



## CITY COUNCIL MEETING AGENDA

March 7, 2022

City Hall Council Chambers – 227 S. Center Street, Statesville, NC  
Pre-Agenda Meeting – 6:00 p.m. / Regular Meeting – 7:00 p.m.

---

- I. **Call to Order**
- II. **Invocation** (Only at Council Meeting)
- III. **Pledge of Allegiance** (Only at Council Meeting)
- IV. **Adoption of the Agenda** (Only at Council Meeting)
- V. **Code of Ethics** *pg. 5*
- VI. **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 so 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 a financial advisory services contract for calendar year ending December 31, 2022 with Davenport Public Finance.** *(Roberts) pg. 9*
  - B. **Consider approving a request to apply the alternate industrial street standard on Slingshot Road and Buffalo Shoals Road.** *(Taylor) pg. 17*
  - C. **Consider accepting bid from Carolina CAT for the purchase of a replacement back-up generator, switchgear and related equipment for the Fourth Creek Wastewater Treatment Plant.** *(Vaughan) pg. 21*
  - D. **Consider passing second reading of an ordinance to annex properties located on Odessa Drive, Crawford Road and Jane Sowers Road – Annexation Request AX21-07 for PIN# 4755-08-8835, 4746-91-3400, 4746-82-8574, 4746-93-4062 & 4756-01-8075 Peppercorn Plantation LTDP, Goforth Family Revocable Trust & Andrew H. Crawford Properties (NCPark 4077).** *(Ashley) pg. 23*
  - E. **Consider passing second reading of an ordinance to annex the properties located on US 70/Salisbury Highway at East Barkley Road – Annexation Request AX22-01 for PIN # 4753-16-9517 and a portion of PIN # 4753-27-6245; Williams Development Group LLC Property.** *(Ashley) pg. 31*
  - F. **Consider passing second reading of Rezoning Request ZC21-11 filed by Bernard and Hannah May for the property located on Sharon Drive; Tax Map # 4754-57-0298 from CU-19 R-8MF (Conditional Use Medium Density Multi-Family Residential) District to R-8 MF (Medium Density Multi-Family Residential) District.** *(Ashley) pg. 33*

- G. Consider passing second reading of Rezoning Request ZC21-12 for properties located on Odessa Drive, Crawford Road and Jane Sowers Road; Iredell County Tax Parcel Identification #'s 4755-08-8835, 4746-91-3400, 4746-82-8574, 4746-93-4062 & 4756-01-8075 from Iredell County R-20 (Rural Residential) District, Iredell County M-1 (Light Manufacturing) District, and City of Statesville RA (Residential Agricultural) District to City of Statesville LI (Light Industrial) District. *(Ashley) pg. 41*
- H. Consider passing second reading of Rezoning Request ZC21-13 for property located on Westminster Drive; Iredell County Tax Parcel Identification #4724-48-7571 from R-5 MF (High Density Multi-Family Residential) District & B-3 (Shopping Center) District to R-5 MF CZ (High Density Multi-Family Residential Conditional Zoning) District. *(Ashley) pg. 45*
- I. Consider passing second reading of Rezoning Request ZC21-14 for property located on James Farm Road; Iredell County Tax Parcel Identification #4746-81-1103 (portion) from Iredell County R-20 (Rural Residential) District to R-5 MF CZ (High Density Multi-Family Residential Conditional Zoning) District. *(Ashley) pg. 51*
- J. Consider passing second reading of Rezoning Request ZC21-15 for properties located on US 21/Turnersburg Highway and Houpe Road; Iredell County Tax Parcel Identification # 4747-70-2049, 4746-67-6347 & 4746-66-8927; from Iredell County RA (Residential Agricultural) and R-20 (Rural Residential) districts to City of Statesville LI (Light Industrial) District. *(Ashley) pg. 57*
- K. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 21, 2022, for a public hearing for the petition for annexation for Annexation of PIN # 4747-70-2049, 4746-67-6347 & 4746-66-8927, Case No. AX21-10 Robertson & Harmon Properties. *(Ashley) pg. 61*
- L. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 21, 2022, for a public hearing for the petition for annexation – PIN # 4735-11-3473 (portion); Case No. AX22-04 Superior Properties of Iredell LTDP & Joyce Johnson Property. *(Ashley) pg. 75*
- M. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of March 21, 2022, for a public hearing for the petition for annexation – PIN # 4745-58-0682; Case No. AX22-05 Gulfstream West Investments Inc property. *(Ashley) pg. 87*

## **REGULAR AGENDA**

- VII. Receive the semi-annual police crime report. *(Addison)*
- VIII. Continued discussion from the February 7, 2022 Regular Council meeting regarding changes to the residential, commercial, and industrial roadway sections in the City of Statesville Street Construction Specifications & Details Manual. *(Taylor) pg. 99*
- IX. Discussion regarding amendments to the Vance Hotel Master Development Agreement. *(Smith)*

- X. **Discuss and provide guidance to staff about the potential elimination of, or changes to, the solid waste fee.** *(Smith) pg. 103*
- XI. **City Manager's Report** *(Smith)*
- XII. **Boards and Commission Updates**
  - Board of Adjustment meeting minutes – January 4, 2022 pg. 107*
  - Design Review Committee meeting minutes – January 27, 2022 pg. 117*
  - Technical Review Committee meeting minutes – February 16, 2022 pg. 119*
  - Stormwater Advisory Commission meeting minutes – February 17, 2022 pg. 125*
- XIII. **Other Business**
- XIV. **Closed Session** (After Pre-Agenda if needed)
  - Economic Development – G.S. 143-318.11(a)(4)
- XV. **Adjournment**