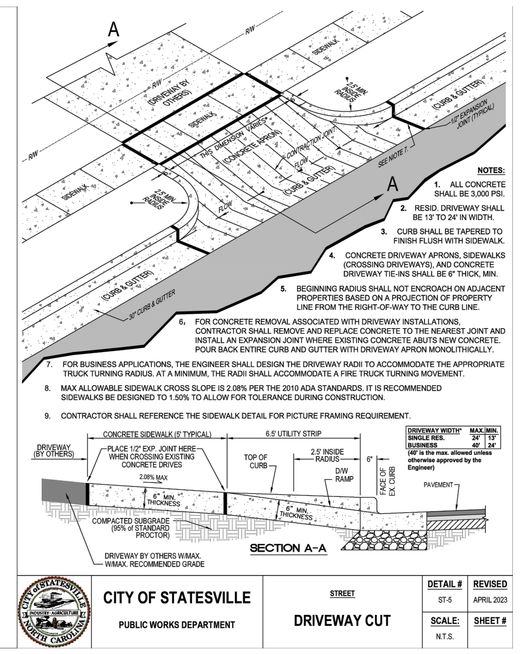


STREET SECTION DIMENSIONS

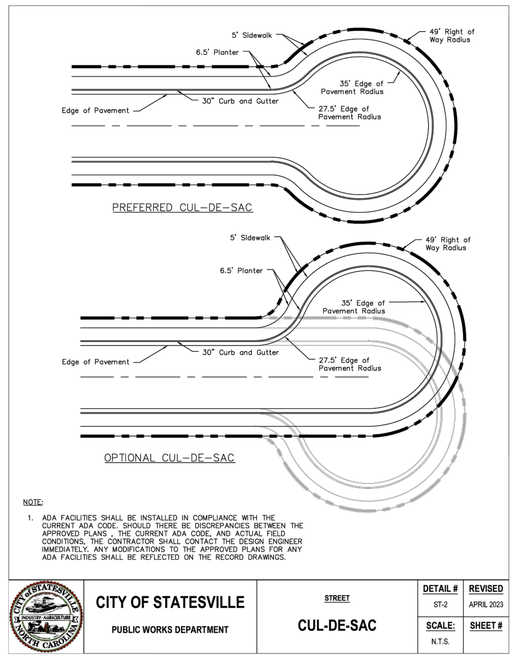
	STREET TYPE	A MIN. RIGHT-OF-WAY WIDTH	B MINIMUM PAVEMENT WIDTH	C BACK OF CURB TO BACK OF CURB	D ABC STONE / ASPHALT BASE	E I-19.0C ASPHALT	F S9.5C ASPHALT	G SIDEWALK REQUIREMENT
1	COLLECTOR (100+) DWELLINGS	60'	32'	31'	8" STONE/ 5" BASE	3"	3"	BOTH SIDES OF STREET
2	SUB COLLECTOR (25-99) DWELLINGS	55'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

NOTE: PAVEMENT WIDTH DOES NOT INCLUDE WIDTH OF CURB AND GUTTERS, (BACK TO BACK CURB DIMENSIONS GOVERN.)

NOTES:
1. "CUT = 2:1 MAX, FILL = 3:1 MAX UNLESS OTHERWISE APPROVED BY OWNER RETAINED GEOTECHNICAL ENGINEER.
2. SIDEWALK IS ON BOTH SIDES OF ALL PUBLIC STREETS.
3. PLACE 4"-0" COMPACTED ABC UNDER CURB AND GUTTERS.
4. ONE AND ONE HALF INCH (1-1/2") SUPER PAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE INITIAL LIFT.
5. ONE AND ONE HALF INCH (1-1/2") SUPER PAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE ONCE CONSTRUCTION IS FINAL.
6. A SINGLE LIFT OF I19.0C ASPHALT INTERMEDIATE COURSE.
7. UTILITY EASEMENT TO BE CLEARED AND GRADED.
8. TRANSFORMER PADS TO BE WITHIN 15FT OF BACK OF CURB, UNLESS APPROVED OTHERWISE.
9. TRANSFORMER PAD LOCATION MUST BE SHOWN ON THE SITE PLAN AND GRADED DURING STREET CONSTRUCTION.
10. TACK SHALL BE APPLIED BENEATH EACH LAYER OF BITUMINOUS PLANT MIX BASE OR PAVEMENT TO BE PLACED.
11. STONE BASE OR SUBGRADE SHALL BE PRIMED.
12. MAX ALLOWABLE SIDEWALK CROSS SLOPE IS 2.08% PER THE 2010 ADA STANDARDS. IT IS RECOMMENDED SIDEWALKS BE DESIGNED TO 1.50% TO ALLOW FOR TOLERANCE DURING CONSTRUCTION.
13. PRIVATE STREETS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE 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 PROPOSED PAVEMENT SECTION SHALL BE DESIGNED BY A LICENSED ENGINEER AND THE ASSOCIATED GEOTECHNICAL REPORT SHALL BE PROVIDED TO THE CITY OF STATESVILLE.



CITY OF STATESVILLE PUBLIC WORKS DEPARTMENT	STREET: DRIVEWAY CUT	DETAIL #: ST-5	REVISED: APRIL 2023
		SCALE: N.T.S.	SHEET #

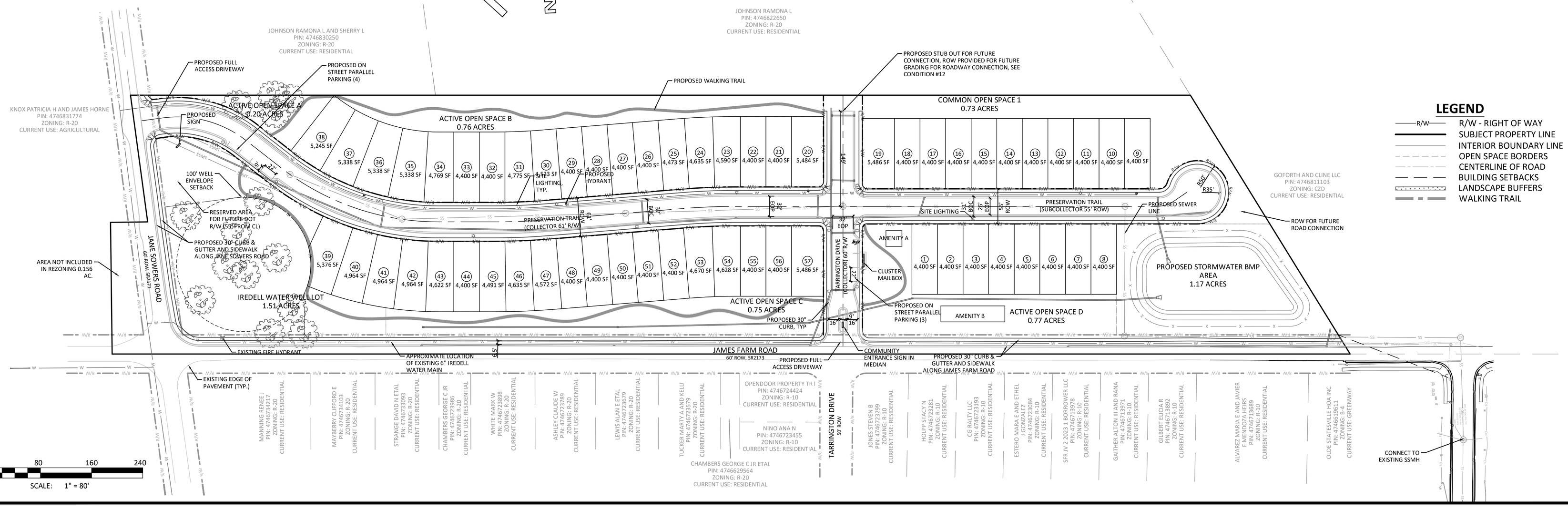


NOTE:
1. ADA FACILITIES SHALL BE INSTALLED IN COMPLIANCE WITH THE CURRENT ADA CODE. SHOULD THERE BE DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND CURRENT ADA CODE AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY. ANY MODIFICATIONS TO THE APPROVED PLANS FOR ANY ADA FACILITIES SHALL BE REFLECTED ON THE RECORD DRAWINGS.

CITY OF STATESVILLE PUBLIC WORKS DEPARTMENT	STREET: CUL-DE-SAC	DETAIL #: ST-2	REVISED: APRIL 2023
		SCALE: N.T.S.	SHEET #

PROPOSED CONDITIONS

1. JAMES FARM ROAD AND JANE SOWERS ROAD FRONTAGE SHALL INCLUDE CURB AND GUTTER, A SIDEWALK A MINIMUM 8' STREET YARD, INCLUDING REQUIRED STREET TREES AND LANDSCAPING.
2. IN ADDITION TO CONDITION 2, AN ENHANCED STREET YARD WITH A 50% INCREASE IN REQUIRED STREET TREES AND 25% INCREASE IN STREET YARD LANDSCAPING WILL BE PROVIDED ALONG JAMES FARM ROAD TO HIDE THE REAR OF THE TOWNHOMES AS SHOWN.
3. PROPOSED STORMWATER POND SHALL BE LANDSCAPED AND FENCED APPROPRIATELY. THE LANDSCAPING SHALL BE DECORATIVE AND PERMANENTLY MAINTAINED. CHAIN LINK FENCING IS PROHIBITED.
4. TREE SPECIES ADJACENT TO MULTI-STORY BUILDINGS SHALL BE SMALL CANOPY TREES SO AS TO PROVIDE ADEQUATE CLEARANCE FOR EMERGENCY FIRE EQUIPMENT.
5. DEVELOPER SHALL BE REQUIRED TO HAVE A TIA COMPLETED AND INSTALL ROAD IMPROVEMENTS PER THE APPROVED TIA.
6. DEVELOPER SHALL RESERVE 25' (APPROXIMATELY 9,452 SF OR 0.217 ACRES) ALONG THE JANE SOWERS ROAD ROW FOR FUTURE DEDICATION TO NCDOT IF THE JANE SOWERS ROAD INTERCHANGE IS APPROVED ON THEIR STIP, OR IF JANE SOWERS ROAD IS OTHERWISE EXPANDED IN THE FUTURE.
7. BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CEMENTITIOUS SIDING, VINYL, ASPHALT SHINGLES, METAL ROOFING AND SIMILAR MATERIALS. THE FRONT FAÇADE SHALL CONSIST OF AT LEAST TWO DIFFERENT MATERIALS, ONE OF WHICH SHALL BE BRICK OR STONE.
8. DEVELOPER SHALL CONSTRUCT 4' HIGH DECORATIVE FENCING (COMPLIANT WITH CITY CODE) AROUND THE RETENTION POND.
9. DEVELOPER SHALL PROVIDE ENHANCED LANDSCAPING AT EACH ENTRANCE TO THE DEVELOPMENT.
10. DEVELOPER MUST PROVIDE HOA DOCUMENTS PRIOR TO RECORDING THE SUBDIVISION PLAT, BOTH OF WHICH SHALL BE RECORDED WITH IREDELL COUNTY.
11. STUB STREET TO ADJACENT PROPERTY TO THE EAST WILL BE PAVED WITH CURB & GUTTER NO MORE THAN 150' FROM CENTERLINE OF MAIN COLLECTOR ROAD. THE EXISTING GRADE FROM JAMES FARM ROAD TO THE EASTERN BOUNDARY INCLUDES A 15' CHANGE IN ELEVATION. CIVIL DRAWINGS WILL INCLUDE GRADING TO GET THE END OF THIS ROAD AS LOW AS POSSIBLE WITHOUT THE NEED FOR A RETAINING WALL. FINAL CIVIL PLANS WILL ALSO INCLUDE THE FUTURE TIE-IN TO A MINIMUM OF 50' INSIDE THE ADJACENT PROPERTY OR TO SUCH A DISTANCE WHERE IT MEETS THE EXISTING GRADE.
12. HOA SHALL MAINTAIN ALL COMMON AREAS INCLUDING LANDSCAPED ENTRANCES, OPEN SPACE, STREET TREES, TRAILS, AND SCMS.
13. A 55' ROW WILL BE DEDICATED FROM THE END OF THE CUL-DE-SAC TO THE PROPERTY LINE FOR A POTENTIAL FUTURE CONNECTION AS SHOWN.
14. DEVELOPER SHALL RESERVE AN AREA 55' FROM THE CENTERLINE OF JANE SOWERS RD. AND 40' FROM THE CENTER OF JAMES FARM RD. TO BE AVAILABLE FOR FUTURE NCDOT ACQUISITION. NO PERMANENT STRUCTURES SHALL BE PLACED IN THESE AREAS.



LEGEND

- R/W — R/W - RIGHT OF WAY
- SUBJECT PROPERTY LINE
- INTERIOR BOUNDARY LINE
- OPEN SPACE BORDERS
- CENTERLINE OF ROAD
- BUILDING SETBACKS
- LANDSCAPE BUFFERS
- WALKING TRAIL

SITE DATA

LOCATION	
LATITUDE	35°49'49" N
LONGITUDE	80°51'49" W
PARCEL #	4746727613
SUBJECT PROPERTY	16.64 AC. (GIS)
PIN	4746727613
SETBACKS	
FRONT	25'
SIDE	5'
REAR	25'
MAX HT.	35'
ZONING	
CURRENT ZONING	R-5MF CZD
PROPOSED ZONING	R-5CZ
SITE SIZE AND COVERAGE	
SUBJECT PROPERTY	14.77 AC. (EXCLUDING JAMES FARM RD. AND JANE SOWERS RD. R/W)
MAXIMUM DENSITY	236 UNITS (16 DU / AC)
PROPOSED DENSITY	57 UNITS (3.86 DU / AC)
OPEN SPACE	
REQUIRED	20% MIN 20% @ 14.77 = 2.95 AC.* *(MIN 10% MUST BE ACTIVE = 1.48 AC.)
PROVIDED	
ACTIVE OPEN SPACE	2.48 ACRES
AOS-A	0.20 ACRES
AOS-B	0.76 ACRES
AOS-C	0.75 ACRES
AOS-D	0.77 ACRES
COMMON OPEN SPACE	0.73 ACRES
TOTAL OPEN SPACE	3.21 ACRES
IREDELL WATER WELL LOT	1.51 ACRES
AMENITIES PROVIDED	
	AMENITY A: GAZEBO AMENITY B: DOG PARK
PARKING REQUIREMENTS	
REQUIRED	114 SPACES (2 SPACES/UNIT @ 57 UNITS)

UTILITIES
WATER - IREDELL WATER
SEWER- CITY OF STATESVILLE
POWER - DUKE ENERGY

© COPYRIGHT 2026 BY BLUE RIDGE ENGINEERING PLLC, NC LICENSE #P-0205, ALL RIGHTS RESERVED. THIS PLAN MAY NOT BE RE-USED, SOLD, LOANED OR GIVEN TO OTHERS. REPRODUCTION OR PHOTOCOPYING OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BLUE RIDGE ENGINEERING PLLC IS PROHIBITED.

DRAWN BY: HEF
PROJECT # 25011
ORIGINAL ISSUE DATE: 06/19/2026
REVISIONS:

CONCEPT PLAN
NOT FOR CONSTRUCTION

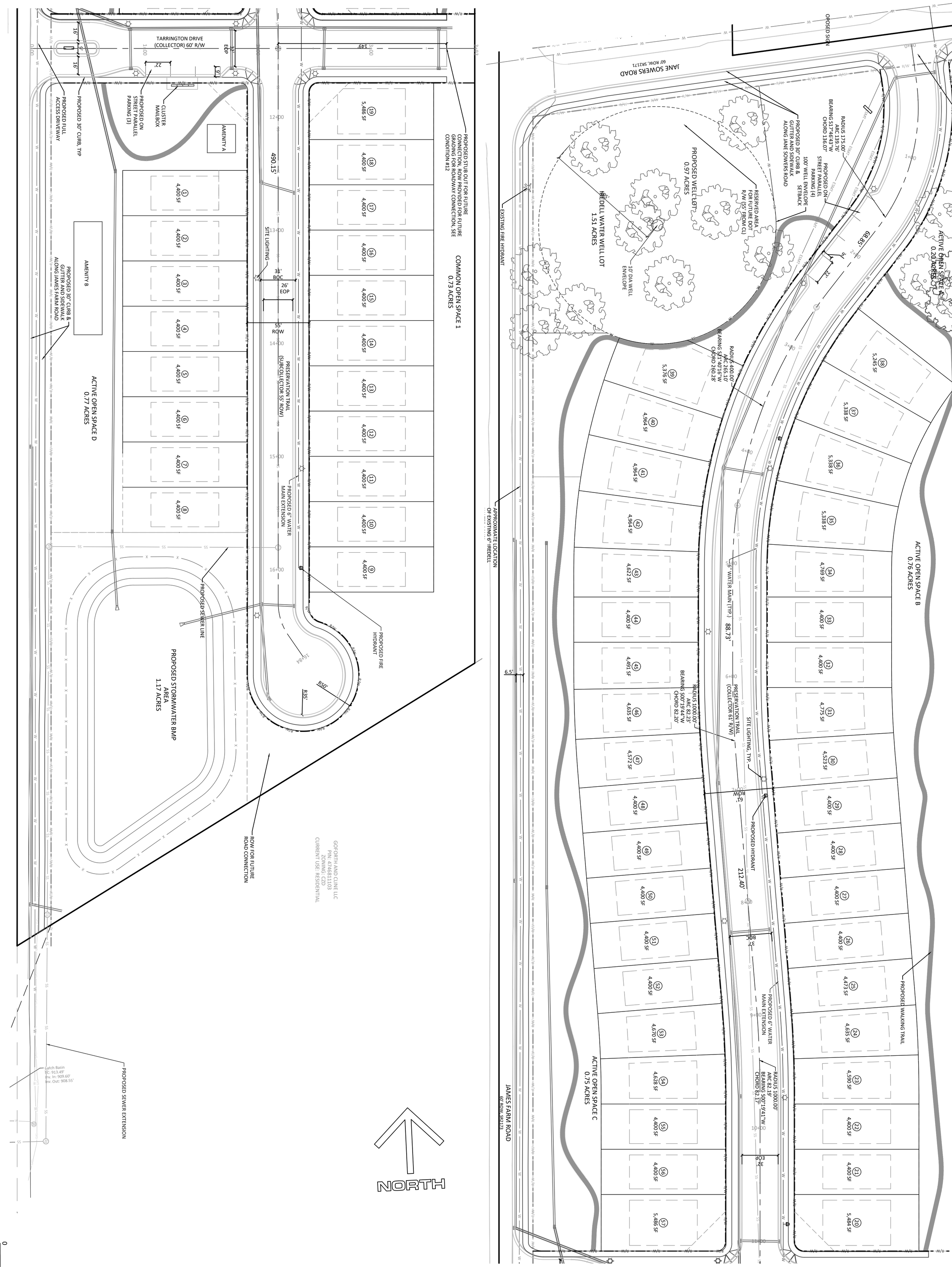
Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

Prepared for:
ELEVATION
REAL ESTATE GROUP
ATTN: Chris LaMack
9541 Julian Clark Ave, Suite 101
Huntersville, NC 28078
704-363-6109
clamack@elevation-re.com

TRC Concept Plan
The Oaks at James Farm
474 James Farm Road
Statesville, NC

SHEET
TRC-1

CONCEPT PLAN - NOT FOR CONSTRUCTION



SHEET TRC-2

Detailed TRC Concept Plan

The Oaks at James Farm

474 James Farm Road
Statesville, NC

Prepared for:
ELEVATION REAL ESTATE GROUP
ATTN: Chris LaMack
9541 Julian Clark Ave.,Suite 101
Huntersville, NC 28078
704-363-6109
clamack@elevation-re.com

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

CONCEPT PLAN
NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE:	PROJECT #	DRAWN BY:
06/19/2026	25011	HEF

REVISIONS:

© COPYRIGHT 2026. BY BLUE RIDGE ENGINEERING PLLC. NC LICENSE #P-0205. ALL RIGHTS RESERVED. THIS PLAN MAY NOT BE RE-USED, SOLD, LOANED OR GIVEN TO OTHERS. REPRODUCTION OR PHOTOCOPYING OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BLUE RIDGE ENGINEERING PLLC IS PROHIBITED.

CONCEPT PLAN - NOT FOR CONSTRUCTION

LANDSCAPING PRESERVATION CREDIT

CREDIT POINTS (DBH)	
UNDER 2.5"	NONE
2.5" - 4.99"	12
5" - 9.99"	18
10" - 14.99"	24
15" - 19.99"	30
20" - 24.99"	36
25" AND GREATER	42

PRESERVED TREES	
30" TREE	42
26" TREE	42
40" TREE	42
37" TREE	42
34" TREE	42
36" TREE	42
39" TREE	42
40" TREE	42
41" TREE	42
45" TREE	42
41" TREE	42
29" TREE	42
25" TREE	42
29" TREE	42
TOTAL PRESERVATION POINTS	588

LANDSCAPING REQUIREMENTS

LANDSCAPING POINT VALUES

BELOW ARE THE POINT VALUES ASSIGNED TO EACH TYPE OF PLANTING AS PRESENTED IN THE CITY OF STATESVILLE UNIFIED DEVELOPMENT ORDINANCE - SECTION 6.04 TABLE 2.

SHADE TREE: 12 POINTS
ORNAMENTAL TREE: 6 POINTS
LARGE SHRUB: 3 POINTS
MEDIUM SHRUB: 2 POINTS
SMALL SHRUB: 1 POINT

STREET TREES

REQUIRED
8' MINIMUM WIDE
3 SHADE TREES OR 4 ORNAMENTAL TREES PER 100 LF WITH A MINIMUM OF 50% BEING SHADE TREES
OPTIONAL SHRUBS
36 POINTS PER 100 LF
1825 LF * 36 / 100 = 657 POINTS

PROVIDED 57 SHADE TREES (684 POINTS)

LOT TREES

REQUIRED LOTS UNDER 15,000 SF REQUIRE 1 SHADE TREE LOT
104 LOTS * 1 TREE = 104 TREES

PROVIDED 104 SHADE TREES

BUFFER YARD

TYPE A (8' WIDE MINIMUM):
1 ORNAMENTAL TREE PER 100 LF
OPTIONAL SHRUBS
40 POINTS PER 100 LF

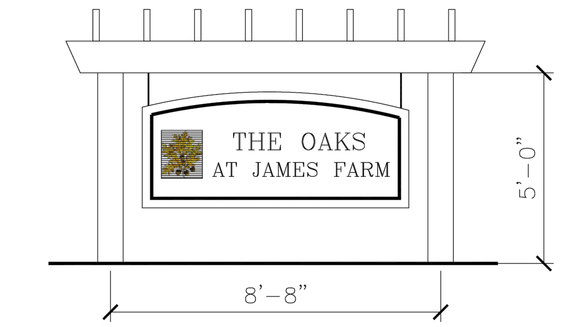
TYPE C (15' WIDE MINIMUM):
1 ORNAMENTAL TREE PER 100 LF
OPTIONAL SHRUBS
70 POINTS PER 100 LF

TYPE A (8' MINIMUM)
REQUIRED
1 ORNAMENTAL TREE PER 100 LF
OPTIONAL SHRUBS
40 POINTS PER 100 LF @ 735 LF = 294 POINTS REQUIRED

PROVIDED
1 SHADE TREES AND 1 ORNAMENTAL TREES PER 100 LF
(18 POINTS PER 100 LF) = 132 POINTS
PRESERVATION CREDIT = 162 POINTS
TOTAL POINTS = 294 POINTS

TYPE C (15' MINIMUM)
REQUIRED
1 ORNAMENTAL TREE PER 100 LF
OPTIONAL SHRUBS
70 POINTS PER 100 LF @ 1,267 LF = 887 POINTS
PROVIDED
1 SHADE TREES AND 1 ORNAMENTAL TREES PER 100 LF
(18 POINTS PER 100 LF) = 228 POINTS
26 MEDIUM SHRUBS PER 100 LF
(52 POINTS PER 100 LF) = 659 POINTS
TOTAL POINTS = 887 POINTS

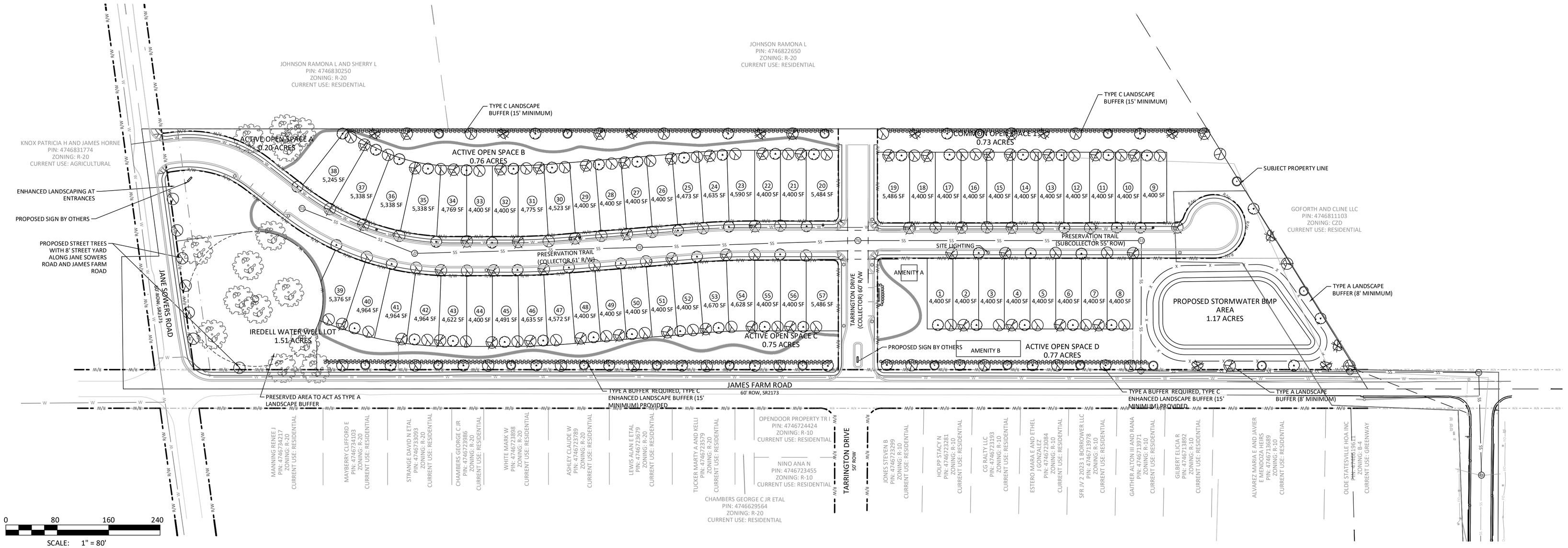
JAMES FARM ROAD ENHANCED BUFFER
REQUIRED:
1 ORNAMENTAL TREE PER 100 LF
OPTIONAL SHRUBS
40 POINTS PER 100 LF @ 1,215 LF = 486 POINTS
PROVIDED:
TYPE C ENHANCED, 15' MIN WIDTH
2 SHADE TREES AND 1 ORNAMENTAL TREES PER 100 LF
(30 POINTS PER 100 LF) = 365 POINTS
25 MEDIUM SHRUBS PER 100 LF
(50 POINTS PER 100 LF) = 608 POINTS
TOTAL POINTS = 973 POINTS



PROPOSED ENTRANCE SIGN
SCALE: NTS

LANDSCAPING NOTES

1. ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL PLANTING BEDS SHALL RECEIVE 4" OF DOUBLE-GROUND HARDWOOD BARK MULCH. ALL AREAS OTHER THAN PLANT BEDS SHALL BE SODDED OR SEEDED AS SPECIFIED.
3. ALL TREES IN LAWN AREAS SHALL RECEIVE 8' DIAMETER MULCH RING, 4" DEPTH.
4. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING AND BACKFILLING. ALL PLANTS SHALL BE SOAKED WITH WATER IMMEDIATELY AFTER PLANTING. AN 4' DIAMETER MULCH RING (MIN. 4" DEPTH) SHALL BE INSTALLED AROUND ALL TREES.
5. LOCATIONS OF UTILITIES SHOWN ARE BASED ON EVIDENCE OBSERVED AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES, AND TO PROTECT THESE LINES DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS FOR ONE YEAR AFTER INSTALLATION AND SHALL REPLACE PLANTINGS AS NECESSARY.
7. TREES AND SHRUBS TO BE TRANSPLANTED SHALL BE TRANSPLANTED AS SOON AS POSSIBLE AFTER CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, STORAGE, WATERING, PLANTING, AND MAINTENANCE OF EXISTING TREES AND SHRUBS TO BE TRANSPLANTED.



© COPYRIGHT 2026 BY BLUE RIDGE ENGINEERING PLLC, NC LICENSE #P-0205, ALL RIGHTS RESERVED. THIS PLAN MAY NOT BE RE-USED, SOLD, LOANED OR GIVEN TO OTHERS. REPRODUCTION OR PHOTOCOPYING OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BLUE RIDGE ENGINEERING PLLC IS PROHIBITED.

DRAWN BY: HEF
PROJECT # 25011
ORIGINAL ISSUE DATE: 06/19/2026
REVISIONS:

CONCEPT PLAN
NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

Prepared for:
ELEVATION REAL ESTATE GROUP
ATTN: Chris LaMack
9541 Julian Clark Ave, Suite 101
Huntersville, NC 28078
704-363-6109
clamack@elevation-re.com

TRC Concept Landscape Plan
The Oaks at James Farm
474 James Farm Road
Statesville, NC

SHEET
TRC-3

CONCEPT PLAN - NOT FOR CONSTRUCTION





474 JAMES FARM RD. – NOTES FROM COMMUNITY MEETING

August 17, 2026 @ 5:00 PM

Attendees: Dante Massaro (Elevation), Jennifer Dalton (Cloverleaf Elementary), Sherry Johnson, Ramona Johnson, Dale & Carolyn Strange, Clifford & Lydia Mayberry

Points of Discussion

1. Traffic – people are concerned about the increased traffic, especially considering the refusal by NCDOT to decrease the speed limit in the area from 45 mph to 35 mph upon our request in 2025

2. Property Values – people were curious as to the expected selling price of the homes and their impact on their property values. Our best estimate is mid-to high $300,000's at this point

3. Product – people were curious about what is being built (quality, one level versus two, possibility of 55+ housing). We showed them elevation renderings of the 2-story cottage-style homes that will be built.

4. Timetable – people want to know when construction will start and how long it will take to sell the property. We indicated construction would likely start late in 2027 and be complete by 2029.

5. No Objections to the Project – people were pleased with the decreased density and did not have any specific objections to the project.

6. There were a few questions about The Reserve at James Farm since the neighbors knew we were involved. We answered their questions, but made clear it is not part of the project in question.

The meeting adjourned about 5:45 PM

ORDINANCE NO._____
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM R-5MF CZ (HIGH DENSITY MULTI-FAMILY RESIDENTIAL CONDITIONAL ZONING) DISTRICT TO R-5 CZ (HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL CONDITIONAL ZONING) DISTRICT

ZC26-13 James Farm Rd (The Oaks at James Farm)
Jane Sowers Road and James Farm Road, Statesville, NC
Iredell County Tax Map Parcel # 4746-72-7613.

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 19, 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 City of Statesville R-5MF CZ (High Density Multi-Family Residential Conditional Zoning) District to City of Statesville R-5 CZ (High Density Single-Family Residential Conditional Zoning) District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on October 8 and 15, 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;

WHEREAS, the property is subject to the following conditions:

1. The development will include a maximum of 57 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. An enhanced street yard with a 50% increase in required street trees and 25% increase in street yard landscaping will be provided along James Farm Road to hide the rear of the townhomes as shown.
3. Developer shall reserve 25' (approximately 9,452 SF or 0.217 acres) along the Jane Sowers Road ROW for future dedication to NCDOT if the Jane Sowers Road interchange is approved on their STIP, or if Jane Sowers Road is otherwise expanded in the future.
4. Building materials may include brick, stone, cementitious siding, vinyl, asphalt shingles, metal roofing and similar materials. The front façade shall consist of at least two different materials, one of which shall be brick or stone.
5. Developer shall construct 4' high decorative fencing (compliant with city code) around the retention pond.
6. Developer shall provide enhanced landscaping at each entrance to the development.
7. Developer must provide HOA documents prior to recording the subdivision plat, both of which shall be recorded with Iredell County.
8. Stub street to adjacent property to the east will be paved with curb & gutter no more than 150' from centerline of main collector road. The existing grade from James Farm Road to the eastern boundary includes a 15' change in elevation. Civil drawings will include grading to get the end of this road as low as possible without the need for a retaining wall. Final civil plans will also include the future tie-in to a minimum of 50' inside the adjacent property or to such a distance where it meets the existing grade.
9. A 55' ROW will be dedicated from the end of the cul-de-sac to the property line for a potential future connection as shown.

10. Developer shall reserve an area 55' from the centerline of Jane Sowers Rd. and 40' from the center of James Farm Rd. to be available for future NCDOT acquisition. No permanent structures shall be placed in these areas.
11. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

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

BEGINNING AT A #4 REBAR WITH A CAP ON THE SOUTHERN MARGIN OF JANE SOWERS RD., A COMMON LINE OF NOW OR FORMERLY RAMORA & SHERRY JOHNSON, DEED BOOK 1780 PAGE 139, AND NOW OR FORMERLY SHUE FITS LLC, DEED BOOK 3108 PAGE 626; THENCE FROM THE POINT OF BEGINNING WITH THE JOHNSON LINE S 02°41'05" W A DISTANCE OF 1,627.26' TO A #4 REBAR WITH A CAP, ON THE LINE OF NOW OR FORMERLY GOFORTH & CLINE LLC, DEED BOOK 1903 PAGE 104; THENCE WITH THE GOFORTH & CLINE LLC LINE S 60°59'23" W A DISTANCE OF 440.35' TO A #4 REBAR WITH A CAP ON EASTERN 60’ PUBLIC RIGHT OF WAY JAMES FARM RD.; THENCE WITH THE RIGHT OF WAY OF JAMES FARM RD. N 02°41'05" E A DISTANCE OF 1,807.87' TO A POINT AT THE INTERSECTION OF THE RIGHT OF WAY OF JANE SOWERS RD AND JAMES FARM RD; THENCE WITH THE RIGHT OF WAY OF JANE SOWERS RD N 84°58'17" E A DISTANCE OF 378.10' TO A #4 REBAR WITH A CAP, WHICH IS THE POINT OF BEGINNING, CONTAINING 14.773 ACRES AS SHOWN ON A MAP BY CAROLINA GEOMATICS, PLLC, DATED MAY 20, 2025.

This ordinance was introduced for first reading by Councilmember, _____ seconded by Councilmember ___ and unanimously carried on the 19th day of October 2026.

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 2nd day of November 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 2nd day of November 2026.

CITY OF STATESVILLE

_____
J Douglas Hendrix, Mayor

APPROVED AS TO FORM:
By: _____
City Attorney

ATTEST:

_____
City Clerk

To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: October 19, 2026

Subject: Rezoning

Case: ZC26-13 The Oaks at James Farm Revision

Address: The intersection of James Farm Road and Jane Sowers

☐ **Option 1: Approve (Staff and Planning Board Recommendation)**
The zoning amendment is **hereby approved** with the agreed upon conditions is reasonable, and in the public interest 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. In addition, it is located in the Jane Sowers North Strategic Focus Area according to the (LDP), which calls for a mix of uses including residential units that consist of the mixed density neighborhoods that can create transitions between the existing single-family neighborhoods and employment centers.

☐ **Option 3: Deny**
The zoning amendment is **hereby denied**; although it is consistent with the City's comprehensive land plan, this request is not reasonable, nor in the public interest, because the previous approval of townhomes at this location represents a housing option needed in Statesville.

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Tamira Weeks, Transportation Planner

DATE: 10/6/2026 4:57 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Free Nancy Avenue

---

1. Summary of Information:

This request is being initiated by the Planning Department on behalf of the Jai Amba Maa (JAM) Hospitality, LLC. The request is to abandon an approximately 288 foot section of an unnamed leg of right-of-way off Free Nancy Avenue going west until it terminates at the I-40 right-of-way (see attached location map). JAM Hospitality, LCC owns all the parcels that would be affected by the abandonment. If Free Nancy Ave is abandoned JAM Hospitality can recombine all of the affected parcels into one larger one. This request is being initiated by the Planning Department because written in the purchasing contract “City of Statesville will make best efforts to abandon the right-of-way either before or simultaneously with closing on the property.”

The City will need to maintain a 20-ft utility easement centered over the city 12-in water line in the right-of-way. Per section 2.13F of the Unified Development Code, prior to prior to approval of right-of-way abandonment City Council shall:

1. The abandonment conforms to State law; The proposed right-of-way abandonment is consistent with N.C.G.S. § 160A-299 because the abandonment is not contrary to the public interest and will not deprive any property owner of reasonable means of ingress or egress.

2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan, and other adopted plans and policies of the City; The proposed right-of-way abandonment is consistent, according to the 2019 Mobility and Development Roadway Improvements (Figure 3.9a) no roadway improvements are shown.
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property. The affected parcels are under common ownership and are intended to function as a unified site. Abandonment will facilitate the consolidation of the properties and provide greater flexibility for the coordinated development of the larger site without adversely affecting access.
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land. The abandonment is located in the middle of one parcel and will be consolidated into one unified site and will not result in any parcel becoming landlocked or losing necessary access to public streets or utilities. The

abandonment will facilitate the cohesive development of the combined site while maintaining adequate access and public services to the surrounding properties.

2. **Previous Council or Relevant Actions:**
   - July 15, 2010 - Receipt of donation of 1203 Free Nancy Ave / PIN 4745-54-1924.000
   - December 13, 2012 - Receipt of donation of 1213 Free Nancy Ave / PIN 4745-43 9618.000
   - May 15, 2023 - Authorized upset bid procedure for 1203 Free Nancy Ave (PIN 4745-54 1924.000) and 1213 Free Nancy Ave (PIN 4745-43-9618.000).
   - June 19, 2023 – Approved motion to sell 1203 Free Nancy Ave (PIN 4745-54 1924.000) and 1213 Free Nancy Ave (PIN 4745-43-9618.000) properties to the highest bidder with the city receiving the lease payments.

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: N/A
   Strategic Plan Values: We value and encourage Opportunity

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

5. **Consequences for Not Acting:**
   The portion of Free Nancy Ave would remain open and the developable area would remain constrained.

6. **Department Recommendation:**
   Staff finds the review criteria in Section 2.13 of the UDC (See attached) are met.

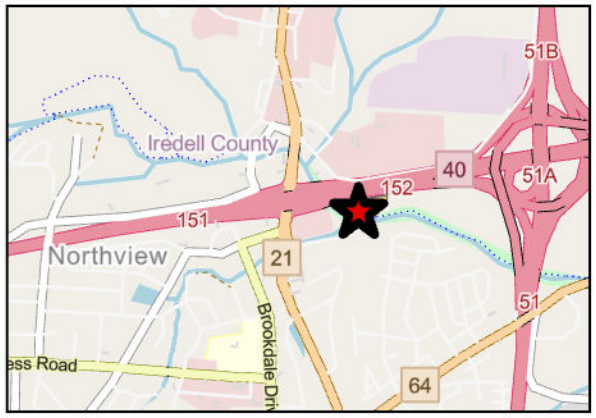
7. **Manager Comments:**
   Concur with the department recommendation.

8. **Next Steps:**
   If the Resolution of Closure and Declaration of Withdrawal documents are approved, they must be recorded by the applicant along with the fully signed abandonment plat at the Iredell County Register of Deeds. The street would be divided equally between the adjacent property owners.

9. **Attachments:**
   1. ROW Jai Amba Free Nancy Map
   2. Free Nancy Resolution of Intent to Close
   3. Mobility Figure 3.9b Free Nancy
   4. Attachment 2 - Declaration of Withdrawal (Free Nancy Ave)

CITY of Statesville PLANNING

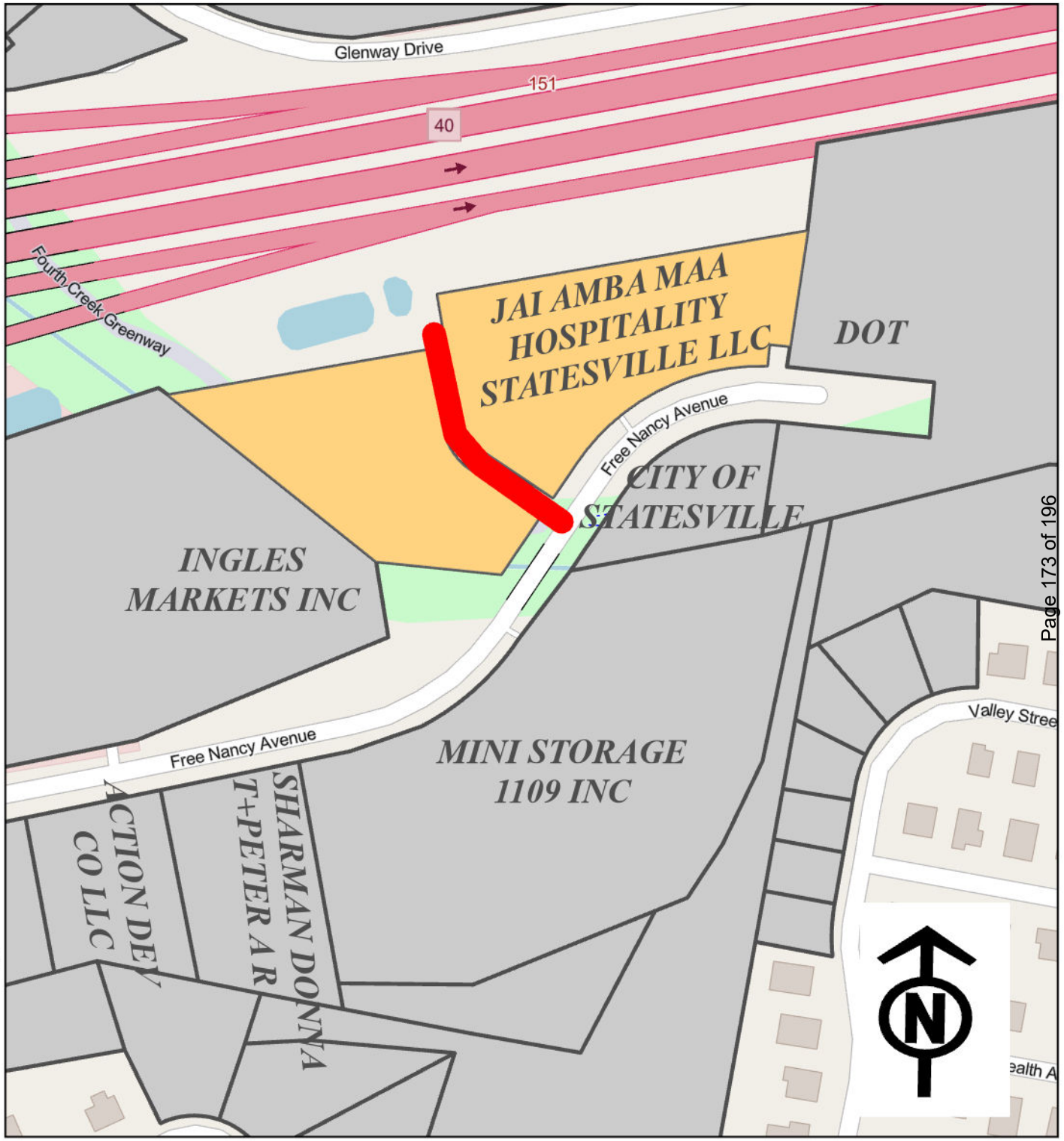
Free Nancy Avenue Right of Way (ROW) Abandonment



0 0.5 1 Miles

Legend

- Proposed ROW Abandonment
- Jai Amba Parcel
- Surrounding Parcels



RESOLUTION NO._____
RESOLUTION OF INTENT FOR STREET CLOSING

RESOLUTION BY THE CITY COUNCIL OF STATEVILLE, NORTH CAROLINA DECLARING ITS INTENTION TO CLOSE PORTIONS OF FREE NANCY AVENUE ON THE ATTACHED EXHIBIT A PREPARED BY JORDAN GRANT AND ASSOCIATES, PLLC, DATED MAY 24, 2023, ATTACHED HERETO AS EXHIBIT B, AND CALLING FOR A PUBLIC HEARING THEREON.

WHEREAS, the attached Exhibit A and survey prepared Jordan Grant and Associates, PLLC, dated May 24, 2023, and attached hereto as Exhibit B, describes and shows the streets to be closed; and

WHEREAS, portions Free Nancy Avenue adjoin the property of Jai Amba MMA Hospitality, LLC.

WHEREAS, a roadway exists within such portions of Free Nancy Avenue.

WHEREAS, it currently appears that closing the streets is not contrary to the public interest and that no property owner will be deprived of a reasonable means of ingress and egress to its property; and

WHEREAS, Jai Amba MMA Hospitality, LLC is in need of the properties for the intended future development of its surrounding property; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STATEVILLE, NORTH CAROLINA that Notice of its Intention to close portions of Free Nancy Avenue as shown on the attached Exhibit A and shown on survey prepared by Jordan Grant and Associates, PLLC, dated May 24, 2023 and attached hereto as Exhibit B be published once a week for two consecutive weeks; that a notice of the closings and a public hearing be prominently posted in at least two places along the streets to be closed and that a public hearing be held on the question of closing the streets on the 19th day of October, 2026, at 6:00 o'clock p.m. in the City Council Chambers at City Hall, Statesville, North Carolina.

This the 14th day of September, 2026.

CITY OF STATESVILLE

BY:_____
J Doug Hendrix, Mayor

ATTEST:

_____
Emily Kurfees, City Clerk

EXHIBIT A

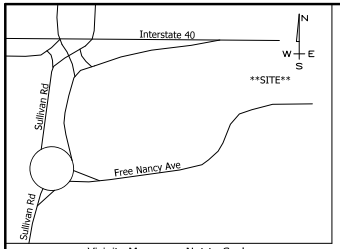
PROPERTY DESCRIPTION ~ A PORTION OF FREE NANCY AVENUE

LYING AND BEING in Statesville, Iredell County, North Carolina and more particularly described as follows:

FREE NANCY AVENUE ABANDONMENT PORTION

Thence with the right of way of Free Nancy Ave the following five calls: N83 55-15W 29.99 feet to a rebar set; S05-23-30W 31.10 feet to a rebar set; with a curve to the left having a radius of 320.00 feet, length of 247.33 feet, chord bearing of S69-33-56W and a chord distance of 241.22 feet to a rebar found; with a curve to the left having a radius of 320.00 feet, length of 247.33 feet, chord bearing of S40-38-38W and a chord distance of 73.81 feet to a rebar set; S34-02-34W 60.04 feet to the point and place of beginning containing 2.510 acres as shown on survey by Jordan Grant and Associates, PLLC dated May 24, 2023.

EXHIBIT B



Vicinity Map - Not to Scale

LINE	BEARING	DISTANCE
L1	N 83° 55' 15" W	30.17'
L2	S 05° 23' 30" W	31.10'
L3	S 34° 02' 34" W	60.04'
L4	S 34° 07' 14" W	36.04'
L5	S 34° 05' 33" W	96.82'
L6	N 80° 09' 20" E	26.00'
L7	N 55° 54' 27" W	116.64'
L8	N 09° 46' 17" W	111.50'
L9	S 09° 39' 58" E	88.08'
L10	S 55° 57' 18" E	116.79'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	259.90'	240.00'	62°02'49"	N 65° 09' 20" E	247.39'
C2	247.33'	320.00'	44°17'04"	S 69° 33' 56" W	241.22'
C3	73.97'	320.00'	13°14'42"	S 40° 38' 38" W	73.81'
C4	80.45'	100.00'	46°05'47"	N 32° 48' 52" W	78.30'
C5	77.63'	96.40'	46°08'25"	S 32° 51' 10" E	75.55'

NOTES:

1. THE SURVEYED IMPROVEMENTS DOES LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD MAP 37104745003, EFFECTIVE DATE 3/18/2008.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHT OF WAYS OF RECORD WHICH MAY EXIST ACROSS SAID PROPERTY.
3. IRON PINS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
4. THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENTS OF INTERIOR'S NATIONAL REGISTER OF HISTORIC PLACES.
5. BROKEN LINES REPRESENT PROPERTY LINES WHICH ARE NOT ACTUALLY SURVEYED. THESE DASHED LINES WERE TAKEN FROM DEEDS OR OTHER SOURCES.

STATE OF NORTH CAROLINA
IREDELL COUNTY
I, W. MATTHEW JORDAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION IS 1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 2087, PAGE 2451 & BOOK 2464, PAGE 1337 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS. 47-30 AS AMENDED. WITNESS MY SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 17th DAY OF APRIL, 2023.

I, W. MATTHEW JORDAN, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION IN ACCORDANCE WITH G.S. 47-30 (f)(11)(d).

NORTH CAROLINA PROFESSIONAL SEAL L-4414 LAND SURVEYOR W. MATTHEW JORDAN

Preliminary - Not For Recording
04-17-23
SURVEYOR REG. NO.: L-4414

I HEREBY CERTIFY THAT THE PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF CITY OF STATESVILLE, NORTH CAROLINA.

PLANNING STAFF DATE
STATESVILLE, NORTH CAROLINA

State of North Carolina
County of Iredell

I,_____, Review Officer of Iredell County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

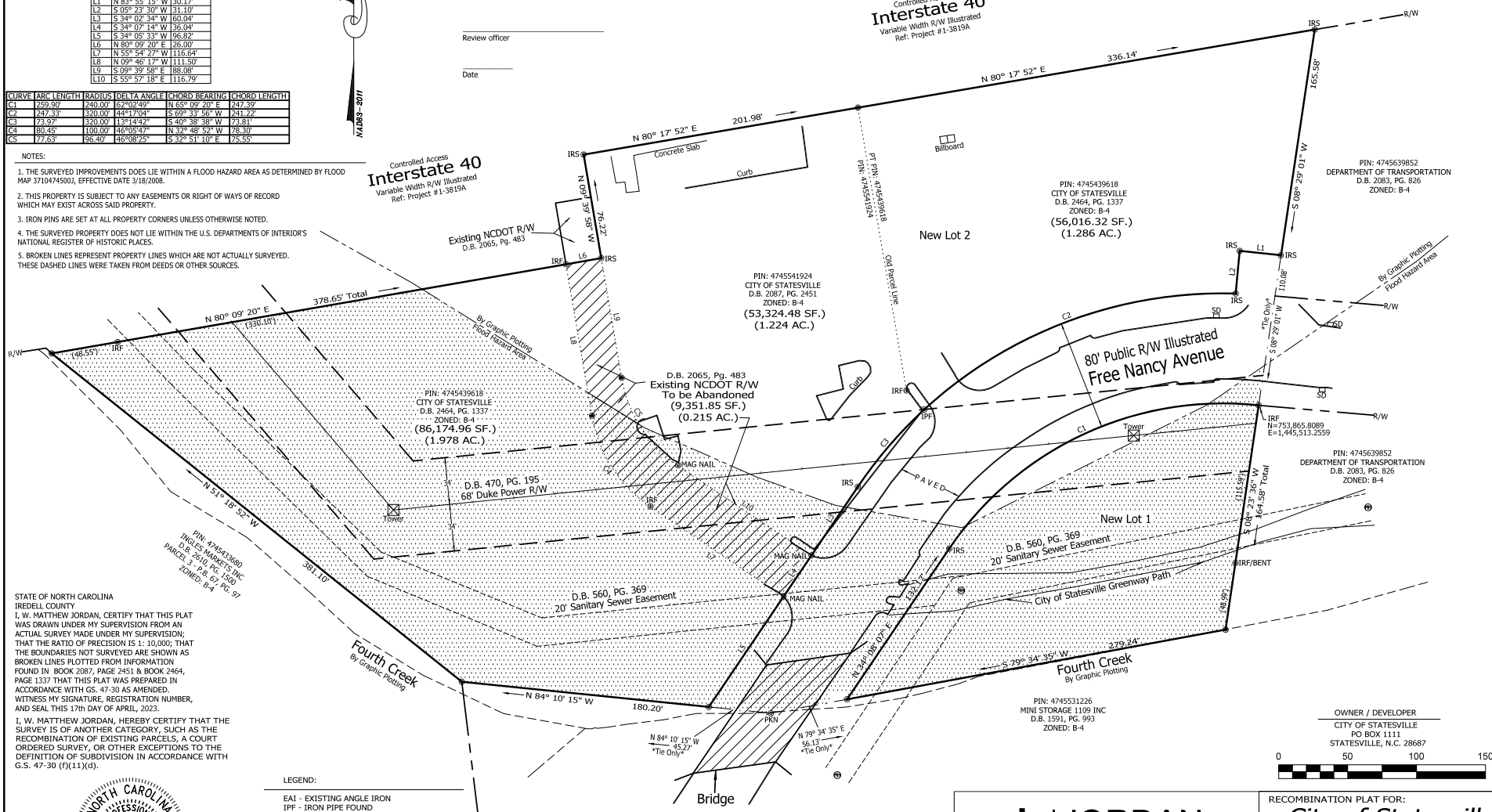
Review officer

Date

KNOW ALL MEN BY THESE PRESENTS, THAT WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED.

CITY OF STATESVILLE - REGISTERED AGENT

NAD83- 2011



OWNER / DEVELOPER
CITY OF STATESVILLE
PO BOX 1111
STATESVILLE, N.C. 28687

0 50 100 150

LEGEND:

EAI - EXISTING ANGLE IRON
IPF - IRON PIPE FOUND
IRS - IRON REBAR SET
IRF - IRON REBAR FOUND
NTS - NOT TO SCALE
RCP - REINFORCED CONCRETE PIPE
TBR - TO BE REMOVED
R/W - RIGHT OF WAY
OB - OUTBUILDING
SD - STORM DRAIN
- COMPUTED POINT
- LIGHT POLE
- POWER POLE
- WELL
- MANHOLE

Lot #	Owner Information	Total Area
New Lot 1	PT PIN: 4745439618 CITY OF STATESVILLE D.B. 2464, PG. 1337 ZONED: B-4	35,924.21 SF. 0.825 AC.
New Lot 2	PT PIN: 4745439618 PIN: 4745541924 CITY OF STATESVILLE CITY OF STATESVILLE D.B. 2464, PG. 1337 D.B. 2087, PG. 2451 ZONED: B-4 ZONED: B-4	204,867.61 SF. 4.703 AC.

JORDAN GRANT
ENGINEERING • SURVEYING • PLANNING
JORDAN GRANT & ASSOCIATES, PLLC
P.O. BOX 151 * STATESVILLE, NC 28687
matt.grant@jordan-grant.com (704) 928-7919
FIRM # P-1227

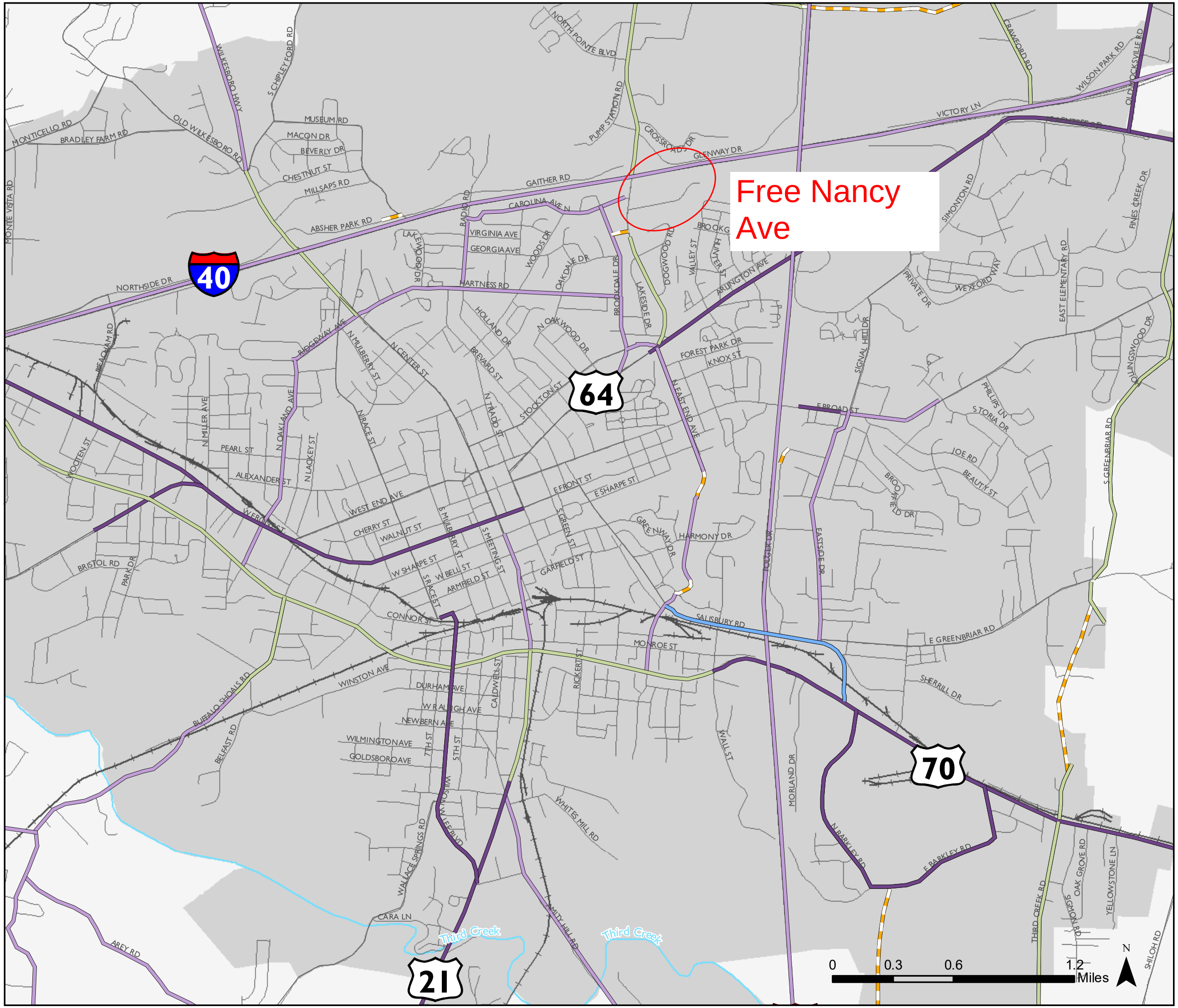
RECOMBINATION PLAT FOR:
City of Statesville

DRAWN BY: JJC	CHECKED BY: WMJ
SCALE: 1"=50'	
DEED REF: 2087-2451 & 2464-1337	PIN NO: 4745541924 & 4745439618
DATE OF MAP: 04-17-23	SURVEY DATE: 04-03-2023
REVISION:	DRAWING FILE: 20230376-REC2

1203 & 1213 FREE NANCY AVE, STATESVILLE, NC 28677
STATESVILLE TOWNSHIP --- IREDELL COUNTY --- NORTH CAROLINA

Roadway Improvements

Figure 3.9b



- Existing Roadways
- Road Diet (Recommended)
- Widening (Recommended)
- Access Management (Recommended)
- General Improvements (Recommended)
- New Minor Thoroughfare (Recommended)
- Statesville Municipal Airport
- City of Statesville
- Study Area
- County Boundary

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

DECLARATION OF WITHDRAWAL

THIS DECLARATION OF WITHDRAWAL was made and entered this 22nd day of September 2026, by the City of Statesville, a municipal corporation duly chartered with its principal office in Statesville, Iredell Couty, North Carolina.

W I T N E S S E T H:

WHEREAS, The City of Statesville on behalf of Jai Amba MMA Hospitality, LLC. has requested that portions of Free Nancy Ave located in the City of Statesville be closed; and

WHEREAS, a full description of the street to be closed is highlighted on the attached Exhibit “A” and shown on a survey prepared by and survey prepared Jordan Grant and Associates, PLLC, dated May 24, 2023, which is attached hereto as Exhibit “B” and the portions to be closed are not necessary for other property owners in the vicinity of the affected street to have ingress, egress or regress to their property and are not contrary to the public interest; and

WHEREAS, neither the City of Statesville nor any division of the state or county government will be required to maintain the street for the public use and the City of Statesville hereby does execute this withdrawal for the sole purpose of withdrawing the street affected from public dedication.

NOW, THEREFORE, BE IT RESOLVED and in consideration of the premises and for the purpose set forth above and under and by virtue of the provisions of North Carolina General Statute 160A-299, the City of Statesville by this instrument declares portions of Free Nancy Ave highlighted on Exhibit “A” and shown on a survey prepared by Jordan Grant and Associates, PLLC, dated May 24, 2023, which is attached hereto as Exhibit “B”, hereby closed and the same is hereby withdrawn from public use to which it was heretofore dedicated.

IN WITNESS WHEREOF, the City of Statesville has caused this instrument to be executed in its corporate name by its duly authorized officers and its corporate seal to be affixed hereto all by authority duly given on the date and year first above written.

CITY OF STATESVILLE

By:_____
J Doug Hendrix, Mayor

ATTEST:

_____
Emily Kurfees, City Clerk

EXHIBIT A

PROPERTY DESCRIPTION ~ A PORTION OF FREE NANCY AVENUE

LYING AND BEING in Statesville, Iredell County, North Carolina and more particularly described as follows:

FREE NANCY AVENUE ABANDONMENT PORTION

Thence with the right of way of Free Nancy Ave the following five calls: N83 55-15W 29.99 feet to a rebar set; S05-23-30W 31.10 feet to a rebar set; with a curve to the left having a radius of 320.00 feet, length of 247.33 feet, chord bearing of S69-33-56W and a chord distance of 241.22 feet to a rebar found; with a curve to the left having a radius of 320.00 feet, length of 247.33 feet, chord bearing of S40-38-38W and a chord distance of 73.81 feet to a rebar set; S34-02-34W 60.04 feet to the point and place of beginning containing 2.510 acres as shown on survey by Jordan Grant and Associates, PLLC dated May 24, 2023.

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Tamira Weeks, Transportation Planner

DATE: 10/6/2026 4:45 PM

ACTION NEEDED ON: **October 19, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Dover Rd and amend the City's Mobility & Development Plan & CRTPO's Comprehensive Transportation Plan to remove the Third Creek-Dover Road Extension from recommended roadway improvements.

---

1. **Summary of Information:**
   This request is initiated by Mr. Robert C. Combs of The Keith Corporation, on behalf of the property owner, TKC CCCXCVIII, LLC for the end portion of Dover Rd an approximately .44 mile section of Dover Rd from Larkin Commerce Pkwy intersection to the terminus of Dover Rd (see attached location map). The City will continue to maintain a 30' utility easement. TKC CCCVCVIII, LLC owns all the parcels that would be affected by the abandonment. If Dover Rd is abandoned TKC CCCXCVII, LLC can recombine all of the affected parcels into one larger one. This will allow for more options for development on a greater scale. Action is needed to amend the City's Mobility Plan & CRTPO's (Charlotte Regional Transportation Planning Organization) Comprehensive Transportation Plan in order to affirm the second finding for road abandonments.

   Per section 2.13F of the Unified Development Code, prior to approval of right-of-way abandonment City Council shall determine:

   1. The abandonment conforms to State law; The proposed right-of-way abandonment is consistent with N.C.G.S. § 160A-299 because the abandonment is not contrary to the public interest and will not deprive any property owner of reasonable means of ingress or egress.

   2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan, and other adopted plans and policies of the City; Amending the City's Mobility Plan to remove the recommended minor thoroughfare connecting Dover Rd and Third Creek Rd concurrently with this request will make the abandonment consistent with the City's plans. Upon approval, the amendment will move to CRTPO's regional Comprehensive Transportation Plan to reflect the City's action late next year.

   3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property. The affected parcels are under common ownership and are intended to function as a unified site. Abandonment will facilitate the consolidation of the properties and provide greater flexibility for the coordinated development of the larger site without adversely affecting access.

4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land. The abandonment is associated with the consolidation of three parcels into a larger unified site and will not result in any parcel becoming landlocked or losing necessary access to public streets or utilities. The abandonment will facilitate the cohesive development of the combined site while maintaining adequate access and public services to the surrounding properties.

2. Previous Council or Relevant Actions:
N/A

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: N/A
Strategic Plan Values: N/A

4. Budget/Funding Implications:
N/A

5. Consequences for Not Acting:
Dover Rd would remain open and the NCDOT would continue to maintain the road.

6. Department Recommendation:
Staff recommends amending the 2019 Mobility and Development Plan and the CRTPO 2055 Comprehensive Transportation Plan to remove the Dover Rd- Third Creek Extension from the list of recommended roadway improvements.

Additionally, Staff has determined that upon amending the locally adopted MDP and regionally adopted CTP to remove the Dover Rd-Third Creek Extension, that the findings can be met and the right-of-way considered for abandonment.

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

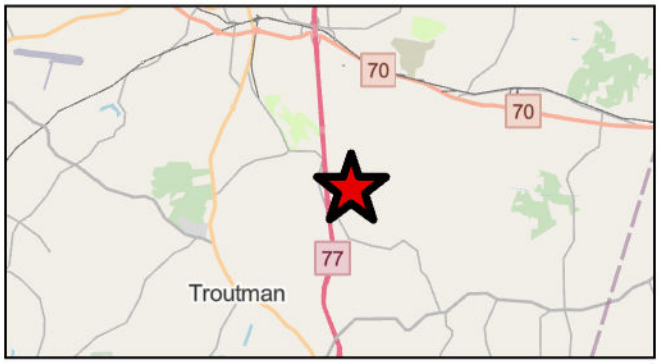
8. Next Steps:
If the Resolution of Closure and Declaration of Withdrawal documents are approved, they must be recorded by the applicant along with the fully signed abandonment plat at the Iredell County Register of Deeds. The street would be divided equally between the adjacent property owners.

If the amendment is approved, Staff will present to CRTPO to amend the CTP to remove the Dover Rd-Third Creek Extension from the list of recommended roadway improvements. Amendments to the regional CTP are anticipated to begin in 2027.

9. Attachments:
1. DoverRd_ROW_Map
2. 40-26 Intent to Close Dover Road
3. DoverRd_MDP_final
4. CRTPO Highway Map Sheet2B
5. Attachment 2 - Declaration of Withdrawal (Dover Road)

CITY of Statesville PLANNING

Dover Rd Right of Way (ROW) Abandonment

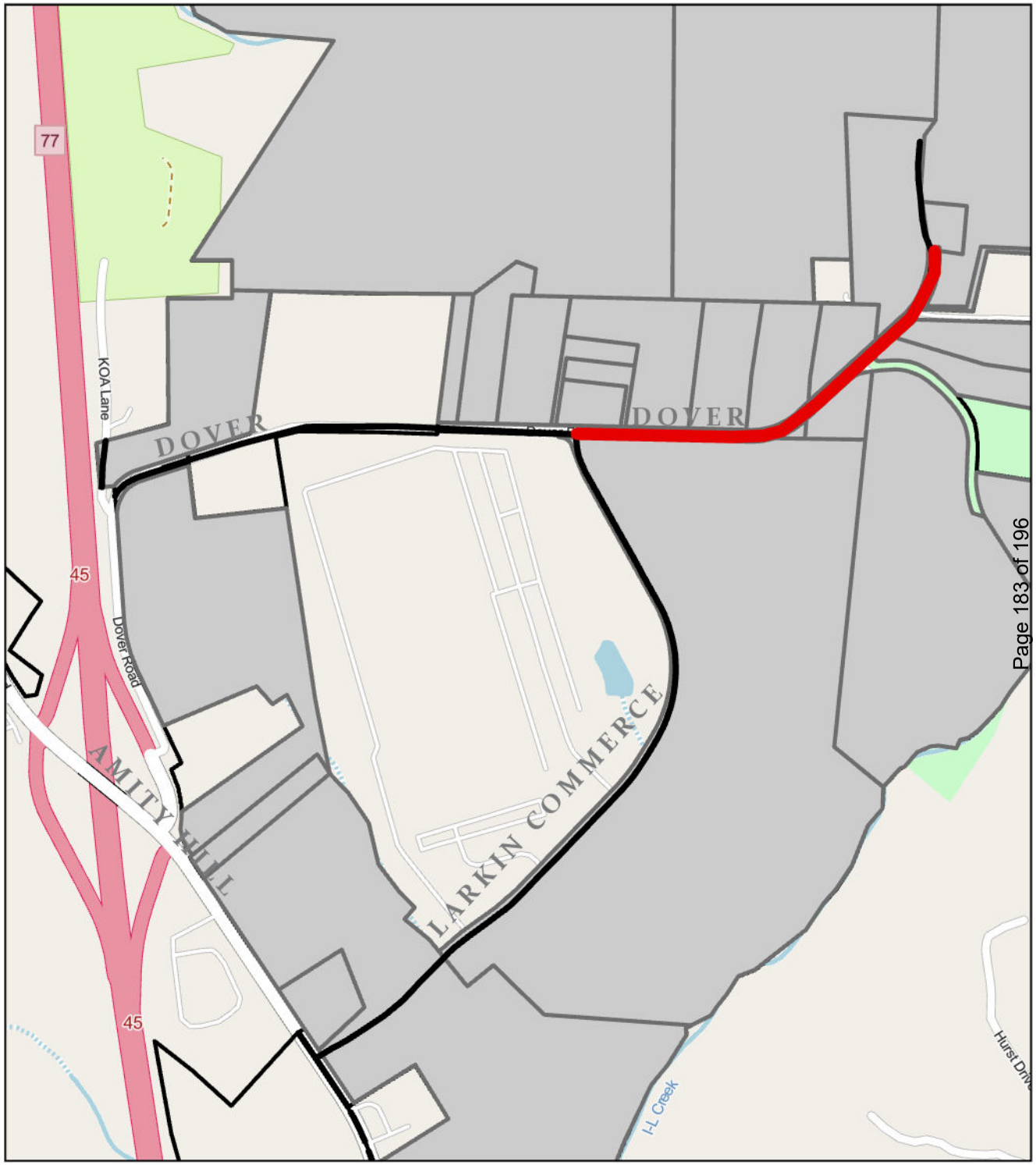




0 0.2 0.4 Miles

Legend

- Proposed ROW Abandonment
- TKC CCCXCVIII LLC Property



RESOLUTION NO. 40-26
RESOLUTION OF INTENT FOR STREET CLOSING

RESOLUTION BY THE CITY COUNCIL OF STATEVILLE, NORTH CAROLINA DECLARING ITS INTENTION TO CLOSE PORTIONS OF DOVER ROAD (SECONDARY ROAD #2460) ON THE ATTACHED EXHIBIT A PREPARED BY PLOTTHOUND ENGINEERING AND GPI SURVEYING, DATED JULY 17, 2026, ATTACHED HERETO AS EXHIBIT B, AND CALLING FOR A PUBLIC HEARING THEREON.

WHEREAS, the attached Exhibit A and survey prepared by Plotthound Engineering and GPI Surveying, dated July 17, 2026, and attached hereto as Exhibit B, describes and shows the streets to be closed; and

WHEREAS, portions Dover Road adjoin the property of TKC CCCXCVIII, LLC.

WHEREAS, a roadway exists within such portions of Dover Road.

WHEREAS, it currently appears that closing the streets is not contrary to the public interest and that no property owner will be deprived of a reasonable means of ingress and egress to its property; and

WHEREAS, TKC CCCXCVIII, LLC is in need of the properties for the intended future development of its surrounding property; and

WHEREAS, upon the physical closing of the roadway, an intersection will be constructed to City of Statesville's Standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STATEVILLE, NORTH CAROLINA that Notice of its Intention to close portions of Dover Road as shown on the attached Exhibit A and shown on survey prepared by PLOTTHOUND ENGINEERING AND GPI SURVEYING, dated July 17, 2026, and attached hereto as Exhibit B be published once a week for two consecutive weeks; that a notice of the closings and a public hearing be prominently posted in at least two places along the streets to be closed and that a public hearing be held on the question of closing the streets on the 19th day of October, 2026, at 6:00 o'clock p.m. in the City Council Chambers at City Hall, Statesville, North Carolina.

This the 14th day of September, 2026.

CITY OF STATESVILLE

BY: _____
J Doug Hendrix, Mayor

ATTEST:

_____
Emily Kurfees, City Clerk

CITY of STATESVILLE
INDUSTRY · AGRICULTURE
NORTH CAROLINA

EXHIBIT A

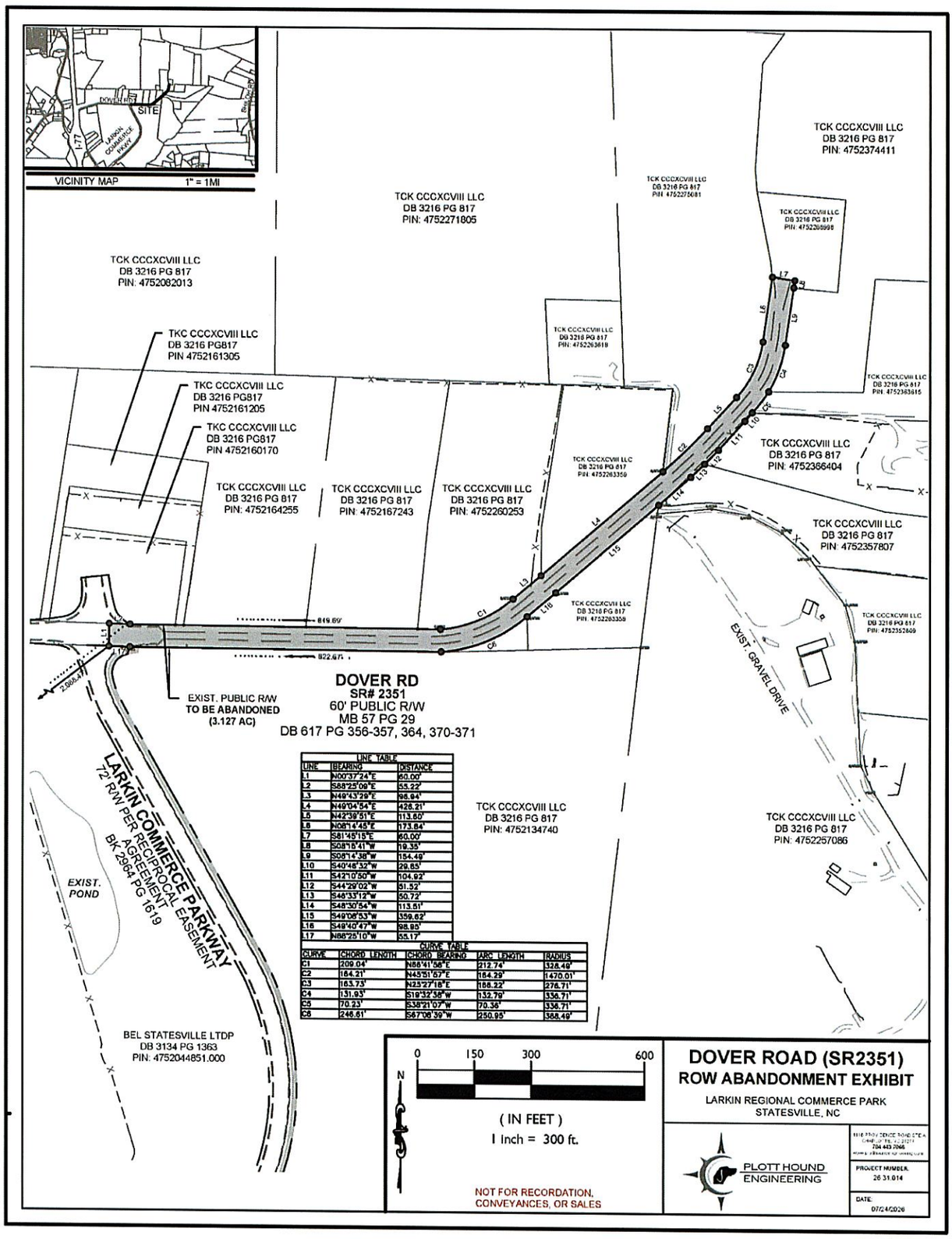
PROPERTY DESCRIPTION ~ A PORTION OF DOVER ROAD

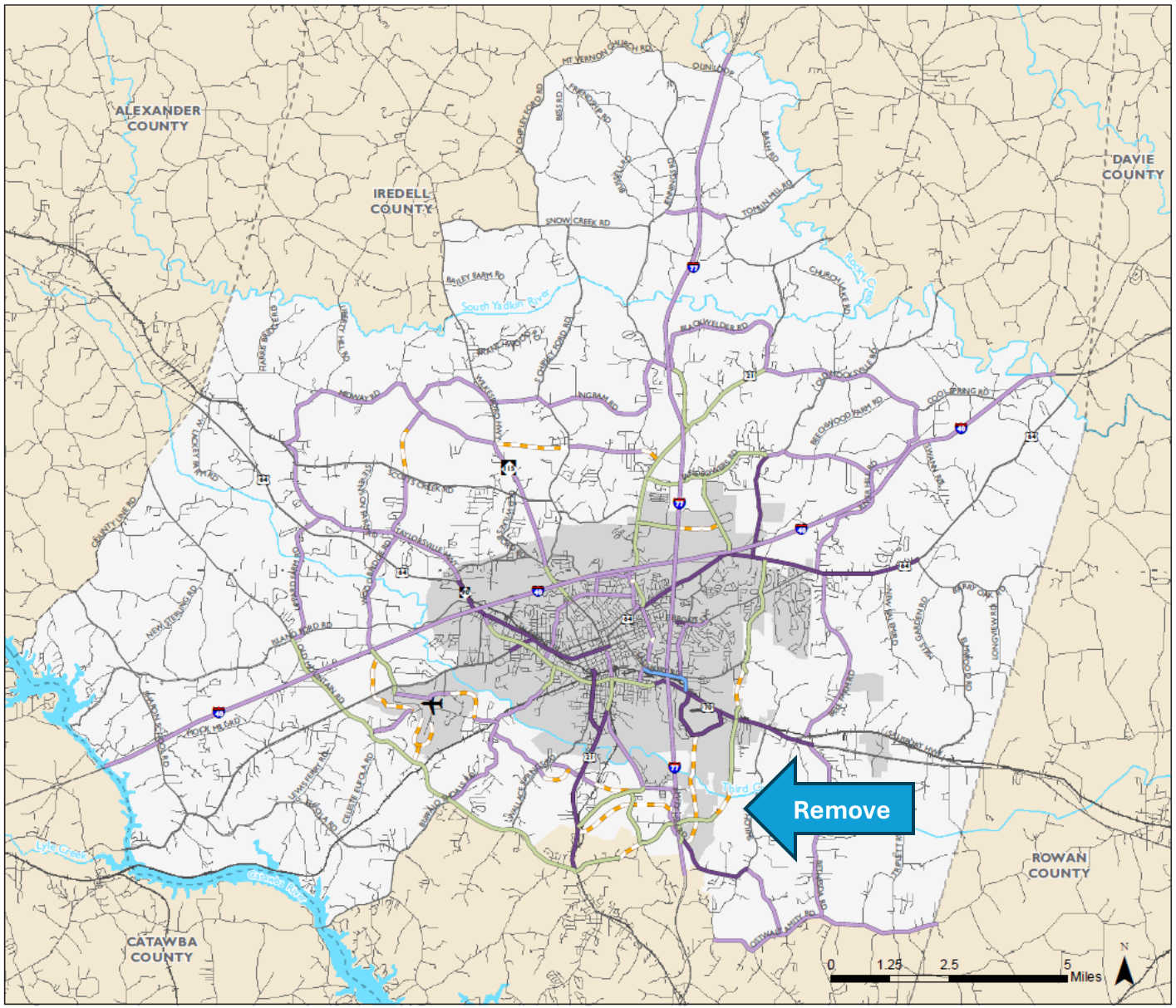
LYING AND BEING in Statesville, Iredell County, North Carolina and more particularly described as follows:

DOVER ROAD ABANDONMENT PORTION

COMMENCING at a found NC Grid Monument 'Amity Hill,' having North Carolina State Plane Coordinates N: 724078.075, E: 1448691.929; THENCE North 52 degrees 28 minutes 44 seconds East, a grid distance of 2,988.47 feet to a point on the southerly Right of Way of Dover Road, the POINT OF BEGINNING; thence N 00°37'24" E a distance of 60.00' to a point on the northerly Right of Way of Dover Road and in the southerly boundary line of TKC CCCXCVIII LLC (now or formerly) as described in Deed Book 3216, Page 817 of the Iredell County Registry; thence continuing with the lands of TKC CCCXCVIII LLC (now or formerly) and the northerly Right of Way of Dover Road S 88°25'09" E a distance of 55.22'; thence S 89°31'38" E a distance of 819.69'; thence with a curve turning to the left with an arc length of 212.74', with a radius of 328.49', with a chord bearing of N 66°41'58" E, with a chord length of 209.04'; thence N 49°43'29" E a distance of 96.94'; thence N 49°04'54" E a distance of 426.21'; thence with a curve turning to the left with an arc length of 164.29', with a radius of 1,470.01', with a chord bearing of N 45°51'57" E, with a chord length of 164.21'; thence N 42°39'51" E a distance of 113.60'; thence with a curve turning to the left with an arc length of 166.22', with a radius of 276.71', with a chord bearing of N 25°27'18" E, with a chord length of 163.73'; thence N 08°14'45" E a distance of 173.84'; thence S 81°45'15" E a distance of 60.00' to a point on the easterly Right of Way of Dover Road and the lands of TKC CCCXCVIII LLC (now or formerly) ; thence continuing with the lands of TKC CCCXCVIII LLC (now or formerly) and the easterly Right of Way of Dover Road S 08°15'41" W a distance of 19.35'; thence S 08°14'38" W a distance of 154.49'; thence with a curve turning to the right with an arc length of 132.79', with a radius of 336.71', with a chord bearing of S 19°32'38" W, with a chord length of 131.93'; thence with a compound curve turning to the right with an arc length of 70.36', with a radius of 336.71', with a chord bearing of S 38°21'07" W, with a chord length of 70.23'; thence S 40°46'32" W a distance of 29.85'; thence S 42°10'50" W a distance of 104.92'; thence S 44°29'02" W a distance of 51.52'; thence S 46°33'12" W a distance of 50.72'; thence S 48°30'54" W a distance of 113.51'; thence S 49°08'53" W a distance of 359.62'; thence S 49°40'47" W a distance of 98.95'; thence with a curve turning to the right with an arc length of 250.95', with a radius of 388.49', with a chord bearing of S 67°08'39" W, with a chord length of 246.61'; thence N 89°31'41" W a distance of 822.67'; thence N 88°25'10" W a distance of 55.17'; which is the POINT OF BEGINNING, having an area of 136,211.36 square feet, 3.127 acres.

EXHIBIT B


VICINITY MAP 1" = 1MI
SITE
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752271805
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752374411
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752275081
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752269998
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752082013
TKC CCCXCVIII LLC
DB 3216 PG817
PIN 4752161305
TKC CCCXCVIII LLC
DB 3216 PG817
PIN 4752161205
TKC CCCXCVIII LLC
DB 3216 PG817
PIN 4752160170
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752263619
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752383615
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752366404
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752164255
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752167243
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752260253
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752263359
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752357807
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752352809
819.69'
822.67'
DOVER RD
SR# 2351
60' PUBLIC R/W
MB 57 PG 29
DB 617 PG 356-357, 364, 370-371
EXIST. PUBLIC R/W
TO BE ABANDONED
(3.127 AC)
LARKIN COMMERCE PARKWAY
72' R/W PER RECIPROCAL EASEMENT AGREEMENT
BK 2964 PG 1619
EXIST. POND
EXIST. GRAVEL DRIVE
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752134740
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752257086
BEL STATESVILLE LTDP
DB 3134 PG 1363
PIN: 4752044851.000
LINE TABLE
LINE BEARING DISTANCE
L1 N00°37'24"E 60.00'
L2 S88°25'09"E 55.22'
L3 N49°43'29"E 98.94'
L4 N49°04'54"E 426.21'
L5 N42°39'51"E 113.60'
L6 N08°14'45"E 173.84'
L7 S81°45'15"E 60.00'
L8 S08°18'41"W 19.35'
L9 S08°14'38"W 154.49'
L10 S40°48'32"W 29.65'
L11 S42°10'50"W 104.92'
L12 S44°29'02"W 51.52'
L13 S46°33'12"W 50.72'
L14 S48°30'54"W 113.51'
L15 S49°08'53"W 359.62'
L16 S49°40'47"W 98.95'
L17 N88°25'10"W 55.17'
CURVE TABLE
CURVE CHORD LENGTH CHORD BEARING ARC LENGTH RADIUS
C1 209.04' N86°41'56"E 212.74' 328.49'
C2 164.21' N45°51'57"E 164.29' 1470.01'
C3 163.73' N25°27'18"E 168.22' 276.71'
C4 131.93' S19°32'36"W 132.79' 336.71'
C5 70.23' S38°21'07"W 70.36' 336.71'
C6 246.61' S67°06'39"W 250.95' 368.49'
0 150 300 600
N
(IN FEET)
1 Inch = 300 ft.
NOT FOR RECORDATION, CONVEYANCES, OR SALES
DOVER ROAD (SR2351)
ROW ABANDONMENT EXHIBIT
LARKIN REGIONAL COMMERCE PARK
STATESVILLE, NC
PLOTT HOUND ENGINEERING
704.443.7066
PROJECT NUMBER
26 31.014
DATE
07/24/2026



City of Statesville | Mobility & Development Plan

Roadway Improvements

Figure 3.9a

- Existing Roadways
- Road Diet (Recommended)
- Widening (Recommended)
- Access Management (Recommended)
- General Improvements (Recommended)
- New Minor Thoroughfare (Recommended)
- Statesville Municipal Airport
- City of Statesville
- Study Area
- County Boundary

Road Diet

Reallocating right-of-way to better accomodate bicycles and pedestrians or slow traffic.

Widening

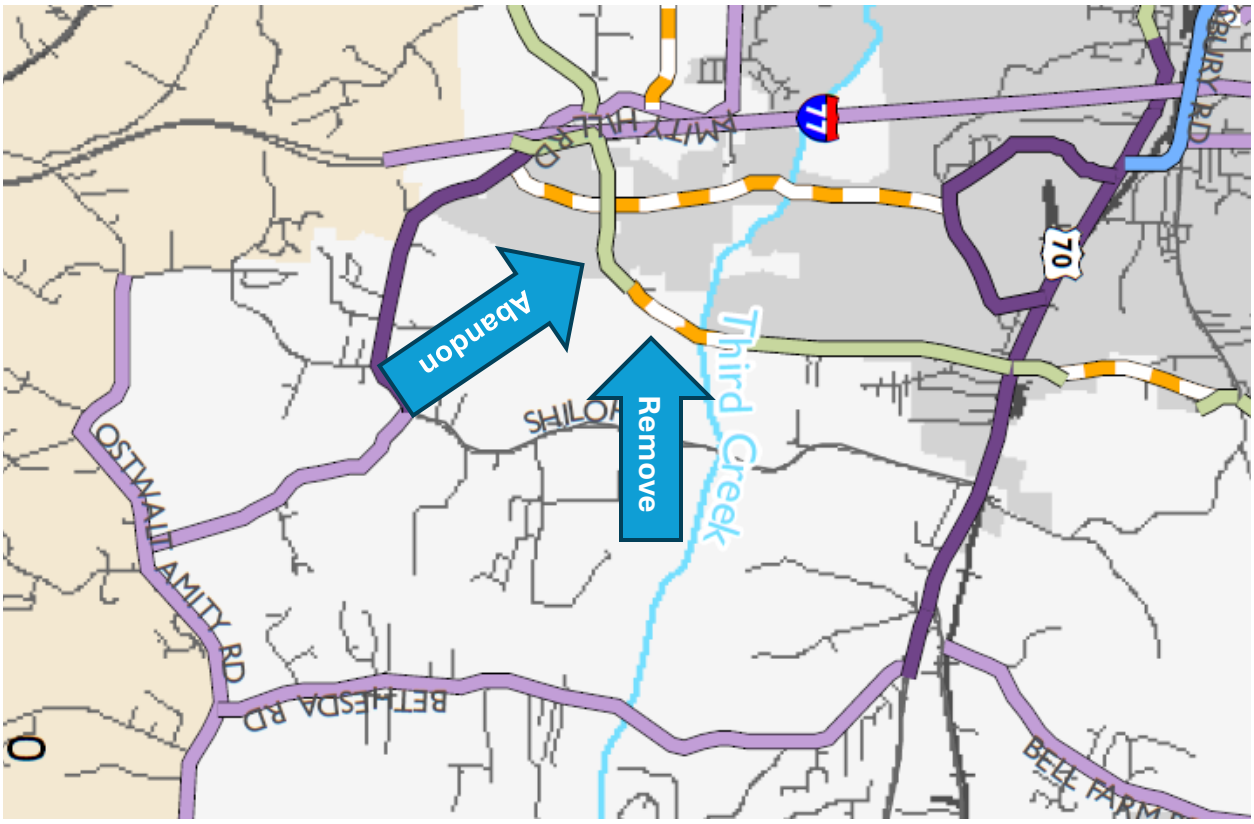
Construction additional travel lanes to address congestion or safety issues.

Access Management

Installing medians that limit turns and consolidating driveways to improve safety and flow.

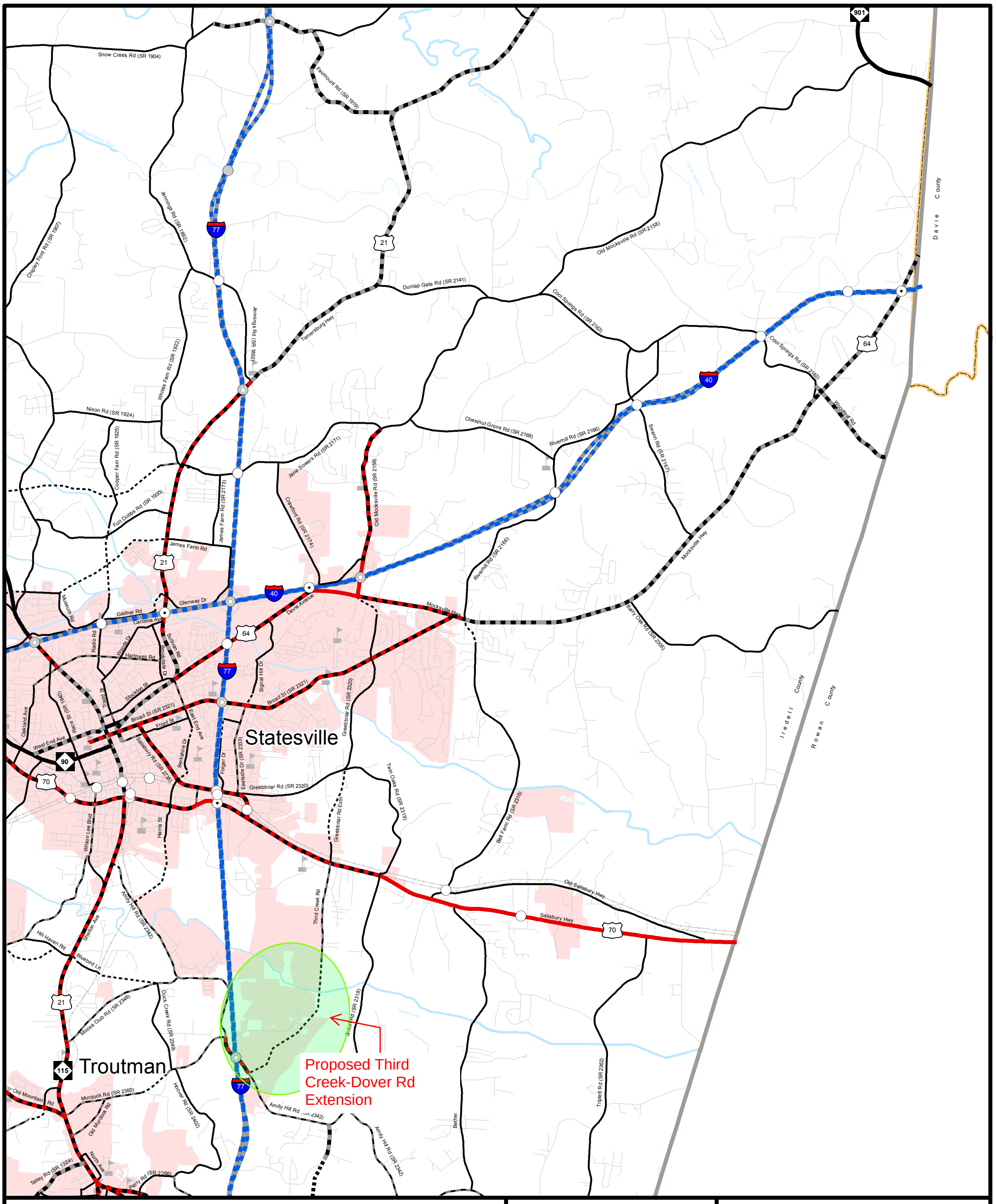
General Improvements

Repaving, rehabbing or restriping, pavement, and other improvements that do not require changes to the existing right-of-way.


Abandon
Remove
Third Creek
70
OSTWALT AMITY RD
BETHESDA RD

Starney Farm Road	Minor Thoroughfare	1.11	Widening	2	3	no	0	Paved Shoulder	I-40	W Aviation Dr	80	F
Stockton St*	Minor Thoroughfare	0.15	General Improvements	2	2	no	2	Paved Shoulder	East End Ave	Brookdale Dr	90	C
Sullivan Road	Major Thoroughfare	0.58	Widening	2	3	no	2	Sharrow	Davie Ave	BB&T Bank	80	G
Swann Road	Minor Thoroughfare	1	General Improvements	2	2	no	0	Paved Shoulder	River Hill Rd	Cool Springs Rd	60	D
Taylorsville Highway	Minor Thoroughfare	5.21	General Improvements	2	2	no	2	Paved Shoulder	Antietam Rd	Taylorsville Rd	90	C
Taylorsville Road/W Front St (US 64)	Major Thoroughfare	0.96	Access Management	4	4	yes	2	PS/MU Path	Taylorsville Hwy	Garner Bagnal Blvd	180	M/O
Third Creek Road	Minor Thoroughfare	1.44	Widening	2	3	no	2	Paved Shoulder	US 70	Current end	80	H
Third Creek Road Extension	Minor Thoroughfare	0.7	New Roadway	0	3	no	2	Paved Shoulder	Third Creek Rd	Dover Rd	80	H
Tomlin Mill Road	Minor Thoroughfare	1.35	General Improvements	2	2	no	0	Paved Shoulder	Jennings Rd	Fairmount Rd	60	D
Trinity Road	Minor Thoroughfare	2.39	General Improvements	2	2	no	0	Paved Shoulder	Midway Rd	Coachman Loop	60	D
Turnersburg Hwy (US 21)	Major Thoroughfare	4.84	Widening	2	4	no	2	Paved Shoulder	Fort Dobbs Rd	Dunlap Gate Rd	110	J
Turnersburg Hwy (US 21)	Major Thoroughfare	0.7	General Improvements	2	2	no	0	Paved Shoulder	Dunlap Gate Rd	Blackwelder Rd	60	D
Turnersburg Hwy (US 21)	Boulevard	0.56	Widening	3/5	4	yes	2	Bike Lanes	I-40	Fort Dobbs Rd	110	N
Whites Farm Road	Minor Thoroughfare	1.06	General Improvements	2	2	no	0	Paved Shoulder	Ingram Road	Jennings Rd	60	D
Wilkesboro Highway (NC 115)	Minor Thoroughfare	2.62	General Improvements	2/3	2/3	no	2	Paved Shoulder	Midway Rd	Old Wilkesboro Rd	90	C
Wilkesboro Hwy (NC 115)	Boulevard	0.47	Widening	3	4	no	2	Bike Lane	I-40	Old Wilkesboro Road	110	K
Wilson W Lee Blvd	Minor Thoroughfare	1.48	Access Management	2	2	no	2	Paved Shoulder	Western Ave	Shelton Ave	90	C
Wood Bridge Road	Minor Thoroughfare	2.15	General Improvements	2	2	no	0	Paved Shoulder	Taylorsville Hwy	Island Ford Road	60	D

Remove


Snow Creek Rd (SR 1904)
Fairmount Rd (SR 1919)
Jennings Rd (SR 1892)
Chipley Ford Rd (SR 1907)
Whites Farm Rd (SR 1922)
Nixon Rd (SR 1924)
Cooper Farm Rd (SR 1925)
Fort Dobbs Rd (SR 1930)
James Farm Rd (SR 2173)
Jane Sowers Rd (SR 2171)
Crawford Rd (SR 2174)
Old Mocksville Rd (SR 2158)
Dunlap Gate Rd (SR 2141)
Turnersburg Hwy
Old Mocksville Rd (SR 2158)
Cool Springs Rd (SR 2163)
Davie County
Chestnut Grove Rd (SR 2169)
Riverhill Rd (SR 2166)
Swann Rd (SR 2167)
Woodleaf Rd
James Farm Rd
Glenway Dr
Gaither Rd
Carolina Ave
Museum Rd
Radio Rd
Woods Dr
Hartness Rd
Sullivan Rd
Brookdale Dr
Davie Avenue
Mocksville Hwy
Barry Oak Rd (SR 2308)
Riverhill Rd (SR 2166)
Signal Hill Dr
Broad St (SR 2321)
Front St
East End Ave
Stockton St
Trade St
Race St (SR 1560)
Oakland Ave
West End Ave
Salisbury Rd (SR 2795)
Berkshire Dr
Folger Dr
Eastside Dr (SR 2333)
Greenbriar Rd (SR 2320)
Greenbriar Rd Ext
Twin Oaks Rd (SR 2319)
Bell Farm Rd (SR 2316)
Statesville
Iredell County
Rowan County
Wilson Lee Blvd
Harris St
Third Creek Rd
Old Salisbury Hwy
Salisbury Hwy
Amity Hill Rd (SR 2342)
Shelton Ave
Hill Haven Rd
Bluebird Ln
Moose Club Rd (SR 2346)
Duck Creek Rd (SR 2349)
Troutman
Old Mountain Rd
Murdock Rd (SR 2350)
Old Murdock Rd
Hoover Rd (SR 2402)
North Ave
Talley Rd (SR 1324)
Perry Rd (SR 2366)
Triplett Rd (SR 2362)
Bethel
Proposed Third Creek-Dover Rd Extension
Freeways
Existing
Needs Improvement
Recommended
Expressways
Existing
Needs Improvement
Recommended
Boulevards
Existing
Needs Improvement
Recommended
Other Major Thoroughfares
Existing
Needs Improvement
Recommended
Minor Thoroughfares
Existing
Needs Improvement
Recommended
Interchanges
Existing
Needs Improvement
Recommended
Grade Separations
Existing
Needs Improvement
Recommended
Interchanges with Managed Lanes Access
Existing
Needs Improvement
Recommended
0 0.5 1 2 Miles
N
W
E
S
Sheet 2B of 5
Base map date: January 4, 2017
Refer to CTP document for more details
Highway Map
Inset B
AMENDED
Charlotte Regional Transportation Planning Organization
North Carolina
Comprehensive Transportation Plan
Plan date: January 18, 2017
Revision date: October 17, 2018

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

DECLARATION OF WITHDRAWAL

THIS DECLARATION OF WITHDRAWAL was made and entered this 6th day of August 2026, by the City of Statesville, a municipal corporation duly chartered with its principal office in Statesville, Iredell Couty, North Carolina.

W I T N E S S E T H:

WHEREAS, TKC CCCXCVIII, LLC has requested that portions of Dover Road located in the City of Statesville be closed; and

WHEREAS, a full description of the street to be closed is highlighted on the attached Exhibit “A” and shown on a survey prepared by Plotthound Engineering and GPI Surveying, dated July 17, 2026, which is attached hereto as Exhibit “B” and the portions to be closed are not necessary for other property owners in the vicinity of the affected street to have ingress, egress or regress to their property and are not contrary to the public interest; and

WHEREAS, neither the City of Statesville nor any division of the state or county government will be required to maintain the street for the public use and the City of Statesville hereby does execute this withdrawal for the sole purpose of withdrawing the street affected from public dedication.

NOW, THEREFORE, BE IT RESOLVED and in consideration of the premises and for the purpose set forth above and under and by virtue of the provisions of North Carolina General Statute 160A-299, the City of Statesville by this instrument declares portions of Dover Road highlighted on Exhibit “A” and shown on a survey prepared by Plotthound Engineering and GPI Surveying dated July 17, 2026, which is attached hereto as Exhibit “B”, hereby closed and the same is hereby withdrawn from public use to which it was heretofore dedicated.

IN WITNESS WHEREOF, the City of Statesville has caused this instrument to be executed in its corporate name by its duly authorized officers and its corporate seal to be affixed hereto all by authority duly given on the date and year first above written.

CITY OF STATESVILLE

By:_____
J Doug Hendrix, Mayor

ATTEST:

_____
Emily Kurfees, City Clerk

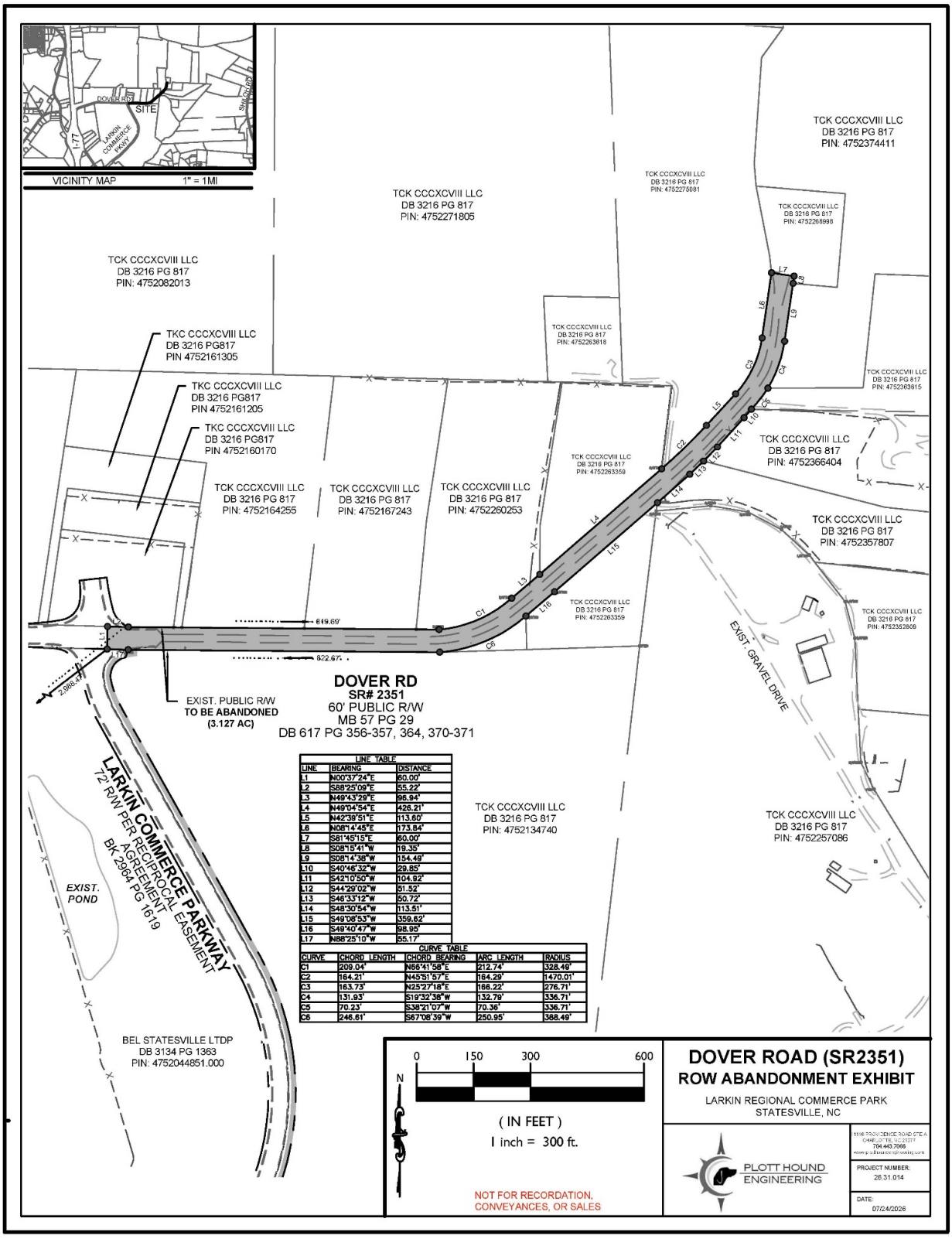
EXHIBIT A
PROPERTY DESCRIPTION ~ A PORTION OF DOVER ROAD

LYING AND BEING in Statesville, Iredell County, North Carolina and more particularly described as follows:

DOVER ROAD ABANDONMENT PORTION

COMMENCING at a found NC Grid Monument 'Amity Hill,' having North Carolina State Plane Coordinates N: 724078.075, E: 1448691.929; THENCE North 52 degrees 28 minutes 44 seconds East, a grid distance of 2,988.47 feet to a point on the southerly Right of Way of Dover Road, the **POINT OF BEGINNING**; thence N 00°37'24" E a distance of 60.00' to a point on the northerly Right of Way of Dover Road and in the southerly boundary line of TKC CCCXCVIII LLC (now or formerly) as described in Deed Book 3216, Page 817 of the Iredell County Registry; thence continuing with the lands of TKC CCCXCVIII LLC (now or formerly) and the northerly Right of Way of Dover Road S 88°25'09" E a distance of 55.22'; thence S 89°31'38" E a distance of 819.69'; thence with a curve turning to the left with an arc length of 212.74', with a radius of 328.49', with a chord bearing of N 66°41'58" E, with a chord length of 209.04'; thence N 49°43'29" E a distance of 96.94'; thence N 49°04'54" E a distance of 426.21'; thence with a curve turning to the left with an arc length of 164.29', with a radius of 1,470.01', with a chord bearing of N 45°51'57" E, with a chord length of 164.21'; thence N 42°39'51" E a distance of 113.60'; thence with a curve turning to the left with an arc length of 166.22', with a radius of 276.71', with a chord bearing of N 25°27'18" E, with a chord length of 163.73'; thence N 08°14'45" E a distance of 173.84'; thence S 81°45'15" E a distance of 60.00' to a point on the easterly Right of Way of Dover Road and the lands of TKC CCCXCVIII LLC (now or formerly); thence continuing with the lands of TKC CCCXCVIII LLC (now or formerly) and the easterly Right of Way of Dover Road S 08°15'41" W a distance of 19.35'; thence S 08°14'38" W a distance of 154.49'; thence with a curve turning to the right with an arc length of 132.79', with a radius of 336.71', with a chord bearing of S 19°32'38" W, with a chord length of 131.93'; thence with a compound curve turning to the right with an arc length of 70.36', with a radius of 336.71', with a chord bearing of S 38°21'07" W, with a chord length of 70.23'; thence S 40°46'32" W a distance of 29.85'; thence S 42°10'50" W a distance of 104.92'; thence S 44°29'02" W a distance of 51.52'; thence S 46°33'12" W a distance of 50.72'; thence S 48°30'54" W a distance of 113.51'; thence S 49°08'53" W a distance of 359.62'; thence S 49°40'47" W a distance of 98.95'; thence with a curve turning to the right with an arc length of 250.95', with a radius of 388.49', with a chord bearing of S 67°08'39" W, with a chord length of 246.61'; thence N 89°31'41" W a distance of 822.67'; thence N 88°25'10" W a distance of 55.17'; which is the **POINT OF BEGINNING**, having an area of 136,211.36 square feet, 3.127 acres.

EXHIBIT B


VICINITY MAP
1" = 1MI
DOVER RD
SITE
LARKIN COMMERCE PKWY
I-77
SWITCH POST RD
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752374411
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752275081
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752271805
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752269998
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752082013
TKC CCCXCVIII LLC
DB 3216 PG817
PIN 4752161305
TKC CCCXCVIII LLC
DB 3216 PG817
PIN 4752161205
TKC CCCXCVIII LLC
DB 3216 PG817
PIN 4752160170
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752263618
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752263615
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752366404
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752164255
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752167243
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752260253
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752263359
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752357807
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752352809
819.69'
822.67'
EXIST. PUBLIC R/W
TO BE ABANDONED
(3.127 AC)
DOVER RD
SR# 2351
60' PUBLIC R/W
MB 57 PG 29
DB 617 PG 356-357, 364, 370-371
EXIST. GRAVEL DRIVE
LARKIN COMMERCE PARKWAY
72' R/W PER RECIPROCAL EASEMENT AGREEMENT BK 2964 PG 1619
EXIST. POND
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752134740
TCK CCCXCVIII LLC
DB 3216 PG 817
PIN: 4752257086
BEL STATESVILLE LTDP
DB 3134 PG 1363
PIN: 4752044851.000
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N00°37'24"E | 60.00'
L2 | S88°25'09"E | 55.22'
L3 | N49°43'29"E | 96.94'
L4 | N49°04'54"E | 426.21'
L5 | N42°39'51"E | 113.60'
L6 | N08°14'45"E | 173.84'
L7 | S81°45'15"E | 60.00'
L8 | S08°15'41"W | 19.35'
L9 | S08°14'38"W | 154.49'
L10 | S40°46'32"W | 29.85'
L11 | S42°10'50"W | 104.92'
L12 | S44°29'02"W | 51.52'
L13 | S46°33'12"W | 50.72'
L14 | S48°30'54"W | 113.51'
L15 | S49°08'53"W | 359.62'
L16 | S49°40'47"W | 98.95'
L17 | N88°25'10"W | 55.17'
CURVE TABLE
CURVE | CHORD LENGTH | CHORD BEARING | ARC LENGTH | RADIUS
C1 | 209.04' | N66°41'58"E | 212.74' | 328.49'
C2 | 164.21' | N45°51'57"E | 164.29' | 1470.01'
C3 | 163.73' | N25°27'18"E | 166.22' | 276.71'
C4 | 131.93' | S19°32'38"W | 132.79' | 336.71'
C5 | 70.23' | S38°21'07"W | 70.36' | 336.71'
C6 | 246.61' | S67°08'39"W | 250.95' | 388.49'
0 150 300 600
N
(IN FEET)
1 inch = 300 ft.
NOT FOR RECORDATION, CONVEYANCES, OR SALES
DOVER ROAD (SR2351)
ROW ABANDONMENT EXHIBIT
LARKIN REGIONAL COMMERCE PARK
STATESVILLE, NC
PLOTT HOUND ENGINEERING
1116 PROVIDENCE ROAD STE A
CHARLOTTE, NC 28207
704.443.7068
PROJECT NUMBER:
26.31.014
DATE:
07/24/2026

Page Intentionally Left Blank

Statesville ABC Board
Minutes

Tuesday September 1, 2026 11:00am

Meeting in the Board Room of the Statesville ABC Board

I. Call to order

The meeting was called to order by Chairperson Ron Matthews. In attendance were board members David Pope and Michelle Rokes. Also in attendance was Tip Nicholson, General Manager.

II. Statement of Potential Conflicts of Interest

Does any board member have any known conflict of interest or appearance of conflict with respect to any matters coming before the Board today? If so, please identify the conflict or appearance of conflict and refrain from any undue participation in the particular matter involved.

No conflicts were disclosed.

III. Approval of minutes from Tuesday July 28, 2026 meeting

Approved unanimously

IV. Reports

- Reports from the NCAABC and ABC Commission

  The board members, general manager and assistant general manager attended the NC Association of ABC Boards annual meeting last week. Ron Matthews was elected to the Association Board of Directors representing district 1.

- Store reports from staff

- Financial Report

  Monthly Sales Figures

July	% Compared to Last Year	% Fiscal Year to Date
Store #1	1.91	1.91
Store #2	-1.38	-1.38
Total	.62	.62
NC Total	1.17	1.17

V. Old & New Business

- Alcohol Education Grants

  After reviewing the grant requests, the following grants were awarded:

2026 ABC Alcohol Grant Recipients	
Organization	Appproved Grant
Aftershock Youth Empowerment	$5,100
Boys & Girls Club of the Piedmont	$10,000
Children's Homes of Iredell County	$3,500
Fifth Street Ministries	$23,000
Foundation of Hope Ministries	$7,600
Foundry House	$1,300
Pharos Parenting	$12,000
Piedmont Mediation Center	$15,000
Restoration Road Ministry	$5,000
Speak Life & Live	$7,500
Total	$90,000

VI. Other business

The September meeting will be moved to Tuesday September 29th.

Adjournment

The meeting was adjourned at 11:35am.

Ron Matthews

David Pope

Michelle Rokes