

**MINUTE BOOK , PAGE**  
**CITY OF STATESVILLE COUNCIL SPECIAL MEETING MINUTES – March 20, 2023**  
**CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

**Council Present:** Mayor Kutteh presiding, J. Johnson, Wasson, Jones, Allison, Lawton, Hudson, Foster, S. Johnson

**Council Absent:** 0

**Staff Present:** Ron Smith, Pierce, Harrell, E. Kurfees, Nesbit, Ashley, Gregory, Griggs

**Presenters:** Centralina Staff: Geraldine Gardner, Kelly Weston

**Call to Order**

Mayor Kutteh called the meeting to order.

**Strategic Plan Discussion**

Ms. Gardner began the meeting by discussing the vision and values.

Ms. Weston moves to discuss foundation of what the Strategic Plan is.

- Vision is what you want to do in the future.
- Mission is what you do today to help you achieve the vision.
- Goals is what you do over time to achieve the vision.
- Values are how we act and treat others.

Ms. Weston asked if the mission is something the Council is comfortable endorsing.

Council member Hudson said yes.

Mayor Kutteh asks if this is a mission statement that other communities have.

Ms. Gardner replied that it is a mission unique to the City.

Council Member Jones would like to add “The City of Statesville will...”

Council member Allison wants all staff to show transparency through integrity.

Ms. Gardner stated that the transparency idea will be shown through the values and goals.

Mayor Kutteh stated that higher quality of life in the vision is good. Equitably transforms this into something that everyone has the same opportunity or extra if you need it.

Ms. Gardner led a discussion on “Values”. She stated that values define organizational culture, set expectations for how we behave and act, and set expectations internally and externally. If the values are not lived and practiced, then they are just words on a page. The City began with the WELCOME discussion and that got us to today’s point.

Mr. Pierce stated that the welcome list gave the City 14 different values, and we are trying to streamline. Staff took all the values to narrow them down to 5 Core Values.

## **1. We Value City Staff-Personal Perspective (Ron and all 500 City Staff).**

Council Member Hudson stated that he likes the statement and how it recognizes the unique talents and recognizes how all the talents come together.

Mr. Smith stated that there is a disconnect between general employees and the Council. By having this as a core value, we cannot do what we need to do without every employee. Having acknowledgment from Council to the employees is outstanding for employee morale.

Council member Wasson asked if the City Manager will speak with supervisors to make sure it is embodied down from the top to the bottom. Mr. Smith agreed that he will be doing that.

Council member Allison asked if this will be an open and transparent process. Mr. Smith explained that it will be a part of the review process and a part of the culture of the departments. It will enable the employees to grow by taking work/life balance into the process. It is not a policy, but it will create policy.

Council member Allison asked how this value will be transformed. She said she has a concern and what does she need to do? She clarified that on paper it does not explain how it will be processed as an individual or who will be responsible to take the value of the City staff?

Council member Wasson asked what happens if a supervisor does not agree with a unique idea and is it not going up through the chain of command? Does the yearly review process include others than just the intermediate supervisor?

Mr. Smith replied that roundtable discussions with employees are held, and they bring their ideas, some of which have been implemented. For example, boot vouchers were not covering the prices of boots, so the voucher price was increased. Smith stated that Council is at a very high level in the Strategic Plan right now and should not get caught up in the details.

Council member Hudson added that there are tiers in the organization flow, and each one has a process for each employee to bring ideas.

Council member Allison stated that all the round table discussions need to bring credibility and affect the staff.

Mayor Kutteh asked who "we" is in the value statements. Mr. Pierce replied it is all Staff and Council.

Mayor Kutteh stated he would rather see the elected officials and city staff to ...value city staff, value engagement, etc. We should always applaud people for the skills they have and not demean them for the skills they do not have. He said he wished there was a positive way to say there is no way to be perfect. He wants to acknowledge that Council expects staff to do their job well, but we do not expect them to do every job well and we do not want to belittle them for not doing jobs well that we did not hire them to do.

## **2. We Value Engagement.**

Council member Allison stated that when Council says it listens to community members as they are and listens to improve the quality of service and deliver better programming, these are strong statements, and one Council should focus on more.

Council member Wasson said she knows of at least one employee who got in trouble and talked to her. She said that saying "is there anything I can do to help" is a broad statement. Council members have to be respectful enough to listen without staff feeling like they will be reprimanded.

Council Member Allison stated that she is talking about the community and how far Council is going to go where it does the work that needs to be done, along with the follow up. That's why we can say we are listening.

Council member Wasson believes that the sentences under engagement are very strong.

### **3. We Value Opportunity.**

Council member S. Johnson stated that the only thing he might add is that Council should design facilities and programs that enables and encourages.

### **4. We Value Integrity.**

Council member Allison stated that Council members needs to treat others the way Council members wanted to be treated. Let people know that they are a person and that you respect them and their thoughts and agree to disagree. Honesty plays an important factor.

### **5. Quality and Creativity**

Mayor Kutteh stated that in response to the whole thing, elected officials believe they are responsive to the people. He has a problem when citizens communicate with all 9 Council members and staff members. We need a way to streamline our response process, possibly a hotline where people can call or have Emily or April call people back.

Council member Jones stated that the Core Values will define and shape Council's goals. The goals will be reviewed every year to see if Council has achieved them and if any changes need to be made.

Council member Allison stated that this helps her learn more about herself and how she thinks and how she makes decisions.

### **Plan Development Process: Goals**

Ms. Gardner described the goal process. How does Council achieve higher quality for all and a regional center. Goals help achieve the Vision. Strategies help achieve the Goal (specific to departments) Goals strike the balance between specific enough and general. Goals should not be about building a road. But a goal could be about building connectivity between neighborhoods. Words really matter. Goals should start with a verb.

**Goal Themes:** regional center, quality of life, city staff/operation

Council member Jones stated that the quality of life includes some departments like water quality, electric, and continued quality service.

**Meeting adjourned at 5:30 p.m.**

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**CITY OF STATESVILLE PRE-AGENDA MEETING MINUTES – MARCH 20, 2023**  
**CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.**

**Council Present:** Mayor Kutteh presiding, J. Johnson, Wasson, Jones, Allison, Lawton, Hudson, Foster, S. Johnson

**Council Absent:** 0

**Staff Present:** Ron Smith, Messick, Pierce, Harrell, E. Kurfees, Nesbit, Taylor, Ashley, Gregory, Francica, Shelton, G. Kurfees, Holman, Onley, Weatherman, Iverson, Turner, Campbell

**I Call to Order**

Mayor Kutteh called the pre-agenda meeting to order.

**II Invocation**

**III Pledge of Allegiance**

**IV Adoption of the Agenda**

**V Code of Ethics**

**VI Presentations & Recognitions**

- a. Proclamation – National Vietnam War Day – March 29<sup>th</sup>
- b. Fire Department – New Recruits

**VII Public Comment**

Mayor Kutteh reviewed the following Consent Agenda.

**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 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 accepting a restricted donation from Denso in the amount of \$27,000 for the engineering of a pedestrian bridge over Third Creek to extend the greenway and approving a mural to be painted under the bridge on E. Broad Street as part of the 2023 Leadership Statesville Class project. (Ashley)**

Mayor Kutteh asked to move to number 1 on the regular agenda since Ms. Ashley has a presentation to make.

**B. Consider passing a resolution directing the City Clerk to investigate a petition of annexation of PIN # 4753-38-6988 (portion); Case No. AX23-01 The Sherwin Williams Company Property located at 188 Side Track Drive; Receive City Clerk's Certificate of Sufficiency; Consider passing a resolution fixing a date of April 3, 2023, for a public hearing for the petition for annexation. (Ashley)**

Mayor Kutteh stated that there is nothing unusual regarding this development.

- C. **Consider passing a resolution directing the City Clerk to investigate a petition of Annexation of PIN #'s 4725-16-4537 & 4725-39-8814 (portion); Case No. AX23-02 Holland Farm (Taylorsville Hwy) Property located on Taylorsville Highway; Receive City Clerk's Certificate of Sufficiency; Consider passing a resolution fixing a date of April 3, 2023, for a public hearing for the petition for annexation.** *(Ashley)*

Mayor Kutteh said that this is an interesting annexation because it is far out. If they want sewer, it will require a treatment plant. Property will be for industrial use. It is consistent with the area.

- D. **Consider passing a resolution directing the City Clerk to investigate a petition of Annexation of PIN #'s 4743-36-9145, 4743-45-5248, & 4743-54-3605; Case No. AX23-04 Larkin Front 9 (True Homes LLC) Property located on Whites Mill Road; Receive City Clerk's Certificate of Sufficiency; Consider passing a resolution fixing a date of April 3, 2023, for a public hearing for the petition for annexation.** *(Ashley)*

Mayor Kutteh stated that we have done everything besides annex it. It is explosive growth.

Mayor Kutteh briefly reviewed the following Regular Agenda.

## **REGULAR AGENDA**

- IX **Conduct a public hearing and consider passing the first reading of TA23-01: Text Amendments to the Unified Development Code filed by Sign Connection on behalf of Larkin Regional Commerce Park to amend Section 6.07 Sign Regulations, H. Prohibited Signs and Table 6-13: Permitted Sign Standards by Zoning Districts.** *(Ashley)*

Mayor Kutteh stated that the sign the developer wants is larger than what is currently allowed.

Ms. Ashley stated that it will be the size of a regular neighborhood sign and no bigger than what we allow for that type of sign.

- X **Conduct a public hearing and consider passing the first reading of TA23-02: Text Amendments to the Unified Development Code to amend Article 3. Zoning, Section 3.04 Zoning District Regulations, Table 3-1: Use Matrix, Article 5. Supplemental Regulations/Performance Standards for Specific Uses, Section 5.04 Primary Uses and Structures. S. Colleges, Universities, Technical Schools and Article 9. Definitions.** *(Ashley)*

- XI **Conduct a public hearing and consider passing first reading of rezoning request ZC23-02 for properties located on Taylorsville Hwy./NC 90; Iredell County Tax Parcel #'s 4725-16-4537 and 4725-36-8814 (portion); from Iredell County M-1 and R-A to City of Statesville LI.** *(Ashley)*

Mayor Kutteh said that this rezoning is a little far out. Often with properties being annexed, we have to rezone it. There was a specific request to do LI instead of what is similar to the county.

- XII **Conduct a public hearing and consider passing first reading of rezoning request ZC23-03 for properties located at the end of Barkley Road West/Morland Drive and along Starland Drive and Barkley Road North; Iredell County Tax Parcel #'s 4743-**

**97-1381, 4743-86-1381 and 4743-76-9300 from R-10 and R-20 to R-5MF CZ and R-5 CZ. (Ashley)**

Mayor Kutteh stated that the change is from residential zoning to a more developed zoning. This comes with the right to impose conditions. The Planning Board voted 4 to 3. People are coming from the neighborhood to discuss this during the public hearing.

**XIII Conduct a public hearing and consider passing the first reading of TA23-03: Text Amendments to the Unified Development Code filed by the City of Statesville (Public Works & Engineering) to amend Article 8. Public Facilities Requirements, Section 8.06—Streets. Also, to amend Article 6. Density and Dimensional Standards, specifically pertaining to cul-de-sacs. (Taylor)**

Mayor Kutteh stated that in December 2021, City Council approved text amendment TA21-06 which removed several of the subsections of Article 8 and amended the text to direct the reader to the Engineering Roadway Specifications and Standard Drawings. After further review of the Unified Development Code and the City Code, additional references to specific street specifications were found in Article 8 and Article 6 of the UDC. To be consistent with TA21-06, TA23-03 removes these specifications from the UDC and references the Engineering Roadway Specifications instead. TA23-03 also includes an amendment to allow roads less than 150 feet in length that stub to adjacent properties to forego the temporary cul-de-sac in order to allow the developers to utilize that space for lots.

Assistant Public Works Director Steve Bridges stated that the department missed a few items when editing the code. Temporary cul-de-sacs is the only change to the code.

**XIV Consider a proposed maintenance agreement between First Presbyterian Church and the City of Statesville for routine maintenance of Fourth Creek Burial Ground. (Griggs)**

Mayor Kutteh says that this was a property that was owned by the church. During World War 2, to install the wall around the church, the property had to be in the hands of a government entity in order to be constructed. In recent years, there has been more emphasis on having maintenance. We will allocate the money we spend on routine maintenance and let the church do it. The City will be responsible for larger maintenance issues.

Richard Griggs stated that they believe it is fair to spend \$1,000 a month on maintaining the cemetery.

Council member Wasson asked if there would be a church that would maintain Green Street Cemetery as well.

Mayor Kutteh explained that there was a difference of opinion on ways to do things for the Forth Creek Burial Ground. I am not sure that the people are upset about the way the Green Street Cemetery has been being maintained.

Council member J. Johnson requested that this item be moved to the Consent Agenda.

**XV Receive a report on the state of housing in the community and discuss tools to address housing affordability. (Pierce)**

**XVI Consider moving forward on a request to increase Fire Department Salaries. (Smith)**

Mayor Kutteh stated that Council member Foster and Hudson wanted to discuss the Fire Department salaries.

Council member Hudson stated that he wanted to be aware of the department's concerns. His understanding is that we were to hear the concerns and take them into consideration in the budget cycle.

Council member Foster agreed with Council member Hudson's understanding.

Chief Weatherman said that Chief Kurfees is a part of the committee to create the salary proposal.

Mayor Kutteh asked if Chief Kurfees was ready to make the presentation on behalf of the department. Chief Kurfees agreed to make the presentation.

**XVII Consider establishing a committee to oversee the preservation of properties in the Green Street and Garfield Street area. (Smith)**

Mayor Kutteh asked Council members Allison and Foster what they had in mind for the committee.

Council member Foster stated that there has been a lot of concern about the area. He would like to form a committee that meets quarterly and reports to Council on items to move forward on. The community is mostly concerned about historic markers.

Council member Jones asked if Council could charge the HPC with the task to oversee the community's concerns.

Council member Wasson talked to the Human Rights Commission to see if they want to work together on it.

Mayor Kutteh stated that he and Council member Foster agreed they would speak with Ms. Vivian Williams. They had a nice conversation with her about a need for support from other areas of town that their historical markers have not been taken care of. Council Member Foster has already received the list of names.

Mayor Kutteh stated that there is a large grant staff is working on that will help this cemetery.

**XVIII Receive the City Manager's Report**

**XIX Other Business**

Mayor Kutteh explained that Council member David Jones has represented the City well at CRTPO.

Council member Jones provided an update on CRTPO and the grant opportunities surrounding it.

**XX Closed Session**

Mayor Kutteh asked for a motion to go into Closed Session to discuss an economic incentive item.

**Council member J. Johnson made a motion to move to Closed Session, seconded by Council member Foster. The motion carried unanimously.**

Mayor Kutteh stated that while in Closed Session, Council was updated on two economic incentive matters and no action was taken.

**XXI    Adjournment**

**Council member Allison made a motion to adjourn, seconded by Council member J. Johnson. The motion carried unanimously.**



**MINUTE BOOK , PAGE**  
**CITY OF STATESVILLE COUNCIL MEETING MINUTES – MARCH 20, 2023**  
**CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 7:00 P.M.**

**Council Present:** Mayor Kutteh presiding, J. Johnson, Wasson, Jones, Allison, Lawton, Hudson, Foster, S. Johnson

**Council Absent:** 0

**Staff Present:** Ron Smith, Messick, Pierce, Harrell, E. Kurfees, Nesbit, Taylor, Ashley, Gregory, Francica, Shelton, G. Kurfees, Holman, Onley, Weatherman, Iverson, Turner, Campbell, Bell, Bridges, Hooper, Bell, Menster, Morrison, Griggs

**Media Present:** Iredell Free News

**I. Call to Order**

Mayor Kutteh called the meeting to order.

**II. Invocation (only at council meeting)**

Pastor Wilder gave the invocation, great uncle of Zion Wilder who passed away on March 15<sup>th</sup>.

**III. Pledge of Allegiance (only at council meeting)**

Mayor Kutteh led the Pledge of Allegiance.

**IV. Adoption of the Agenda (only at the council meeting)**

Mayor Kutteh advised of the changes made to the agenda at the Pre-Agenda meeting.

Item A on the Consent Agenda was moved to the Regular Agenda.

Item XIV was moved to the Consent Agenda.

Item XII was moved to the first public hearing.

Mayor Kutteh asked for a motion to adopt the agenda.

**Council member Hudson made a motion to adopt the amended agenda, seconded by Council member Foster. The motion carried unanimously.**

**V. Code of Ethics**

**VI. Presentations & Recognitions**

Proclamation – National Vietnam War Day – March 29<sup>th</sup>

Mayor Kutteh stated that it was National Vietnam War Day on March 29<sup>th</sup>. He read the proclamation and presented it to Dianne Wilson and two other veterans. Mayor Kutteh stated that Ms. Wilson was one of his high school classmates and thanked the group for their service. Ms. Wilson stated that on behalf of the American Legion, we thank the veterans in the city for their service.

Fire Department – New Recruits

Chief Weatherman presented the new recruits: Preston Sweeney, Josh Prevette, James Thompson, Jordan Montgomery, Dustin Roache, and Austin Blackburn.

**VII. Public Comment** *(Only at Council Meeting)*

Lisa Mozer, 510 Falls Street, spoke about the Black historic district that had begun by a grass roots movement and want to see the Council move forward to create a true Black Historic District.

Lisa Wilder, 1002 7<sup>th</sup> Street, spoke about her grandson, Zion Wilder, who was shot on March 15<sup>th</sup>. She is requesting more police officers to be in South Statesville and for the community to work together to make South Statesville safer.

Marlene Scott, 549 N. Race St, spoke on the support Iredell Statesville Schools (ISS) has for families and students following the shooting on Wednesday, March 15<sup>th</sup>. ISS has counselors and social workers to work with the students.

Dr. Jeff James, Superintendent of Iredell Statesville School, spoke on wanting to help students find things to do after school. ISS will be providing bussing for all afterschool programs students want to attend. Recently, ISS was awarded a \$17 million grant to help with counseling.

Janna Sells, Assistant Principle at 3<sup>rd</sup> Creek Middle School, 913 Powell Bridge Road, spoke on the impact of violence in the schools and how the violence affects teachers as well.

Natasha Lowe, 136 Garfield St, spoke on the limited availability of cemetery spaces in the two cemeteries the City currently has. She requested that Council entertain an idea to open a new cemetery.

Christy Allen of Zen Homes and Acquisition, spoke on the importance of securing vacant homes and the need to keep landlords responsible for keeping homes livable.

The following citizens all spoke about violence in the community and wanting the City to provide additional law enforcement and support.

1. Todd Scott, President of Statesville chapter of the NAACP
2. Geron White, 113 Chadwick Road
3. Vivian Williams, 1215 McLaughlin Street, spoke on the violence in the community and South Statesville needing a swimming pool.
4. Shanika Turner, 423 N. Center St. After Shock program
5. Michah Phelps, 117 Canada Dr.
6. Tyrone Phifer, 273 Trialway Dr.
7. Betty Contera 195 Barnyard Dr.
8. Travis Campbell, 387 Mt. Bethel Road

**VIII. Consent Agenda**

Mayor Kutteh stated that all items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member 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 passing a resolution directing the City Clerk to investigate a petition of annexation of PIN # 4753-38-6988 (portion); Case No. AX23-01 The Sherwin Williams Company Property located at 188 Side Track Drive;**

**Receive City Clerk's Certificate of Sufficiency; Consider passing a resolution fixing a date of April 3, 2023, for a public hearing for the petition for annexation. (Ashley) p.17**

**B. Consider passing a resolution directing the City Clerk to investigate a petition of Annexation of PIN #'s 4725-16-4537 & 4725-39-8814 (portion); Case No. AX23-02 Holland Farm (Taylorsville Hwy) Property located on Taylorsville Highway; Receive City Clerk's Certificate of Sufficiency; Consider passing a resolution fixing a date of April 3, 2023, for a public hearing for the petition for annexation. (Ashley) p. 29**

**C. Consider passing a resolution directing the City Clerk to investigate a petition of Annexation of PIN #'s 4743-36-9145, 4743-45-5248, & 4743-54-3605; Case No. AX23-04 Larkin Front 9 (True Homes LLC) Property located on Whites Mill Road; Receive City Clerk's Certificate of Sufficiency; Consider passing a resolution fixing a date of April 3, 2023, for a public hearing for the petition for annexation. (Ashley) p. 43**

**XIV. Consider a proposed maintenance agreement between First Presbyterian Church and the City of Statesville for routine maintenance of Fourth Creek Burial Ground. (Griggs) p. 143**

Mayor Kutteh asked if any Council member wanted any of these items moved to Regular Agenda. Hearing none, he asked for a motion to approve the Consent Agenda.

**Council member Hudson made a motion to approve the Consent Agenda, seconded by Council member Foster. The motion carried unanimously.**

## **REGULAR AGENDA**

**A. Consider accepting a restricted donation from Denso in the amount of \$27,000 for the engineering of a pedestrian bridge over Third Creek to extend the greenway and approving a mural to be painted under the bridge on E. Broad Street as part of the 2023 Leadership Statesville Class project. *Moved from Consent Agenda***

Leadership Statesville presented their class project regarding creating a pedestrian bridge over Third Creek and a mural to be painted under the E. Broad Street Bridge. The purpose of the bridge is to continue the 6 disconnected miles of greenway.

Council member Hudson stated that he believes it is a great idea for the City.

**Council member Hudson made a motion to accept the donation from Denso in the amount of \$27,000 for the engineering of the pedestrian bridge and approve the mural to be painted under the E. Broad Street bridge. Council member Allison seconded the motion. The motion carried unanimously.**

**IX. Conduct a public hearing and consider passing first reading of Rezoning Request ZC23-03 for properties located at the end of Barkley Road West/Morland Drive and along Starland Drive and Barkley Road North; Iredell County Tax Parcel #'s 4743-**

**97-1381, 4743-86-1381 and 4743-76-9300 from R-10 and R-20 to R-5MF CZ and R-5 CZ.** (Ashley) p. 95 Moved to following item A during Pre-Agenda.

Ms. Ashley presented the information regarding the property. There are 48 dwellings comprised of 11 duplex and 22 single family homes. Adjustments made to the agreement following the Planning Board meeting are highlighted.

The development is required to provide 44 spaces provided for the duplex units and 52 spaces provided for the single-family residences. These requirements are met. All new roads will be constructed to city standards with sidewalks on both sides and curb and gutter. However, the city does not allow a t-turn around, therefore a cul-de-sac will be required.

A traffic impact analysis is not required for this project because it is below 3,000 average daily trips. During the review of phase 1 last year, right-of-way has been reserved for a future overpass across I-77 per the adopted Statesville Mobility & Development Plan. Morland Drive will be extended and connect with Barkley Road West per the City's standards with curb, gutter and sidewalk. Connectivity with existing streets is provided.

Stormwater regulations will apply. A large stormwater pond is shown behind the single-family lots. Water, sewer, and electric are available to the site (see Zoning & Utilities Map). Because this is a Conditional Zoning request, if approved, the Project will be tied to the Concept Plan plus any conditions recommended by the Planning Board and mutually agreed to by the Petitioner and City Council.

As part of the Conditional Zoning process a neighborhood input meeting is required. The applicant held the meeting on February 16, 2023, at the Ramada by Wyndham Inn off Garner Bagnal Road; 19+ persons attended. Discussion included increase in traffic through the existing neighborhood, did not want connection to Dallas Lane, wanted to know when project would start, price range of homes, are they rental, what type of buffers, and would construction hinder school bus traffic (see attached minutes).

The surrounding zoning districts and land uses are as follows:

- NORTH OF THE SITE: B-2 (Neighborhood Business) District, Hope Crossing/Barkley Springs 1, Townhomes and Duplexes, B-5 (General Business) District, Tilley's Harley Davidson, Gander RV, several hotels, Enterprise, and Waffle House, HI, HI CU (Heavy Industrial) District, Storage Sense Mini Warehouses, Hugh's Sheet Metal, Prime Source, vacant Kontane/Southern Fastening Systems and JCPenny Distribution
- EAST OF THE SITE: HI, vacant Kontane/Southern Fastening Systems and JCPenny Distribution
- SOUTH OF THE SITE: R-10 & R-20 Single-Family homes including the Glenn Echo Neighborhood, vacant land
- WEST OF THE SITE: Interstate 77 and LI (Light Industrial) District

The Planning Board at their February 28, 2023 regular meeting voted 4 to 3 to recommend approval for the rezoning with the conditions proposed by the applicant and several staff recommendations. Approximately 10 people spoke, and others were in the audience. Two people representing the project spoke in favor and the remaining persons were in

opposition. The comments included no duplexes-trash, concern about school traffic, don't want Dallas Lane connected, want ½ acre lots, \$250K bring down their \$350K neighborhood, traffic, rental, speed bumps, and school capacity.

At the request of Council member S. Johnson, Ms. Ashley stated that there would be 3 ingresses into the site.

Council member Wasson asked the price of the properties. Ms. Ashley stated that by law we are not allowed to discriminate based on price of the property and that the developer may be able to answer that question in the Public hearing.

Council member Jones asked how far up the brick water table would go up the ranch style homes. Ms. Ashley stated that the developer would have to answer the question.

Council member Lawton asked about the Fire Lane Access that was discussed at the community meeting with the developer. Staff would recommend that it would need to connect Dallas Lane to be apart of the Mobility and Development Plan.

Hearing no other comments or questions, Mayor Kutteh opened the Public Hearing stating that the same rules that apply for Public Comment will apply for the Public Hearing.

#### For

Andrew McDonald, 2627 Brekon Ridge Centre Dr, stated that connecting dead end roads and making the school traffic better.

Council member S. Johnson asked his question to make sure there were enough entrances and exits for people to leave the neighborhood.

Jeff Tims, group engineer, stated that the developer did not do a TIA, basically we looked at the map and proposed units and the connection. We assume 12 units would use that access road, 11 trip in the morning and 14 trips in the afternoon. The Routes people would come in and out is only for Dallas Road unless you live on the road.

#### Against

Lori Renegar. 1714 N. Barkley Road – Barkley on Barkley Road is her grandfather. There is no reason to connect Dallas Lane. It is a neighborhood road and there is not enough room for two full lanes.

Kim Trueman, 124 Deal Lane – against the development

Evelyn Holiday, 124 Dallas Lane, spoke on behalf of a number of residences and had increased time.

This development will increase traffic, capacity and safety concerns with the school and children walking to school, decreasing the value of our properties by connecting with our neighborhood. Most of the properties are brick single family residences and part of the proposed development will consist of vinyl siding duplexes. Duplexes will indirectly affect the value of our existing properties. Glenn Echo is a separate subdivision established in 1957 and does not require annexation. We oppose any connection between Glenn Echo and the proposed

development, specifically Dallas Lane. This proposed voluntary annexation only services and benefits the developer. The proposed rezoning does not bring any value to the established neighborhood or the area.

Josh Sigmon, 1710 N. Barkley Road, spoke against connecting the development by Dallas Lane and involuntarily annexation.

Messick- The City cannot involuntarily annex you. It is against the law.

Glenn Sekse, 115 Deal Lane, stated that he believes the road analysis is wrong because they did it when school was not in session. The developers need to just make a cul-de-sac at the end of the road and not connect to Dallas Road.

R.C. Graham, 101 Dallas road- against connecting with Dallas Road

Mayor Kutteh said that was the last speaker. If you came in opposition, please stand up for the Clerk to record it in the record. 23 individuals in opposition, none in the affirmative.

Messick states that each side get an equal amount of time. Opposition currently more time so Mr. McDonald can speak more if he would like.

McDonald states that the text amendment later in the agenda has nothing to do with the development. Closing off Dallas Road will not hurt the development.

Hearing no other comments in the affirmative, Mayor Kutteh closed the Public hearing.

Council member S. Johnson states that he wants to keep Dallas Road closed. We can maintain the mobility plan and protect the tranquility of the existing neighborhood.

Ms. Ashley said that water, sewer, and electric will be needed still without connecting the road. If you do not connect the road, then you will need easements. Staff does not feel comfortable making that recommendation.

Council member Allison said we need to go look at the options that have been presented.

Council member S. Johnson asked the City Attorney to go to page 131.

Messick stated that is the planning board consistency statement.

Council member S. Johnson asked the City Attorney if he reads the motion stated on page 131 with a statement that the development should not be connected to Dallas lane would that get accomplished what he wanted.

Council member Jones asked for the staff recommendation slide back up

- X. Council member S. Johnson makes a motion that we follow staff and planning board recommendation to approve the first reading of Rezoning Request ZC23-03 for properties located at the end of Barkley Road West/Morland Drive and along Starland Drive and Barkley Road North; Iredell County Tax Parcel #'s 4743-97-1381, 4743-86-1381 and 4743-76-9300 from R-10 and R-20 to R-5MF CZ and R-5 CZ with**

the following conditions: The 2045 Land Development Plan supports the project; Area is slated for higher intensity residential development per adopted Land Development Plan; Complete Neighborhood 2 Land Use Category supports development of mixture of residential types including single-family, duplex and multi-family. The request for rezoning supports the development of additional housing options for residents; Logical expansion of previously approved multi-family high intensity residential neighborhood (Hope Crossings – approved by the City in 2022). Project provides amenities envisioned in the Complete Neighborhood 2 Land Use Category. No apparent utility conflicts and all utilities are available to the site. Dallas Lane shall remain closed and not connect to the Glenn Echo community.

**Council member S. Johnson read the Consistency Statement into the record:** *The zoning amendment is approved and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: As depicted on the Land Use Character Map of the 2045 Land Development Plan, the parcels are within the Complete Neighborhood 2 land use area, which identifies areas where high density residential growth and a mixture of housing types (i.e., single-family, duplex, multi-family) is encouraged. The request represents the logical extension of existing higher intensity residential development, specifically the Hope Crossing neighborhood approved by the City of Statesville in 2022 with rezoning CASE ZC22-24; Is a good transition between Industrial uses and lower density residential uses.*

**Council member J. Johnson seconded the motion.**

The Mayor asked if there was any discussion.

Council member Jones asked if there isn't going to be a transition, then they don't need the conditions. If we are not connecting Dallas Lane then there does not need the requirement of the brick.

McDonald stated they would keep all requirements and figure out how to keep the two subdivisions disconnected.

**Mayor Kutteh called for a raised hand vote on the motion:**

**Aye: 7**

**Nay: 1 (Council member Foster)**

**The motion passed.**

- XI. Conduct a public hearing and consider passing the first reading of TA23-01: Text Amendments to the Unified Development Code filed by Sign Connection on behalf of Larkin Regional Commerce Park to amend Section 6.07 Sign Regulations, H. Prohibited Signs and Table 6-13: Permitted Sign Standards by Zoning Districts. (Ashley) p. 57**

Ms. Ashley presented that Mr. Matt Elkin with Sign Connection on behalf of the Larkin Regional Commerce Park is requesting a text amendment to allow an off-premises directional sign for an Industrial Park in excess of 50 acres to be increased from 32 sq. ft.

to 64 sq. ft. in size and increase the height of such sign from 8 ft. to 25 ft. like an Industrial Park Entrance Sign (see attached application and drawings).

The applicants state that the existing size and height are too restrictive for this large of an Industrial Development.

This would require H. Prohibited Signs and Table 6-13: Permitted Sign Standards by Zoning Districts to be amended (see proposed ordinance attached). Changes are highlighted, new language is underlined and language to be removed is shown as strike-through.

The city's zoning ordinance prior to 2010 allowed unlimited signage. On August 2, 2010, the zoning and subdivision ordinance was replaced with a Unified Development Code (UDC) which did not allow off-premises signs for industrial development.

Mayor Kutteh declared the Public Hearing open. There are no speakers, Mayor Kutteh declared the public hearing closed.

**Council member J. Johnson made a motion to approve the first reading of TA23-01: Text Amendments to the Unified Development Code filed by Sign Connection on behalf of Larkin Regional Commerce Park to amend Section 6.07 Sign Regulations, H. Prohibited Signs and Table 6-13: Permitted Sign Standards by Zoning Districts. Council member Jones seconded the motion and the motion carried unanimously.**

**XII. Conduct a public hearing and consider passing the first reading of TA23-02: Text Amendments to the Unified Development Code to amend Article 3. Zoning, Section 3.04 Zoning District Regulations, Table 3-1: Use Matrix, Article 5. Supplemental Regulations/Performance Standards for Specific Uses, Section 5.04 Primary Uses and Structures. S. Colleges, Universities, Technical Schools and Article 9. Definitions. (Ashley) p. 69**

Ms. Ashley presented the information on the amendment. In accordance with the provisions of Section 2.06 UDC and Zoning Map Amendments of the Unified Development Code (UDC), the City of Statesville Planning Department has initiated amendments to Section(s)

- 3.04 Zoning District Regulations – Table 3.1 Use Matrix
- 5.04 (S) Primary Uses and Structures – Schools; and
- 9.02 Definitions

to include allowances and supplemental regulations for the development of Public Safety Training Facility (PSTF) at Community College facilities in the City of Statesville in the LI (Light Industrial) District.

In reviewing the UDC, staff determined the most appropriate course of action was initiation of text amendment(s) to update and simplify existing regulations and the establishment of reasonable development standards for the PSTF. As proposed, the amendments would:

- A. Group School land uses into a central section in the Use Matrix rather than have then listed separately throughout;
- B. Eliminate existing redundant school categories and definitions (i.e., there will now be 3 central school categories: K-12 or preparatory, business/technical/vocational, and colleges/university/community college);



- C. Make all school land uses abide by basic development requirements (i.e., street frontage, lighting, buffers, architectural features, etc.); and
- D. Allow the PSTF on Community College campuses in the Light Industrial (LI) general use zoning district subject to specific standards detailed in Section 5.04 (S) of the UDC.

The LI district was selected as the most appropriate given the purpose/intent of the district, the potential impacts of the training activities in terms of impacts (i.e., noise, smoke, odor, etc.), and the similarity of land uses within the current LI zoning district and the proposed PSTF construct. If the amendments are approved, a Zoning Map amendment will be initiated for 444 Third Creek Drive to rezone a portion of the property to LI to allow for the creation of the PSTF campus as envisions by Mitchell Community College

Mayor Kutteh opened a public hearing. Hearing no speakers, he closed the public hearing.

**Council member Hudson made the motion to approve the first reading of TA23-02: Text Amendments to the Unified Development Code to amend Article 3. Zoning, Section 3.04 Zoning District Regulations, Table 3-1: Use Matrix, Article 5. Supplemental Regulations/Performance Standards for Specific Uses, Section 5.04 Primary Uses and Structures. S. Colleges, Universities, Technical Schools and Article 9. Definitions. Council member J. Johnson seconded the motion. Th motion carried unanimously.**

**XIII. Conduct a public hearing and consider passing first reading of Rezoning Request ZC23-02 for properties located on Taylorsville Hwy./NC 90; Iredell County Tax Parcel #'s 4725-16-4537 and 4725-36-8814 (portion); from Iredell County M-1 and R-A to City of Statesville LI. (Ashley) p. 77**

Ms. Ashley presented that Taycora Capital LLC / Jim Maurer (applicant) has submitted a Zoning Map Amendment request for parcels off NC 90 Taylorsville Highway, specifically:

- PIN 4725-16-4537 – A 12.5-acre parcel currently zoned Iredell County M-1 (Light Manufacturing) District; and
- PIN 4725-36-8814 (portion) – A 399.1-acre parcel split zoned Iredell County M-1 (Light Manufacturing) District and Iredell County R-A (Agricultural Residential) District. The request involves only a portion of the property, specifically 31.45 acres, be rezoned.

The applicant is requesting these parcels be rezoned from Iredell County M-1 and Iredell County R-A to the City of Statesville LI (Light Industrial) District consistent with the City of Statesville UDC standards (see Location Map and Zoning & Utilities Map).

The parcels are currently located within Iredell County's planning jurisdiction, are undeveloped with varying topography and portions of the property already cleared of vegetation. There are water features (i.e., streams) running throughout the 399.1-acre parcel. The 12.54-acre parcel is separated from Taylorsville Highway by the existing rail line. Vehicular ingress/egress will be through Morrison Flats Road (see Aerial Photo & Site Photos). The purpose of the LI district is to accommodate light industrial uses that are compatible with general business uses, are not inherently obnoxious to the urban area because of noise, odors, dust, smoke, light, or uses of dangerous materials; and involve indoor production, assembly, and storage. The applicant does not have a specific user at this time.

In the LI District, there are no minimum lot size or lot width requirements; there are required minimum 30' front and 20' rear setbacks. There is no required minimum side yard setback;

and the maximum building height in the district is 80'. The City's stormwater regulations apply to development on this property.

When an industrial user is determined, a detailed site plan will be required that meets the standards of the Unified Development Code, such as but not limited to setbacks, height, parking, landscaping, buffering, curb, gutter sidewalks, possible TIA, etc. before any permits are issued.

The 2045 Land Development Plan projects these parcels to be suitable for Employment Center/Industrial Flex (see attached 2045 Land Use Map and Character Map inset).

Both Iredell Water and city water are available and both Energy United and city electric service are available. However, a sewer package treatment plant would be required to supply sewer service in the future.

The subject parcels are located within the Tier 3 Growth Area as depicted on the Tiered Growth Map, which identifies areas in the city where utilities and services are eventually expected to be extended. This area is not considered a priority for growth until utilities become available.

The surrounding zoning districts and land uses are as follows:

- NORTH OF THE SITE: Iredell County R-A (Residential Agricultural) District including single-family homes and vacant land; the remaining portion of PIN 4725-36-8814 remains Iredell County R-A.
- EAST OF THE SITE: Iredell County R-A including single-family homes and manufactured homes (Deercroft Neighborhood, Piney Oaks Neighborhood and Grayson Park Neighborhood)
- SOUTH OF THE SITE: Alexander Railroad/Taylorsville Highway. South of the Highway is Iredell County R-A including single-family homes, vacant land, and the Monticello Baptist Church

WEST OF THE SITE: Iredell County M-1 including Flexsol, Magia Products, Suburban Propane, City of Statesville LI and HI (Deer Ridge Industrial Park) with Berry and Pratt Industries, Iredell County R-A, Stikeleather Farm with chicken houses, barn, etc.

The 2045 Land Development Plan projects this parcel as suitable for development as Employment Center/Industrial Flex; and about half of the property is currently zoned industrial under Iredell County's M-1 District. In addition, industrial uses are in the immediate vicinity along Taylorsville Hwy. (Deer Ridge Drive and Bucks Industrial Park).

While the subject parcels are located within the Tier 3 Growth Area (i.e., long term utility growth) both parcels are adjacent to a Tier 1 Growth Area where there is existing infrastructure to support higher intensity development. Further, both parcels are currently designated by Iredell County as part of its adopted 2030 Horizon Plan as being viable for the development of industrial, flex space, and office uses.

The applicant's rezoning request is consistent with current development trends, as well as the long-term plans, for the area as envisioned by both the City and Iredell County.

This request proposes new opportunities for the development of employment centers and industrial/warehousing flex space for Statesville once sewer is available.

Therefore, staff recommends approval of the request contingent upon annexation.

Matt Grant, representing the client, asked if anyone had any questions. Hearing none, Mayor Kutteh opened the public hearing. No speakers came forward. He closed the public hearing.

**Council member S. Johnson made a motion to approve the first reading of Rezoning Request ZC23-02 for properties located on Taylorsville Hwy./NC 90; Iredell County Tax Parcel #'s 4725-16-4537 and 4725-36-8814 (portion); from Iredell County M-1 and R-A to City of Statesville LI and Council member Foster seconded the motion. The motion carried unanimously.**

**XIV. Conduct a public hearing and consider passing the first reading of TA23-03: Text Amendments to the Unified Development Code filed by the City of Statesville (Public Works & Engineering) to amend Article 8. Public Facilities Requirements, Section 8.06—Streets. Also, to amend Article 6. Density and Dimensional Standards, specifically pertaining to cul-de-sacs. (Taylor) p. 137**

Mr. Bridges presented that in December 2021, City Council approved text amendment TA21-06 which removed several of the subsections of Article 8 and amended the text to direct the reader to the Engineering Roadway Specifications and Standard Drawings. After further review of the Unified Development Code and the City Code, additional references to specific street specifications were found in Article 8 and Article 6 of the UDC. To be consistent with TA21-06, TA23-03 removes these specifications from the UDC and references the Engineering Roadway Specifications instead. TA23-03 also includes an amendment to allow roads less than 150 feet in length that stub to adjacent properties to forego the temporary cul-de-sac in order to allow the developers to utilize that space for lots.

This will correct the code and streamline the process to update street specifications.

Mayor Kutteh opened the public hearing. Hearing no speakers, he closed the public hearing.

**Council member S. Johnson made a motion to approve the first reading of TA23-03: Text Amendments to the Unified Development Code filed by the City of Statesville (Public Works & Engineering) to amend Article 8. Public Facilities Requirements, Section 8.06—Streets. Also, to amend Article 6. Density and Dimensional Standards, specifically pertaining to cul-de-sacs. Council Member Foster seconded the motion. The motion carried unanimously.**

**XV. Receive a report on the state of housing in the community and discuss tools to address housing affordability. (Pierce) p. 151**

Pierce gives a presentation on housing in the City of Statesville. This report includes four (04) sections that provide the background necessary for a discussion of housing in the City of Statesville. The first section provides a report on the study of housing inventory performed in 2020, the second provides a synopsis of a regional study on housing, the third looks at the role of subsidized housing in our city, and the last provides a list of common tools used to address housing affordability.

**XVI. Consider moving forward on a request to increase Fire Department Salaries. (Smith)**  
*p. 163*

This topic was originally discussed at the Winter Planning Retreat on January 16, 2023. It was not a formal action item at the time but was introduced as a topic for inclusion in the budget process.

The Fire Department leadership have made a proposal to Administration to increase fire pay, similar to what was done for Police last year. The proposal, which is attached, has several components, including:

- Increase the starting fire fighter pay from \$36,587 to \$44,470, and cascade similar increases throughout the remaining positions.
- Add a 401k contribution of 5% to all fire personnel, regardless of the employee's contribution. Currently, the City offers a 401K match to all employees, up to 2.5%. This does not apply to Police, as we are statutorily required to provide 5%.
- Add a separation allowance, like what is statutorily required for law enforcement officers.

Chief Kurfees provides an update on the SFD on recruitment and retainment. The city spends approximately \$20,600-\$29,200 on every firefighter hired to train and outfit them before they begin shift work. This does not include any training materials or overtime. Since 2018 40 members have left the department. 13 Retirements average tenure of 27.87 years of service. 1 Termination tenure of 0.84 years of service. 26 Voluntary resignations.

Council member J. Johnson stated that in the past 4 years we have 6 or 8 firemen ask about separation pay. Police get it when they get 25 years. The Firemen have a better deal than that. Workers Pension Fund where you get \$170 for life.

Chief Kurfees stated that the Workers Pension Fund is different than separation pay.

Mayor Kutteh stated that he is looking forward to the proposal being included in the budget process and asked if we are making any decisions tonight.

Council member J. Johnson continued that he was shocked when he saw that it was on the agenda. He asked if it was right that the SFD went around the City Manager.

Chief Kurfees said it was not right.

Council member Foster stated the reason he wanted it on the agenda is that we need to be competitive to other cities. They receive certifications that our taxpayers can get money off on their homeowners insurance. We need to be competitive and stop being on the losing end of the spectrum.

City Manager Smith wanted to provide clarity on the situation. Council member Foster and Hudson came to the City Manager to put it on the agenda. It started back at the retreat and multiple conversations since then. After he told the SFD that the proposal was going to be in the budget, that firemen were lobbying around to do something before the budget process. The City Manager stated that he was really offended. When the police raises were done last year, he told the chiefs and association president that we need time. Police were down 25%. The city had a problem, but we can't do a million dollar fix in the middle

of the year. The city manager wants the SFD to get the raises. We need to make the decision in totality in the budget. He states that he is going to be consistent and he did not expect a department to come to the council. It is warranted, but it is very difficult to make a middle year decision.

Mayor Kutteh stated that it is our intention to do something in the budget with revaluation. The state statute says any 2 council members can put items on the agenda. I want to be competitive in pay with other cities as well/

Council member J. Johnson states that is why we want to increase everyone's salary, not just the fire department.

Council member Allison stated that she visited the fire station, and saw the mold on the ceiling. She appreciate that the members of the department did not leave because they love their job. We are working in the greater good for you. Please be patient with the council. I am not going to argue with you over \$170.

Mayor Kutteh stats you will remember when we got the ISO 1 rating. I asked the boss 1 question how many are ISO 1 and Credited departments there are. We are 1 of 8 that are both. I know we kicked the can before, but we will do it in the budget process. I have not heard any reservation that all city staff will have the largest raise they ever seen.

Council member J. Johnson reiterated that he was not against paying the firemen more but he wants to do the pay study and pay all the city employees more.

Council member Jones states that he is appreciative of the SFD and their acclimates speaks volume. The other thing is the retention of the fire department. Everyone is here tonight because of the person to the right of you. 3 big take aways- Base pay, 401k, and separation pay will need to be flushed out in the budget and HR.

Council S. Johnson said that the annual cost of that the proposal is \$662,000. I just keep my running tab. I apologize. The across the board pay figure, you were right, and I was wrong Ron. I am not sure you can do all 3 [401k, base pay, and separation pay] in the same budget year.

**XVII. Consider establishing a committee to oversee the preservation of properties in the Green Street and Garfield Street area. (Smith) p. 173**

Mayor Kutteh said that Vivian Williams have submitted some names to Mr. Foster. We will take this under advisement. No decision has been made to date.

Council member Foster stated that he wanted to thank Liza Mozer and Vivian Williams for wanting to protect our historic district

Mayor Kutteh said that he knows it is too slow for you all but I know that. We are not deciding on it tonight.

**XVIII. Receive the City Manager's Report**

Mayor Kutteh said that the City Manager did not have anything to reported.

Council member Jones submitted a report on CRTPO in the pre-agenda meeting. They recognized some individuals in the strategic plan of CRTPO. They recognized Michael Johnson with an award.

April 15-29 is NC Spring Litter Sweep. Council took Oakland Ave is our street. We have selected Saturday, April 22 from 9 AM to 11 AM.

750 people from around the state came for the NC Main Street Conference and it was a great success.

**XIX. Other Business**

**XX. Closed Session** *(After Pre-Agenda if needed)*

**Council member J. Johnson made a motion to go in to closed session to discuss an economic development item. Council member Foster seconded the motion. It carried unanimously.**

**XXI. Adjournment**

**Council member Jones made a motion to adjourn the meeting. Council member Foster seconded the motion. It carried unanimously.**