



AGENDA

DATE: October 19, 2026

TO: Statesville Planning Board

FROM: Joseph Campbell, Planner II

CC: Erika Martin, Planning Director
Herman Caulder, Assistant Planning Director

SUBJECT: October Planning Board Meeting

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The Statesville Planning Board will hold a meeting on October 27, 2026, at 6:00 p.m. in the Council Chamber of City Hall, 227 South Center Street, Statesville, NC.

1. Welcome and approval of the agenda and minutes from September 22, 2026, Planning Board Meeting.
2. Conduct a courtesy hearing and make a recommendation to City Council for an amendment to a previously approved rezoning request ZC26-06 Turnersburg Hwy (QuikTrip) filed by Mr. Thomas Donton of QuikTrip Corporation.
3. Conduct a courtesy hearing and make a recommendation to City Council for rezoning request ZC26-14 Peachtree Rd (Airbox).

**Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
September 22, 2026 – 6:00 p.m.**

Members Present: Corina Iyooob, Darrin Rucker, Roger Bejcek, Joel Mashburn, Cory Sloan

Members Absent: Alisha Cordle, Bernard Robertson, Mark Tart

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

Vice-Chair Roger Bejcek called the meeting to order.

Approval of Minutes

Mashburn made a motion to approve the August 25, 2026 Planning Board minutes as presented, seconded by Sloan. The motion carried unanimously.

Conduct a courtesy hearing and make a recommendation to City Council for an amendment to the 2019 Mobility and Development Plan (MDP) to remove a proposed new roadway connecting Dover Road and Third Creek Road.

Tamira Weeks presented the request to conduct a courtesy hearing to amend the 2019 Mobility & Development Plan (MDP) and the Charlotte Regional Transportation Planning Organization (CRTPO) Comprehensive Transportation Plan (CTP) to remove the Third Creek Road/Dover Road Extension.

Summary of Information

Mr. Robert C. Combs of The Keith Corporation, on behalf of the property owner, TKC CCCXCVIII, LLC initiated a right-of-way (ROW) abandonment for the approximately 2,000 ft end portion of Dover Rd (Larkin Commerce Pkwy intersection to the terminus of Dover Rd). The company owns all the parcels that would be affected by the abandonment. The abandonment will allow the recombination of all the affected parcels into one larger one. This will allow for more options for development on a greater scale. At this time, the company intends to develop a regional commerce park on the proposed abandoned ROW.

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; **Currently, abandoning Dover Rd does not meet requirement #2. According to the 2019 Mobility and Development Roadway Improvements (Figure 3.9a) and Charlotte Regional Transportation Planning Organization Comprehensive Transportation Plan show a recommended roadway improvement is to build a new minor thoroughfare to**

connect Dover Rd and Third Creek Rd (See 2019 MDP Roadway Improvements Map). 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.

3. 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.**

Therefore, Staff finds that upon amending the locally adopted MDP and regionally adopted CTP to remove the Dover Rd-Third Creek Extension, that the statutes can be met and the right-of-way abandoned.

Previous or Relevant Actions

N/A

Consequences For Not Acting

The unopened portion of Dover Rd would not be abandoned, constraining the development potential of the site.

Department Recommendation

Staff recommends amending the MDP & CTP to remove the Dover Rd- Third Creek Extension from the list of recommended roadway improvements.

Next Steps

Recommendation from the Planning Board and City Staff moves to City Council

Mashburn asked if the company will combine all the properties on the map and Weeks stated only the properties with the proposed ROW Abandonment will be combined and there are not multiple property owners.

Vice-Chair Bejcek opened the public hearing and being no speakers, closed the public hearing.

Iyob made a motion to approve an amendment to the 2019 Mobility and Development Plan (MDP) and the Charlotte Regional Transportation Planning Organization Comprehensive Transportation Plan to remove Dover Road and Third Creek Road extension. Seconded by Rucker. The motion carried unanimously.

Conduct a courtesy hearing and make a recommendation to City Council to consider adoption of the Beverly Heights & Western Heights Small Area Plan.

Erika Martin introduced the request to conduct a courtesy hearing to consider adoption of the Beverly Heights & Western Heights Small Area Plan.

Summary of Information

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

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

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

Plan Recommendations

1. Construct the Absher Park Road to Museum Road connection.
2. Add a sidewalk or greenway connection to Gregory Creek Greenway and McClure Park.
3. Encourage neighborhood-scale commercial development, particularly retail and eating establishments.
4. Discourage high-density development.
5. Require conditional rezoning developments to preserve heritage trees and natural open spaces when practical.
6. Develop a cohesive streetscape plan for Highway 115.
7. Install playground equipment at McClure Park.
8. Renovate McClure Park's bathrooms, parking lot and picnic shelters

Previous or Relevant Actions

N/A

Strategic Initiative Supported

N/A

Budget/Funding Implications

N/A

Consequences For Not Acting

The public engagement and small area plan will not be used as a guide for land use decisions.

Department Recommendation

Staff recommends approving the Beverly Heights & Western Heights Small Area Plan.

Manager Comments

N/A

Next Steps

Recommendation from the Planning Board and City Staff moves to City Council

Martin gave special thanks to Laury Brown, community advocate and Maggie Martin, Planning Department Intern and recommended adoption of the Beverly Heights and Western Heights Small Area Plan. Bejcek asked for more information on small area plans and Martin stated there are several small area plans and they provide more details for a neighborhood instead of a broader land use plan. Bejcek asked if this goes into the 2045 Plan and Martin stated it complements the 2045 Plan and both are considered for rezoning requests.

Vice-Chair Bejcek opened the public hearing.

Laury Brown, lives in Beverly Heights stated the small area plan was developed in 2004 for 30 acres and has been revised for 600 acres. Connectivity, safety, and sustainability are important and they want to preserve the neighborhoods. Development and progress is possible through planning, thoughtful execution, and collaborative intention. She thanked the Planning Department, Department Heads, and City Council for their guidance and insight on this project.

Vice-Chair Bejcek closed the public hearing.

Sloan made a motion to approve the Beverly Heights & Western Heights Small Area Plan. Seconded by Rucker. The motion carried unanimously.

Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-13 The Oaks at James Farm Revision major subdivision.

Matthew Kirkendall introduced the request to conduct a courtesy hearing for a rezoning request (ZC26-13), initiated by the property owner, Chris LaMack, for one parcel (approximately 14.7 acres), located at the intersection of James Farm Road and Jane Sowers Road.

Summary of Information

The request is to rezone the property from City of Statesville R-5MF CZ to City of Statesville R-5MF CZ to allow 57 single-family-detached homes. This is a revision to the previously approved rezoning case ZC25-11, where City Council approved 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 approved by the Planning Board and City Council. The site has been annexed. 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.

Furthermore, the 2019 Mobility Plan calls for widening for Janes Sowers Road at this location. 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).

The surrounding land is designated as Iredell County R-20 (Single-Family Residential), there is also the Old 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.

The applicant has offered the following 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.

Staff Recommendation

Therefore, staff recommends **Option 1 – Approval** of the rezoning request.

Vice-Chair Bejcek opened the public hearing.

Chris Lemack, Elevation Real Estate Group 9541 Jullian Clarke Avenue, Suite 101, Huntersville, NC 28078 stated they reached out to 60 builders and except for a few, they said they will not build townhomes. Half of the builders said they were interested in detached lots, so this is the reason for the change from townhomes to single family detached homes.

Lydia Mayberry, 463 James Farm Rd, stated they are happy with the reduction from 104 townhomes to 57 homes, but are still not happy about the project due to safety. They have requested the speed limit be reduced because the speed limit is 45 MPH and there are frequent accidents. The day after the August community meeting there was a three-car accident where the homes will be built. It is dangerous and difficult to get out of your driveway at certain times of the day.

Vice-Chair Bejcek closed the public hearing.

Sloan asked if a grading plan has been submitted with the application and Martin stated this is only for the concept plan. His concern is how low the homes sit compared to the road and the view corridor. He would like to recommend a condition that a berm is constructed along the main road so not view roofs from the road.

Iyoob made a motion to approve rezoning case ZC26-13 The Oaks at James Farm Revision major subdivision, Option 1. The zoning amendment is recommended for approval 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. Seconded by Mashburn. The motion carried unanimously.

Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-11 Japul Road 2 major subdivision.

Matthew Kirkendall introduced the request to conduct a courtesy hearing for a rezoning request (ZC26-11), initiated by the property owner, Mark Miserocchi of Harmony Investing LLC, for two parcels (approximately 26.78 acres) located at the end of Japul Road.

Summary of Information

The request is to rezone the property from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Single-Family Residential) Zoning District.

This is a conditional rezoning, which ties the project to the approved concept plan, along with any conditions approved by the Planning Board and City Council. The site is not located within the city limits, and the annexation petition is running concurrently with the rezoning. The proposed project site is approximately 26 acres located at the end of Japul Road. The applicant is applying to rezone the properties to build a subdivision with 67 single-family homes.

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 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).

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

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

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

The concept plan shows 2.78 acres of active open space (2.68 acres is required). The active open space does include the greenway that will be dedicated to the city.

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

The surrounding zoning districts and land uses are as follows:

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

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

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

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

The applicant has committed to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM 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.

Previous Council or Relevant Actions

The Planning Board previously recommended approval, which included removing the entrance to the site from Japul Road. City Council denied this subdivision request earlier this year (2026).

Departmental 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.

Mashburn asked if there is one way in and out of the development and Martin stated yes and there is a condition there will be no vertical construction until the connection to Verde Way is publicly maintained or bonded.

Vice-Chair Bejcek opened the public hearing.

Ian Anderson, Senior Landscape Architect with Merrick Company, the lead planner and civil engineer stated the rezoning is from R-10 to R-8 to fit with the surrounding development. This subdivision is similar to the Greenbriar Ridge lot size, density, and road layout. There is no connection for emergency vehicles or pedestrians to Japul Road.

Jim Dobson, Japul Road stated he requests the conditional rezoning be permanent and binding so no future owner, builder, phase or amendment can revive the subdivision or access through Japul Road. The concern is whether the layout pushes grading and building too far down to the Weddington driveway and adjoining pond area. He requests written information identifying the lots affected by the site conditions and a documented professional evaluation of their buildability. There is significant flooding in the area and construction vehicles use their road and privately built bridge seeking the construction site nearby. He asks the Planning Board to recommend denial or continue the case until the builder's written findings, a revised concept plan, sealed drainage and geotechnical analysis, a sealed driveway and right of way survey, and the wildlife review and binding protective conditions are available for public review. The residents are not asking the city to prevent development but asking for a plan that respects the topography, stops short of the lower ground, protects the Weddington driveway, does not worsen drainage into the pond or neighboring properties, and preserves documented wildlife habitat. A smaller or redesigned layout that responds to those conditions could move forward without forcing development into any land that may not support it.

Dale Weddington, 618 Japul Road, stated his concern is the changing plan, losing their driveway, miscommunication, wildlife, building a buffer larger than 15', and work out a plan so they do not have to be here again.

Marie Martin, 620 Japul Road, stated her parents bought the property in 1979 and gave the right to use the road to the Sherrill Lumber Group to access their property. And over time the 60' right of way has been taken over by weeds and trees. The two ponds flood when it rains and there are two upper areas that drain into the lower pond. This is a driveway and not a road and they would like to keep it this way.

Vice-Chair Bejcek closed the public hearing.

Kirkendall showed a video of a truck using Japul Road in error to access the construction site nearby and flooding at the ponds.

Iyoob asked if the developer finds this request reasonable and Anderson stated they are not touching Japul Road, the ponds, the culverts, the bridge, or the driveway and it is out of the project. The developer is willing to give them his land at no cost for permanent frontage on Japul Road so they will never be disconnected. There is a survey and they are waiting on the geotechnical report and cannot get the project permitted without a stormwater and erosion management plan. All drainage will release into the creek downstream from the ponds. No construction equipment will be allowed on Japul Road and only use Verde Way. The developer is willing to remove the Weddington's driveway from their property and relocate it with enhanced landscaping and build fences at no cost.

Sloan asked if there is a tech memo to Greenbriar Ridge's TIA and Anderson stated they are working on it now. There was a TIA with Greenbriar Ridge and because their project is smaller and not as many trips, staff did not ask for a TIA. A Transportation Planner has requested to confirm the level of trips has not changed the level of service determined in the Greenbriar Ridge TIA and the Greenbriar Ridge Traffic Consultant said the traffic change is negligible. A request was made for a tech memo and they are almost at agreement with the memorandum of understanding (MOU). There is a new independent TIA group that has not finished the report but will be done by the City Council Meeting.

Sloan asked if the developer would bring Japul Road up to a city standard and Anderson stated no due to the drainage problem.

Mashburn made a motion to deny rezoning case ZC26-11 Japul Road 2 major subdivision, Option 2. The zoning amendment is recommended for denial even though it is consistent with the City's comprehensive Land Use 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. Seconded by Iyoob.

The vote on the motion was as follows:

Ayes: Iyoob, Mashburn

Nays: Sloan, Bejcek, Rucker

Motion Failed 3 to 2

Sloan made a motion to approve rezoning case ZC26-11 Japul Road 2 major subdivision, Option 1. The zoning amendment is recommended for approval with the agreed upon conditions and is consistent with the City's comprehensive land use plan. 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 greenway between Greenbriar Ridge and the proposed site. Seconded by Rucker.

The vote on the motion was as follows:

Ayes: Sloan, Bejcek, Rucker

Nays: Iyoob, Mashburn

Motion Carried 3 to 2

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



Staff Report

To: Planning Board Members

From: Joseph Campbell, Planner II

Date: October 16, 2026

Re: ZC26-06 (A) Turnersburg Hwy (Quick Trip)

Action Requested

Conduct a courtesy hearing for Conditional Rezoning Amendment: ZC26-06 (A) Turnersburg Hwy (Quick Trip). Amendment to rezone one parcel from Iredell County GB CUD (General Business) Conditional Use District and to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District and consider making recommendations to City Council.

Summary of Information

This request, initiated by Mr. Thomas Donton on behalf of QuikTrip Corporation, is to rezone one parcel located at 824 Turnersburg Highway adjacent to Interstate 77. The request to construct a convenience store/fueling station and for future development for the vacant parcels adjacent.

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. Previously, six parcels included in this request totaling approximately 24.1 acres were approved for rezoning and annexation in May 2026. Five contiguous parcels create the site where the future convenience store/fueling station will be developed along with future development not yet proposed. The future developments use will be aligned with its zoning designation, with conditions. One other parcel with an existing food establishment was also included in the commercial rezoning. Since then, one additional property has been purchased by the applicant, and is requesting to conditionally rezone that lot to match the original request. The request is to rezone this one parcel from Iredell County GB CUD (General Business) Conditional Use District to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District. This property would be included in the future development parcel. The B-4 district allows intensive retail sales and services that depend upon high traffic volumes. The applicant is also seeking annexation concurrently into the City of Statesville.

The 2045 Land Development Plan shows the property to be in a Tier 2 Growth Area suitable for Activity Corridor character intent.

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

North of the Site: City of Statesville B-4 (Highway Business) CZ.

East of the Site: City of Statesville B-4 (Highway Business) CZ & Interstate 77.

South of the Site: City of Statesville B-4 (Highway Business) CZ.

West of the Site: Iredell County RA (Residential Agriculture)

Previous or Relevant Actions

Six parcels adjacent to this property (ZC26-06 Turnersburg Hwy QuikTrip) were rezoned and annexed in May 2026.

Strategic Initiative Supported

Connecting our City.

Budget/Funding Implications

Unknown.

Consequences For Not Acting

The properties would remain in Iredell County's jurisdiction.

Department Recommendation

The 2045 Land Development Plan is supportive of this request, as it shows these parcels to be in the Activity Corridor intent area, which provides opportunities for a mix of commercial retail along the corridor. The Tier 2 Growth Area shows this site as suitable for development which supports this request; however, these parcels are currently beyond the Fire Department's preferred response time.

Therefore, staff recommends **approval – option 1** to approve the requested rezoning.

Manager Comments

N/A

Next Steps

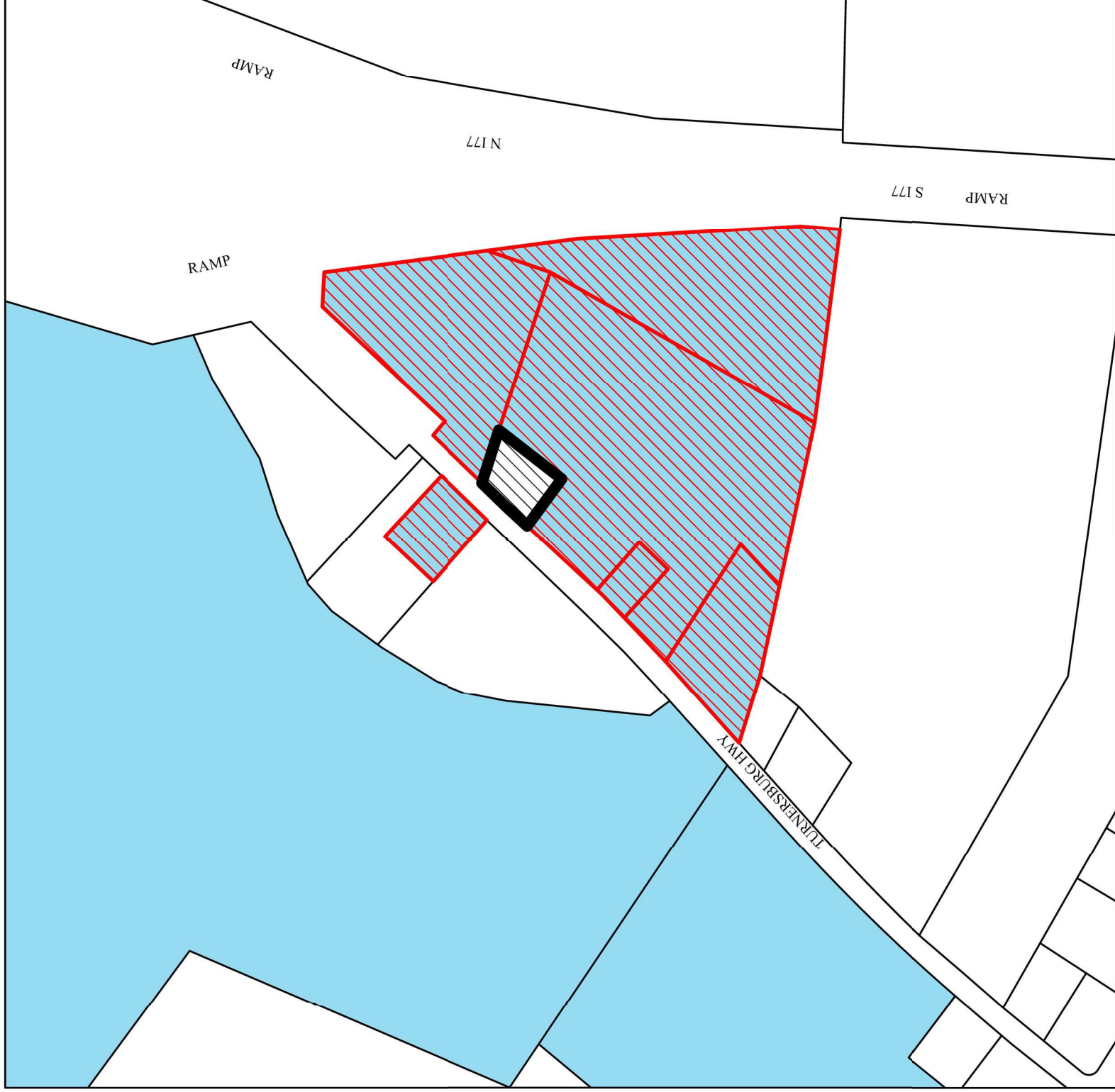
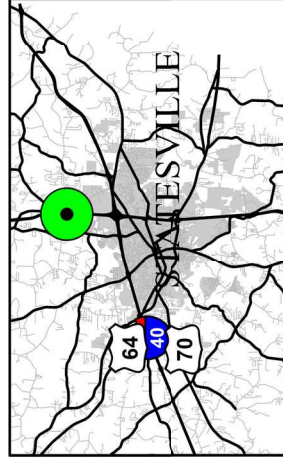
Recommendation from the Planning Board and City Staff moves to City Council for the first reading of ZC26-06 (A) Turnersburg Hwy (QuikTrip) and public hearing running concurrent with the annexation petition on November 16th, 2026.

Attachments:

1. Location Map
2. Aerial Photo Map
3. Site Photo(s)
4. Current Zoning & Utilities Map
5. Concept Plan
6. 2045 LDP Land Use & Character Intent Map
7. Activity Corridor Character Intent

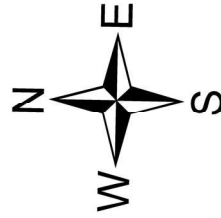
8. Plat of Property
9. Community Meeting Report
10. Zoning Consistency Statement
11. Draft Ordinance

ZC26-06 (A): Turnersburg Hwy (QuikTrip) Amendment

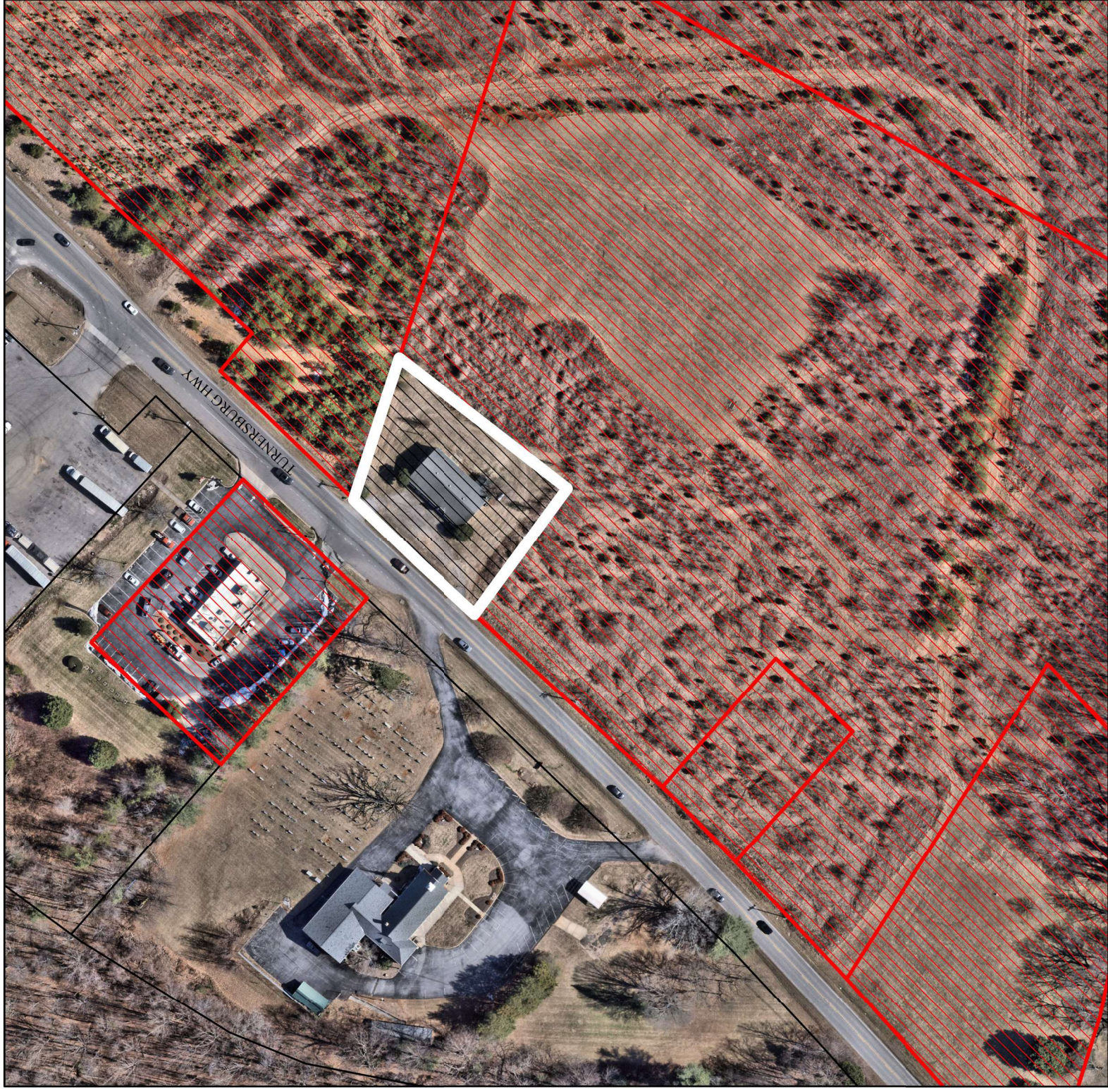
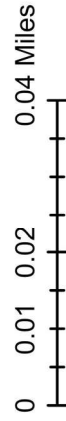
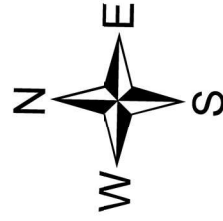
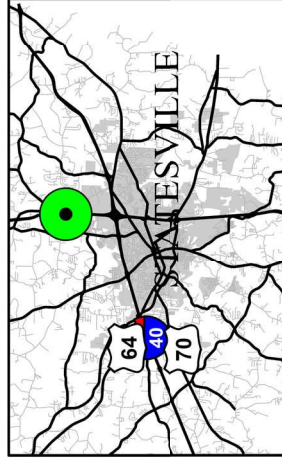


Legend

- Existing City Limit
- Subject Property
- Parcels previously rezoned and annexed



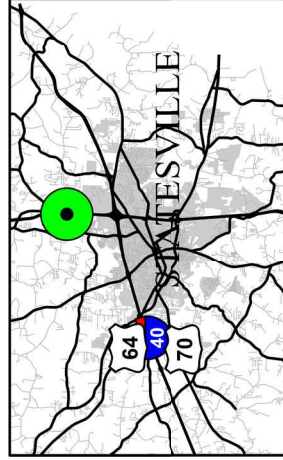
ZC26-06 (A): Turnersburg Hwy (QuikTrip) Amendment





Site Photo – 824 Turnersburg Hwy

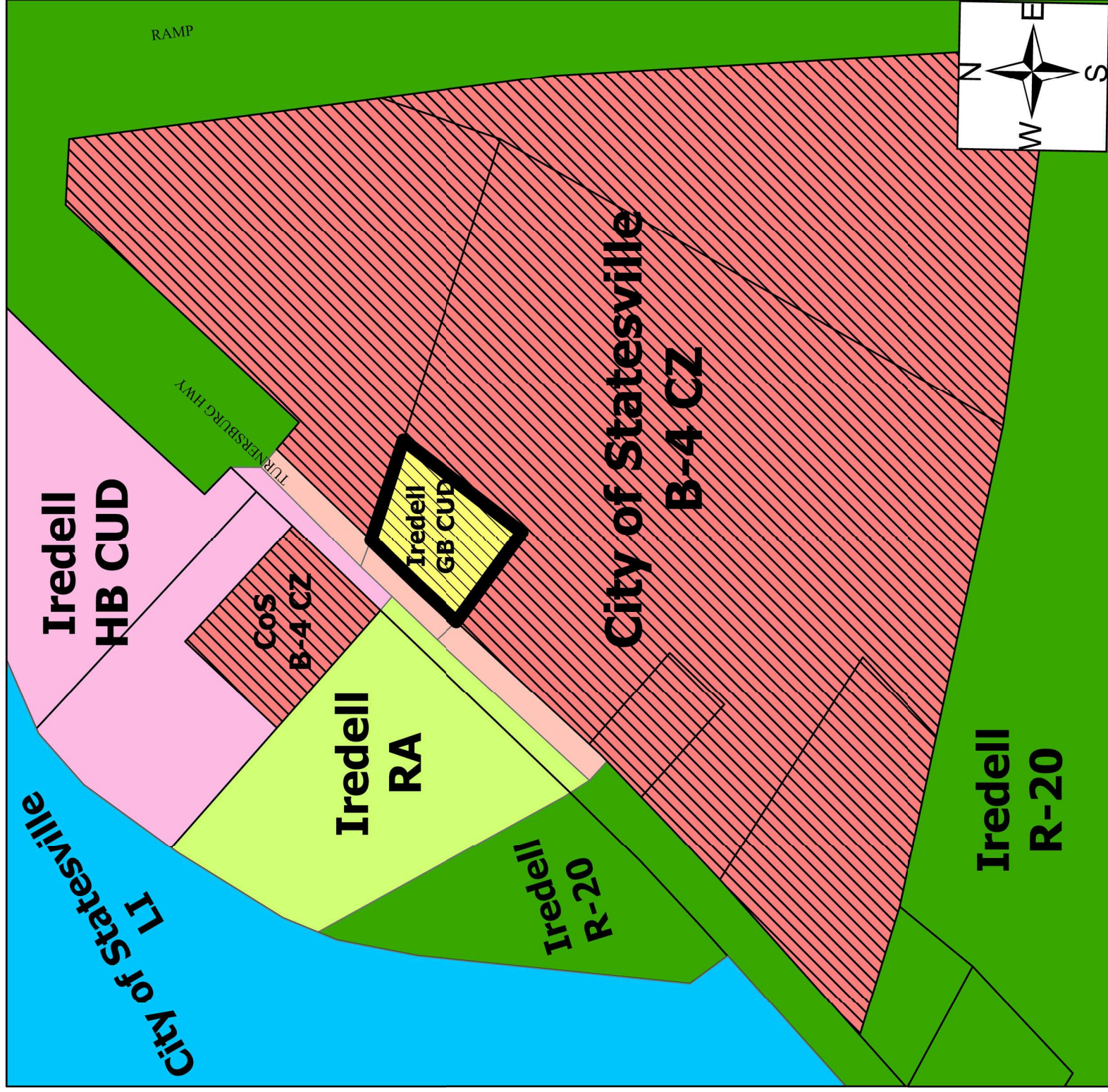
ZC26-06 (A): Turnersburg Hwy (QuikTrip) Amendment

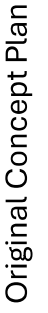


Legend

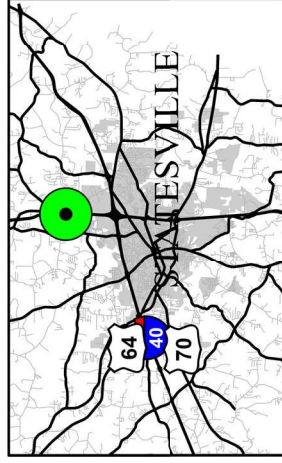
Zoning Districts	HI	R-5MF
ZONING	LI	R-8
3RD	MIXED	R-8CZ
4CRK	O+I-2	R-8M
AIRPT	O-1	R-8MF
B-1	PUD	R-A
B-2	R-10	R5CZ
B-2CZ	R-10CZ	R5MFCZ
B-3	R-10M	Subject Property
B-4	R-15	Parcels previously rezoned and annexed
B-5	R-15M	
CB	R-20	
CBP	R-5	
H-115	R-5M	

0 0.01 0.03 0.05 Miles



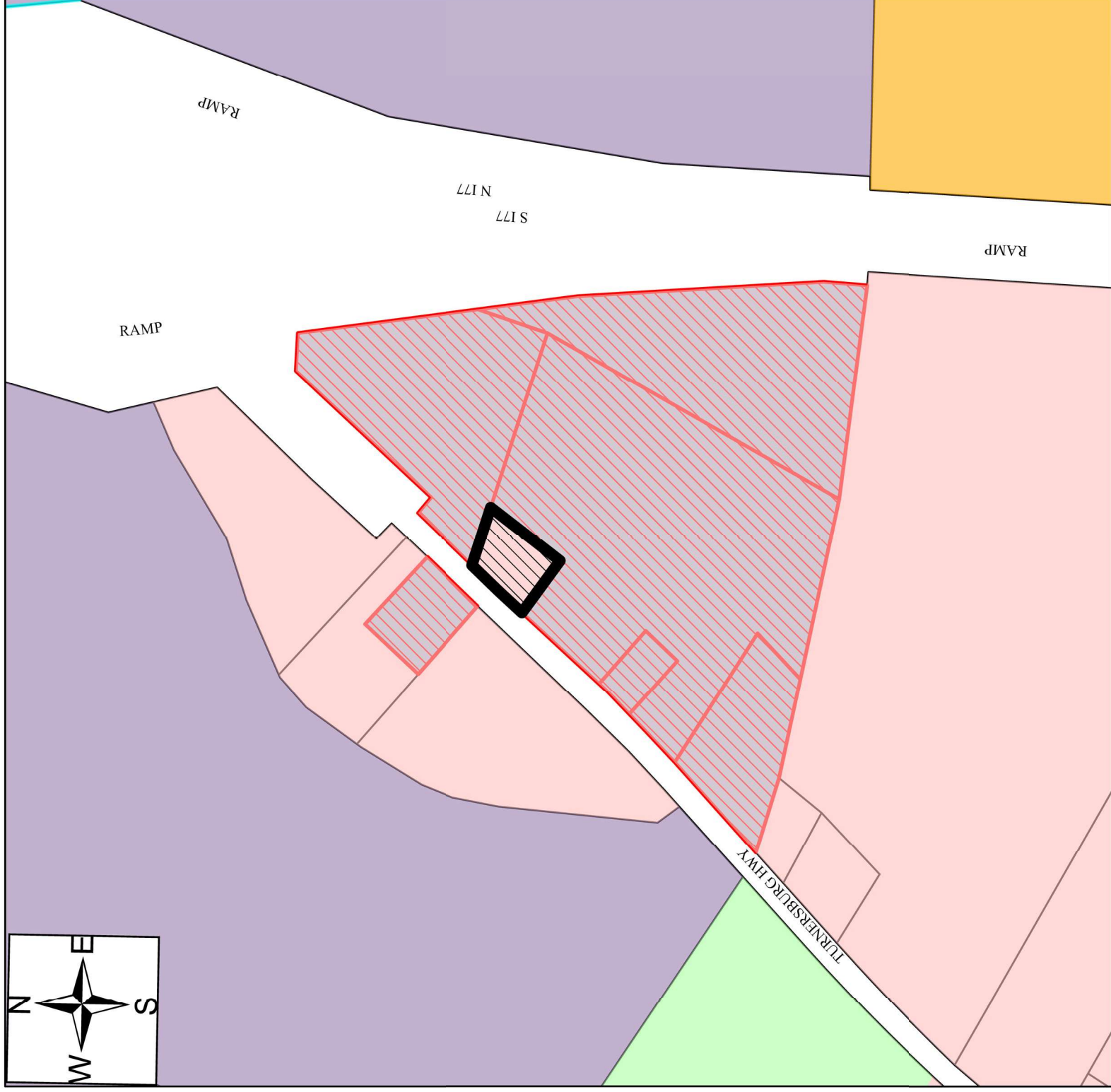
ZC26-06 (A): Turnersburg Hwy (QuikTrip) Amendment



Legend

2045 LDP		Employment Areas
Activity Areas		Employment Center / Industrial Flex
Activity Center		Redevelopment Corridor
Activity Corridor		Special Areas and Institutions
Downtown and Core Neighborhoods		Medical Core
Downtown Center		Medical Support
Downtown Neighborhood 1		Institutional
Downtown Neighborhood 2		Recreational
City Neighborhoods		Open Space
Complete Neighborhood 1		Subject Property
Complete Neighborhood 2		Parcels previously rezoned and annexed
Rural Areas		
Rural		

0 0.03 0.05 0.1 Miles



Activity Corridor

Character Intent

Activity Corridors provide opportunities for a mix of retail commercial and office uses along several of the city’s main commercial corridors. Activity Corridors are opportunities to develop new commercial spaces within strategic focus areas or redevelop existing strip commercial centers that serve as gateways into Statesville. The unifying characteristic of future uses within this area is an attractive frontage toward the primary street and connectivity between adjacent uses through sidewalks or internal walkways. Joint planning of adjacent sites along corridors is recommended to achieve design cohesion, connectivity, and to maximize use of land. Developments should face the primary gateway street and present an attractive facade or landscaping with parking located to the side or rear. Driveways and parking lots should be consolidated with adjacent uses and maximize shared parking opportunities. Residential uses are not preferred for this character area.

Pattern & Form

Mid-length blocks of commercial uses separated by parking or side streets.

Opportunities

Redevelopment of strip commercial centers, new office and commercial space; improved visual quality of city gateway streets, transit supportive designs.

Primary Uses

Retail, restaurants and bars, breweries and distilleries, hotels, entertainment, personal services, and office.

Form Characteristics

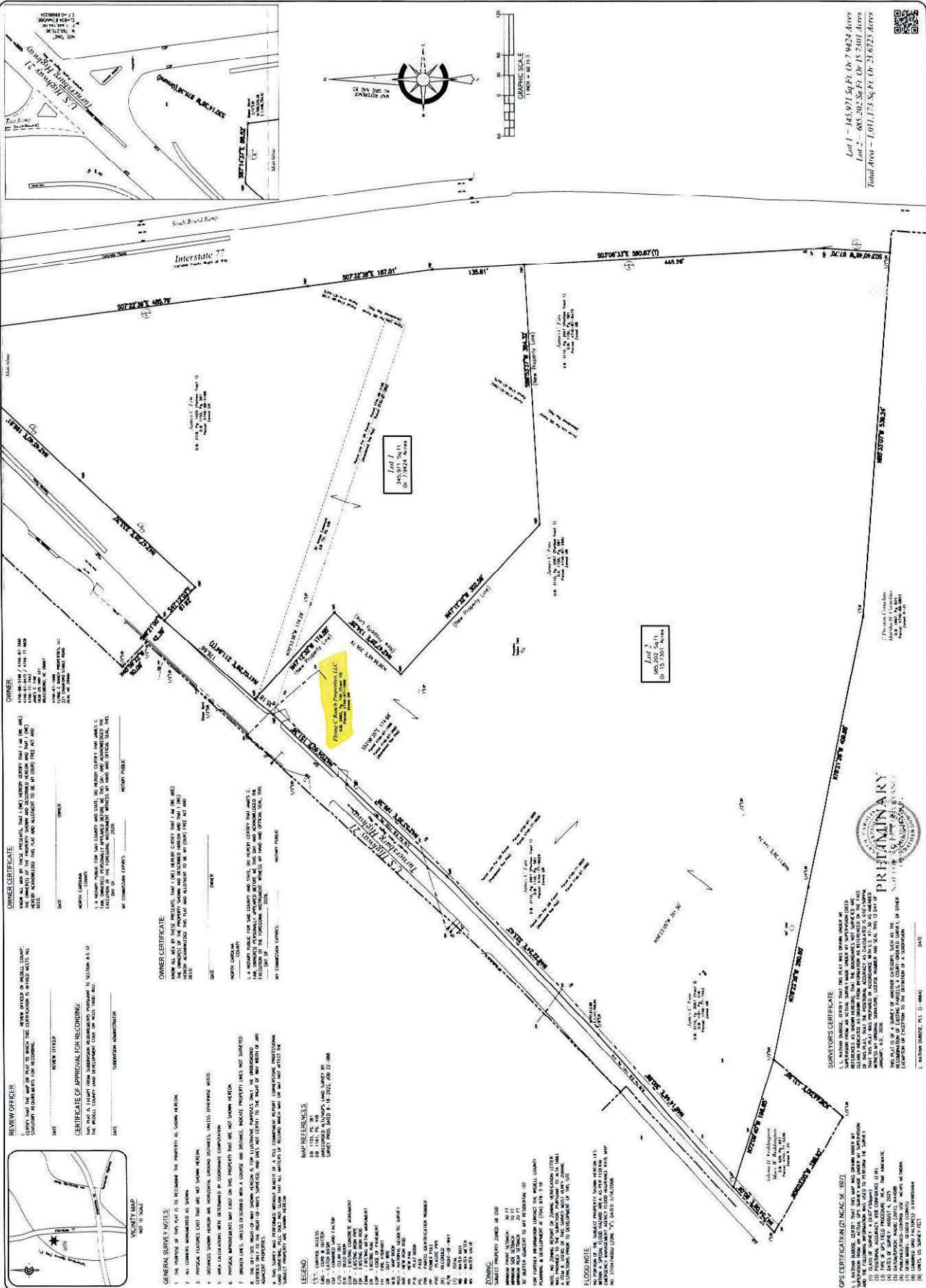
Building Height	One to three stories
Building Orientation	Front of buildings oriented to the gateway street, setbacks allow for sidewalks and necessary driveways, 5-30 ft setbacks
Building Types	Large and small footprint office or commercial
Street Character	Arterial and access streets, with pedestrian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



[illegible]PROJECT NUMBER
2025-395

DATE	JAN. 12, 2025	SCALE	1" = 60'
PREP		DRAWN	DR
APP		NO	
DRAWING REVISIONS			
DATE	DESCRIPTION		BY

SHEET NUMBER
1 OF 1



Pursuant to § 2.07 (F) of the City of Statesville Unified Development Ordinance, I make the following report of the required public input meeting.

1. Notice was mailed on October 2, 2026, more than 10 days prior to the meeting. Notice and certification are attached as Exhibit A and B.
2. a. 500 foot abutters were contacted. (Exhibit C)

b. Meeting was held at Arby's on Turnersburg Highway on October 15, 2026 at 5 p.m. (Exhibit A)

c. Roster of persons attending. (Exhibit D)

d. Summary of issues discussed. (Exhibit E)

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Constantine H. Kutteh', written in a cursive style.

Constantine H. Kutteh

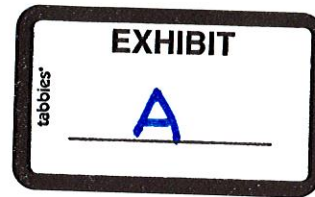
October 19, 2026

PROPOSED REZONING AND ANNEXATION

NOTICE OF COMMUNITY MEETING

OCTOBER 15, 2026 AT 5 PM

829 TURNERSBURG HIGHWAY



OCTOBER 2, 2026

PETITIONS TO REZONE AND ANNEX PROPERTIES ON TURNERSBURG HIGHWAY BETWEEN I-77 AND STRAWBERRY LANE HAVE BEEN FILED WITH THE CITY OF STATESVILLE.

PARCEL 4746871999 (.7 ACRES – FLYING C. RANCH PROPERTIES, LLC)

FROM IREDELL COUNTY HB CUD TO STATESVILLE B-4 CZ

C. KUTTEN

POPE McMILLAN P.A.

James Iredell Building

113 N. Center St

P.O. Drawer 1776

Statesville, NC 28687



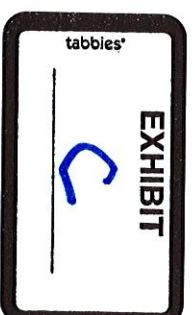


October 2, 2026

I hereby certify that I have this day sent by U. S. Mail, postage paid, the attached notice to all 500 foot abutters.

A handwritten signature in blue ink, appearing to read "Constantine H. Kutteh".

Constantine H. Kutteh, Attorney at Law



Iredell County, North Carolina Abutters Report

500ft. Abutters of Tax Map 4746872662.000
at TURNERSBURG HWY

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 10/23/2025.

PIN & Property Address	Tax Acres	Tax Owner	Mailing Address
4746676277.000 747 TURNERSBURG HWY	21.615	STATESVILLE LOGISTICS LLC	C/O TPA GROUP LLC 1776 PEACHTREE ST NW # 100 ATLANTA, GA 30309
4746676277.000 751 TURNERSBURG HWY	21.615	STATESVILLE LOGISTICS LLC	C/O TPA GROUP LLC 1776 PEACHTREE ST NW # 100 ATLANTA, GA 30309
4746774224.000 772 TURNERSBURG HWY	1	ETHERIDGE BEVERLY B ETHERIDGE RICHARD ALLEN	772 TURNERSBURG HWY STATESVILLE, NC 28625
4746775336.000 778 TURNERSBURG HWY	0.5	WEDDINGTON GLENN H WEDDINGTON MARY	778 TURNERSBURG HWY STATESVILLE, NC 28625
4746788021.000 803 TURNERSBURG HWY	4.67	ROSE CHAPEL METHODIST CHURCH INC	813 TURNERSBURG HWY STATESVILLE, NC 28625
4746788021.000 805 TURNERSBURG HWY	4.67	ROSE CHAPEL METHODIST CHURCH INC	813 TURNERSBURG HWY STATESVILLE, NC 28625
4746788021.000 813 TURNERSBURG HWY	4.67	ROSE CHAPEL METHODIST CHURCH INC	813 TURNERSBURG HWY STATESVILLE, NC 28625
4746860853.000 TURNERSBURG HWY	28.103	CORNELIUS C PRESTON CORNELIUS MARSHA	2027 CHARLOTTE HWY MOORESVILLE, NC 28117
4746871999.000 824 TURNERSBURG HWY	0.7	FLYING C RANCH PROPERTIES LLC	221 CRANFORD STABLE RD OLIN, NC 28660
4746880197.000 829 TURNERSBURG HWY	0.899	FAW JAMES CLAYTON FAW SANDRA H	PO BOX 673 WILKESBORO, NC 28697
4746880307.000 TURNERSBURG HWY	1.643	FAW JAMES CLAYTON FAW SANDRA H	PO BOX 673 WILKESBORO, NC 28697

Iredell County, North Carolina Abutters Report

500ft. Abutters of Tax Map 4746872662.000
at TURNERSBURG HWY

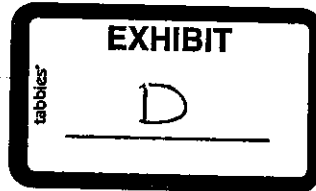
Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 10/23/2025.

4746882565.000 849 TURNERSBURG HWY	3.808	7-ELEVEN INC	LEGAL DEPARTMENT (36075) 1722 ROUTH ST STE 1000 DALLAS, TX 75201
4746963557.000 145 AUCTION LN	16.427	NORTH CAROLINA SERVICES CORP	C/O MANHEIM TAX CP-3 6205A PEACHTREE DUNWOODY RD ATLANTA, GA 30328
4746978912.000 145 AUCTION LN	47.57	NORTH CAROLINA SERVICES CORP	C/O MANHEIM 6205A PEACHTREE DUNWOODY RD ATLANTA, GA 30328
4746978912.000 145 AUCTION LN BLDG F	47.57	NORTH CAROLINA SERVICES CORP	C/O MANHEIM 6205A PEACHTREE DUNWOODY RD ATLANTA, GA 30328
4747702049.000 TURNERSBURG HWY	157.839	STATESVILLE LOGISTICS LLC	1776 PEACHTREE ST NW STE 100 ATLANTA, GA 30309

COMMUNITY MEETING
10/13/2026

QUIK TRIP
FLYING C RANCH PROP

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
LOST KUTTER		CKUTTER@POPEMCMILLAN.COM
Chip Weddington	778 Turnersburg Hwy	ghweddington@gmail.com
Beverly Etheridge	772 Turnersburg Hwy	beretheridge@yahoo.com
Todd Fawcett		
Preston Cornelius	property owner adjacent	
Eric Wood		
Joseph Campbell	City of Statesville	
Thomas Carter	Quik Trip	



Thomas Wood



ZC26-06 (A) Turnersburg Hwy (QuikTrip) Community Meeting Sign In Sheet

Questions

- Chris 1. Will the road be widened? Thomas - QT will be widening the road in front of QT. signal incoming.
- Chris 2. What's QT's timeline? Thomas - waiting for IFA outcome, City permits, aiming for March 2027. Two phases of const. 40-50 weeks. Open early 2028.
- Chris 3. Will second parcel be sold entirely - (T) (yes, the intent)
4. Will it be developed before the second parcel? (T) yes, but it is for sale
- (Judge) 5. What uses would go on the second? (QT would not control)
6. Costi gave timeline PB - 10/27 1st reading 11/16 2nd 12/1
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____



To: Statesville Planning Board

From: Joseph Campbell, Planner II

Date: October 27, 2026

Subject: Rezoning

Case: ZC26-06 (A) Turnersburg Hwy (QuikTrip)

Address: 824 Turnersburg Hwy.

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

The zoning amendment is **recommended for approval** with the agreed upon conditions and is consistent with the City's comprehensive land use plan because the site is designated as Activity Corridor. The request is reasonable, and in the public interest because the request provides convenient commercial services along a gateway corridor.

☐ **Option 2: Approve with modifications**

The zoning amendment is **recommended for approval** with modifications to the conditions, specifically, _____

☐ **Option 3: Deny**

The zoning amendment is **recommended for denial** even though it is consistent with the City's comprehensive land plan. However, the request is not reasonable, nor in the public interest. Specifically, this development is not in harmony with the surrounding rural area.

Date: _____
Alisha Cordle, Chairperson

Date: _____
Joseph Campbell, Planner II

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM IREDELL COUNTY GB (GENERAL BUSINESS) CONDITIONAL ZONING DISTRICT AND IREDELL COUNTY HB (HIGHWAY BUSINESS) CONDITIONAL ZONING DISTRICT TO CITY OF STATESVILLE B-4 (HIGHWAY BUSINESS) CONDITIONAL ZONING DISTRICT.

ZC26-06 (A) Turnersburg Hwy (QuikTrip)
24.8 acres off of Turnersburg Hwy, Statesville, NC
Iredell County Tax Map Parcel #'s 4746-88-5198, 4746-87-2662, 4746-77-9629, 4746-87-6475, 4746-77-7443, 4746-88-0197, & 4746-87-1999.000

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 November 16, 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 Iredell County GB CUD (General Business) Conditional Use District and Iredell County HB CUD (Highway Business) Conditional Use District to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on **DATE TBD**, 2026 and **DATE TBD**, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

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

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

1. Provide an enhanced landscape buffer (30' Type F) along property adjacent to I-77.
2. Reserve 55' of ROW from centerline along Turnersburg Hwy (except for landscaping, parking, paving, and signage).
3. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
4. Convenience Store/Fueling Station site to stub to future development (location to be determined at time of construction document submittal).
5. Any use that requires Traffic Impact Analysis (TIA) shall construct improvements as identified in the Mitigations Measures Agreement (MMA).
6. All B-4 uses may be permitted with the exception of the following prohibited uses: (Amusement Arcades, Billiards, Pool Halls), (Asphalt, Concrete, Cement, Gypsum, Plaster Manufacturing/Mixing Plants), Cemetery/Human Mausoleum, (Circus, Carnival, Fair), Construction Trailers and Mobile Construction Offices, Crematorium and Funeral Homes, Corner Duplex, Flea Market, Heating and Cooling, Heating and Refrigeration Repair, Pawn Shops, Landfill, Laundry (Coin Operated), Liquor Store, Monument Sales, Recycling Collection Center (Small), Seasonal Roadside Stands, Sewer Treatment Plant/Facility, Tattoo (Body Art), Taxi Stand, Tobacco Shop (Including Hookah and Vape), Truck Stop/Travel Plaza, Truck/Farm Equipment Sales and Services, Wood Working Shops, Yard Sales, and Zoos.
7. The following uses are expressly approved: Eating Establishments (existing) and Gas Station/Convenience Store. (The proposed use meets the definition of a Convenience Store/Gas Station under the UDO and is not a Truck Stop/Travel Plaza as the use will not allow on-premise showers and no more than five (5) designated overnight parking

spaces for tractor trailers or heavy trucks).

Description

Lying and being situated in Statesville, Iredell County, North Carolina, and being more particularly described as follows:

Tract 1

BEGINNING at an existing iron rod having coordinates of North: 767,612.68' and East: 1,447,708.50' being on the southeastern right of way of U.S. Highway 21 (variable public right of way) and also being the northwestern corner of James C. Faw as described in Deed Book 3110, Page 2057 (Tract 2) recorded in the Iredell County Register of Deeds and running with the southeastern right of way of U.S. Highway 21 the following two (2) courses and distances:

1) North 46°22'24" East a distance of 323.43' to a new iron rod;
2) North 42°53'35" East a distance of 199.38' to an existing iron pipe being the southwestern corner of Flying C Ranch Properties, LLC as described in Deed Book 2862, Page 130 (Tract 10); thence with the line of Flying C Ranch Properties, LLC the following three (3) courses and distances:

1) South 52°08'35" East a distance of 174.88' to an existing iron pipe;
2) North 38°56'48" East a distance of 206.79' to an existing iron pipe;
3) North 70°53'36" West a distance of 174.29' to a new iron rod being on the southeaster right of way of aforementioned U.S. Highway 21; thence with the southeastern right of way of U.S. Highway 21 the following four (4) courses and distances:

1) North 41°02'26" East a distance of 211.84' to a new nail;
2) South 47°12'03" East a distance of 67.92' to a new iron rod;
3) North 42°47'28" East a distance of 233.30' too a new iron rod;
4) North 42°45'40" East a distance of 199.81' to a new iron rod being on the western right of way margin of Interstate 77; thence with the western right of way of Interstate 77 the following five (5) courses and distances:

1) South 87°14'37" East a distance of 88.52' to an existing iron rod;
2) South 07°22'39" East a distance of 485.79' to a new iron rod;
3) South 07°32'38" East a distance of 187.01' to a new iron rod;
4) South 03°06'33" East a distance of 580.87' to a new iron rod;
5) South 03°40'48" West a distance of 97.70' to an existing iron rod being on the northern line of C. Preston & Marsha Cornelius as described in Deed Book 1897, Page 824; thence with the northern line of C. Preston & Marsha Cornelius the following two (2) courses and distances:

1) North 85°33'07" West a distance of 539.24' to an existing iron rod;
2) North 78°21'26" West a distance of 409.68' to an existing iron rod being the southeastern corner of aforementioned James C. Faw as described in Deed Book 3110, Page 2057 (Tract 2); thence with the line of Tract 2 the following two (2) courses and distances:

1) North 48°11'26" East a distance of 144.74' to an existing iron rod;
2) North 56°23'05" West a distance of 391.30' to the **POINT OF BEGINNING**, having an area of 913,878 Sq.Ft. square feet, or 20.9797 acres of land as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC dated August 18, 2025 (Job Number 2025-247).

Tract 2

BEGINNING at an existing iron rod having coordinates of North: 767,612.68' and East: 1,447,708.50' being on the southeastern right of way of U.S. Highway 21 (variable public right of way) and also being a southwestern corner of James C. Faw as described in Deed Book 3110, Page 2057 (Tract 1) recorded in the Iredell County Register of Deeds and running with the line of Tract 1 the following two (2) courses and distances:

1) South 56°23'05" East a distance of 391.30' to an existing iron rod;
2) South 48°11'26" West a distance of 144.74' to an existing iron rod being on the northern line of C. Preston & Marsha Cornelius as described in Deed Book 1897, Page 824; thence with the northern line of C. Preston & Marsha Cornelius North 78°22'36" West a distance of 260.60' to an existing iron rod being on the northern line of Glenn & Mary Weddington as described in Deed Book 629, Page 657; thence with the northern line of Glenn & Mary Weddington North 72°09'40" West a distance of 196.65' to an existing iron pipe being on the southeastern right of way of U.S. Highway 29; thence with the right of way of U.S. Highway 29 North 48°14'46" East a distance of 300.89' to the **POINT OF BEGINNING**, having an area of 87,163 Sq.Ft. square feet, or 2.0010 acres of land as shown on a survey prepared by Cornerstone Professional Land

Surveying, PLLC dated August 18, 2025 (Job Number 2025-247).

BEGINNING at an existing iron pin on the northern right of way line of Turnersburg Highway, U. S. Highway 21, the southeast corner of Rose Chapel United Methodist Church as described in Deed Book 911 at Page 1580 in the Iredell County Registry, said iron pin being located S 42-15-26 W 1,347.17 feet and S 42-50-30 W 292.14 feet from North Carolina Geodetic Survey (NCGS) monument "ONE (1983)" which has North Carolina Grid coordinates of North = 769,276.75 feet and East = 1,449,193.13 feet, thence running with the eastern boundary line of Rose Chapel United Methodist Church N 47-47-12 W 224.53 feet to an iron pin set in the eastern boundary line of Rose Chapel United Methodist Church, a new corner of J. C. Faw; thence running with a new line of J. C. Faw N 43-13-53 E 176.18 feet to an iron pin set, a new corner of J. C. Faw; thence running with a new line of J. C. Faw S 47-09-34 E 223.32 feet to an iron pin set on the northern right of way line of Turnersburg Highway, a new corner of J. C. Faw; thence running with the northern right of way line of Turnersburg Highway S 42-50-30 W 173.72 feet to the point and place of BEGINNING, containing 0.899 acres , more or less, and being a portion of the property conveyed from John Robert Graham and wife, Louise O. Graham to J. C. Faw in Deed Book 800 at Page 214 dated February 28, 1990, in the Iredell County Registry and being drawn according to a Survey Map prepared by Gerald V. Grant, Professional Surveyor, dated January 28, 2003.

Tract 10:

Parcel ID: 4746871999
824 Turnersburg Highway
Statesville, NC 28625

Lying and being in Bethany Township, Iredell County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake in the East margin of said N.C. Highway 21 at Roy Thomas' corner; thence with the East margin of said highway South 43 deg. 30 min. West 150 feet to an iron stake; thence South 51 deg. 20 min. East 175 feet to an iron stake; thence North 39 deg. 40 min. East 207 feet to an iron stake; thence with the line of Roy Thomas North 70 deg. 20 min. West 175 feet to the BEGINNING POINT, containing 0.7 acres, more or less, as surveyed by J. S. Wilson, Surveyor, on January 30, 1959 and being the identical property conveyed to C. A. Laws and wife, Helen C. Laws, by deed of Ebenezer Voluntary Fire Department, Inc., dated October 2, 1979 and recorded in Book 643, page 609, Iredell County Registry.

This ordinance was introduced for first reading by Councilmember_____, seconded by Councilmember_____, and unanimously carried on the 16th day of November 2026.
Ayes:
Nayes:

The second and final reading of this ordinance was heard on the DATE TBD 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 1st day of June, 2026.

CITY OF STATESVILLE

Doug Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

City Clerk



Staff Report

To: Planning Board Members
From: Joseph Campbell, Planner II
Date: October 16, 2026
Re: ZC26-14 Peachtree Rd Airbox Site

Action Requested

Conduct a courtesy hearing for a rezoning request, initiated by Timothy Self, on behalf of ASelf Properties LLC, for an approximately 10.40-acre site located along Peachtree Rd and Maple Care Ln.

Summary of Information

The request is to rezone two split zoned parcels from R-15 (Urban Fringe Low Density Residential) District to B-5 (General Business) Zoning District. This is a straight rezoning, meaning all permitted uses (180) within the B-5 Zoning District would be allowed and no conditions may be applied. The subject properties are located within City Limits.

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

The applicant for this request, AirBox Air Purifiers, intends to purchase and develop these two parcels as an expansion of their existing business located at 2668 Peachtree Rd. AirBox manufactures and markets premier commercial grade portable plug in air purifiers. Since this is a by-right request, if approved, any of the (180) permitted uses in the B-5 zoning district would be permitted at this location.

The surrounding zoning districts and land uses are as follows:

<u>North of the Site:</u>	B-5 (General Business) District with existing businesses (Race Shop and Airbox Manufacturing).
<u>East of the Site:</u>	R-15 (Urban Fringe Low Density) District with existing single-family homes.
<u>South of the Site:</u>	R-8 (Medium Density Single Family) Conditional Zoning District with an existing single-family homes.
<u>West of the Site:</u>	R-15 (Urban Fringe Low Density) District with existing nursing facility.

Departmental Recommendation

Staff recommend approval of the rezoning request for the subject property from R-15 to B-5. The request is consistent with the 2045 Land Development Plan, which designates the property as Medical Support. That category anticipates a mix of non-residential development and the uses permitted by right in the B-5 are compatible with that intent.

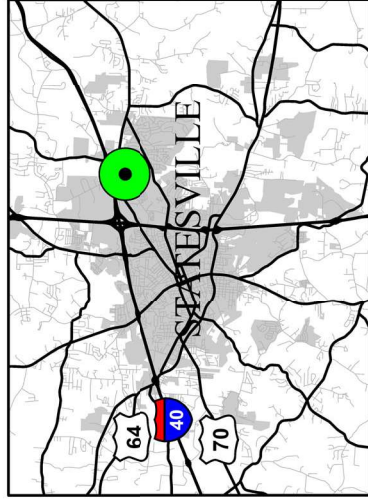
The request is reasonable and in the public interest because:

- The property is adjacent to existing B-5 zoning, and the request extends an established development pattern.
- The site has access to existing public water and sewer.
- The full range of uses permitted in the B-5 is compatible with surrounding properties.

Attachments:

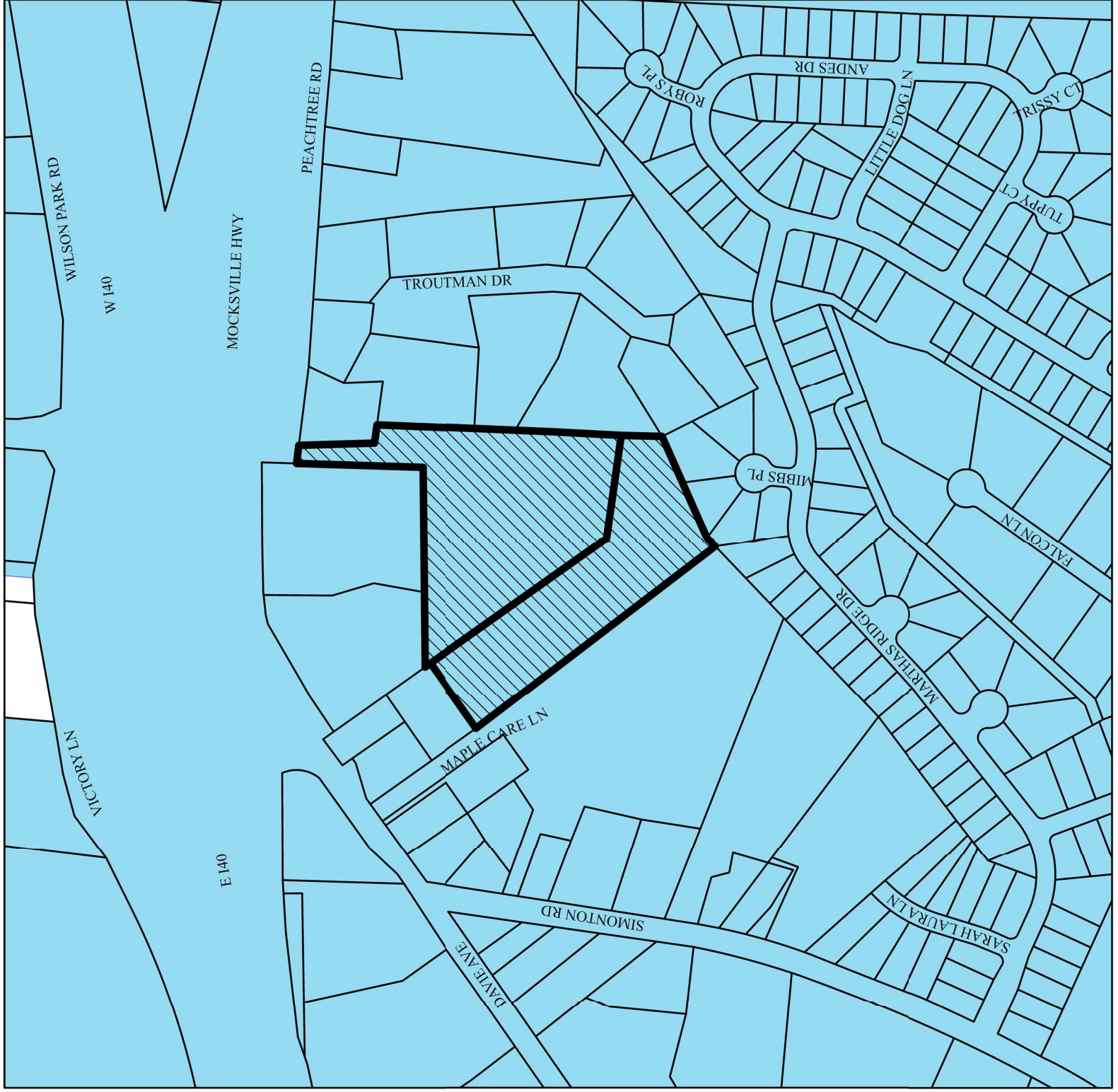
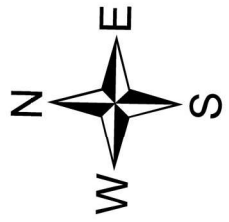
1. Location Map
2. Aerial Photo Map
3. Site Photo
4. Current Zoning & Utilities Map
5. 2045 LDP Land Use & Character Map
6. Medical Support Character Intent
7. Zoning Consistency Statement

ZC26-14: **Peachtree Rd** **(Airbox)**



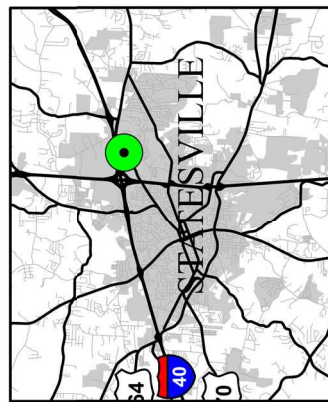
Legend

-  Existing City Limit
-  Subject Parcels



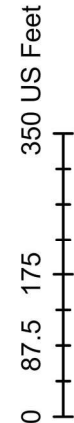
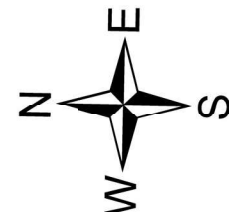


ZC26-14: Peachtree Rd Airbox Site



Legend

Subject
Parcels



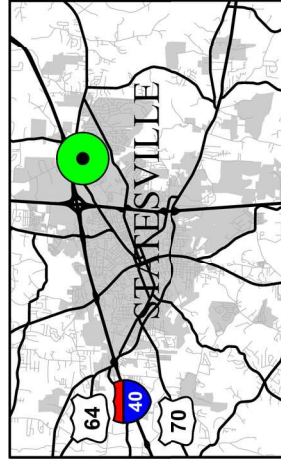


Peachtree Rd Side



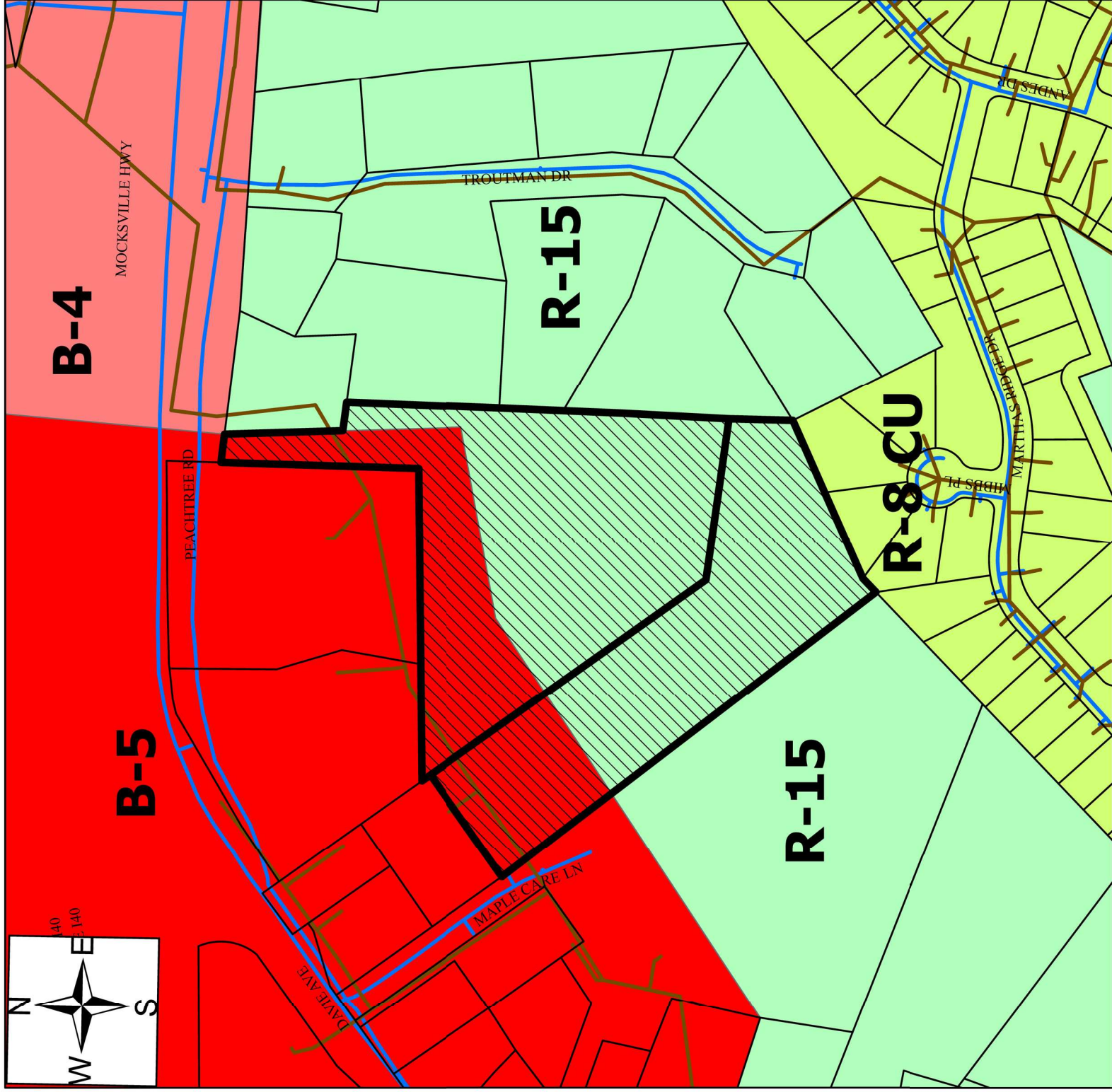
Maple Care Ln Side

ZC26-14: Peachtree Rd (Airbox)



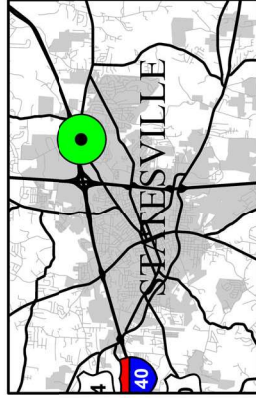
Legend

Sewer	CB	R-20
Water	CBP	R-5
Zoning	H-115	R-5M
Districts	HI	R-5MF
ZONING	LI	R-8
3RD	MIXED	R-8CZ
4CRK	O+I-2	R-8M
AIRPT	O-1	R-8MF
B-1	PUD	R-A
B-2	R-10	R5CZ
B-2CZ	R-10CZ	R5MFCZ
B-3	R-10M	
B-4	R-15	
B-5	R-15M	
		Subject Parcels



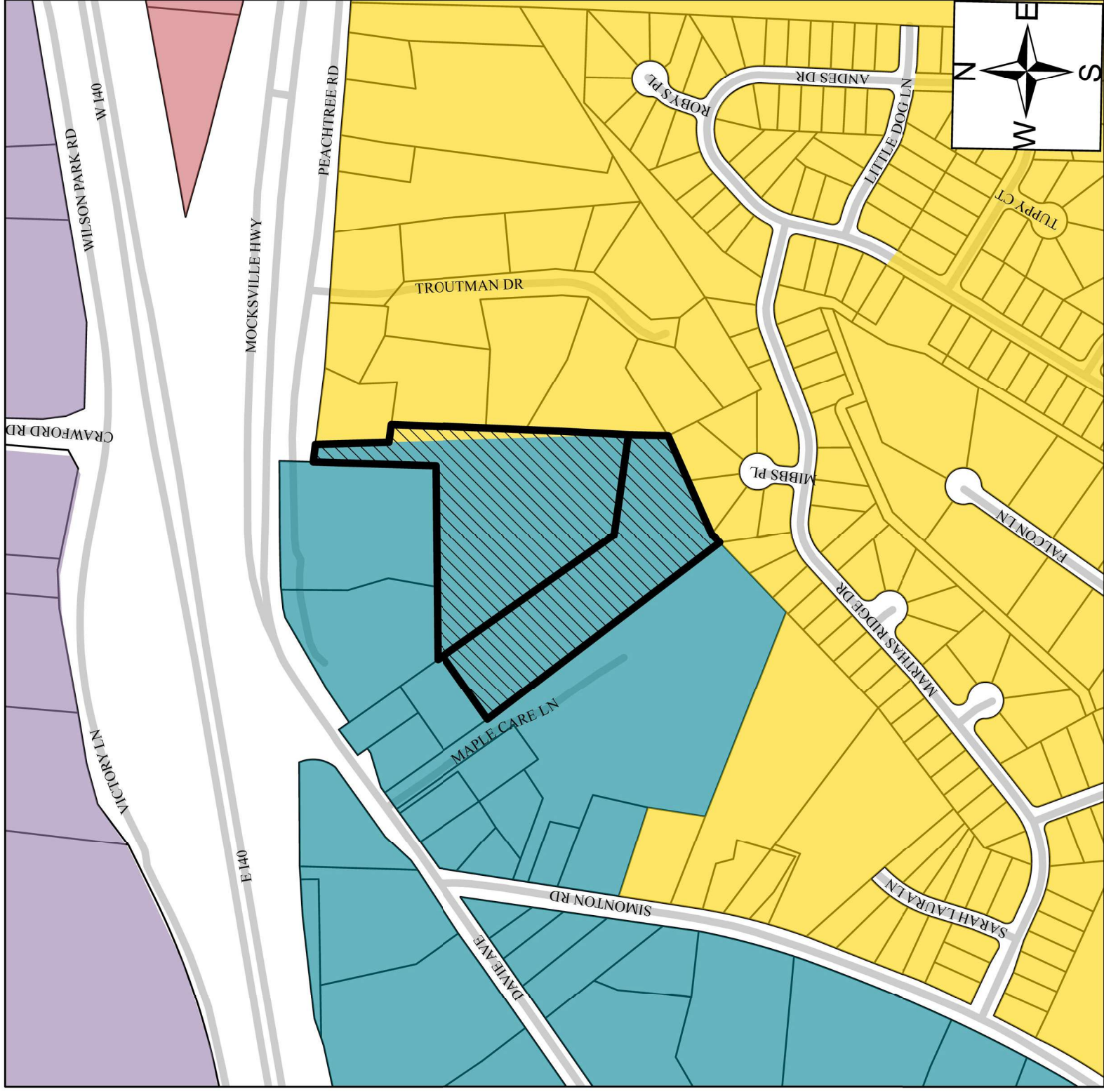
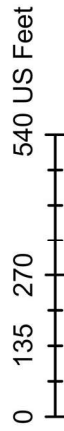
ZC26-14: Peachtree Rd Airbox Site

2045 LDP Map



Legend

- 2045 LDP
- Activity Areas
 - Activity Center
- City Neighborhoods
 - Complete
 - Neighborhood 2
- Employment Areas
 - Employment Center /
 - Industrial Flex
- Special Areas and Institutions
 - Medical Support
- Subject Parcels



Medical Support

Character Intent

The Medical Support character and land use area helps to support a medical sector ecosystem and is located adjacent to Medical Core, including an emerging healthcare services area southeast of the I-40/I-77 interchange. Additional medical office facilities, satellite labs and clinics, pharmacies, and medical sector offices for suppliers and services to the industry are appropriately located in this area. A large hospital is also a large workplace and a significant hub for patients in need of care and their families. Limited restaurants and hotels are appropriate in this area to serve employee and patient needs. Design guidance provided in the Brookdale Drive, Oakdale Drive, and Hartness Road Corridors Small Area Plan should be adhered, including the addition of sidewalks, landscaping, and low keystone walls located along Oakdale Drive and Springdale Road. Sidewalks should be on both sides of thoroughfares, and on at least one side of side streets. Where the Medical Support area is adjacent to residences, height should be used as a transition where necessary, with no elevation higher than 40 feet for the portions of buildings closest to the residential areas.

Pattern & Form

Mid to large block pattern with smaller buildings, complexes, or campuses with prominent patient or visitor entrances facing the street and parking areas.

Opportunities

Recruitment of services that support the medical sector.

Primary Uses

Medical office and suppliers, labs, clinics, pharmacies.

Secondary Uses

Restaurants and bars; hotel/hospitality.

Form Characteristics

Building Height	One to five stories
Building Orientation	Buildings oriented toward primary street with clear patient or visitor entrances, 5-30 ft setbacks
Building Types	Offices, lab buildings, small supply warehouses, clinics
Street Character	Local service streets with sidewalks connected to main arterials
Parking Character	Centralized parking and parking structures for patient care facilities, accommodation for delivery vehicles and regularly used support vehicles





To: Statesville Planning Board

From: Joseph Campbell, Planner II

Date: October 27, 2026

Subject: Rezoning

Case: ZC26-14 Peachtree Rd (Airbox Site)

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

The zoning amendment is **recommended for approval** and is consistent with the City's comprehensive land use plan, specifically the site is designated at Medical Support. The request is reasonable, and in the public interest because uses within the B-5 district are compatible with the surrounding area.

☐ **Option 2: Deny**

The zoning amendment is **recommended for denial** even though it is consistent with the City's comprehensive land plan. However, it is not reasonable, nor in the public interest because the number of uses in the B-5 district may be incompatible with the long-range plan. Therefore, allowing this type of unknown commercial development may be in conflict with this long-term goal.

Date: Alisha Cordle, Chairperson

Date: Joseph Campbell, Planner II