

MINUTE BOOK 32, PAGE 106

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

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

Council Absent: None

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

I. Call to Order

Mayor Hendrix called the meeting to order.

II. Invocation

III. Pledge of Allegiance

IV. Adoption of the Agenda

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

VI. Presentations & Recognitions

1. Constitution Week Proclamation

2. Suicide Prevention Month Proclamation

3. Hispanic Heritage Month Proclamation

4. Statesville Conventions and Visitor's Bureau Annual Report

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

VII. Public Comment

VIII. CONSENT AGENDA

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

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

Mayor Hendrix stated that Ms. Laury Brown asked for her comments to be changed on the minutes. There were no other changes.

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

Vaughan stated that we must mow the embankment due to regulations. There has been one close call for an accident on the embankment. This is a budget amendment goes to purchase the equipment.

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

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

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

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

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

Ferguson stated that the fencing and approach lights have been damaged due to an incident. The insurance covers some, but the insurance will go after the estate to reimburse the funds.

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

Ferguson stated that they received an economic development grant to build the parking apron for West Star to build their apron. This is the civil engineering work to do the design and construction management work.

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

Kirkendall stated that this property was brought before Council and it was not approved. The only connection would be through Verde Way. Martin stated that staff are asking them to do a tech memo regarding the Greenbriar Ridge.

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

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

Amos stated that these Purchase Orders were left out of the larger roll over. This purchase order was started early to allocate funds from the last fiscal year.

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

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

Smith stated that we routinely have surplus equipment that we must do through this process by state statutes.

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

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

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

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

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

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

Weeks stated that the applicant wants to close the road. Martin stated that with this we will need to amend the mobility plan as well.

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

Weeks stated that the City is the applicant and apart of selling the property, we are supposed to remove this right of way.

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

Kirkendall stated that Chickfila is looking to relocate just north. Council Member Pressly stated that he needed to recuse himself from this vote.

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

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

REGULAR AGENDA

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

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

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

Moore stated that the ordinances were adopted in August 2020 and it needs to be updated. We are looking to remove the Certificate of Occupancy from both Chapter 20 and 21.

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

Martin stated that the Planning Board denied the request due to the industrial zoning. This project is a mix of duplex and single family homes. Martin stated that it is pre-mature residential development

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

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

Council Member Pearson asked which zoning would have more traffic.

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

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

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

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

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

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

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

Kirkendall stated that this parcel is adjacent to Wildwood Subdividison. They would like to rezone to R8CZ. They reduced the number of lots by 10 since the Planning Board.

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

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

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

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

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

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

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

XVI. Closed Session
Mayor Hendrix stated that we need to move into closed session.
1. G.S. 143-318.11(a)(4) – Economic Development
2. G.S. 143-318.11(a)(3) – Attorney Client Privilege
3. G.S. 143-318.11(a)(6) – Personnel

Council Member Robertson made a motion to go into closed session Council Member Allison seconded the motion. The motion passed unanimously.

Coming out of closed session, Mayor Hendrix stated that an Economic Development matter and a personnel matter was discussed. No decisions were made.

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

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

MINUTE BOOK 32, PAGE 110

STATESVILLE CITY COUNCIL REGULAR AGENDA MEETING MINUTES – September 14, 2026

CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

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

Council Absent: None

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

I. Call to Order

Mayor Hendrix called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Hendrix led in the invocation.

IV. Adoption of the Agenda

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

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

VI. Presentations & Recognitions

1. Constitution Week Proclamation

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

2. Suicide Prevention Month Proclamation

Mayor Hendrix invited Susan to the podium to receive the proclamation and read it into the record.

Susan thanked the community for their support of suicide prevention.

3. Hispanic Heritage Month Proclamation

Mayor Hendrix invited the Hispanic and Latino residents to come forward and receive the proclamation. He read the proclamation into the record.

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

4. Statesville Conventions and Visitor's Bureau Annual Report

Mayor Hendrix introduced Cindy Sutton, the Executive Director of the Statesville Tourism Development Authority.

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

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

VII. Public Comment

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

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

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

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

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

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

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

VIII. CONSENT AGENDA

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

- A. Consider approving the August 6, 2026, Pre-Agenda Meeting Minutes and the August 10, 2026, Regular Meeting Minutes. (E. Kurfees)**
- B. Consider approving budget amendment #2027-05 to facilitate the purchase of a remote-controlled mower for use at the Nixon Road Reservoir. (Vaughan)**
- C. Consider approving the second reading of an ordinance to impose a 180-day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data centers within the City of Statesville and its Extraterritorial Zoning Jurisdiction pursuant to NCGS 160D-107. (Martin)**
- D. Consider approving the second reading of an ordinance to amend Article V: Automatic Alarm System Regulations. (G. Kurfees)**
- E. Consider approving budget amendment #2027-04 and appropriating insurance proceeds in the amount of \$111,430.00 for repairs to the airport lighting system and perimeter fencing damaged by an aircraft accident on December 18, 2025. (Ferguson)**
- F. Consider approving Work Authorization #30 in the amount of \$187,667.00 for professional services in the construction of an aircraft parking apron for West Star Aviation. (Ferguson)**
- G. Consider passing a resolution to set the public hearing date of October 5, 2026 for AX26-10 Japul Road, an annexation request filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street. (Kirkendall)**
- H. Consider approving budget amendment #2027-06, which appropriates fund balance to support the rollover of outstanding purchase orders for contractual obligations and pending capital projects associated with the Cochran renovation project. (Lawrence)**
- I. Consider authorizing the City Manager or his designee to dispose of items declared as surplus in accordance with the North Carolina General Statutes Chapter 160A, Article (160A-270c). (Lawrence)**
- J. Consider approving the attached resolution opposing the proposed regulatory changes to the Section 106 Review Process of the National Historic Preservation Act of 1966. (Moosavi)**
- K. Consider passing a Resolution of Intent to permanently close the end portion of unopened Dover Rd just after the Dover Rd and Larkin Commerce Pkwy intersection and schedule a public hearing for October 19, 2026. (Weeks)**
- L. Consider passing a Resolution of Intent to permanently close the west portion of unopened Free Nancy Avenue schedule a public hearing for October 19, 2026.**

(Weeks)

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

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

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

REGULAR AGENDA

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

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

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

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

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

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

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

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

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

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

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

Martin stated that Smith Douglas Homes is requesting to rezone to R-5CZ inside the city

limits in Ward 6. The site is comprised of three single family homes and mostly undeveloped. The 2045 Land Use Plan shows the area as Complete Neighborhood 2 that prioritizes single family homes with grid streets. The land use decision for industrial was not carried forward to the final plan. The plan only is a recommendation. The Planning Board voted 4 to 1 denial of the plan due to the density and wanted to keep the zoning industrial.

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

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

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

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

Mayor Hendrix introduced the applicant and their presentation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mayor Hendrix closed the public hearing.

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

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

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

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

Council Member Pressly read the consistency statement.

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

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

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

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

Mayor Hendrix asked for a vote on the motion.

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

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

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

Mayor Hendrix opened the public hearing.

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

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

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

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

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

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

The zoning amendment is hereby approved with the agreed upon conditions and is consistent with the City's comprehensive land use plan because the 2045 Future Land Use Plan calls for this area to be designated as Complete Neighborhood 2, which includes residential uses and city services can be provided

Council Member Jones seconded the motion.

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

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

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

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

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

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

Mayor Hendrix called for a vote on the motion.

Aye: Jones, Allison, Nicholson, Pearson

Nay: Pressly, Lawton, Pfeufer, Robertson

Mayor Hendrix voted in opposition.

The motion failed 4 to 5.

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

The applicant pulled their annexation due to the rezoning not passing.

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

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

Staff recommend authorizing the Amendment 1.

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

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

Mayor Hendrix called for a vote on the motion.

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

Nay: Pressly

The motion passed 7 to 1.

XV. Other Business

XVI. Closed Session

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

XVII. Advisory Board Minutes

1. ABC Board July 28, 2026 Meeting Minutes

XVIII. Adjourn

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