

CITY of Statesville
NORTH CAROLINA
STATESVILLE CITY COUNCIL MEETING
Statesville City Hall 227 S. Center Street

October 29, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2nd Floor Conference Room
November 2, 2026 – 6:00 p.m. – Regular Meeting – City Council Chambers

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Adoption of the Agenda**
- V. 2026 Code of Ethics and the Front and Center Strategic Plan p. 3**
- VI. Presentations & Recognitions**
- VII. City Manager Report**
- VIII. CONSENT AGENDA**

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

- A. Consider approving the October 15 Pre-Agenda Meeting Minutes and the October 19 Regular Meeting Minutes. (E. Campbell) p. 9**
- B. Consider approving an order to permanently close a portion of Free Nancy Avenue. (E. Campbell) p. 21**
- C. Consider approving a Resolution to adopt the 2027 Statesville City Council Regular Meeting Schedule. (E. Campbell) p. 23**
- D. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-14 824 Turnersburg Hwy, filed by Thomas Donton on behalf of QuikTrip Corporation for the parcel(s) located at 824 Turnersburg Hwy (Us Hwy 21), receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of November 16, 2026, for a public hearing for the petition for annexation. (J. Campbell) p. 27**
- E. Consider approving Budget Amendment #2027-09 to accept a Bureau of Justice Assistance (BJA/JAG) Local Funding award JAGX-16PBJA-25-GG-03164 in the amount of \$24,793. (Lawrence) p. 35**
- F. Consider approving Budget Amendment #2027-10 to accept \$168,437.71 from the North Carolina State Bureau of Investigation for one-time law enforcement bonus payments, as authorized under Session Bill 257 (2026 Appropriations Act). (Lawrence) p. 41**

REGULAR AGENDA

- IX. Consider passing the second reading of rezoning request ZC26-09 Moose Club Road (Novel Holdings) Subdivision, to rezone from the Town of Troutman RS and Iredell County RA Jurisdiction to the City of Statesville's R-8 CZ Conditional Zoning District, filed on behalf of the property owner(s), Jeffrey S. Troutman et al, for approximately 19 acres located along Moose Club Road near the Wildewood Subdivision. (Kirkendall) p. 45**
- X. Consider passing the second reading of annexation request AX26-09 Moose Club Road (Novel Holdings), filed on behalf of the property owner, Jeffrey S. Troutman et al, for an approximately 19 acre site located along Moose Club Road. (Kirkendall) p. 49**
- XI. Advisory Boards Meeting Minutes p. 53**
 - 1. Stormwater Advisory Commission August 20, 2026 Meeting Minutes
 - 2. Planning Board September 22, 2026 Meeting Minutes
- XII. Other Business**
- XIII. Closed Session (After Pre- Agenda)**
- XIV. Adjournment**

RESOLUTION 01-26

CODE OF ETHICS FOR THE CITY OF STATESVILLE

PREAMBLE

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

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

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

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

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

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

- The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they play different roles:
 - As advocates, who strive to advance the legitimate needs of their citizens
 - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions
 - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations
- Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

CODE OF ETHICS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

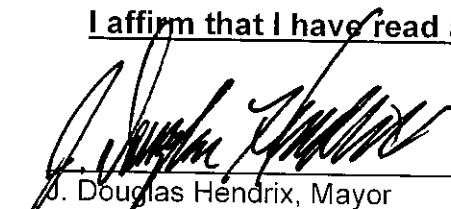
Section 7. At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

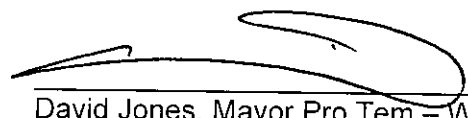
- Transparency
- Open-mindedness
- Honesty
- Everyone has a voice
- Dedication
- Respect
- Council self-regulation

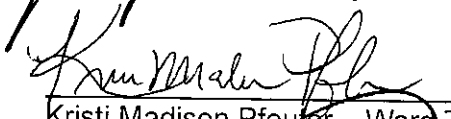
The City Council also agreed to the following actions:

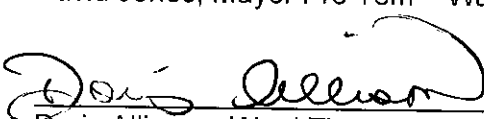
- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

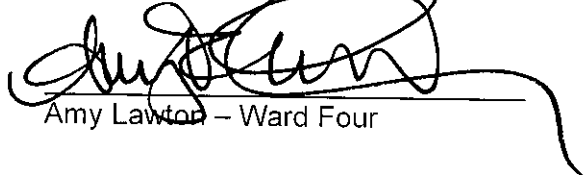
I affirm that I have read and understand the City of Statesville Code of Ethics

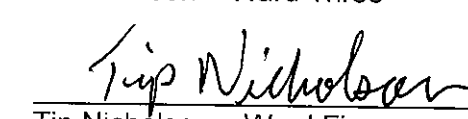

J. Douglas Hendrix, Mayor

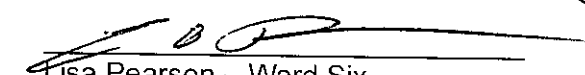

David Jones, Mayor Pro Tem – Ward One

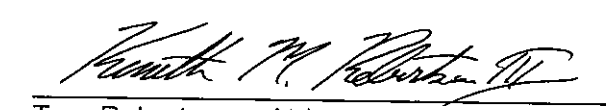

Kristi Madison Pfeuffer – Ward Two

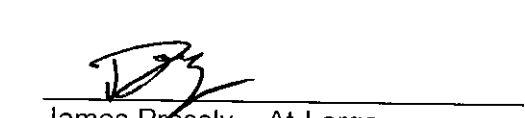

Doris Allison – Ward Three


Amy Lawton – Ward Four


Tip Nicholson – Ward Five


Lisa Pearson – Ward Six


Trey Robertson – At-Large


James Pressly – At-Large

FRONT & CENTER

VISION

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

MISSION

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

our we value our city staff
core we value quality & creativity
values we value & encourage opportunity
we value engagement we value integrity



DEVELOPING OUR TEAM

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

STRATEGIC INITIATIVES

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



CONNECTING OUR CITY

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

STRATEGIC INITIATIVES

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



CONNECTING OUR COMMUNITIES

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

STRATEGIC INITIATIVES

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

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MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – October 15, 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. Campbell, G. Kurfees, Harrell, Vaughan, Martin, Hills, Nesbit, Onley, Griggs, Ti, Kirkendall, Hubert, Caulder, Ferguson, Weeks, Lawrence

Media: Donna

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

VII. Public Comment
Mayor Hendrix stated that some people are planning on attending the meeting.

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

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

B. Consider approving a letter of match commitment for the following transportation projects to the CRTPO Discretionary Grants 2026 Call for Projects. (Weeks)
Martin stated that we are asking for this to be pushed to the Fall Planning Session.

This item was removed from the agenda.

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

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

- E. Consider passing the second reading of the rezoning request ZC26-12 Turnersburg Hwy for an approximately 1-acre site located along Turnersburg Highway between Cowan Lane and 4th Crescent Place to rezone from R-5 to B-4 zoning district. (Kirkendall)**
Council Member Pressly stated that he will recuse himself from this item.
- F. Consider passing the second reading of the annexation request AX26-11 under the ownership of Free Nancy LLC, James H. Pressley, and David L. Pressly for a 1.8 acre site located along Turnersburg Highway and 4th Crescent Place. (Kirkendall)**
Council Member Pressly stated that he will recuse himself from this item.

REGULAR AGENDA

- IX. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-09 Moose Club Road (Novel Holdings), filed by North State Development for approximately 19 acres located along Moose Club Road. (Kirkendall)**
Caulder stated that the site plan may be reduced to 45 lots from 48 lots.

Council Member Robertson asked if we need to push this to the next meeting. Messick stated that it was at the discretion of the council. Caulder stated that the developer could bring the updated concept plan to the staff following approval.

Kirkendall stated that the cost of service sheet has been set out to the Council. Council Member Robertson asked if we should reverse the order as they go onto the Council Agenda.

Council Member Jones stated that the property owner will not want to do this.

Messick stated that there is no legal reason to change or not change the order. This topic will be on the Land Use Committee meeting agenda on Monday.

- X. Conduct a public hearing and consider passing the first reading of annexation request AX26-09 Moose Club Road (Novel Holdings), filed by North State Development for an approximately 19 acre site located along Moose Club Road. (Kirkendall)**
- XI. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-11 Beauty Street Subdivision (Harmony Vistas) to rezone from R-10 to R-8CZ, filed by Harmony Investing LLC, for two parcels located along Beauty Street. (Kirkendall)**
Martin stated that this project is only coming through Greenbriar. The developer needs a street that does not exist at the moment. She stated that the developer is working with the developer at Greenbriar for language for an agreement in writing.

Council Member Jones stated that the developer called him and he stated that he was going to ask the developer if there was an agreement in writing.

Hubert stated that the construction traffic will be going through Greenbriar subdivision and we will want to hold off on the final layer until this development is completed.

Council Member Robertson stated that he is concerned about this project because it does not require a TIA.

Council Member Jones is concerned that there will be a Larkin road situation.

Mayor Hendrix stated that Ora Drive is not much better than Japul Road.

- XII. Conduct a public hearing and consider passing the first reading of annexation request AX26-10: Beauty Street (Harmony Vistas Subdivision), filed by Harmony Investing LLC, for 26.78 parcels located along Beauty Street. (Kirkendall)**
- XIII. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-13 The Oaks at James Farm Revision, initiated by Chris LaMack for approximately 14.7 acres, located at the intersection of James Farm Road and Jane Sowers Road. (Kirkendall)** Kirkendall stated that the developer is looking to change this development to single family homes from townhomes. He stated that the lot size doubles but there is a slight reduction in open space. Council Member Pearson asked about the amenities. Kirkendall stated a gazebo, dog park, and greenway. Council Member Jones stated that the townhomes are getting difficult and this is a bad trend. Martin stated that if you deny the rezoning, then the townhomes stay. Council Member Robertson stated that he is concerned about the traffic on this area. He stated that we owe the residents to make sure that NCDOT is on board with this becoming an in town street instead of rural street.
- XIV. Conduct a public hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Free Nancy Avenue. (Weeks)** Weeks reviewed the location of the road and the 4 Findings of Fact. Messick stated that this is a quasi-judicial hearing and discussion should be done during the hearing.
- XV. Conduct a hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Dover Rd and consider amending the City's 2019 Mobility Plan and CRTPO 2055 Comprehensive Transportation Plan to remove Dover Rd to 3rd Creek Rd connector. (Weeks)** Weeks stated that this road is located in the Larkin Commerce Park. It is mostly undeveloped. She stated that we need to amend the mobility plan as well. She reviewed the findings of fact. Council Member Jones asked if we could ask a question. Messick stated that we are going to hold off on questions or comments, but if there is more information that we need then wait till Monday.
- XVI. Other Business**
- XVII. Advisory Board Meeting Minutes**
1. ABC Board September 1, 2026, Meeting Minutes
- XVIII. Closed Session (After Pre- Agenda)**
- 1. G.S. 143-318.11(a)(3), Attorney-Client Privilege** Council Member Robertson made a motion to go into closed session for Attorney-Client Privilege. Council Member Pearson seconded the motion. The motion passed unanimously. Coming out of closed session, an attorney-client privilege issue was discussed. Messick provided legal advice regarding the wastewater issue. The City Council gave staff approval to begin the mediation process with the Town of Troutman.

Council Member Jones made a motion to approve July 18, 2018 Pre-Agenda minutes.
Council member Robertson seconded the motion. The motion passed unanimously.

XIX. Adjournment

Council Member Allison made a motion to adjourn, and the motion was seconded by Council Member Robertson. The motion passed unanimously.

MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – October 19, 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:

Staff Present: Ron Smith, Messick, E. Campbell, G. Kurfees, Harrell, Vaughan, Martin, Hills, Nesbit, Onley, Griggs, Kirkendall, Hubert, Caulder, Ferguson, Weeks, Lawrence

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 the Pledge of Allegiance.

IV. Adoption of the Agenda
Mayor Hendrix stated that the Item C was removed to the Fall Planning Session and Item XV was removed from the agenda.

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

V. 2026 Code of Ethics and the Front and Center Strategic Plan
Mayor Hendrix stated that the council reviews the code of ethics and strategic plan before each meeting.

VI. Presentations & Recognitions

VII. Public Comment
Mary Jo Crandall, 296 Treebark Road, spoke in favor of religious freedom and against Islam. She provided documents for each council member.

Robert Bryden, 281 Jo Monni Loop, spoke against the Flock Camera system. He asked for the public records requests to be fulfilled.

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 October 1 Special Meeting Minutes, October 1 Pre-Agenda Meeting Minutes and October 5, 2026, Regular Meeting Minutes. (E. Campbell)

B. Consider approving a letter of match commitment for the following transportation projects to the CRTPO Discretionary Grants 2026 Call for Projects. (Weeks)
This item was removed from the agenda.

- C. Consider approving Budget Amendment #2027-08 to accept the annual Non-Primary Entitlement Grant from the FAA in the amount of \$150,000. (Ferguson)**
- D. Consider approving Work Authorization #31 in the amount of \$616,868.00 from Parrish and Partners for professional, testing, and architectural services in the construction of a hangar for Victory Air. (Ferguson)**
- E. Consider passing the second reading of the rezoning request ZC26-12 Turnersburg Hwy for an approximately 1-acre site located along Turnersburg Highway between Cowan Lane and 4th Crescent Place to rezone from R-5 to B-4 zoning district. (Kirkendall)**
- F. Consider passing the second reading of the annexation request AX26-11 under the ownership of Free Nancy LLC, James H. Pressley, and David L. Pressly for a 1.8 acre site located along Turnersburg Highway and 4th Crescent Place. (Kirkendall).**

Mayor Hendrix stated that Council Member Pressly recused himself from Item E and Item F. He asked if there were any changes to the Consent Agenda.

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

REGULAR AGENDA

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

Kirkendall stated that this rezoning is along Moose Club Road for 9 acres. The request is to build 48 single family homes and rezone to R-8. The community meeting was held in May and there were 2 attendees. He stated that the Land Development Plan projects this neighborhood as Complete Neighborhood 2, which is mostly residential. Staff and Planning Board recommend approving the rezoning request.

Applicant Presentation

Robert Irving, from Irving Law Group, thanked staff for their work on the project. Irving asked all in attendance from the Lutheran Church, who are part owners in the property, to stand in support of the project. Approximately 20 individuals stood in support of the project.

Kathleen Rose, a consultant on the Land Development Plan and Iredell County Land Development Plan, spoke that the site is in the Tier 2 growth area. She stated that Statesville is in need of additional housing.

Council Member Pressly asked about the building phasing. The developer stated that he would build approximately 2 homes per month and 100% build out would be in 2 years.

Mayor Hendrix began the public hearing.

Kathy Troutman, 946 Old Mocksville Road, is a part owner in the property due to the passing of her father-in-law. She stated that she is in favor of the rezoning due to her ownership in the property.

Christy Allen, 249 Oakhurst Road, is the realtor for the property. She is in favor of the rezoning request. She is in favor of smart growth, and this development is next to Wildwood. There is an

amenity of the pond for both this neighborhood and the Wildwood. The Lutheran Church is the beneficiary of the sale of the purchase.

Phil Mills, 2600 Shearer Drive, is a member of the St. John Lutheran Church and is in support of the rezoning request.

Dale Stanley, 310 Brevard Street, is the Pastor at St. John Lutheran Church. He is in support of the rezoning request.

Robert Bejcek, 920 Argyle Court, is coming as a citizen and not a member of the Planning Board. He stated that he is in support of the rezoning request. He stated that it is a good development.

Stephen Willis, 109 Foxtail Court, is concerned about the cost of the homes.

Mayor Hendrix closed the public hearing.

Council Member Jones asked for the Public Safety Chiefs to come forward. He asked for the safety concerns at the current Wildwood Subdivision. Chief Ivarsson stated that there are limited concerns. He stated that this development would not provide significant concerns for the police department.

Council Member Jones asked about fire concerns in the Wildwood Subdivision. Chief Kurfees stated that the neighborhood is outside the 4-minute response time. There have been some medical calls to the Wildwood Subdivision. It is currently a 7-to-8-minute response time.

Council Member Jones asked staff what the by right development would be. Kirkendall stated that the current zoning is 2 units per acre without taking topography into account. He asked what would not be in the site plan. He stated that he doesn't know Troutman zoning, but we require curb, gutter, and sidewalk.

Hearing no other questions, Mayor Hendrix called for a motion.

Council Member Jones made a motion to approve the rezoning request and read the consistency statement.

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

Council Member Nicholson seconded the motion.

Council Member Robertson spoke in opposition of the current rezoning. He is against the development due to the utility situation.

Council Member Pressly agreed with Council Member Robertson. He is concerned about a satellite annexation that will cost the city more.

Council Member Allison stated that we are for growth and development for the greater good. She stated that the plan is a good plan.

Council Member Robertson asked who the greater good of the benefit of the neighborhood is. He is concerned about the cost of the homes. He is concerned about the increased cost of service to a satellite annexation.

Council Member Allison stated that people should not be penalized for what ifs.

Mayor Hendrix called for a vote on the motion.

Aye: Pearson, Nicholson, Lawton, Allison, Jones

Nay: Pressly, Robertson, Pfeufer

The motion passed 5-3.

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

Kirkendall stated that it is north of the agreed annexation boundary with Troutman, but it is a satellite annexation. It is a 7-to-8-minute response time for Fire and Duke exclusively for Power.

Staff stated that it does meet the statutory requirements for annexation.

Mayor Hendrix closed the public hearing.

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

Aye: Pearson, Nicholson, Lawton, Allison, Jones

Nay: Pressly, Robertson, Pfeufer

The motion passed 5 to 3.

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

Martin stated that they are requesting a conditional rezoning request tied to the concept plan and conditions. They are proposing 68 single family homes. The site is surrounded by other neighborhoods, the only point of access would be from Ora Drive.

The Land Use Development Plan is in support of the development becoming residential and it is in Tier 1 Growth area.

The developer removed the Japul Road connection following Planning Board. There was a community meeting on September 8th, and the neighbors did not want a connection to Japul Road. Martin reviewed the updated condition 6.

Staff and Planning Board recommend approval of the rezoning request.

Council Member Jones asked about the road and access and the bond. Martin stated that she is unsure how condition B would be implemented. He asked Messick about the construction access. Messick stated that the condition is only binding to the development. The conditions are not binding to another developer or development. His fear is that we are dealing with developer disputes or Larkin road problem that we will have to deal with.

Applicant Presentation

The Applicant reviewed the development. He discussed the additional nature conservation area and the gifting land to the neighbor. The neighbors are concerned about the road and the downstream issue. They do not want to touch Japul Road and do not want to disturb the pond.

Council Member Pearson asked about the timing. The applicant stated that between 70-80% of homes sold then they will put the final lift of the asphalt. He stated that if there is no access agreement, then they will have to wait to build homes when the Greenbriar Ridge homes are publicly accepted.

Mayor Hendrix began the public hearing.
Edith Hutch yielded her time to James Dobson.

James Dobson, 415 Japul Road, is concern about the land being disturbed. He is concerned about the stormwater, animal habitat, and other environmental concerns. He is concerned about Japul Road being privately maintained.

Dave Weldington yielded his time to Katherine Weddington.

Katherine Weddington, 618 Japul Road, is an adjoining property owner. She stated that she is the one who pays to maintain the road currently. There are still many concerns, including water coming off the property. She is concerned about the environmental impact of the development.

Helen Washburn, Carol Crouse, Shauna Wehlmann, and James Crouse agreed with the other individual statements.

Mayor Hendrix closed the public hearing.

Council Member Pearson's concern is the road and the water flow.

Mayor Hendrix asked about the Verde Way and the topcoat, and is concerned about when we would take off Verde Way. Hubert stated that it is a valid point of concern. He is concerned that if we wait on the final lift, then inspect and make repairs. The construction traffic and its impact on the streets should be worked out. He stated that is very unclear at this time.

Council Member Allison stated that the residents are concerned about their environment. She stated that the longstanding residents usually pay the price.

Council Member Jones made a motion to deny the rezoning request and read the consistency statement.

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

Council Member Robertson seconded the motion. The motion carries unanimously.

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

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

Kirkendall stated that the 14.77 is owned by Chris LaMack to build 57 single family detached homes. This is a conditional rezoning request tied to the concept plan and the conditions. The property is currently approved for 104 townhomes.

He stated that the 2045 Land Development Plan has this as Complete Neighborhood 2 and in the Tier 2 growth area. It is also in the Jane Sowers Focus Area. There was a community meeting in August. 8 members of the community attended, and their main issues were traffic and number of homes.

Staff recommend approving the rezoning and the Planning Board unanimously approved the request.

Mayor Hendrix began the public hearing.

Lydia Mayberry, 463 James Farm Road, is against the rezoning request. She stated that there have been two accidents since the last time the item was up for council. There are now three bus stops on the road.

Applicant, Chris LaMack, spoke in regard to traffic. He stated that he sent a letter from the Police Chief to NCDOT to get the speed limit reduced, and they were unsuccessfully. He stated that they are coming back to Council due to the fact that townhomes are taboo with builders.

Council Member Robertson asked if the road was offset from Tarrington Drive. The applicant stated that the roads should be aligned. Hubert stated that the roads should be aligned due to be approved by NCDOT. He stated that there will be an added condition that the roads be aligned. The applicant agreed.

Mayor Hendrix closed the public hearing.

Council Member Pearson stated that we either have to keep it the way it was or approve the new site plan.

Mayor Hendrix called for a motion.

Council Member Pearson made a motion to approve the zoning amendment with the additional condition and read the consistency statement.

The zoning amendment is hereby approved with the agreed upon conditions is reasonable, and in the public interest because the 2045 Future Land Use Plan calls for this are to be designated as Complete Neighborhood 2, which includes residential uses and city services can be provided. In addition, it is located in the Jane Sowers North Strategic Focus Area according to the (LDP), which calls for a mix of uses including residential units that consist of the mixed density neighborhoods that can create transitions between the existing single-family neighborhoods and employment centers.

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

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

Mayor Hendrix stated that this is an evidentiary hearing. Messick stated that this is much like a court decision and there will be a finding of all 4 factual decisions.

Mayor Hendrix asked if any council members have a conflict or any ex parte discussions. There was no conflict or ex parte discussions.

Mayor Hendrix asked the applicant and all witnesses to come forward and be sworn in. He sworn in both Tamira Weeks and Erika Marin.

He asked for anyone in opposition to come front. None came forward.

He asked the applicant to come forward. Weeks began her presentation.

She stated that there is a right-of-way abandonment of 290 feet long. She showed the location of the abandonment. There is a 20 ft easement that will continue to be maintained by the city.

Weeks reviewed the 4 findings of fact

1. The abandonment conforms to State law; The proposed right-of-way abandonment is consistent with N.C.G.S. § 160A-299 because the abandonment is not contrary to the public interest and will not deprive any property owner of reasonable means of ingress or egress.
2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan, and other adopted plans and policies of the City; The proposed right-of-way abandonment is consistent, according to the 2019 Mobility and Development Roadway Improvements (Figure 3.9a) no roadway improvements are shown.
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property. The affected parcels are under common ownership and are intended to function as a unified site. Abandonment will facilitate the consolidation of the properties and provide greater flexibility for the coordinated development of the larger site without adversely affecting access.
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land. The abandonment is located in the middle of one parcel and will be consolidated into one unified site and will not result in any parcel becoming landlocked or losing necessary access to public streets or utilities. The abandonment will facilitate the cohesive development of the combined site while maintaining adequate access and public services to the surrounding properties.

Staff have determined that the findings can be met and the right of way can be abandoned.

Mayor Hendrix closed the evidentiary hearing.

He reviewed all the findings again.

Council Member Robertson made a motion to support the 4 findings of fact by the staff presentation, approve the abandonment, and asked the city attorney to write the order. Council Member Allison seconded the motion. The motion passed unanimously.

- XV. Conduct a hearing and consider passing a Resolution of Closure and a Declaration of Withdrawal to permanently close a portion of Dover Rd and consider amending the City's 2019 Mobility Plan and CRTPO 2055 Comprehensive Transportation Plan to remove Dover Rd to 3rd Creek Rd connector. (Weeks)**
This item was removed from the agenda.

- XVI. Other Business**

Council Member Allison asked Smith to remind the council about the community event on Saturday.

Smith stated that the flock camera issue is becoming an issue overall. The Police Department is in the process of developing a written policy. The policy is on how to deal with flock cameras and not to have misuse. The monthly audits began last month with a formalized process with an internal review process. There is a requirement of a case number so there will be no random searches. The Flock has a benefit to the City. He stated that a couple requests that we have received 61,000 documents and ensure that there is not private documents in the record.

Mayor Hendrix thanked staff for all their work.

Council Member Allison thanked staff regarding the community meeting on Saturday. She is thankful to staff for hang door hangers.

XVII. Advisory Board Meeting Minutes

1. ABC Board September 1, 2026, Meeting Minutes

XVIII. Closed Session (After Pre- Agenda)

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

XIX. Adjournment

Mayor Hendrix asked for a motion to adjourn.

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Emily K Campbell, City Clerk
DATE: 10/21/2026 10:03 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving an order to permantely close a portion of Free Nancy Avenue.

1. Summary of Information:

Per section 2.13F of the Unified Development Code, prior to prior to approval of right-of-way abandonment City Council shall find that the closure agrees with four findings of fact.

1. The abandonment conforms to State law; The proposed right-of-way abandonment is consistent with N.C.G.S. § 160A-299 because the abandonment is not contrary to the public interest and will not deprive any property owner of reasonable means of ingress or egress.
2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan, and other adopted plans and policies of the City; The proposed right-of-way abandonment is consistent, according to the 2019 Mobility and Development Roadway Improvements (Figure 3.9a) no roadway improvements are shown.
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property. The affected parcels are under common ownership and are intended to function as a unified site. Abandonment will facilitate the consolidation of the properties and provide greater flexibility for the coordinated development of the larger site without adversely affecting access.
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land. The abandonment is located in the middle of one parcel and will be consolidated into one unified site and will not result in any parcel becoming landlocked or losing necessary access to public streets or utilities. The abandonment will facilitate the cohesive development of the combined site while maintaining adequate access and public services to the surrounding properties.

This evidentiary process is laid out in the North Carolina General Statutes which includes sworn testimony, review of evidence, and determination of findings of fact. If all findings of fact are found to be true through review of competent, substantial, and material evidence the road closure must be granted.

2. Previous Council or Relevant Actions:

City Council held the evidentiary hearing on October 19, 2026. No one from the public spoke. The Council unanimously approved Mrs. Messick to write the order for this closure.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.

Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

JAM Hospitality, LCC owns all the parcels that would be affected by the abandonment. If Free Nancy Ave is abandoned JAM Hospitality can recombine all of the affected parcels into one larger one. This request is being initiated by the Planning Department because written in the purchasing contract "City of Statesville will make best efforts to abandon the right-of-way either before or simultaneously with closing on the property."

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

The portion of Free Nancy Ave would remain open and the developable area would remain constrained.

6. Department Recommendation:

Staff finds the review criteria in Section 2.13 of the UDC are met.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

The Resolution and Declaration of Withdrawal must be recorded by the applicant along with the fully signed abandonment plat at the Iredell County Register of Deeds. The street would be divided equally between the adjacent property owners.

9. Attachments:

None

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Emily K. Campbell, City Clerk
DATE: 10/21/2026 10:05 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a Resolution to adopt the 2027 Statesville City Council Regular Meeting Schedule.

1. Summary of Information:

The calendar includes Thursday Pre-Agenda meetings, the Winter Retreat dates, and the Fall Planning Session.

2. Previous Council or Relevant Actions:

City Council annually approves the Regular Meeting calendar.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value City Staff.

Approving the City Council calendar allows staff to have ample time to plan for future requests.

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

There will be no regular meeting schedule.

6. Department Recommendation:

Approve as recommended

7. Manager Comments:

Recommend for approval.

8. Next Steps:

If approved, place the calendar on the City Website.

9. Attachments:

1. 2027 Resolution

2. 2027 City Council calendar

RESOLUTION NO. _____
A RESOLUTION ADOPTING THE OFFICIAL MEETING CALENDAR FOR THE CITY
COUNCIL OF THE CITY OF STATESVILLE FOR THE YEAR 2027

WHEREAS, the City Council of the City of Statesville holds regular meetings to conduct the official business of the City; and

WHEREAS, it is the desire of the City Council to establish its official meeting schedule for the year 2026 in accordance with applicable state laws and local ordinances; and

WHEREAS, providing a public schedule promotes transparency, ensures adequate notice, and supports effective participation by citizens, staff, and elected officials.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STATESVILLE THAT:

1. **Adoption of Calendar.** The City Council hereby adopts the official meeting calendar for the year 2027 as attached hereto and incorporated by reference.
2. **Regular Meetings.** Unless otherwise noted, regular meetings of the City Council shall be held on the first and third Monday of each month at 6:00 PM.
3. **Special or Called Meetings.** Additional meetings may be scheduled as necessary pursuant to applicable law, with proper notice provided.
4. **Amendments.** The City Council may amend this calendar during the year as needed.
5. **Public Notice.** The City Clerk is directed to publish and post the adopted calendar in accordance with statutory requirements.

ADOPTED this 16th day of November, 2026.

CITY OF STATESVILLE

J. Douglas Hendrix, Mayor

ATTEST:

Emily Kurfees Campbell, City Clerk

2027

City Council Calendar

January						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
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17	18	19	20	21	22	23
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31						

February						
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28						

March						
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28	29	30	31			

April						
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May						
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23	24	25	26	27	28	29
30	31					

June						
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27	28	29	30			

July						
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25	26	27	28	29	30	31

August						
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29	30	31				

September						
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26	27	28	29	30		

October						
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17	18	19	20	21	22	23
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31						

November						
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28	29	30				

December						
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Pre-Agenda Meeting

Regular Meeting

Retreats

Holidays

Jan 01	New Years Day	Jul 05	Independence Day
Jan 07	Pre-Agenda	Jul 15	Pre-Agenda
Jan 11	Regular Meeting	Jul 19	Regular Meeting
Jan 18	MLK Jr. Day	Aug 12	Pre-Agenda
Jan 28	Pre-Agenda	Aug 16	Regular Meeting
Feb 01	Regular Meeting	Sep 06	Labor Day
Feb 11	Pre-Agenda	Sep 16	Pre-Agenda
Feb 15	Regular Meeting	Sep 20	Regular Meeting
Feb 24	Winter Retreat	Sep 30	Pre-Agenda
Feb 25	Winter Retreat	Oct 04	Regular Meeting
Feb 25	Pre-Agenda	Oct 14	Pre-Agenda
Mar 01	Regular Meeting	Oct 18	Regular Meeting
Mar 11	Pre-Agenda	Oct 21	Fall Planning Session
Mar 15	Regular Meeting	Oct 28	Pre-Agenda
Mar 26	Good Friday	Nov 01	Regular Meeting
Apr 01	Pre-Agenda	Nov 11	Veterans Day
Apr 05	Regular Meeting	Nov 15	Pre-Agenda
Apr 15	Pre-Agenda	Nov 15	Regular Meeting
Apr 19	Regular Meeting	Nov 25	Thanksgiving
Apr 29	Pre-Agenda	Nov 26	Thanksgiving
May 03	Regular Meeting	Dec 09	Pre-Agenda
May 13	Pre-Agenda	Dec 13	Regular Meeting
May 17	Regular Meeting	Dec 23	Christmas Holiday
May 31	Memorial Day	Dec 24	Christmas Eve
Jun 03	Pre-Agenda	Jan 01	New Years Day
Jun 07	Regular Meeting		
Jun 17	Pre-Agenda		
Jun 18	Juneteenth		
Jun 21	Regular Meeting		

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Joseph Campbell, Planner II
DATE: 10/21/2026 10:06 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-14 824 Turnersburg Hwy, filed by Thomas Danton on behalf of QuikTrip Corporation for the parcel(s) located at 824 Turnersburg Hwy (Us Hwy 21), receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of November 16, 2026, for a public hearing for the petition for annexation.

1. Summary of Information:

The property(s) are approximately 0.7 acres located at 824 Turnersburg Hwy. The applicant is requesting the annexation of the property(s) concurrently with an amendment to a conditional rezoning request to build a new convenience store/fueling station and future commercial development. This parcel would be included with the future commercial development.

2. Previous Council or Relevant Actions:

City Council will hear the public hearing and consider passing the first reading of the conditional rezoning amendment and annexation (ZC26-06 (A) and AX26-14) on November 16, 2026.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value and encourage Opportunity

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

N/A

6. Department Recommendation:

The department recommends passing the resolutions and setting a date of November 16, 2026, for a public hearing on this annexation request.

7. Manager Comments:

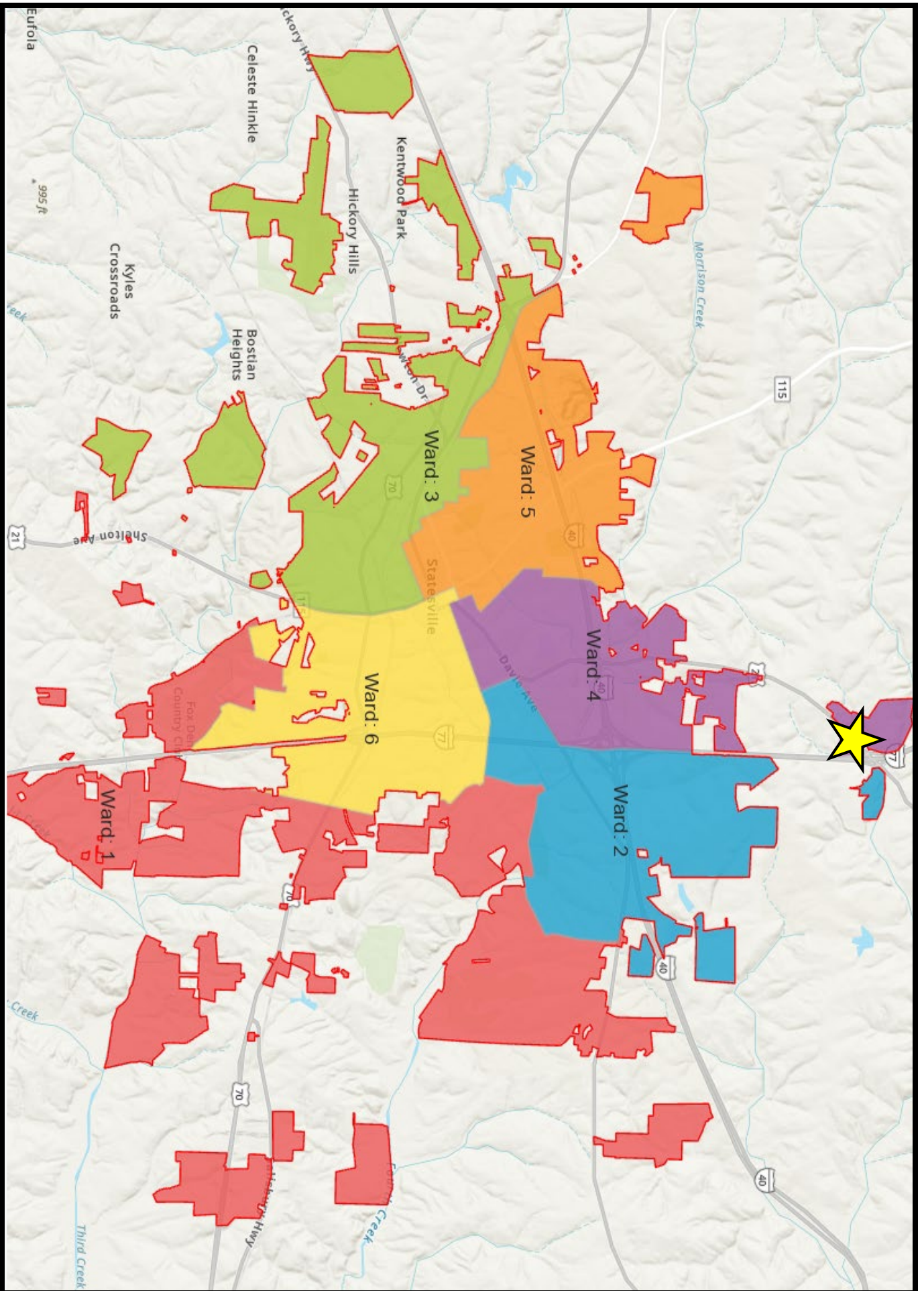
I concur with the department recommendation.

8. Next Steps:

Advertise for the public hearing.

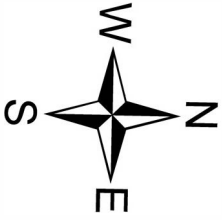
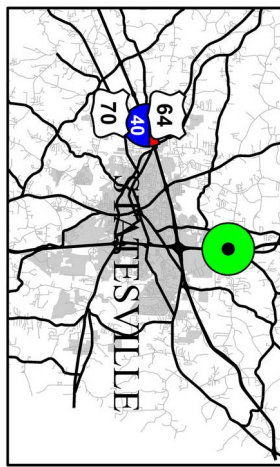
9. Attachments:

1. CAR Attachments



AX26-14:

824 Turnersburg Hwy



0 0.01 0.02 0.04 Miles



RESOLUTION _____

A RESOLUTION DIRECTING THE CLERK TO
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58.1

**Case No. AX26-14 824 Turnersburg Hwy
Parcel # 4746-87-1999.000**

WHEREAS, a petition requesting annexation of the area described in said petition has been received on September 16, 2026, by the City Council; and

WHEREAS, G. S. 160A-58.1 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Statesville deems it advisable to proceed and respond to the request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the results of her investigation.

Adopted this 2nd day of November 2026.

S - E - A - L

CITY OF STATESVILLE

By: _____
Mayor

ATTEST:

_ City Clerk

CERTIFICATE OF SUFFICIENCY

**Case No. AX26-14 824 Turnersburg Hwy
Parcel #'s 4746-87-1999.000**

TO THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA:

I, Emily Kurfees, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Statesville, this 2nd day of November 2026.

SEAL

Emily Kurfees, City Clerk

RESOLUTION _____

RESOLUTION FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF
ANNEXATION PURSUANT TO G.S. 160A-58.1

Case No. AX26-14 824 Turnersburg Hwy

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

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

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina.

Section 1. That a public hearing on the question of annexation of the non-contiguous area described herein will be held in the Council Chambers of the Statesville City Hall at 6:00 o'clock p.m. on the 16th day of November 2026.

Section 2. The area proposed for annexation is described as follows:

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

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.

Section 3. Notice of said public hearing shall be published in the Statesville Record and Landmark, a newspaper having general circulation in the City of Statesville, at least 10 days prior to the date of the public hearing.

Adopted this 2nd day of November 2026.

CITY OF STATESVILLE

By: _____
Mayor

ATTEST:

City Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Gina Lawrence, Chief Financial Officer
DATE: 10/21/2026 10:06 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving Budget Amendment #2027-09 to accept a Bureau of Justice Assistance (BJA/JAG) Local Funding award JAGX-16PBJA-25-GG-03164 in the amount of \$24,793.

1. Summary of Information:

The Statesville Police Department has received formal notification from the Iredell County Finance Office that the BJA/JAG grant application has been awarded JAGX-16PBJA-25-GG-03164. Under this award, the City of Statesville Police Department will receive up to \$24,793, and Iredell County will receive \$12,731, for a total local JAG allocation of \$37,524.

Iredell County Finance will serve as the fiscal agent for this grant. The Police Department will purchase the items approved directly and submit invoices to Iredell County for reimbursement. BJA/JAG funds will cover 100% of the costs identified in the application.

There is no City match requirement associated with this grant. The City's Finance Department will coordinate with Iredell County Finance throughout the grant period to ensure compliance with fiscal and reporting requirements.

2. Previous Council or Relevant Actions:

Previous Council action adopted of May 5, 2025 Budget Amendment # 2025-21.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

Strategic Plan Values: We value Engagement.

All items included in this grant will contribute to providing high-quality public safety efforts to the City of Statesville.

4. Budget/Funding Implications:

\$24,793 from BJA/JAG Funding with NO match requirement for the City.

5. Consequences for Not Acting:

If the City of Statesville declines this award, the items identified in the grant application will need to be

submitted for consideration during future budget cycles.

6. Department Recommendation:

Allow SPD to accept BJA/JAG funding of \$24,793.

7. Manager Comments:

I concur with the department recommendation.

8. Next Steps:

When approved, SPD will begin the procurement process.

9. Attachments:

1. Signed MOU for Iredell and Statesville 2025_A-522423
2. 2025 JAG Project Proposal and Narrative_A-522423
3. BA Form 2027-09 Accepting FY25 JAG grant award JAGX-16PBJA-25-GG-03164 in the amount of \$24,793

Memorandum of Understanding

Memorandum of Understanding

Between

Iredell County

&

City of Statesville

This Memorandum of Understanding (MOU) sets for the terms and understanding between Iredell County and the City of Statesville for Iredell County to disperse funds from the Edward Byrne Memorial Justice assistance Grant Program (JAG) in the amount of \$24,793.00 to the City of Statesville and \$12,731.00 to Iredell County for a total of \$37,524.00. These funds will be used to procure the items listed in the Budget Detail "Year 1" provided by the City of Statesville.

Purpose

This MOU will facilitate the disbursement of the above mentioned funds.

Reporting

All receipts for purchases made will from this funding will be conveyed back to the Iredell County Sheriff's Office in a timely manner so that they may be recorded with grant program administrator.

Funding

Funds for this transfer will be provided to the City of Statesville upon completion of all purchases and final drawdown within the grant program.

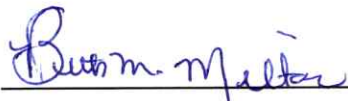
Duration

This MOU is at-will and may be modified by mutual consent of authorized officials from Iredell County and the City of Statesville. This MOU shall become effective upon signature by the authorized officials from the fore mentioned partners and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from Iredell County and the City of Statesville this MOU shall end on completion of the grant.

Contact Information

Iredell County
Beth Milton
County Manager
200 S Center Street, Statesville, NC 28687
Phone: 704-878-3050
Fax: 704-878-5355
Beth.mull@co.iredell.nc.us

City of Statesville
Ron Smith
City Manager
227 S Center Street, PO Box 1111, Statesville, NC 28687
Phone: 704-878-3584
Fax: 704-878-3514
rsmith@statesvillenc.net

 Date: 4-30-2026
(Partner signature)

Beth Milton, Iredell County, County Manager



 Date: April 30, 2026
(Partner signature)

Ron Smith, City of Statesville, City Manager



Iredell County Sheriff's Office and the City of Statesville Police Department
2025 JAG
Program Narrative

Iredell County Sheriff's Office

The Iredell County Sheriff's Office would like to use this year's JAG funding to purchase two Thermal Imaging Binoculars and one Thermal Imaging Monocular to aid in searches for lost and missing individuals. We have had several instances in the past year that if deployed by arriving Deputies; they may have been able to locate these individuals faster due to the capabilities of the thermal imaging. This could greatly reduce time and needed manpower on these types of calls for service. The two binoculars will be Pulsar Merger LRF XT50 Thermal Binoculars at a listed price of \$6,999.97 ea. The monocular will be a Pulsar Telos XP50 Long Range Thermal Monocular at a list price of \$3,499.97.

These items will use the full funding amount of \$12,731.00

City Of Statesville Police Department

The City of Statesville Police Department would like to use this year's JAG funding to purchase a Canine capable of tracking and weapons detection. These K9's are a proactive, highly accurate security asset that can detect odors from firearms, ammunition, and explosive residue. They offer, through sent, a non-intrusive, mobile, and visible deterrent against active threats in schools, high-risk operational areas, and public venues. Key uses will be schools to enhance safety, public events with protected restricted areas and crowds, and law enforcement tactical operations, such as missing persons search or fugitive apprehension. The cost of the Canine will be \$16,500.00 and the associated equipment and supplies will be \$8,293.00.

The cost of this will use the full funding amount of \$24,793.00

The total funding for both allocations will be \$37,524.00

CITY OF STATESVILLE
BUDGET AMENDMENT #2027-09
November 2, 2026
FISCAL YEAR 2026-2027

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
010.5100.340.46.00	Revenue	Police Miscellaneous Grant	-	24,793	24,793
Total Revenues			-	24,793	24,793
General Fund					
010.5100.57.00	Expense	Grant Expenditures	-	24,793	24,793
Total Expenditures			-	24,793	24,793

To accept the FY25 BJA/JAG grant award JAGX 16PBJA 25 GG 03164 in the amount of \$24,793, to be used for the purchase of a canine and associated supplies and equipment.

Budget Officer

APPROVED BY CITY COUNCIL:

City Clerk

Gina Lawrence

Chief Finance Officer

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Gina Lawrence, Chief Financial Officer
DATE: 10/21/2026 10:06 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving Budget Amendment #2027-10 to accept \$168,437.71 from the North Carolina State Bureau of Investigation for one-time law enforcement bonus payments, as authorized under Session Bill 257 (2026 Appropriations Act).

1. Summary of Information:

The General Assembly, through SB 257 / SL 2026-41 (2026 Appropriations Act), appropriated funds to provide a one-time \$1,750 bonus for local law enforcement officers. The legislation designates the State Bureau of Investigation (SBI) as the agency responsible for administering and distributing these funds to eligible local departments. Based on the criteria, it was determined that Statesville Police Department is eligible to receive \$168,437.71, which \$156,467.50 will be used towards the base bonus amount and \$11,970.21 for FICA benefits.

2. Previous Council or Relevant Actions:

None

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

Strategic Plan Values: We value City Staff.

4. Budget/Funding Implications:

The \$168,437.71 received from the North Carolina State Bureau of Investigation will reimburse the SPD General Fund for the one-time bonus payments issued to eligible employees on October 16, 2026, restoring the General Fund expenditures previously recorded for these bonuses. The City will remain responsible for the required employer match for 401(k) and/or 457 retirement plan contributions associated with these payments for eligible employees.

5. Consequences for Not Acting:

The General Assembly appropriated these funds specifically to offset local costs. Declining them would place the City out of alignment with the State's intended fiscal support for law enforcement agencies and result in forfeiture of the \$168,437.71 allocation.

6. Department Recommendation:

To approve as recommended by SB 257 and the NC State Bureau of Investigation.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

To reimburse the SPD General Fund budget for bonus payments issued to eligible employees on October 16, 2026.

9. Attachments:

1. BA 2027-10 SB257 Law Enforcement Bonus Program

November 2, 2026
FISCAL YEAR 2026-2027

Acceptance of \$168,437.71 from the North Carolina State Bureau of Investigation per SB257 for one time law enforcement bonus payments.

Chief Finance Officer



CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matthew Kirkendall, Senior Planner
DATE: 10/21/2026 10:04 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the second reading of rezoning request ZC26-09 Moose Club Road, to rezone from the Town of Troutman RS and Iredell County RA Jurisdiction to the City of Statesville's R-8 CZ Conditional Zoning District, filed on behalf of the property owner(s), Jeffrey S. Troutman et al, for approximately 19 acres located along Moose Club Road near the Wildewood Subdivision.

1. Summary of Information:

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

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

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

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

2. Previous Council or Relevant Actions:

City Council held the first reading and public hearing on October 19, 2026. 5 individuals from the public spoke in favor of the development. The motion to approve the rezoning passed 5 to 3.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.

Strategic Plan Values:

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

4. Budget/Funding Implications:

The current tax value of the parcel is \$400,000.

5. Consequences for Not Acting:

The property owner(s) could pursue by-right development.

6. Department Recommendation:

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

7. Manager Comments:

I concur with the department recommendation.

8. Next Steps:

If approved, the rezoning would go into effect on November 2, 2026.

9. Attachments:

1. Zoning Ordinance ZC26-09 Moose Club Road Novel Holdings

ORDINANCE NO. _____

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

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

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on October 19th, 2026, at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described property from Town of Troutman RS (Suburban Residential) and Iredell County RA (Residential Agricultural) Jurisdiction to the City of Statesville's R-8 CZ (Medium Density Single-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on October 8 and 15, 2026 and all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

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

WHEREAS, the property is subject to the following conditions:

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

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

Description

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

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

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 2nd day of November 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

Ayes:
Nayes:

This ordinance is to be in full force and effect from and after the 2nd day of November 2026.

CITY OF STATESVILLE

J. Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

City Clerk

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matthew Kirendall, Senior Planner
DATE: 10/21/2026 10:03 AM

ACTION NEEDED ON: November 2, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

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

1. Summary of Information:

The property is approximately 19.902 acres located along Moose Club Road. The applicant is requesting the annexation of the properties concurrently with a conditional rezoning request to build a new subdivision with up to 48 single-family detached homes.

- Planning: The city adopted the annexation boundary agreement with the Town of Troutman in 2023.
- Fire: Station 1 response time would be 7-8 minutes.
- Police: No concerns at this time, additional staffing will be requested as population rises.
- Water/Sewer:
- COS water. Wildewood S/D (6-in);
 - Note: possible future waterline extension in Moose Club Road servicing Wakefield development.
 - COS sewer. Wildewood S/D
- Electricity: The site would be served by Duke Energy.
- Stormwater: Post-construction stormwater controls will be required.
- Ward: The site is closest to voting Ward 1.

2. Previous Council or Relevant Actions:

City Council held the public hearing and first reading on October 19. No one from the public spoke during the public hearing. The motion to approve the annexation request passed 5 to 3.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.

Strategic Plan Values: N/A

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

4. Budget/Funding Implications:

The current tax value of the parcel is \$400,000.

5. Consequences for Not Acting:

The property owner(s) could pursue by-right development.

6. Department Recommendation:

The site meets the statutory requirements for annexation.

7. Manager Comments:

Recommend for approval.

8. Next Steps:

If approved, annexation would be effective on November 30, 2026.

9. Attachments:

1. Ordinance AX26-09 Moose Club Novel Holdings

ORDINANCE NO. _____

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

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

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-58.1, to annex the non-contiguous area described below; and

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

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 19th day of October 2026 after due notice by publication on the 8th day of October 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-58.1:

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

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

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

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of November 30, 2026, at 11:59 p.m.

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

Section 2. Upon and after November 30, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together

with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 19th day of October 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 2nd day of November 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 30th day of November 2026 at 11:59 p.m.

City of Statesville

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



Stormwater Advisory Commission — Meeting Minutes
Statesville City Hall — 2nd Floor Conference Room

August 20, 2026 – 11:30 AM

Members Present: Steve Knight, Dustin Jett, Donna Thomas, Janice Powell
and Dawson Reese

Planning Board Rep: Alisha Cordle

Council Present: None

Staff Present: Randall Moore, Ray Allen, and Chris Overcash

Others: None

Call to Order/Introductions - Moore

- Moore called the meeting to order, welcomed the SWAC.

Staffing Update/SWAC Membership Update — Moore

- Randy announced that we have 1 crew member recovering from shoulder surgery, Michael Ayers was promoted to Stormwater Camera Technician and we hired Tony Mendoza from the City Streets Department to fill the MEO II position.
- Randy is working with Vinnie Francica from IT on new software to better track our Stormwater Fee intake after the fee increase in January. This will help Randy justify 2 new positions. A 2nd crew member for the camera truck, possibly promoted from within, and advertise and hire a new skilled laborer person.
- There are 3 SWAC vacancies to fill so if anyone knows of an interested party, please let Randall know. Janice stated that she knows of 2 interested people that may want to join. Randy asked her to please follow up with them.
- Randy asked what the group thought about someone from Iredell County Erosion Control attending the meetings as a liaison to SWAC. Discussion continued to include allowing other various interested parties to attend the SWAC meetings. Consensus is the meetings are open for anyone to “sit it” on. Jonny Williams will be invited to the November meeting.
- Steve Knight and Janice Powell were reappointed at the June 1st Council Meeting. Randy will check with Emily to make sure they receive their letter of acknowledgement. We thanked them again for their service so far. Randy reminded Donna Thomas that her term will expire in December 2026. He will send her an application for reappointment.

Capital Projects Update — Moore

- We have submitted everything for S Toria Drive and Beauty Street Culvert Replacement projects grants. FEMA response is pending with no known date. Still waiting for 2 easement agreements to be signed with no progress shown. Randall is working with the City Attorney for options.
- The Holland Drive Culvert Improvements project grant was submitted February 27, 2026. FEMA response is pending with no known date.
- City Crew will continue Infrastructure Evaluation and Prioritization work between working on repairs and complaints from fiber and utility installation damage. Ripple Fiber damage at Raleigh and 4th Ave will be the next repair. Repairs on 7th Street, and repairs to a damaged pipe on W Bell St. were completed. Repairs near Garfield Park were completed just before the Juneteenth Celebration.
- Spectrum submitted payment for their fiber installation damage on Brookdale Dr (\$21,250)
- Conterra submitted payment for their fiber installation damage on S Meeting St (\$3,439.18)
- A water line was found inside a stormwater pipe at the intersection of W Raleigh Ave and Caldwell St. Randall has RFP ready to go for the 42-inch CMP culvert replacement project once the water line is relocated. An informal bid request will go to 3 different companies.
- Steve Knight brought up the utility work being done on Holland Dr. Discussion continued about various 3rd party work locations.
- The City contractor installing a waterline continues to damage City infrastructure. Randall shared the Stormwater Department has been involved in 3 terra cotta pipe repairs recently. We agreed there will be more issues with terra cotta stormwater pipe including locations in the downtown area.

Stormwater Equipment Update — Moore

- Moore confirmed the purchase of the new excavator for \$151,000 with lots of add-ons. Original quote was \$168,000 for a basic model, but a much better equipped machine was available on site. This is the largest excavator the City owns, but still may be lacking for larger projects.
- Randall explained that our next purchase should be a Vac Truck. Asking other Departments for assistance is not efficient and breakage causes animosity. The available Vac Trailer is not reliable nor powerful enough for most jobs, nor are the street sweepers. The vehicle must be stored in a heated building during freezing temperatures so the purchase could coincide with the Grants being funded and moving into the new MOC facilities. Alisha Cordle saw work with a vac truck on a sink hole in her neighborhood. All concurred that having 2 vehicles is advantageous for the City.

Floodplain Map Update — Moore

- Randall informed the group that the appeal period ended April 22, 2026, but due to the DHS funding lapse, scheduling for the mapping projects was delayed. Funds have been restored, but there is no known date for updating City maps or receiving our Letter of Determination (LDF) from NC DPS. Randall further explained that there are 2 preliminary groups ahead of our Iredell County group for map review. Their 90-day appeal period ended December 18, 2026, but they were impacted by the DFS funding lapse and are delayed for an undetermined amount of time. Randall's best guess for the effective date of our updated City Floodplain Maps is late 2027 or possibly 2028. Randall said he will attend the Fall Floodplain Institute in Asheville in October and will provide any feedback regarding the map update. There are several pending projects waiting for the update before they can proceed.

Text Amendment to Update Off ROW Policy — Moore

- Randall shared a Power Point presentation he will give to the Planning Board next week and the Council soon after updating the current Off Right of Way Policy, the use of easements and amending the text to reflect required administrative changes to the Ordinance.
- Randall explained through plan review new projects must add notes and design projects to allow for access to SCMs and assign maintenance responsibility to the property owner or the HOA. Steve Knight pointed out the text amendment would be for future projects and not affect existing properties, like his own. Dustin Jett questioned the need for the current 10-year occupancy provision and the group reasoned permanently occupied and vacant properties are responsible for repairs and maintenance of stormwater improvements on private property so the provision could be removed.
- Ray gave the example of the Methodist Church on Hartness Rd. where a Stormwater easement was recorded years ago that allows the City access and maintenance capability to drainpipes located outside of the street right of way.
- Steve asked if putting leaves and clutter in the street is a civil offence under the Ordinance. Randall said the provision is already in the current Ordinance and will not change.
- Discussion continued and a consensus reached that City repairs on future private property, where needed to protect City infrastructure, will use only a Temporary Easement to complete repairs. After repairs are complete the maintenance responsibility returns to the property owner or the HOA.

Status of Plan Review Since Code Update - Moore

- Randall reported receiving plans to review prior to TRC submittal started April 20, 2026.
- We had 4 plan submittals in FY26 including the data center and 3 so far in FY27. 3 of the 7 have submitted for the low density development option. Recent interest in the Larkin Industrial Center was mentioned by Randall.

Stormwater Plan Review Online Status - Moore

- Randall shared that he is working with Iredell County Building Department to incorporate an online submittal for Stormwater plan review in the Energov System.
- When completed an all-digital application, documents and calculations will be uploaded into a portal. Submittal fees could also be paid online.

Next Phase of Engineering Services with McAdams- Moore

- Randall reported he and Travis Vaughn, Fleet Supervisor, are working with McAdams to apply for an industrial permit with the State for the MOC.
- McAdams is proposing a no exposure permit since the facility is so well designed, operated and the appropriate processes and precautions are in place. This would be better than getting an NCG08 Industrial Permit for fleet services that require sampling.
- McAdams is working up a proposal to assist the City with the next stormwater management plan and the pending 2027 audit.

Municipal Operations Center – Next Phase - Moore

- Randall reported he has been working with City Staff since September planning for the 20-year growth of the Department at the MOC.
- Once completed the entire Stormwater staff and equipment will be housed at the MOC.

Public Education and Participation - Moore

- Randall asked again if anyone knew of any volunteers, groups or organizations that would be interested in placing some storm drain markers as part of the City's education and public participation portion of our Permit. Please send any volunteers to the SW Dept.

Stormwater Budget for FY28 - Moore

- Moore conveyed the Holland Dr project is expected to be bid out in FY28. We will have approximately \$1,446,649 for the project.
- Moore reported we will be asking for a tow-behind air compressor and a vehicle for himself. .
- Moore stated that we are looking to add a combination Vac and Flush Truck to the budget to coincide with the move to the MOC. Dustin Jett asked about other Departments using the Stormwater Vac Truck. Randall answered that we do not like to co-mingle funds from the enterprise and general funds. If grant money is available the purchase could happen immediately, as long as the new MOC building is available to park the vehicle inside.

Other items per Commission / Adjournment — Moore

Moore stated that the next meeting will be held on November 19th, 2026. The meeting was adjourned.

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

Members Present: Corina Iyoob, 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.

lyoob 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.