



AGENDA

DATE: August 19, 2025
TO: Statesville Planning Board
FROM: Herman Caulder, Assistant Planning Director
CC: Sherry Ashley, Planning Director, Matt Kirkendall, Senior Planner
SUBJECT: Planning Board Meeting

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The Statesville Planning Board will hold a meeting on August 26, 2025, at 6:00 p.m. in the Council Chamber of City Hall, 227 South Center Street, Statesville, NC.

1. Welcome and approval of the minutes from July 22, 2025.
2. Introduction of New Planning Board members
3. Election of Officers
4. **ZC25-13 Compass Data Centers:** Courtesy Hearing for a rezoning application filed by Mr. Brett Collard; for properties located on Stamey Farm Road between I-40 and US 70 (Hickory Highway) Statesville, NC; Iredell County Tax Map Parcel #'s 4713-29-5198, 4713-39-0218, 4714-23-3766, 4714-31-8718 portion, 4714-34-8407, 4714-44-5207, 4714-44-5418, and 4714-53-2608; To rezone from Iredell County RA (Residential Agricultural) District and Iredell County HB (Highway Business) District to City of Statesville LI CZ (Light Industrial Conditional Zoning) District.
5. **ZC25-04 Hill Haven Subdivision:** Courtesy Hearing for a rezoning application filed by Mr. Robert Williamsen; located at the intersection of Shelton Avenue and Hill Haven Road, Statesville, NC; Iredell County Tax Map Parcel #'s 4733-52-0766, 4733-52-8140, 4733-61-2340, 4733-61-5608, 4733-71-0390, 4733-71-4134, 4733-71-4950, 4733-71-6507, 4733-72-0499, 4733-70-1799, 4733-70-0921, 4733-72-7358, 4733-72-7106, and 4733-72-7265; To rezone from Iredell County R-20 (Single-Family Residential) District, Iredell County HB CUD (Highway Business Conditional Use) District, and Iredell County NB (Neighborhood Business) District to City of Statesville R-8 CZ (Medium Density Single-Family Residential Conditional Zoning) District.
6. Adjourn.

Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
July 22, 2025 – 6:00 p.m.

Members Present: Alisha Lane, Bernard Robertson, Mark Tart, Joel Mashburn, Kenneth “Trey” Robertson, Roger Bejcek. Laury Brown

Members Absent: Tammy Wyatt

Staff: Randall Moore, Matthew Kirkendall, Herman Caulder, Matthew Hubert

Chairwoman Lane called the meeting to order

Bejcek made a motion to approve the agenda seconded by Mashburn, and the motion passed unanimously.

Courtesy Hearing for Small Area Plan – Monroe Street and W. Front Street.

TA25-03 Floodplain Development Ordinance: Courtesy Hearing for Text Amendment to the Unified Development Code filed by Randall Moore, Stormwater Program Manager, to amend Article 2, Section 2.25, Floodplain Development Permit.

Request for Text Amendment

Randall Moore presented this request, initiated by City staff for text amendments to the Unified Development Code (UDC) to amend Article 2, Section 2.25, Floodplain Development Permit.

Evaluation

As part of the NC Floodplain Mapping Program’s map maintenance process, Iredell County (Statesville) received their Preliminary update to the County’s FIS on September 29, 2023. The City is required to update the Floodplain Development Ordinance to reflect the new maps prior to the maps being adopted for residents to continue to participate in the National Flood Insurance Program.

The City is taking the opportunity to update the ordinance to the latest North Carolina Model Ordinance from 2021 and institute more stringent regulations to better protect property owners and the floodplain. The main differences in the new ordinance compared to the current ordinance are:

1. 4-foot freeboard for residential, commercial and industrial properties.
2. Prohibit fill in the 100-yr floodplain, including elevating structures with fill, with defined exemptions:
 - a) Road and driveway construction, construction of greenways and pedestrian bridges;

- b) Utility infrastructure (to include but not limited to power, water, sewer, stormwater, and communication);
 - c) Minor filling where needed to protect or restore natural floodplain functions, such as part of a stream channel restoration project. To meet this exclusion, the project must utilize only the minimum amount of fill necessary to ensure that the targeted area is restored to full ecological functionality.
- 3. Prohibit Stormwater Control Measures (SCMs) in the 100-yr floodplain.
 - 4. Designate the Stormwater Program Manager as Floodplain Administrator.

Evaluation

The City currently requires 1-foot of freeboard on residential properties with no freeboard requirement for commercial and industrial properties. Industrial and commercial properties can be located at the base flood elevation. The change to 4-feet of freeboard would apply to residential, commercial and industrial properties.

The current ordinance allows for fill in the 100-year floodplain and for structures to be elevated on fill. Fill will be prohibited in the 100-yr floodplain and elevating structures on fill would be prohibited also. There would be exemptions for road and driveway construction, construction of greenways and pedestrian bridges; utility infrastructure (to include but not limited to power, water, sewer, stormwater, and communication); minor filling where needed to protect or restore natural floodplain functions, such as part of a stream channel restoration project. To meet this exclusion, the project must utilize only the minimum amount of fill necessary to ensure that the targeted area is restored to full ecological functionality

SCMs are currently allowed to be built in the 100-yr floodplain. Prohibition of fill would prevent SCMs from being in the 100-yr floodplain.

The City Manager or his/her designee is designated to administer and implement the ordinance. The updated ordinance would designate the Stormwater Program Manager as the Floodplain Administrator.

The language proposed regarding the maps referenced in the ordinance will be updated to include in any future revisions.

Bejcek asked where the 1ft and 4ft freeboard came from? Moore stated the 1ft is current and the North Carolina Department of Public Safety recommends the 4ft freeboard.

Bejcek asked if this was driven by the insurance companies. Moore stated that the higher the freeboard, the better the rate of flood insurance.

Tart stated the 4ft freeboard seemed high. Moore stated that higher intensity storms are happening more frequently and that if development occurs in the floodplain, it needs to be better protected from flooding – the higher, the better. Moore stated that once a home is built,

the homeowner is left to deal with any flood claims and they call the local government for help and guidance.

K. Robertson asked about insurance regulations and Moore stated that is handled between FEMA and the insurance companies.

B. Robertson inquired regarding two homes located on Front Street but Moore stated that those properties are not in the floodplain.

Mr. Moore explained that this ordinance will only affect existing structures in the 100-year floodplain and clarified that the term “100 year flood” is better explained as every time it rains, there is a 1% chance of the structures being flooded.

Bejcek asked if this would be in effect across the state and Moore explained this will only be enforced within the City and ETJ. Any new development would be required to build to the 4ft freeboard requirement. If an existing structure is building an addition, the addition would be required to meet the new standard. However, if the structure is “substantially damaged”, the whole structure must come into compliance with the new code.

B. Robertson mentioned Free Nancy Branch as a flood hazard area. Mr. Moore stated there are a few tributaries that have the 100-year floodplain – Free Nancy Branch, a couple of tributaries to Fourth Creek near Broad Street and Gregory Creek near US 21.

The Floodplain maps can be found on the North Carolina FRIS map.

Moore went onto explain the height requirement regarding the 4ft freeboard requirement and echoed that city staff would like to match the model ordinance provided by the state. He also went on to say that he would like to limit development within the floodplain and that not all development or developers will stay out of the floodplain.

K. Robertson inquired what Iredell County’s freeboard requirement was and Mr. Moore stated he believed it was either 2 or 3 feet. He also mentioned that the County has exemptions such as farm ponds. However they are still required to do a flood study – a No Rise study, to ensure safety of the neighboring properties.

Bejcek asked why the city’s current ordinance does not have a freeboard for commercial or industrial and Moore stated that the current code predated his tenure.

Moore stated that the model ordinance does not distinguish between commercial, residential or industrial.

Tart stated concerns regarding additions and impacts to existing structures within the floodplain.

Moore stated that another section of this text amendment is to eliminate fill in the 100 year floodplain with some exemptions: greenways, roadways, bridges, channel restoration. This would prevent developers from bringing in fill to meet the elevation requirement. This could be more costly to developers but would better preserve the floodplain and protect adjacent properties.

Moore stated that this ordinance will affect 89 structures total citywide with the proposed flood map.

Chairwoman Lane opened the public hearing. With no one to speak, Chairwoman Lane closed the public hearing.

K. Robertson stated concerns regarding the drastic change from 0ft or 1ft freeboard to 4ft and eliminating fill within the 100-year floodplain and the impact that eliminating fill would have on smaller projects.

Moore stated that Lincoln County completely bans any/all fill within the 100-year floodplain.

The board discussed the potential impacts of the code as written.

Hubert stated this ordinance matches the state's model and that everyone across the state receives this model ordinance, including insurance companies. He also stated that residential is normally higher than commercial to protect life or prevent loss of life.

K. Robertson stated concerns regarding impacts to a warehouse that would use forklifts or other machinery.

Tart asked what the requirements along the coast are and Moore explained they have a separate model ordinance.

Bejcek made a motion to approve TA25-03 as presented Seconded by B. Robertson. The motion failed with a vote of 2-3. Mashburn, Tart and K. Robertson all voted against.

Moore stated in the almost three years he's been issuing floodplain development permits; he's only had to issue one permit for renovation.

K. Robertson made a motion to approve as written with an exemption for commercial structures. The motion was never seconded and therefore fails.

Tart made a motion to approve TA25-03 as presented Seconded by B. Robertson. The motion passed with a vote of 4-2. Mashburn and K. Robertson voted against.

Other Business

The next Planning Board meeting is scheduled for August 26th, 2025.

Tart made a motion to adjourn, seconded by K. Robertson and the motion carried unanimously.

Staff Report

To: Planning Board Members
From: Sherry Ashley, Planning Director
Date: August 19, 2025
Re: ZC25-13 for Compass Data Centers; properties located on Stamey Farm Road, between I-40 and US 70 (Hickory Highway), Statesville, NC; Tax ID #'s 4713-29-5198, 4713-39-0218, 4714-23-3766, 4714-31-8718 portion, 4714-34-8407, 4714-44-5207, 4714-44-5418, and 4714-53-2608; To rezone from Iredell County RA and Iredell County HB to the City of Statesville LI CZ

Rezoning Request

Mr. Brett Collard with Compass Data Centers is requesting to rezone a total of 350 acres from Iredell County RA (Residential Agricultural) District and Iredell County HB (Highway Business) District to the City of Statesville's LI CZ (Light Industrial Conditional Zoning) District for a data center (see attached Location Map, Aerial Map, Site Photos, and Current Zoning and Utilities Map). A data center is a physical facility that houses computer systems, servers, storage devices, and network equipment used for storing, processing, and distributing data. Essentially, it's the physical infrastructure that powers many of the online services and applications used daily, from social media to cloud storage.

Evaluation

The proposed project site is made up of 8 parcels which includes the Stamey Farm and several existing houses with the exception the portion of property across US 70 (Hickory Highway). It is not included in the request. Currently all of these parcels are located in Iredell County's jurisdiction and would need to be annexed into the city. Most if not all existing structures would be removed including the farm ponds.

The applicant is proposing to construct up to 5 buildings (approximately 270,000 sq. ft. each) with 40 backup generators per building in case of power outages. A substation will be constructed on the site for electrical service from Duke Energy (see Concept Plan). In addition, a temporary concrete batch plant may be located on the property during construction. The driveways would be private, with primary access off Stamey Farm Road close to the interstate. A second driveway would be

provided from US 70 (Hickory Highway) for emergency access. The site will also be fenced for security purposes.

This is a Conditional Zoning request; if approved, the project will be tied to the concept plan and conditions submitted by the applicant, plus any conditions approved by the Planning Board and City Council. The neighborhood input meeting was held by the applicant on August 14, 2025, at the Civic Center; Approximately 70 people were in attendance. It was clarified that this data center is not the same data center requested in the Town of Mooresville. Questions regarding stormwater, smell, noise, farmland preservation, light pollution, notification, electric provider, berming, cooling, access traffic, remaining land, biofuel, number of generators, employment including youth, wells, property values, and cyber threats (see attached Meeting Report). No changes to the concept plan were recommended.

The setbacks of 30 ft. front, 20 ft. rear, and 8 ft. side are met. The location of the buildings and generators exceed the setbacks are approximately 500 ft. from the eastern property line, 650 ft. from the western property line and 1,000-2,500 ft. from the southern property line. The buildings are proposed to be 30 ft. in height even though 80 ft. is allowed in the LI District.

Dumpsters will be located inside the docks.

There are two large Duke Energy transmission lines that run through the site south of the proposed buildings. A new substation is proposed to be located on the north side of the site adjacent to the interstate.

There are two streams that run through the site and the concept plan shows the required 25 ft. stream buffers.

The number of parking spaces is 0.5 space per largest shift of employees. Each building is projected to have 40 employees; therefore 100 spaces are required, 200 is proposed.

The concept plan indicates the required buffer yards, street yards, and parking lot trees. In addition, the applicant has increased the required 30 ft. buffer to 50 ft. adjacent to existing homes. Street Trees will be planted in the 8 ft. street yard along Stamey Farm Road, US 70 (Hickory Highway) and I-40. If the site is fenced with chain-link, it will be required to be dark green or black colored adjacent to public streets.

Both a landscape plan and lighting plan will be required for TRC.

Two stormwater ponds are indicated on the concept plan and will be reviewed by TRC.

Utilities such as Duke Energy electric and City of Statesville sewer are being planned for the area. Energy United water and City of Statesville water are available (see Current Zoning and Utilities map).

The 2019 Mobility + Development Plan projects Stamey Farm Road to be widened to a 3-lane section with an 80 ft. right-of-way. Hickory Highway is projected to have 60

ft. of right-of-way. Therefore, the applicant will be required to dedicate the right-of-way and install curb, gutter, sidewalk and street trees along both of these streets. Other improvements could be required as part of the approved TIA.

In addition, the applicant has offered the following conditions:

1. Uses limited to Data Centers, Warehouse, Mini Warehouses, Public Utility Uses, Temporary Batch Plant, Outdoor Storage as an Accessory Use, General Office, Parking, and Parks and Playgrounds.
2. Require Traffic Impact Analysis to be performed for City of Statesville review and permitting.
3. Increase property line buffer from 30 ft to 50 ft with additional proportional landscaping at adjacent parcels with existing residential structures to include pins: 4713-28-1975.00, 4714-50-4518.00, and 4714-53-5163.00.

Staff Recommendation

The 2019 Mobility + Development Plan projects 2 land use plan options for the Airport/I-40 Focus Area regarding these properties (see attached). Concept A projects half of the properties for mixed use neighborhood and half for manufacturing/logistics. Concept B projects all of these properties for manufacturing/logistics. A data center is neither strictly manufacturing or strictly logistics it is both because it produces “information” or “data” and manages the flow of equipment, power, cooling and data within the facility. When the 2045 Land Development Plan was adopted afterwards, the mobility plan was taken into consideration and this area was projected as Activity Center or Employment Center/Industrial Flex (see attached). Employment Center/Flex Industrial includes business parks, corporate campuses, flex space, manufacturing, distribution, and other industrial uses. Secondary uses include retail. In addition, these properties are located in the Tier 2 growth area. Utilities are currently available or are in the planning stages.

The 2045 Iredell County Horizons Plan also projects this area as Employment Center-Industrial/Flex Space/Office which allows manufacturing, warehouses, office, and assembly with retail as secondary uses.

Planning staff confirmed with both Iredell County and the State that Stamey Farm is not located within a Farmland Preservation District.

In addition, to the adopted plans referenced above, the concept plan and conditions offered by the applicant provide large buffers and an expanse of undeveloped land between the proposed structures and adjoining properties, the primary entrance is in close proximity to I-40 and the interchange and a data center is a less intensive use regarding traffic than a distribution center or retail development.

Staff recommends **approval** of the request contingent upon annexation and changing the language of condition #2 as follows:

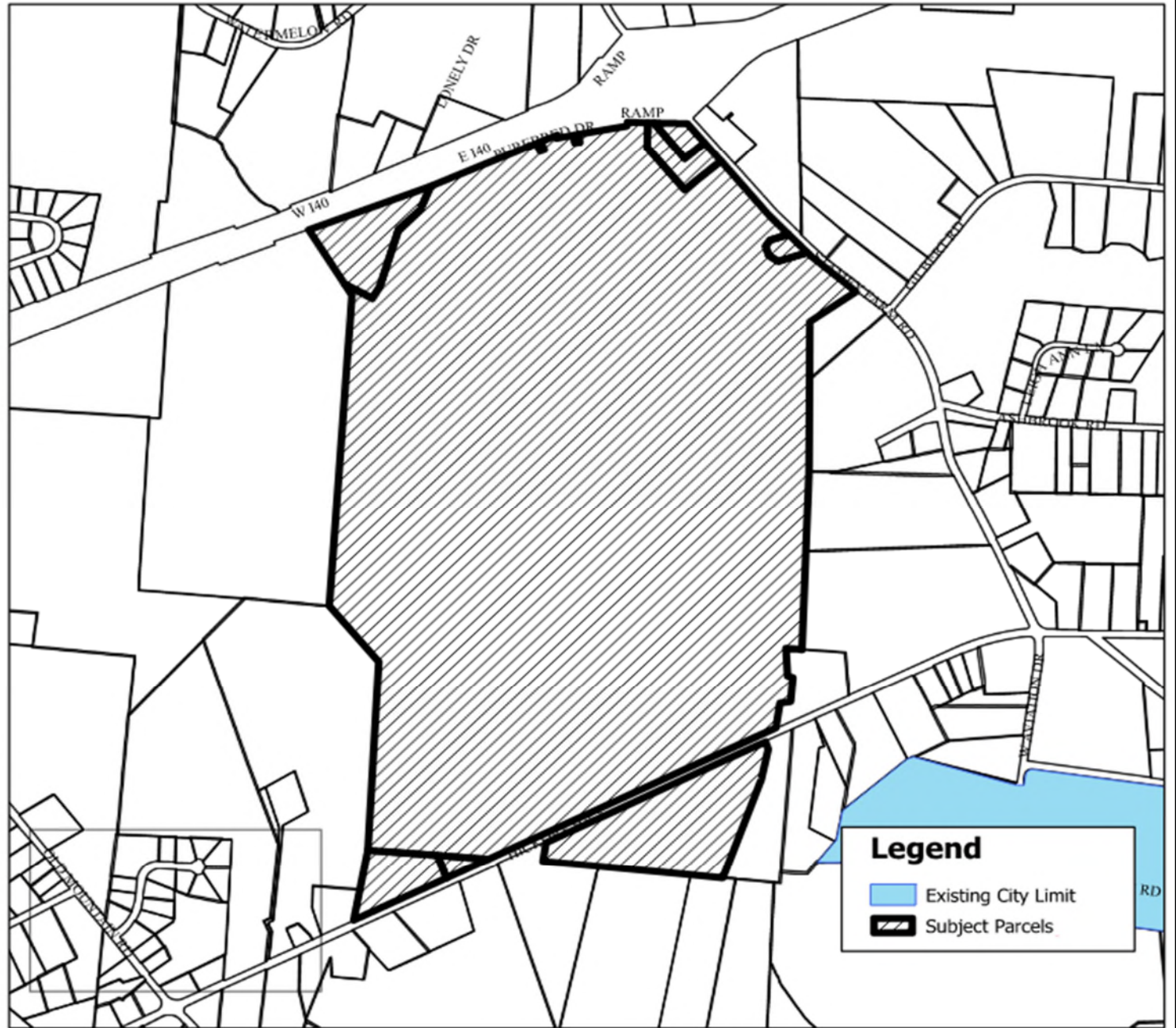
2. Driveway and road improvements agreed to by the City and NCDOT per the Traffic Impact Analysis will be required by the developer at time of site plan approval.

Attachments:

1. Location Map
2. Aerial Photo Map
3. Site Photos
4. Zoning & Utilities Map
5. Concept Plan
6. Boundary Survey for Stamey Farm
7. Community Meeting Report
8. 2019 Mobility + Development Plan
9. 2045 LDP Land Use & Character Map
10. Employment Center/Industrial Flex Character Area
11. Activity Center Character Area
12. Zoning Consistency Statement (approval or denial)
13. Ordinance

City of Statesville Planning Department

ZC25-13 Compass Data Centers
Stamey Farm Road
4713-29-5198, 4713-39-0218,
4714-23-3766, 4714-53-2608,
4714-34-8407, 4714-44-5418,
4714-44-5207, and portion of
4714-31-8718



Legend

- Existing City Limit
- Subject Parcels

Location Map – ZC25-13 Compass Data Centers



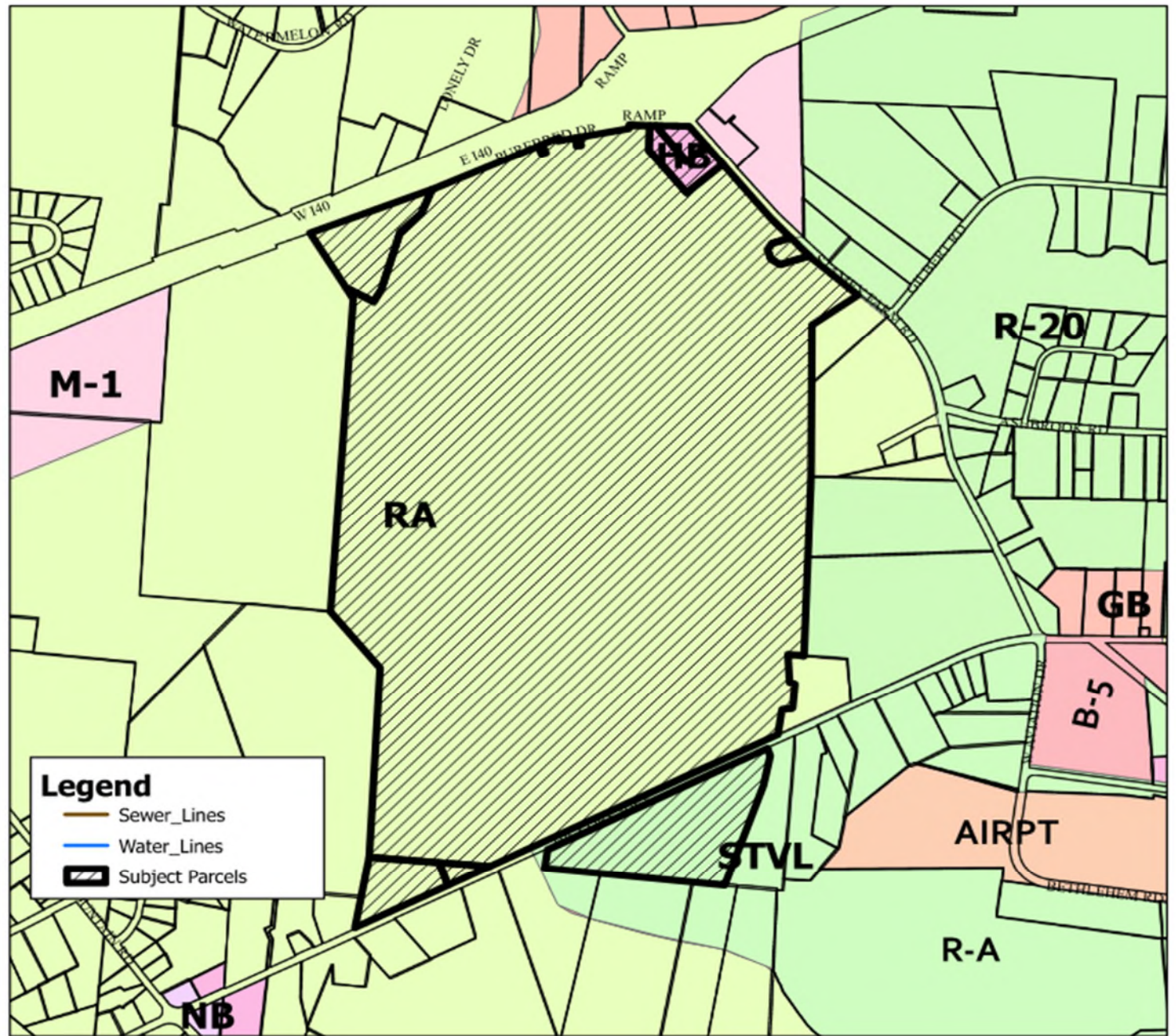
Aerial Photo – ZC25-13 Compass Data Centers

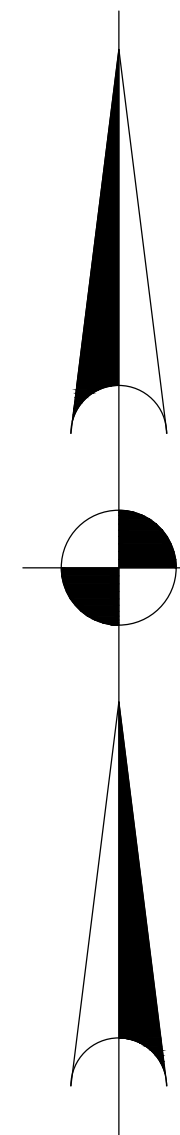


Site Photo – ZC25-13 Compass Data Centers

City of Statesville Planning Department

ZC25-13 Compass Data Centers
Stamey Farm Road
4713-29-5198, 4713-39-0218,
4714-23-3766, 4714-53-2608,
4714-34-8407, 4714-44-5418,
4714-44-5207, and portion of
4714-31-8718

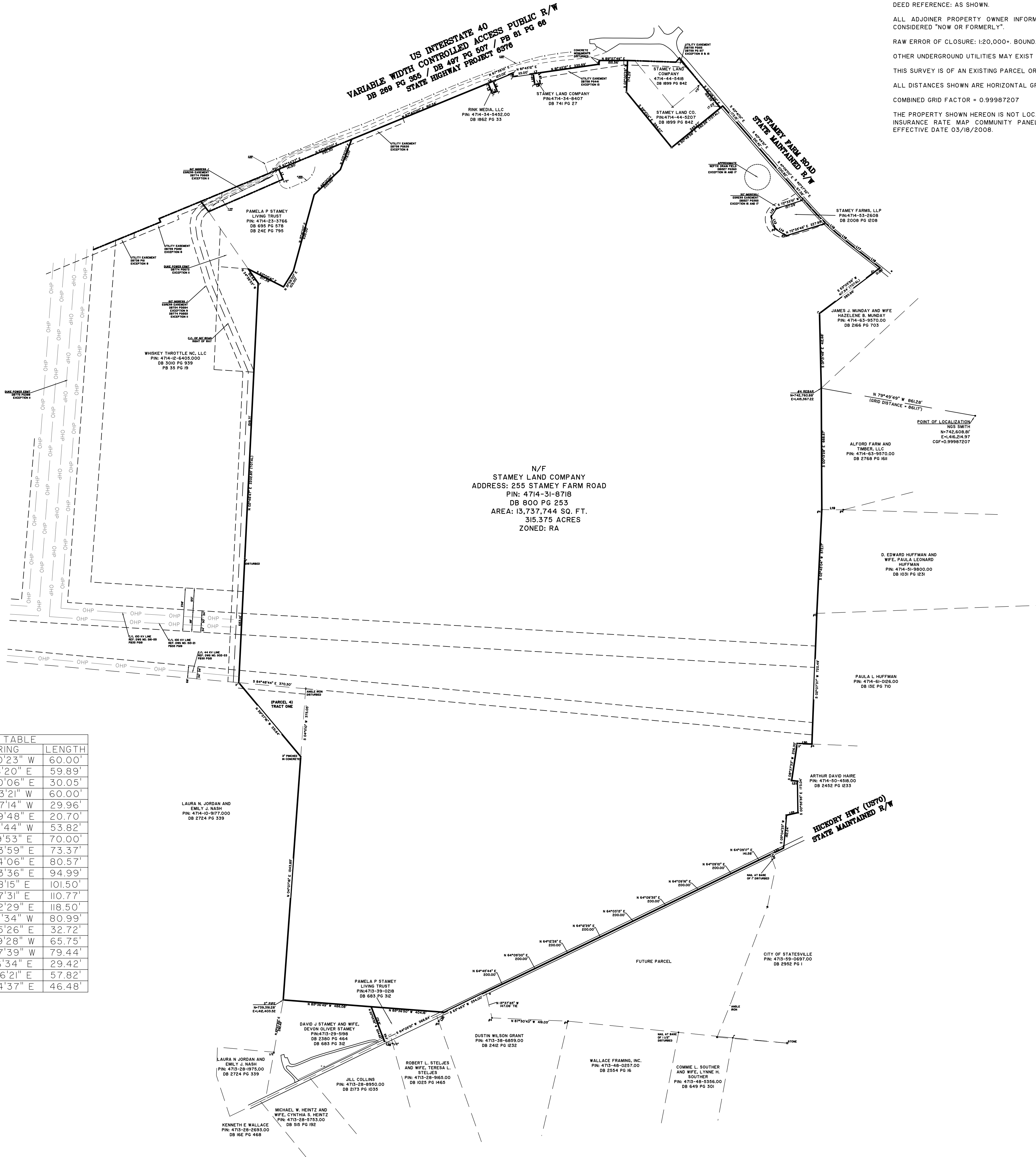




N.C. GRID NAD 83 (2011)

LINE	BEARING	LENGTH
L1	N 22°30'23" W	60.00'
L2	S 22°18'20" E	59.89'
L3	N 67°50'06" E	30.05'
L4	N 22°23'21" W	60.00'
L5	S 67°37'14" W	29.96'
L11	N 05°39'48" E	20.70'
L12	S 33°19'44" W	53.82'
L13	S 18°09'53" E	70.00'
L14	S 57°43'59" E	73.37'
L15	S 47°24'06" E	80.57'
L16	S 50°33'36" E	94.99'
L17	S 51°48'15" E	101.50'
L18	S 51°47'31" E	110.77'
L19	S 89°32'29" E	118.50'
L20	N 87°41'34" W	80.99'
L21	S 83°25'26" E	32.72'
L22	S 77°29'28" W	65.75'
L23	S 64°07'39" W	79.44'
L24	S 19°46'34" E	29.42'
L25	N 32°46'21" E	57.82'
L26	S 75°24'37" E	46.48'

- LEGEND**
- REBAR FOUND (SIZE NOTED)
 - IRON PIPE FOUND (SIZE NOTED)
 - CONCRETE MONUMENT
 - ⊗ AXLE
 - △ NAIL
 - ⊙ COMPUTED POINT
 - X — FENCE
 - OHP — OVERHEAD UTILITY LINES



N/F
STAMEY LAND COMPANY
ADDRESS: 255 STAMEY FARM ROAD
PIN: 4714-31-8718
DB 800 PG 253
AREA: 13,737,744 SQ. FT.
315.375 ACRES
ZONED: RA

A NORTH CAROLINA GEODETIC MONUMENT WAS FOUND WITHIN 2000' AND TIED TO AS SHOWN. GRID POSITIONS WERE DETERMINED USING A CARLSON BRX7 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

DEED REFERENCE: AS SHOWN.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:20,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

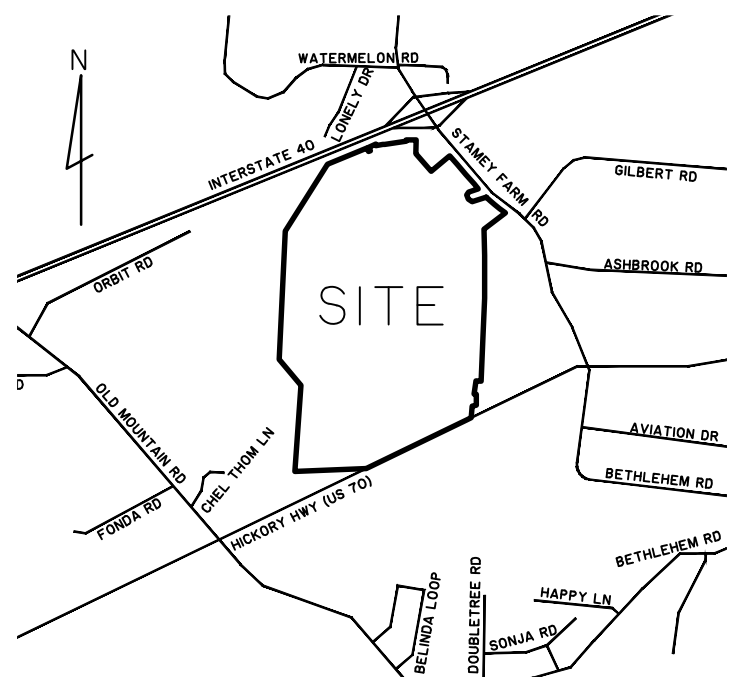
OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

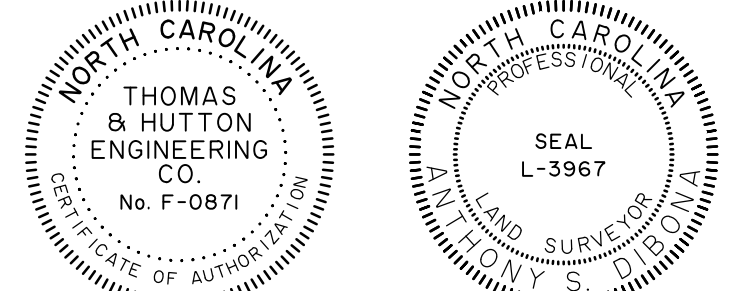
COMBINED GRID FACTOR = 0.99987207

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO'S. 3710470400J, EFFECTIVE DATE 03/18/208 AND 3710470200K EFFECTIVE DATE 03/18/2008.



VICINITY MAP 1" = 3,000'

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I, ANTHONY S. DIBONA, CERTIFY THAT ON THE 10TH DAY OF MARCH, 2025, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED, THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE 1600 (21 NCAC 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000 LINEAR FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

ANTHONY S. DIBONA, PLS
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3967

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

ANTHONY S. DIBONA, N.C. PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3967

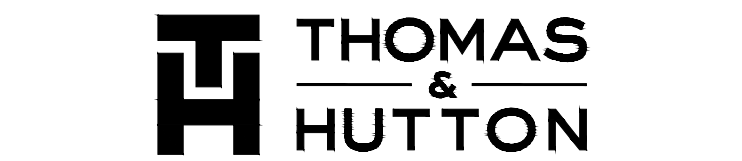
BOUNDARY SURVEY

for:
255 STAMEY FARM ROAD
PIN # 4714-31-8718

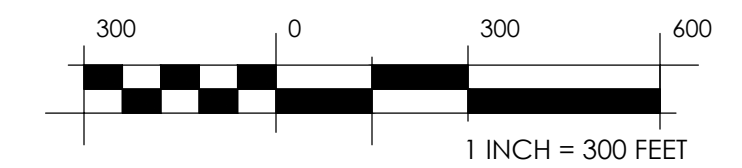
prepared for
STAMEY LAND COMPANY

STATESVILLE, SHILOH TOWNSHIP,
IREDELL COUNTY, NORTH CAROLINA

No.	Revision	By	Date



1020 Euclid Avenue
Charlotte, NC 28203 • 980.201.5505
www.thomasandhutton.com



plat 08/19/25 drawn ASD reviewed DC field MAR 25 crew SW/NO

job 32304.0001 SHEET 1 OF 1

GPS CERTIFICATE:

I, ANTHONY S. DIBONA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

CLASS OF SURVEY: A
POSITIONAL ACCURACY: .07'
TYPE OF GPS FIELD PROCEDURE: VRS
DATE OF SURVEY: JAN 24, 2025
DATUM/EPOCH: NAVD83
PUBLISHED/FIXED CONTROL: NGS SMITH
GEOID MODEL: 2018
COMBINED GRID FACTOR: 0.99987207
UNITS: US SURVEY FEET

HORIZONTAL POSITIONS ARE REFERENCED TO NAD83/2011
VERTICAL POSITIONS ARE REFERENCED TO NAVD83 USING GEOID 2018
COMBINED FACTOR=0.99987207



August 18, 2025

Sherry Ashley
Planning Director
City of Statesville
P.O. Box 1111
Statesville, NC 28687

Re: Summary of Community Meeting Held 8/14
Annexation & Rezoning
Compass Datacenters, LLC
Stamey Farm Road Properties
Iredell County, North Carolina

Dear Sherry Ashley:

This report is provided as a summary of the Community Meeting held by Compass Datacenters ("Compass") to discuss the proposed annexation and rezoning of eight parcels located at Stamey Farm Road. The request of Conditional Zoning for Light Industrial requires a public input meeting be hosted by the Applicant, Compass Datacenters, to discuss the proposed project with affected property owners. Compass Datacenters contacted the property owners surrounding the eight parcels to invite them to this public meeting. This report will address parties who were contacted, the meeting place and time, attendance of the meeting, summary of issues discussed and changes to the rezoning application resulting from the meeting.

I.) Parties Contacted

Parties contacted included thirty-six adjacent properties with notices provided to twenty-seven unique owners. Eight property owners for the subject parcels were also contacted. This invitation was provided via United States Post Office First Class Mail. Letters for this notice were mailed out on July 31st, ahead of the 10-day minimum mailing requirement. A list of "Adjacent Property Owners" and "Subject Parcel Owners", the provided notice letters and invoicing supporting the USPS mailing date can be found enclosed within this letter.

II.) Meeting Logistics

The Community Meeting was hosted in the Media Room of the Statesville Civic Center on a Thursday night, August 14th, 2025. The presentation and public input session was started at 6:00 PM and lasted until approximately 7:30 PM. Presentation consisted of a PowerPoint introduction to Compass Datacenters and an overview of the Project Site subject to the annexation and rezoning documents. Public discussion was requested from the invitees after this presentation to receive community feedback and questions.



III.) Meeting Attendance

Attendees were requested to sign-up on an attendance log upon entering the host room. Approximately 70 individuals attended the meeting. A total of 60 individuals signed the attendance log, which can be found enclosed within this report.

IV.) Summary of Issues

Following presentation by the Compass Datacenters team, the floor was open for public discussion. Public discussion focused on the concerns of the community and generally followed the following categorization of questions:

- Relation to Mooresville Data Center
- Power Demands
- Water Demands
- Sound & Light Pollution
- Environmental Concerns
- Customers and Compass Operations
- Economical and Financial Impacts
- Traffic Concerns
- Overall Site Plan
- Public Notifications.

Relation to Mooresville Data Center

Recent publicity and public opposition related to a proposed Data Center in Mooresville, NC brought up concerns that Compass was the same developer moving to a new site after recent withdrawal of the Mooresville project earlier in the week. This topic was brought up on multiple occasions with a center question: Any relation to Mooresville Data Center?

Compass Datacenters and this proposed site share no relation to the developer or proposition to rezone the areas associated with the Mooresville Data Center. Compass comes to the Statesville site with a planned development in mind and are not pursuing the requested rezoning for speculative purposes. City Manager, Ron Smith, was present during the meeting and joined in addressing the topic that these were not the same developers.

Power Demands

Questions on the power needs and sourcing were brought up throughout the meeting. Concerns on how power will be provided to the site, power consumption/drawdown impacts on the neighbors, and cost burden to existing power customers. Additional questions were asked on back-up generators regarding operation frequency, count and fuel source.



Compass clarified that power for the site will be directly provided by Duke Energy from existing nearby Duke Substation and new transmission lines. Energy United (local provider) would not be sourced for power supply. As a result, the power consumption by the site will not impact the local services to neighbors. Overall improvements to the Duke System as a result of this project could see improved reliability to the area. Costs for the on-site power substation would be covered by Compass for the construction of substation, performed by Duke. Buildings were noted to be 40MW capacity each, or 200MW for the proposed campus.

Compass addressed generator questions providing a count of 42 generators per building. Generators would only be operated for two reasons: periodic testing and a power failure scenario. The fuel source for generators was noted as hydrotreated vegetable oil (HVO), a sustainability initiative of Compass.

Questions regarding the sources of Duke Energy's power make-up were brought up. These means and methods are dictated by Duke Energy to supply the overall grid and cannot be spoken to by Compass.

Questions were raised about the EMF from the data centers themselves and if the Compass data center could improve cellular service. EMF studies are completed by Compass due to the proximity of the transmission lines in place. The data centers operations are highly sensitive to those frequencies. Compass Data Centers does not build cellular networks or towers.

Ancillary to overall power, the question of Solar was brought up. Compass does not intend to develop any solar on-site.

Water Demands

Concerns of the site's demand for water and its impact on the existing utilities, similar to power concerns, were brought-up. Compass assured that their cooling system proposed is an air-cooled system that does not demand water supply and demand for the site water will be the domestic need for typical plumbing fixtures. A hybrid cooling system may be utilized where fluid is used in a closed-loop system. This system would similarly not impact demands, and Compass noted this system would be filled outside of the water utility provider's system.

Sound and Light Pollution

Concerns of sound and light nuisance from the campus were discussed and one attendee asked about decibel levels.

Compass assured that City provides limitations for sound levels in daytime and nighttime hours and it would comply with those limitations. Compass noted testing of generators would be performed during daytime hours. Compass noted fans for air cooled systems are not loud enough to prevent conversation among individuals standing in the proximity.



Compass noted site lighting would meet City requirements and shared that lighting is important to support security of the campus. Statesville Airport director made a comment after the meeting to ensure the Airport is coordinated with during planning to prevent adverse impacts to the airport.

Environmental Concerns

Topics of stormwater runoff, groundwater, existing lagoon and farm ponds, farmland preservation districts, land outside development footprint, generator emissions, electronic waste,

The following responses were provided on these environmental topics:

- The project will be required to show compliance with local, state and federal requirements for permanent water quantity and quality through on-site stormwater management.
- Groundwater and surface waters generally improve with the elimination of herbicides, pesticides and chemicals related to farming operations and removal of wells and septic systems eliminate drawdown points on aquifers.
- The existing lagoon (source of open-air odors) will be removed.
- The existing farm ponds will be removed.
- Remaining land (~140 acres) not required for project development is not proposed to be developed.
- Generator emissions will be reviewed against regulatory thresholds for air permitting needs.
- Electronic waste is addressed on the Client side and not under Compass's control.

Regarding Farmland Preservation Districts, it was noted during the meeting that the site had not been identified as impacted by these buffers. This was confirmed after the Community Meeting. The Iredell County GIS shows parcels located East of the project site with ownership by "Hartness" and "Cloaninger" as Farmland Preservation District. A Farmland ½ Mile Buffer is also shown around these parcels on the GIS. The proposed site development for this project is located outside of this buffer zone.

Customers and Compass Operations

Compass shared their plan is to develop the campus, retain ownership and operation of the campus and lease space to its customers. Meeting attendees shared their questions on Compass and their Clients asking the following:

- What type of Data Center?
 - o Compass indicated it will be occupied by a top-tier hyperscale or cloud computing provider.
- Who is the Customer?
 - o Compass does not divulge customer names out of respect for confidentiality and security, but assures their customers are well established, reputable parties.
- Is Compass building in other rural areas?
 - o Compass confirmed yes.
- What is an expected timeline?
 - o Compass shared a target deployment in late 2028.



- Will the community get to meet with Compass's Clients?
 - o Compass stated no.
- Have Clients required reprimanding in the past?
 - o Compass stated no and reiterated their Client base is of reputable standing.
- Do terrorists frequently target Compass facilities?
 - o Compass stated no.
- Does Compass own the land?
 - o Compass has not purchased the land at the time of this meeting.
- Is Compass purchasing the land contingent on the zoning?
 - o Compass confirmed the rezoning is one of many factors on the matter.
- Compass's Red Oak site is in Texas?
 - o Compass confirmed yes.
- Is Google a client at the Red Oak site?
 - o Compass noted that Google has its own data center in the Red Oak area, among other providers.
- Will Compass work with local schools?
 - o Compass shared case studies of involvement within their Red Oak community and noted that they work with local leaders to determine the needs of the community and how that aligns with Compass values and community investment priorities. Schools and workforce development are one of a few priorities for Compass. However, the project has not progressed to those discussions at this time.
- Will Compass consider donations to the FFA due to developing farmland?
 - o Compass shared interest in getting involved in the community and noted if this was a cause supported by the community it would be a consideration.
- Has Compass supported FFA elsewhere?
 - o Compass shared they have not.
- What are the provisions against a Cyber Attack?
 - o Compass emphasized the importance of security and the physical security measure in place including gated and guarded entrances. For the most part, the tenant dictates security specifics.

Economics & Financial Items

Members of the public expressed interest in how the Compass project will bring benefit to the community on a tax and employment level. Questions from the public included tax revenue amounts, employee counts and salaries, employees based locally, youth employment, real estate value impacts, and tax incentives.

Regarding the tax revenue amounts and tax incentives, Compass noted that benefits would be noticeable for the City and those figures are not yet quantified. Employee count could range from 20 to 40 individuals per building and generally the salaries are higher than the County average income level, however, the Client controls salaries. Employees would be hired by the Clients leasing space and Compass noted these companies would typically hire locally, if the



skilled experience is present. Compass shared case study of their collaboration with local community college near Red Oak to introduce a curriculum for students to get into the industry.

Compass recommended accessing www.centerofyourdigitalworld.org for information regarding data centers and their financial impacts among communities.

Traffic Concerns

The question of how the site will be accessed and whether a traffic counts are known was asked by the public. Compass identified the primary access would be along Stamey Farm Road, near I-40 interchange and a secondary, emergency, access would be located along Hickory Highway. Traffic counts were noted to be based on employee counts, which are approximately 20-40 employees per building. It was noted that a traffic study would be provided as part of the conditional zoning conditions.

Overall Site Plan

A few questions focused on the layout of the proposed concept plan itself. It was asked to clarify the intent for land south of the high voltage lines which Compass confirmed would include a stormwater pond, but no other proposed development. Compass emphasized the overall property would retain approximately 140 acres of undeveloped area. Confirmation on connection points to the public roadways was asked and Compass identified the primary access on Stamey Farm Road and emergency access on Hickory Highway. One attendee asked how the development may impact the future Bethlehem Road realignment south of the Airport and Compass confirmed this development did not expect any impact to this planned roadway.

Public Notifications

A few members of the public highlighted concerns on lack of notice for this Community Meeting, many citing they had not heard of the meeting until Facebook posts the morning of, or day before. City Planning Director, Sherry Ashley, kindly informed the attendees that this meeting was only required to notify the adjacent property owners, which was performed based on the letters discussed previously here-in.

Compass provided dates for upcoming meeting during the presentation and reiterated these dates for further opportunities for public input.

Compass was asked about a separate project where notifications had failed to be provided in the required schedule and/or frequency. Compass clarified that this instance was a unique case of failure on the behalf of the municipality that caused a delay in one advertisement but the meetings were thoroughly noticed through a variety of channels and very well attended by hundreds of local residents, the majority of whom spoke out in favor of the project.



V.) V.) Impacts on Rezoning Application

The proposed rezoning application to pursue a Conditional Zoning Light Industrial with the proposed Conditions remains unchanged as a result of this meeting. Concerns brought up by the community were discussed and either addressed against the current plan for the site or requirements set by permitting authorities. Examples are:

- Utility concerns (water & power) are already addressed with Compass's envisioned product which is low water demand (domestic water needs only) and direct power supply from Duke Energy with on-site substation.
- Environmental concerns regarding ground water, stormwater and harmful chemicals/toxins related to equipment are governed by local, state and federal regulations and solutions to address these requirements would need to be included within permit packages in a later stage of the project.
- Nuisances (sound and light) are addressed with City of Statesville requirements on maximum noise levels and limitations to outdoor lighting per City UDC Section 5.05.
- Traffic is addressed within the CZ Conditions by already requiring a traffic study be performed.

Community attendees were shared upcoming dates for public meetings (Planning Board and City Council Meetings) and encouraged to attend for additional discussion and project details.

Thank you,
THOMAS & HUTTON ENGINEERING CO.

A handwritten signature in blue ink, appearing to read 'Dillon Callaham', is written over a light blue horizontal line.

Dillon Callaham, P.E.
Project Manager

EXHIBIT A: UNIQUE MAILING CONTACTS FOR ADJACENT PROPERTY OWNERS

Owner Name	Owner Street Address	City	State	Zip
DUKE POWER CO	PO BOX 1007 MC-ST22M	CHARLOTTE	NC	28201
HARVEST BAPTIST CHURCH OF STATESVILLE	PO BOX 5395	STATESVILLE	NC	28687
FALLS PARK LLC	117 CROSSLAKE PARK DR	MOORESVILLE	NC	28117
PARSONS EARL	164 LONLEY DR	STATESVILLE	NC	28625
PENSKE TRUCK LEASING CO LP	2675 MORGANTOWN RD	READING	PA	19607
ELLENBURG JOSEPH A + BETTY	353 STAMEY FARM RD	STATESVILLE	NC	28625
JENKINS SONJA S	2740 WILKESBORO HWY	STATESVILLE	NC	28625
ELENI GROUP REAL ESTATE HOLDINGS II LLC	306 STAMEY FARM RD	STATESVILLE	NC	28677
THOMPSON ROBERT B	252 STAMEY FARM RD	STATESVILLE	NC	28677
SHIELDS KATHERINE M	234 STAMEY FARM RD	STATESVILLE	NC	28677
MUNDAY JAMES J + HAZELENE B REVOC LIV TR	227 STAMEY FARM RD	STATESVILLE	NC	28677
ALFORD FARM + TIMBER LLC	138 STAMEY FARM RD	STATESVILLE	NC	28677
WATT DORIS C LE	237 CELESTE ESTATES RD	STATESVILLE	NC	28677
HUFFMAN D EDWARD + PAULA L	157 STAMEY FARM RD	STATESVILLE	NC	28677
HUFFMAN PAULA L	157 STAMEY FARM RD	STATESVILLE	NC	28677
HAIRE ARTHUR D	2844 HICKORY HWY	STATESVILLE	NC	28677
CITY OF STATESVILLE	PO BOX 1111	STATESVILLE	NC	28687
SOUTHER COMMIE L + LYNNE	166 BELINDA LOOP	STATESVILLE	NC	28677
WALLACE FRAMING INC	126 SLIP SHOT LN	TROUTMAN	NC	28166
GRANT DUSTIN W	2969 HICKORY HWY	STATESVILLE	NC	28677
STELJES ROBERT L + TERESA	1614 OLD MOUNTAIN RD	STATESVILLE	NC	28677
COLLINS JILL	2991 HICKORY HWY	STATESVILLE	NC	28677
HEINTZ CYNTHIA S	3015 HICKORY HWY	STATESVILLE	NC	28677
WALLACE KENNETH E + EDWARD W WALLACE JR	3027 HICKORY HWY	STATESVILLE	NC	28677
JODRAN LAURA N + EMILY J NASH	3022 HICKORY HWY	STATESVILLE	NC	28677
WHISKEY THROTTLE NC LLC	309 JOHNSON FARM RD	HIDDENITE	NC	28636
RINK MEDIA LLC	PO BOX 405	NEWTON	NC	28658

EXHIBIT B: LETTER PROVIDED TO ADJACENT PROPERTY OWNERS

Compass Datacenters, LLC
14555 North Dallas Parkway, Suite 125
Dallas, TX 75254

Dear Property Owner,

You are invited to a public input meeting regarding the annexation and conditional rezoning of approximately 330 acres located west of Stamey Farm Road between Interstate-40 and Hickory Highway. An annexation petition has been provided to the City of Statesville for the parcels to be annexed into the City. A rezoning application has been provided to the City of Statesville to request a conditional light industrial zoning. The purpose of this community meeting is to share with you our vision for the planning of this project.

This invitation is being provided to you as the owner of a parcel located adjacent to the land being proposed for annexation and rezoning. At this meeting, we would like to address any concerns and/or questions that you may have about the project.

The meeting details are as follows:

Statesville Civic Center
August 14, 2025, 6:00 PM
in the Media Room
300 South Center St
Statesville, NC 28677

We look forward to your attendance and participation in our meeting. If you have any questions prior to our meeting, please email us at:

compassland@compassdatacenters.com

Thank you,

Compass Datacenters, LLC

14555 North Dallas Parkway, Suite 125, Dallas, TX 75254

EXHIBIT C: USPS Mailings - Adjacent Property Owners

United States Postal Service

Postage Statement — First-Class Mail and USPS Ground Advantage

Comments:
List: 25207

Post Office: Note Mail Arrival Date & Time
(Do Not Round-Stamp)

8/1/2025 2:13pm

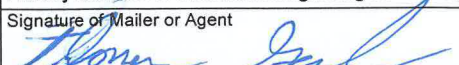
MAILER	Permit Holder's Name and Address and Email Address, if Any Mail Solutions LLC- PO BOX 5122 GREENVILLE SC 29602-9999 tracy@mailsolutionsllc.com EPS Cust. Ref. No. CRID 4997167		Telephone (864)-277-1234 Extension	Name and Address of Mailing Agent (If other than permit holder) Mail Solutions LLC- PO BOX 5122 GREENVILLE SC 29602-9999 tracy@mailsolutionsllc.com CRID 4997167	Telephone (864)-277-1234 Extension	Name and Address of Mail Owner (If other than permit holder) Spartanburg County Public Works 9039 Fairforest Rd Spartanburg SC 29301-9999 CRID 17912382
	Post Office of Mailing GREENVILLE SC 296029999		Mailing Date 07/31/2025		Federal Agency Cost Code	Statement Seq. No. 25207001
MAILING	Type of Postage <input checked="" type="checkbox"/> Permit Imprint <input type="checkbox"/> Precanceled Stamps <input type="checkbox"/> Metered	Processing Category <input checked="" type="checkbox"/> Letters <input type="checkbox"/> Flats <input type="checkbox"/> Parcels	For Mail Enclosed Within Another Class <input type="checkbox"/> Marketing Mail <input type="checkbox"/> Bound Printed Matter <input type="checkbox"/> Library Mail <input type="checkbox"/> Periodicals <input type="checkbox"/> Media Mail	Weight of a Single Piece 0.0500 pounds Total Pieces 27	SSF Transaction ID# Total Weight 1.3500	Permit # 1234 Parcels Only Hold For Pickup (HFPU) No. of Pieces 1
	Move Update Method <input type="checkbox"/> ASE <input type="checkbox"/> NCOALink <input type="checkbox"/> ACS <input type="checkbox"/> Alternative Method	<input type="checkbox"/> Multiple <input type="checkbox"/> OneCode ACS <input type="checkbox"/> n/a Alternative Address Format	Comb Mailing/Discount <input type="checkbox"/> Single Class <input type="checkbox"/> SCF Pallet Discount	Letter or Flat-size mailpieces contain: <input type="checkbox"/> Round Trip ONLY: One DVD/CD or other disk Political Campaign Mailing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Election Mail - Official Ballots <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Election Mail - Non-Ballot Materials <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Customer Generated Electronic Labels <input type="checkbox"/> SigCon For Auto Price Pieces, Enter Date of Address Matching and Coding 07/31/2025

Parts Completed (Select all that apply)

☐ A ☒ B ☐ C ☐ D ☐ S ☐ NSA

POSTAGE	1	Subtotal Postage (Add parts totals)		19.98
	2	Price at Which Postage Affixed (Check one). Complete if the mailing includes pieces bearing metered/PC Postage or precanceled stamps. <input type="checkbox"/> Correct <input type="checkbox"/> Lowest <input type="checkbox"/> Neither pcs. x \$ = Postage Affixed		
	3	Incentive/Discount Flat Dollar Amount		
	4	Fee Flat Dollar Amount		
	5	Permit # 1234	Net Postage Due (Line 1 +/- Lines 2, 3, 4)	

USPS	Additional Postage Payment (State reason)		
	For postage affixed add additional payment to net postage due; for permit imprint add additional payment to total postage.		Total Adjusted Postage Affixed
	Postmaster: Report Total Postage in AIC 121 (Permit Imprint Only)	Total Adjusted First-Class Postage Permit Imprint	
	Postmaster: Report Total Postage in AIC 128 (Permit Imprint Only)	Total Adjusted USPS Ground Advantage Postage Permit Imprint	

CERTIFICATION	Incentive/Discount Claimed: _____	Type of Fee: _____
	<p>The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment.</p> <p>Privacy Notice: For information regarding our Privacy Policy visit www.usps.com.</p>	
	Signature of Mailer or Agent 	Printed Name of Mailer or Agent Signing Form Thomas Gardner

USPS TO BP PEO ST CT OAL ML POL N EE T E S ONLY	Weight of a Single Piece _____ pound	Total Weight	Are postage figures at left adjusted from mailer's entries? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, reason:	Round Stamp (Required) Payment Date	
	Total Pieces	Total Postage			
	Presort Verification Performed? (If required) <input type="checkbox"/> Yes <input type="checkbox"/> No				
	I CERTIFY that this mailing has been inspected for each item below if required: (1) eligibility for postage prices claimed; (2) proper preparation (and presort where required); (3) proper completion of postage statement; (4) payment of annual fee; and (5) sufficient funds on deposit (if required).		Date Mailer Notified		Contact
	USPS Employee's Signature		Print USPS Employee's Name		

Part B — First-Class Mail**Non Automation Prices**

Postcards <i>(eligible for postcard price)</i>	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B1 Presorted	0.468					
B2 Single-Piece	0.610					

Machinable Letters	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B3 AADC	0.644					
B4 Mixed AADC	0.686					
B5 Residual	0.780					
<i>From First-Class Mail Mailing (Includes up to 1 oz. and Between 1 oz. and 3.5 oz.)</i>						
B6 Nonpresorted/Single Piece*	0.740	27	19.9800			19.9800
B7 Single-Piece <i>(from USPS Marketing Mail Mailing)</i>	0.780					

Nonmachinable Letters	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B8 5-Digit	0.813					
B9 3-Digit	0.939					
B10 Mixed AADC	1.088					
B11 Nonpresorted/Single-Piece*	0.740					
B12 Single-Piece <i>(from USPS Marketing Mail Mailing)</i>	0.780					
B13 Nonmachinable Surcharge** <i>(for single-piece letters)</i>	0.490					

Flats	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B14 Presorted	1.520					
B15 Single-Piece	1.630					
B16 Single-Piece <i>(from USPS Marketing Mail Mailing)</i>	1.630					

Permit Reply Mail	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B17 Single-Piece Letters <i>(1 oz. or less)</i>	0.740					
B18 Single-Piece Letters <i>(over 1 oz. to 3.5 oz.)</i>	0.740					
B19 Single-Piece Flats <i>(1 oz. or less)</i>	1.630					
B20 Single-Piece Flats <i>(over 1 oz. to 13 oz.)</i>	1.630					

* First-Class Mail metered letter price

** Only on FCM letters with one or more nonmachinable characteristics

B21	Part B Total <i>(Add lines B1-B20)</i>	19.9800
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SCF Pallet Discount

B22 DISPLAY ONLY	Nonauto Presorted Postcards - Number of pieces that comply:	x	0.002 = \$
B23 DISPLAY ONLY	AADC Nonauto Machinable Letters - Number of pieces that comply:	x	0.004 = \$
B24 DISPLAY ONLY	5-Digit Nonauto Nonmach Letters - Number of pieces that comply:	x	0.004 = \$
B25 DISPLAY ONLY	3-Digit Nonauto Nonmach Letters - Number of pieces that comply:	x	0.004 = \$
B26 DISPLAY ONLY	Nonautomation Presorted Flats - Number of pieces that comply:	x	0.018 = \$

EXHIBIT D: UNIQUE MAILING CONTACTS FOR SUBJECT PROPERTY OWNERS

Owner Name	Owner Address	City	State	Zip
STAMEY DAVID J & STAMEY DEVON OLIVER	516 Sullivan Rd	Statesville	NC	28677
STAMEY PAMELA P LIVING TRUST	255 Stamey Farm Rd	Statesville	NC	28677
STAMEY LAND COMPANY	255 Stamey Farm Rd	Statesville	NC	28677
STAMEY FARMS LLP	255 Stamey Farm Rd	Statesville	NC	28677

EXHIBIT E: LETTER PROVIDED TO SUBJECT PROPERTY OWNERS

Compass Datacenters, LLC
14555 North Dallas Parkway, Suite 125
Dallas, TX 75254

Dear Property Owner,

You are invited to a public input meeting regarding the annexation and conditional rezoning of approximately 330 acres located west of Stamey Farm Road between Interstate-40 and Hickory Highway. An annexation petition has been provided to the City of Statesville for the parcels to be annexed into the City. A rezoning application has been provided to the City of Statesville to request a conditional light industrial zoning. The purpose of this meeting is to share with the community our vision for the planning of this project.

This invitation is being provided as you are a property owner of the parcels being proposed for annexation and rezoning.

The meeting details are as follows:

Statesville Civic Center
August 14, 2025, 6:00 PM EST
in the Media Room
300 South Center St
Statesville, NC 28677

We look forward to your attendance and participation in our meeting. If you have any questions prior to our meeting, please email us at:


compassland@compassdatacenters.com

Thank you,

Compass Datacenters, LLC

14555 North Dallas Parkway, Suite 125, Dallas, TX 75254

EXHIBIT F: USPS Mailings - Subject Property Owners

United States Postal Service Postage Statement — First-Class Mail and USPS Ground Advantage			Comments: List: 25207		Post Office: Note Mail Arrival Date & Time (Do Not Round-Stamp) 8/1/2025 2:13pm		
MAILER	Permit Holder's Name and Address and Email Address, if Any Mail Solutions LLC- PO BOX 5122 GREENVILLE SC 29602-9999 tracy@mailsolutionsllc.com EPS Cust. Ref. No. _____ CRID 4997167		Telephone (864)-277-1234 Extension		Name and Address of Mailing Agent (If other than permit holder) Mail Solutions LLC- PO BOX 5122 GREENVILLE SC 29602-9999 tracy@mailsolutionsllc.com CRID 4997167		
					Name and Address of Mail Owner (If other than permit holder) Spartangburg County Public Works 9039 Fairforest Rd Spartanburg SC 29301-9999 CRID 17912382		
MAILING	Post Office of Mailing GREENVILLE SC 296029999		Mailing Date 07/31/2025		Federal Agency Cost Code 25207001		
	Type of Postage <input checked="" type="checkbox"/> Permit Imprint <input type="checkbox"/> Precanceled Stamps <input type="checkbox"/> Metered		Processing Category <input checked="" type="checkbox"/> Letters <input type="checkbox"/> Flats <input type="checkbox"/> Parcels		Statement Seq. No. 1234		
	Move Update Method <input type="checkbox"/> ASE <input type="checkbox"/> NCOALink <input type="checkbox"/> ACS <input type="checkbox"/> Alternative Method		For Mail Enclosed Within Another Class <input type="checkbox"/> Marketing Mail <input type="checkbox"/> Bound Printed Matter <input type="checkbox"/> Library Mail <input type="checkbox"/> Periodicals <input type="checkbox"/> Media Mail		Weight of a Single Piece 0.0500 pounds Total Pieces 4 Total Weight 0.2000		
	<input type="checkbox"/> Multiple <input type="checkbox"/> OneCode ACS <input type="checkbox"/> n/a Alternative Address Format		Comb Mailing/Discount <input type="checkbox"/> Single Class <input type="checkbox"/> SCF Pallet Discount		SSF Transaction ID# 0.2000 Letter or Flat-size mailpieces contain: <input type="checkbox"/> Round Trip ONLY: One DVD/CD or other disk Political Campaign Mailing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Election Mail - Official Ballots <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Election Mail - Non-Ballot Materials <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
				Permit # 1234		No. & Type of Containers 1' MM Trays 1 2' MM Trays 2' EMM Trays Total Trays 1 Flat Trays Sacks Pallets Other	
Parts Completed (Select all that apply) <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> S <input type="checkbox"/> NSA							
POSTAGE	1 Subtotal Postage (Add parts totals)					2.96	
	2 Price at Which Postage Affixed (Check one). Complete if the mailing includes pieces bearing metered/PC Postage or precanceled stamps. <input type="checkbox"/> Correct <input type="checkbox"/> Lowest <input type="checkbox"/> Neither pcs. x \$ = Postage Affixed						
	3 Incentive/Discount Flat Dollar Amount						
	4 Fee Flat Dollar Amount						
	5 Permit # 1234 Net Postage Due (Line 1 +/- Lines 2, 3, 4)					2.96	
USPS	Additional Postage Payment (State reason)						
	For postage affixed add additional payment to net postage due; for permit imprint add additional payment to total postage.				Total Adjusted Postage Affixed		
	Postmaster: Report Total Postage in AIC 121 (Permit Imprint Only)				Total Adjusted First-Class Postage Permit Imprint		
	Postmaster: Report Total Postage in AIC 128 (Permit Imprint Only)				Total Adjusted USPS Ground Advantage Postage Permit Imprint		
CERTIFICATION	Incentive/Discount Claimed: _____ Type of Fee: _____						
	The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment.						
	Privacy Notice: For information regarding our Privacy Policy visit www.usps.com .						
	Signature of Mailer or Agent 		Printed Name of Mailer or Agent Signing Form Thomas Gardner		Telephone Extension		
USPS ONLY	Weight of a Single Piece _____ pound		Total Weight		Are postage figures at left adjusted from mailer's entries? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, reason:		
	Total Pieces		Total Postage				
	Presort Verification Performed? (If required) <input type="checkbox"/> Yes <input type="checkbox"/> No						
	I CERTIFY that this mailing has been inspected for each item below if required: (1) eligibility for postage prices claimed; (2) proper preparation (and presort where required); (3) proper completion of postage statement; (4) payment of annual fee; and (5) sufficient funds on deposit (if required).		Date Mailer Notified		Contact		
	USPS Employee's Signature		Print USPS Employee's Name		Round Stamp (Required) Payment Date		

Part B — First-Class Mail**Non Automation Prices**

Postcards <i>(eligible for postcard price)</i>	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B1 Presorted	0.468					
B2 Single-Piece	0.610					

Machinable Letters	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B3 AADC	0.644					
B4 Mixed AADC	0.686					
B5 Residual	0.780					
<i>From First-Class Mail Mailing (Includes up to 1 oz. and Between 1 oz. and 3.5 oz.)</i>						
B6 Nonpresorted/Single Piece*	0.740	4	2.9600			2.9600
B7 Single-Piece <i>(from USPS Marketing Mail Mailing)</i>	0.780					

Nonmachinable Letters	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B8 5-Digit	0.813					
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B10 Mixed AADC	1.088					
B11 Nonpresorted/Single-Piece*	0.740					
B12 Single-Piece <i>(from USPS Marketing Mail Mailing)</i>	0.780					
B13 Nonmachinable Surcharge** <i>(for single-piece letters)</i>	0.490					

Flats	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B14 Presorted	1.520					
B15 Single-Piece	1.630					
B16 Single-Piece <i>(from USPS Marketing Mail Mailing)</i>	1.630					

Permit Reply Mail	Price	No. of Pieces	Subtotal Postage	Discount Total	Fee Total	Total Postage
B17 Single-Piece Letters <i>(1 oz. or less)</i>	0.740					
B18 Single-Piece Letters <i>(over 1 oz. to 3.5 oz.)</i>	0.740					
B19 Single-Piece Flats <i>(1 oz. or less)</i>	1.630					
B20 Single-Piece Flats <i>(over 1 oz. to 13 oz.)</i>	1.630					

* First-Class Mail metered letter price

** Only on FCM letters with one or more nonmachinable characteristics

B21

Part B Total *(Add lines B1-B20)***2.9600****SCF Pallet Discount**

B22 DISPLAY ONLY	Nonauto Presorted Postcards - Number of pieces that comply:	x	0.002 = \$
B23 DISPLAY ONLY	AADC Nonauto Machinable Letters - Number of pieces that comply:	x	0.004 = \$
B24 DISPLAY ONLY	5-Digit Nonauto Nonmach Letters - Number of pieces that comply:	x	0.004 = \$
B25 DISPLAY ONLY	3-Digit Nonauto Nonmach Letters - Number of pieces that comply:	x	0.004 = \$
B26 DISPLAY ONLY	Nonautomation Presorted Flats - Number of pieces that comply:	x	0.018 = \$

EXHIBIT G: Community Meeting Sign-in Sheet

ATTENDEE SIGN-IN SHEET

Compass Datacenters
CLT B - Statesville

Meeting Location:

Statesville Civic Center
in the Media Room
300 South Center St
Statesville, NC 28677

Meeting Date & Time:

August 14, 2025, 6:00 PM

Name	Address	Phone Number	Email
Dillon CALLAHAN	220 N. MAIN ST STE 402 GREENVILLE, SC 29601	804-412-2229	callahan.d@bandh.com
Jenn Bossert	116 N. Center St Statesville, NC 28677 28617	919-412-9073	jenn@iredellcdc.com
CRAIG GOODSON	" "	336-934-3097	craig@medellcdc.com
Lynne M Taylor	Mooreville NC 28115	704-517-3481	mooregrits@gmail.com
Matt Kiker	1111 Metropolitan Ave., Charlotte, NC 28204	980-521-5899	Kiker.m@tandn.com
KWasson	116 Shadow Woods Rd ^{STU} , NC	980-759-4114	KWasson41@gmail.com
Perry Jenkins	2740 WILLIAMSBORO HWY		
Jeff Tucker	211 Ashbrook Rd	704-888-8559	

ATTENDEE SIGN-IN SHEET

Name	Address	Phone Number	Email
Jeffrey L. Freese	2663 Hickory Hwy; Statesville, NC	7046572188	
Sherry Ashley	City of Statesville		
Sandra Randy Jordan	3050 Hickory Hwy	704-4023847	
Bill & Amy Gailin	169 Ashbrook Rd Statesville	330 828-816-0307	
Avery S. Sauer	392 GILBERT	872 3409	
Shelly Bustle	294 Morrow Farm Rd	704832-2151	slsbustle@aol.com
Mona Shells	234 Starkey Farm Rd	704 658 8815	
Ron Smith	Po Box 1111 Svl 28687	704-840-6081	rsmith@statesvillenc.net
Ed Huffman	157 STAMEY	704 (657	stehuffman@statesville.net
Paula Huffman	FARM RD	8695	
John Cashin		704 650/25	
John Ferguson	221 Kelly St. Apt. 1 28677	7048806897	j.ferguson@statesville.nc.net
Brett French	418 Augusta Drive		
Levi Deal	265 Ashbrook Rd.		

ATTENDEE SIGN-IN SHEET

Name	Address	Phone Number	Email
Jaymy Prosser	1150 Heathrow Ln	704 912 7910	
Bill McCombs	117 SLINGSHOT ROAD	914 291 5172	bmccombs@mccombs-steel.com
MAC McCOMBS	STATESVILLE NC		
Becky Courson	141 Jim Ln Statesville NC	704-880-2355	becky63@roadrunner.com
BOB WOOD	1111 OLE Mtn Rd Sville 28677	704-437-6525	bwood12@roadrunner.com
Christian Campbell	130 Hummingbird Ln Sville 28623	704-929-1741	
Jacob Byrns	3983 Hickory Hwy 28677	704-881-3917	
Dawn Curtin	375 Bethlehem Rd 28677	704-880-8022	dawn.curtin1967@gmail.com
Dan & Kathy Link	214 Ashbrook Rd 28677		
Carolina Gonzalez	119 Havenwood Dr. 28677	950-889-9147	
John Mason	376 Gilbert Rd		masonjohn65@gmail.com
Fred Foster	466 Charles St	204/ ⁵⁰⁴ 1530	Frederick Foster 2403@gmail

ATTENDEE SIGN-IN SHEET

Name	Address	Phone Number	Email
Rusty Lee	757 ST. CLOUD DRIVE, STATESVILLE	704-929-7725	RUSTY@NCDRONEVIEW.COM
STEVE ROUNDS	135 DUBLIN CT STATESVILLE	704 692-4786	
Luis Rands	135 Dublin Ct. Statesville	704 7753576	
RICHARD GRIFFIN	408 LAKESIDE DR. STATESVILLE	704-881-4098	RGRIFFIN@STATESVILLE.NET
Tommy Chapman	212 CIRCLE ESTATES RD	704 880 6402	traytransport@gmail.com
Mac McCombs	143 Point O View Mooresville	704 902 4534	mmccombs@mmccombs-silver.com
Julia Wilson	743 OLD MOOREVILLE		juliawilson@glwilson.com
Randy Wilson	Gilbert Rd Statesville	704-888-8009	
Rex Thompson	219 Ashbrook Rd	704-437-1222	rex.thompson@AgSouthFL.com

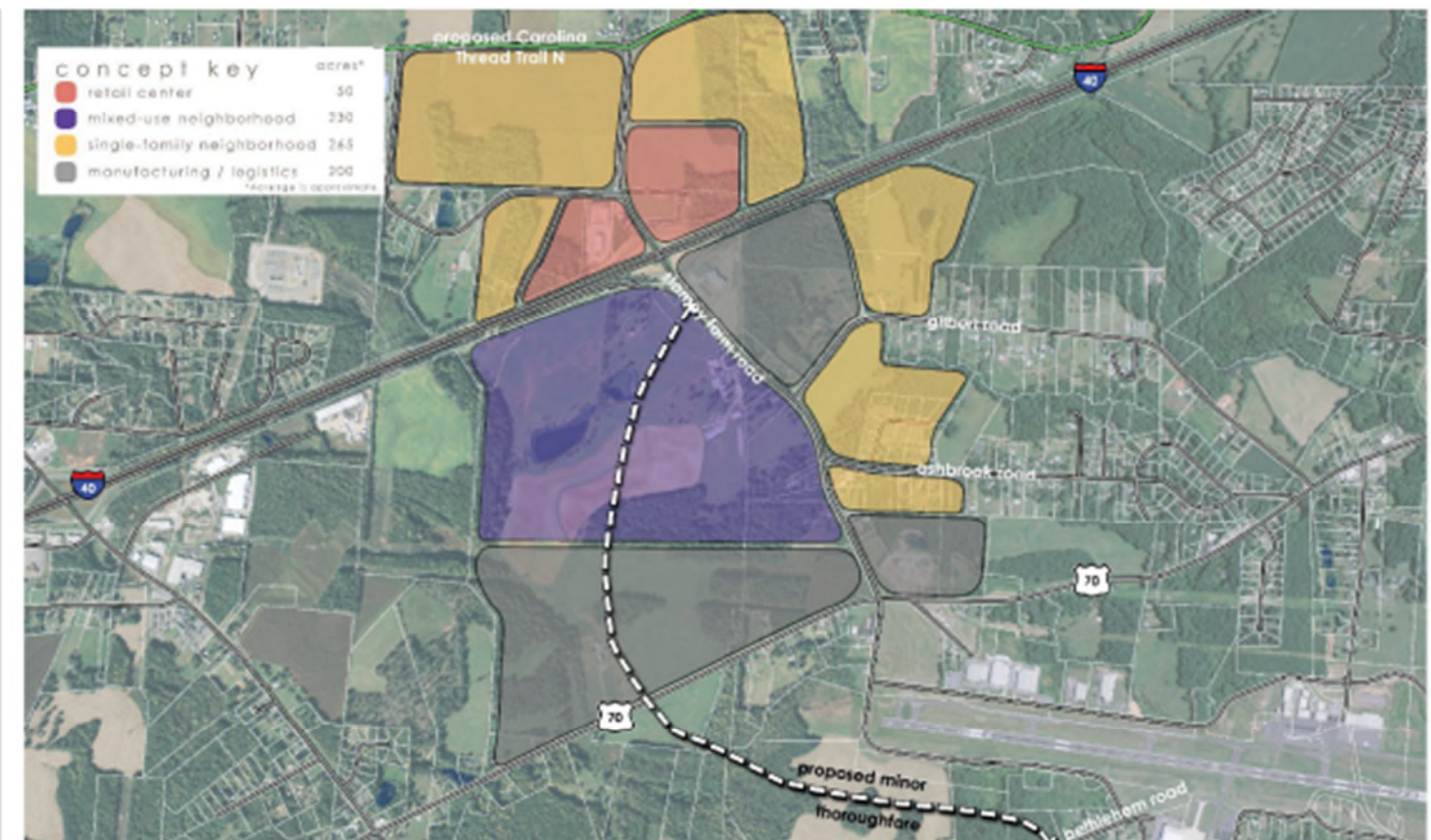
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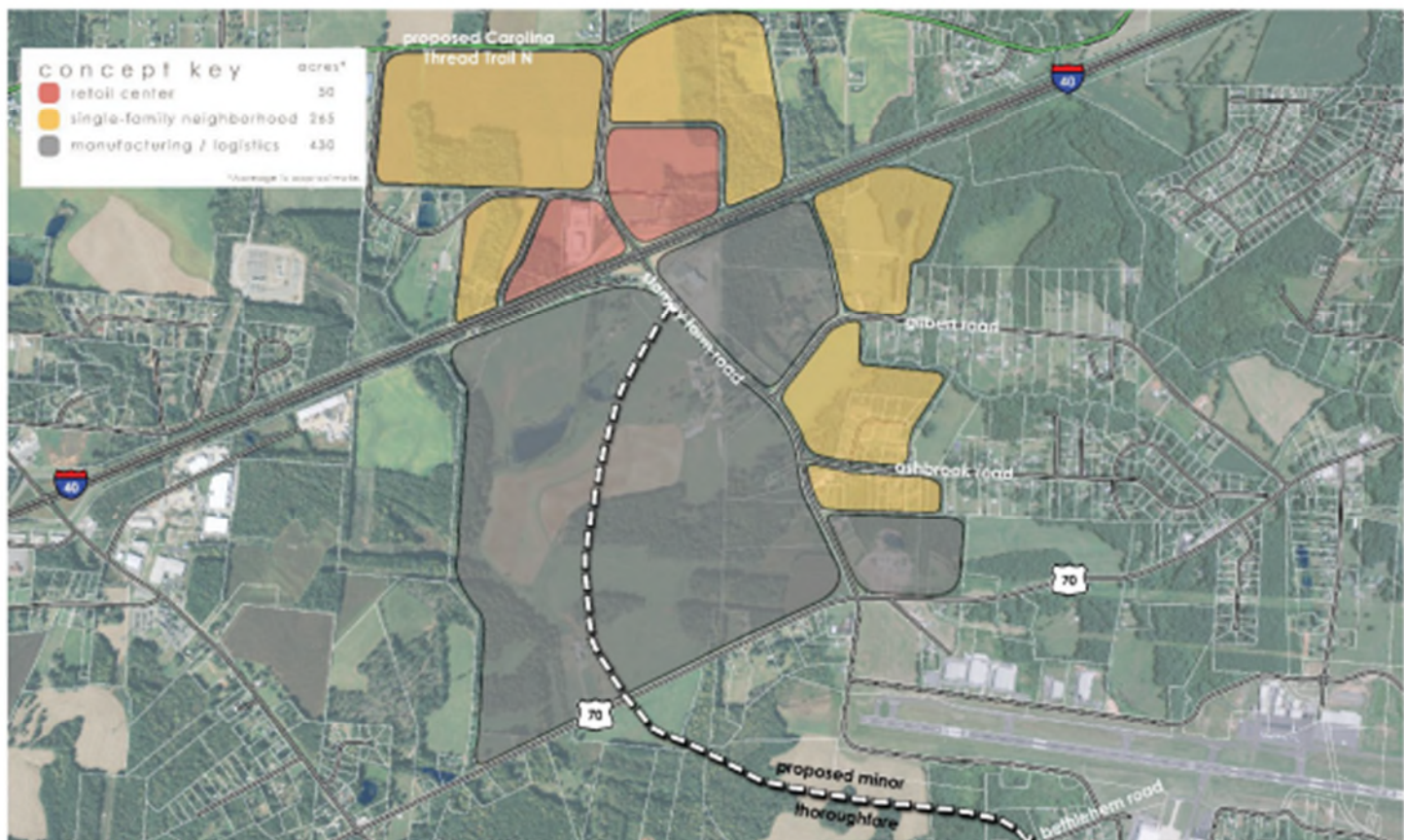
ATTENDEE SIGN-IN SHEET

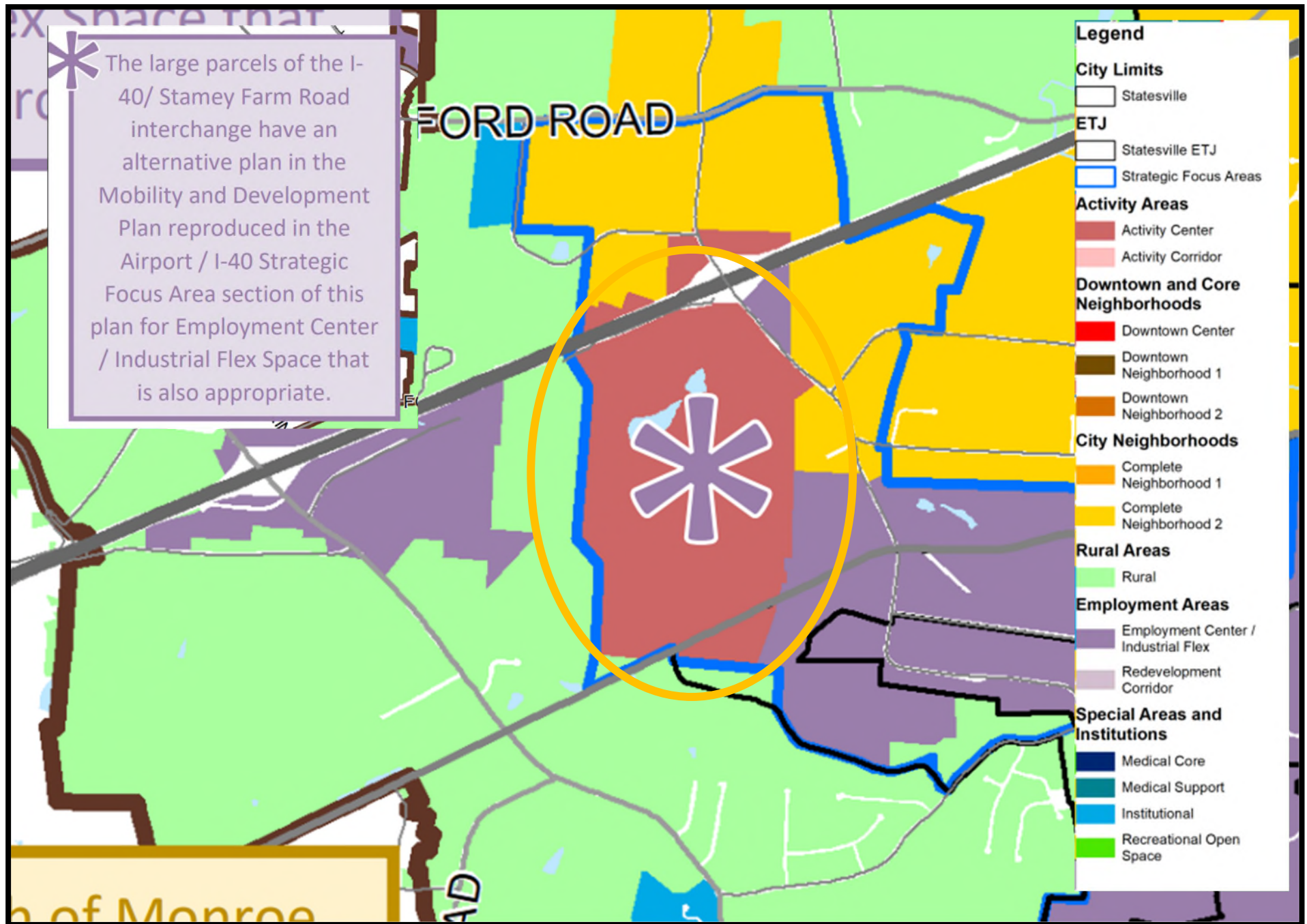
Name	Address	Phone Number	Email
WAYNE BRADSHAW	151 Dublin Ct., Statesville NC 95637	704-450-6381	Rexshaw SD@bellsouth.net
TAMMY CHUBBY	230 BEECH BROOK LN STATESVILLE, NC 28625	704 902 5352	tammychubby@gmail.com
JEFF CHUBBY	"	704 495-1790	jchubby@bellsouth.net
Amy Miller	169 Branchwood Rd Statesville NC 28625		millerame@gmail.com
M.A. Danner	3327 Schyld Rd Statesville NC 28625		
Natalie Cline	2841 H Ky Hwy Statesville		nataliescline@gmail.com
Linda Krider	153 Gilbert Rd Statesville	704-437-0177	llaborn@aol.com
Jeff Krider			
LeighAnn Huddleston	310 Ashbrook Rd STSV NC	828 506 1451	labhuddleston@gmail.com

Concept Design A
Stamey Farm



Concept Design B Stamey Farm





2045 Land Development Plan – ZC25-13 Compass Data Centers

Employment Center / Industrial Flex

Character Intent

This character area serves as an engine of employment for the city including business parks, corporate campuses, flex space, as well as heavy manufacturing, warehousing, logistics and distribution, research and development and other industrial uses. These areas are located along major road corridors that provide adequate truck access. The market for employment space is changing and requires flexibility to cater to new production models, employee preferences, and customers. Production facilities may include public-facing show rooms, test kitchens, or tour spaces. This character area allows for such diversification while maintaining a focus on industrial and manufacturing uses. Restaurants and convenience commercial are appropriate uses in these areas to reduce worker commutes and enhance productivity. Uses and loading areas should be buffered from adjacent lower intensity uses with landscaping and other transitions. Developments fronting gateway corridors should have enhanced landscaping and buffering to maximize visual quality along the corridor. Corporate campuses should be master planned to maximize pedestrian access between buildings and create a visually appealing entranceway through landscaping and signage.

For information about the changing market for employment space, See Real Estate Market Analysis Report, page 36.

Pattern & Form

Large format buildings on mid-size to longer block lengths.

Opportunities

New industries and employers.

Primary Uses

Heavy and light industrial, office, office – corporate campus, heavy commercial, entrepreneurial incubator spaces.

Secondary Uses

Convenience retail, restaurants and bars.

Form Characteristics

Building Height	One to five stories
Building Orientation	Buildings oriented toward primary street, complexes may be designed around common space or service streets, 20-50 ft setbacks
Building Types	Large and mid-size format production facilities, offices, and small format retail and service uses
Street Character	Streets capable of accommodating regular truck traffic, sidewalks connecting sites encouraged
Parking Character	Surface lots that serve development sites, shared parking preferred, parking includes adequate loading, maneuvering, and equipment parking, parking located to side or rear



Activity Center

Character Intent

The Activity Center land use and character area provides community and regional scale commerce. It includes opportunities for large format retail commercial establishments. It also includes opportunities for smaller commercial businesses within a walkable environment or organized around a civic space (such as a plaza) that promotes users parking once and accessing multiple entertainment, eating, and shopping experiences on foot. Multifamily residential on upper stories of commercial uses, or in adjacent blocks to commercial areas, is encouraged. Activity Centers should be designed to emphasize walkability through highly connected pedestrian facilities between parking and storefronts, between individual establishments, and as appropriate, to adjacent surrounding uses and streets. Master planning of multi-parcel Activity Centers is preferred to maximize design cohesion, connectivity, and use of land. Major street frontages should be reserved for anchors or commercial uses for high visibility. Activity Centers include both existing traditional, suburban style commercial centers that can evolve and be redeveloped over time, as well as undeveloped sites that will be developed as determined by the real estate market. Though a variety of housing type choices are encouraged in this area, tracts of new single family detached homes are not aligned with this character intent.

Pattern & Form

Large footprint mixed use commercial centers that prioritize pedestrian connectivity between uses and are organized around public spaces or using a traditional main street format.

Opportunities

Redevelopment of existing commercial centers into mixed-use centers, multimodal street redevelopment, new public spaces.

Primary Uses

Retail, entertainment, hotel/hospitality, restaurants and bars, personal services, office, breweries and distilleries, residential.

Secondary Uses

institutional, public spaces, small park or open space.

Form Characteristics

Building Height	One to four stories
Building Orientation	Buildings oriented around public space or fronting internal streets in traditional main street style format, 0-30 ft setbacks
Building Types	Large and small footprint commercial and multifamily residential, upper story residential and office, and a variety of housing type choices (see page 37).
Street Character	Arterial streets and access streets along edges; smaller internal streets provide pedestrian networks for circulation
Parking Character	Parking at individual buildings or in a central location, with large parking lots divided into “pods” to side or rear of development





To: Statesville Planning Board

From: Sherry Ashley, Planning Director

Date: August 26, 2025

Subject: Rezoning

Case: ZC25-13 Compass Data Centers

Address: Properties located on Stamey Farm Road, between I-40 and US 70 (Hickory Highway), Statesville, NC; Tax ID #'s 4713-29-5198, 4713-39-0218, 4714-23-3766, 4714-31-8718 portion, 4714-34-8407, 4714-44-5207, 4714-44-5418, and 4714-53-2608.

- ☐ The zoning amendment is **approved** and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: The 2019 Mobility + Development Plan projects 2 land use plan options for the Airport/I-40 Focus Area regarding these properties. Concept A projects half of the properties for mixed use neighborhood and half for manufacturing/logistics. Concept B projects all of these properties for manufacturing/logistics. A data center is neither strictly manufacturing or strictly logistics it is both because it produces "information" or "data" and manages the flow of equipment, power, cooling and data within the facility. When the 2045 Land Development Plan was adopted afterwards, the mobility plan was taken into consideration and this area was projected as Activity Center or Employment Center/Industrial Flex. Employment Center/Flex Industrial includes business parks, corporate campuses, flex space, manufacturing, distribution, and other industrial uses. Secondary uses include retail. In addition, these properties are located in the Tier 2 growth area. Utilities are currently available or are in the planning stages.

In addition, to the adopted plans referenced above, the concept plan and conditions offered by the applicant provide large buffers and an expanse of undeveloped land between the proposed structures and adjoining properties, the primary entrance is in close proximity to I-40 and the interchange and a data center is a less intensive use regarding traffic than a distribution center or retail development.

- ☐ In addition to **approving** this zoning amendment, this approval is **also deemed an amendment to the City's comprehensive land use plan.** The changes in conditions the Planning Board has taken into account in amending the zoning ordinance to meet the development needs of the community are as follows:_____

-
-
- ☐ The zoning amendment **is rejected because it is inconsistent with the City's comprehensive land plan** and is not reasonable and in the public interest
because:_____
-

Date: Alisha Lane, Chairwoman

Date: Sherry Ashley, Planning Director



To: Statesville Planning Board

From: Sherry Ashley, Planning Director

Date: August 26, 2025

Subject: Rezoning

Case: ZC25-13 Compass Data Centers

Address: Properties located on Stamey Farm Road, between I-40 and US 70 (Hickory Highway), Statesville, NC; Tax ID #'s 4713-29-5198, 4713-39-0218, 4714-23-3766, 4714-31-8718 portion, 4714-34-8407, 4714-44-5207, 4714-44-5418, and 4714-53-2608.

- ☐ The zoning amendment is **approved** and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because:
- ☐ In addition to **approving** this zoning amendment, this approval is **also deemed an amendment to the City's comprehensive land use plan**. The change in conditions the Planning Board has taken into account in amending the zoning ordinance to meet the development needs of the community are as follows:
- ✓ The zoning amendment **is rejected because it is inconsistent with the City's comprehensive land plan** and is not reasonable and in the public interest because: The project does not meet the Employment Center/Flex Industrial intent and is not complementary to the surrounding area.

Date: Alisha Lane, Chairwoman

Date: Sherry Ashley, Planning Director

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM IREDELL COUNTY RA (RESIDENTIAL AGRICULTURAL) DISTRICT AND IREDELL COUNTY HB (HIGHWAY BUSINESS) DISTRICT TO THE CITY OF STATESVILLE'S LI CZ (LIGHT INDUSTRIAL CONDITIONAL ZONING) DISTRICT FOR A DATA CENTER.

ZC25-13 Compass Data Centers

located on Stamey Farm Road, between I-40 and US 70 (Hickory Highway), Statesville, NC; Tax ID #'s 4713-29-5198, 4713-39-0218, 4714-23-3766, 4714-31-8718 portion, 4714-34-8407, 4714-44-5207, 4714-44-5418, and 4714-53-2608

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 August 26, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from Iredell County RA (Residential Agricultural) District and Iredell County HB (Highway Business) District to the City of Statesville's LI CZ (Light Industrial Conditional Zoning) District for a data center, warehouse, mini-warehouse, public utility uses, temporary batch plant, outdoor storage as an accessory use, general office, parking, and parks and playgrounds; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on September 4 and 11, 2025, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

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

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

Description

Parcel 1
PIN 4713295198.000

BEGINNING AT AN IRON STAKE, GANT'S CORNER, AND RUNS SOUTH 5 DEGREES WEST 31 1/2 POLES TO A STAKE IN THE CENTER OF #10 HIGHWAY, NOW NASH'S CORNER; THENCE WITH THE CENTER OF SAID ROAD, NORTH 66 DEGREES EAST 62 POLES TO THE CENTER OF SAID ROAD, GANT'S LINE; THENCE WITH HER LINE NORTH 85 DEGREES WEST 52 1/2 POLES TO BEGINNING, CONTAINING 4 8/10 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION OF THE PROPERTY CONVEYED IN DEED BOOK 683, PAGE 312.

Parcel 2
PIN 4713390218.000

BEGINNING AT A POINT LOCATED IN THE CENTER OF U.S. HIGHWAY 64-70, COMMON CORNER OF HOWARD STAMEY AND EWALL A. STEVENSON, THENCE WITH THE CENTER OF U.S. HIGHWAY 64-70 SOUTH 64 DEG. 29 MIN. WEST 367.11 FEET TO A POINT, SAID POINT LOCATED NORTH 64 DEG. 29 MIN. EAST 52.5 FEET FROM A CULVERT RUNNING UNDER U.S. HIGHWAY 64-70, THENCE WITH THE NEW LINE OF STEVENSON NORTH 20 DEG. 26 MIN 18 SEC. WEST 204.62 FEET TO AN IRON PIN, HOWARD STAMEY'S LINE, THENCE WITH STANLEY'S LINE SOUTH 85 DEG. 13 MIN 54 SEC. EAST 404.16 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.859 ACRES, MORE OR LESS, ALL IN ACCORDANCE WITH A SURVEY BY R. B. KESTLER, JR., REGISTERED SURVEYOR, DATED FEBRUARY 7, 1983.

SUBJECT TO THE EASEMENT AND RIGHT OF WAY OVER THE ABOVE DESCRIBED PROPERTY FROM THE PROPERTY SHOWN ON THE SURVEY ATTACHED TO DEED BOOK 683, PAGE 312 AT THE EWALL A. STEVENSON PROPERTY, BOOK 214, PAGE 162, TO THAT CULVERT LYING BENEATH U. S. HIGHWAY 64-70 AS SHOWN ON THE ATTACHED SURVEY, TO DIG AND MAINTAIN A DITCH FOR THE PURPOSES OF CARRYING OFF SURPLUS WATER OVER THE CONVEYED PREMISES, WHERE WATER WOULD NATURALLY FLOW, PROVIDING SUCH DIGGING AND MAINTENANCE SHALL BE FREE OF COST AND WITHOUT DAMAGE TO THE GRANTEE.

Parcel 3
PIN 4714233766.000

BEGINNING AT A STAKE AT A GUM TREE, J. F. MOOSE AND MRS. HOWARD GANT'S CORNER, AND RUNS THENCE WITH MRS. GANT'S LINE, SOUTH 84 DEG. EAST 149.5 FEET TO A STAKE ON THE BRANCH; THENCE WITH MRS. GANT'S LINE AND THE BRANCH SOUTH 59 DEG. 10 MIN EAST 217 FEET TO A STAKE ON THE BRANCH; THENCE CONTINUING WITH MRS. GANT'S LINE NORTH 35 DEG. 55 MIN. EAST 103 FEET TO A STAKE ON ANOTHER BRANCH; THENCE WITH SAID BRANCH AND MRS. GANT'S LINE NORTH 19 DEG. 15 MIN. EAST 435 FEET TO A STAKE; THENCE NORTH 50 DEG. EAST 200 FEET TO A STAKE; THENCE NORTH 24 DEG. 30 MIN. EAST 178 FEET TO A STAKE, LACKEY'S CORNER ON THE SOUTH MARGIN OF THE RIGHT OF WAY OF U. S. HIGHWAY NO. 64 NORTH BY-PASS; THENCE WITH SAID HIGHWAY SOUTH 72 DEG. WEST 755.4 FEET TO A STAKE ON J. F. MOOSE'S LINE; THENCE WITH HIS LINE SOUTH 54 DEG. WEST 407.2 FEET TO THE BEGINNING, CONTAINING 6.8 ACRES, MORE OR LESS, ACCORDING TO A SURVEY MADE BY L. B. GRIER, REGISTERED SURVEYOR, AUGUST 3, 1956.

PARCEL 4 PORTION TRACT 1-3
PIN#: 4714-31-8718

EXCLUDING THE 18.127 ACRE TRACT BEING SUBDIVIDED OUT OF THE EXISTING TRACT, SOUTH OF HICKORY HWY (US70).

BEING ALL THOSE CERTAIN PIECES, PARCELS OF TRACTS OF LAND LYING AND BEING IN THE TOWN OF STATESVILLE, SHILOH TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 742,760.88; E: 1,415,367.22 (NAD 83/2011), SAID POINT BEING N 79°49'49" W, 861.28 FEET FROM NGS MONUMENT "SMITH", AND BEING THE COMMON CORNER WITH BOTH THE ALFORD FARM AND TIMBER, LLC PROPERTY, AS RECORDED IN BOOK 2768 PAGE 1611 AND THE JAMES J. MUNDAY AND WIFE, HAZELENE B. MUNDAY PROPERTY, AS RECORDED IN BOOK 2166 PAGE 703, SAID POINT BEING LABELED POB"B" AND BEING THE POINT OF BEGINNING.

THENCE ALONG THE ALFORD FARM AND TIMBER, LLC PROPERTY, S 00°13'28" E, 668.67 FEET TO A #4 REBAR AND BEING THE NORTHWESTERN CORNER OF THE D. EDWARD HUFFMAN AND WIFE, PAULA LEONARD HUFFMAN PROPERTY AS RECORDED IN BOOK 1031 PAGE 1231, SAID POINT BEING N 89°32'29" W, 118.50 FEET FROM A #4 REBAR.

THENCE ALONG SAID PROPERTY LINE S 02°45'04" W, 572.17 FEET TO A #3 REBAR, AND BEING THE COMMON CORNER OF THE PAULA L. HUFFMAN PROPERTY, AS RECORDED IN BOOK 13E PAGE 710.

THENCE ALONG SAID PROPERTY LINE S 02°07'37" W, 720.49 FEET TO A #4 REBAR, AND BEING THE COMMON CORNER OF THE ARTHUR DAVID HAIRE PROPERTY AS RECORDED IN BOOK 2452 PAGE 1233.

THENCE ALONG SAID PROPERTY LINE THE FOLLOWING (6) COURSES AND DISTANCES, (1) N 87°41'34" W, 80.99 FEET TO A #3 REBAR, (2) S 08°37'33" W, 206.35 FEET TO A CONCRETE MONUMENT, (3) S 83°25'26" E, 32.72 FEET TO A CONCRETE MONUMENT, (4) S 00°55'35" E, 173.04 FEET TO A CONCRETE MONUMENT, (5) S 77°29'28" W, 65.75 FEET TO A CONCRETE MONUMENT, (6) S 05°04'25" W, 182.24 FEET TO A POINT IN THE CENTERLINE OF HICKORY HIGHWAY.

THENCE ALONG SAID CENTERLINE OF ROAD THE FOLLOWING (12) COURSES AND DISTANCES, (1) S 64°07'39" W, 79.44 FEET TO A POINT, (2) S 64°07'39" W, A DISTANCE OF 79.44 FEET TO A POINT, (3) S 64°09'17" W, A DISTANCE OF 141.58 FEET TO POINT, (4) S 64°09'10" W, A DISTANCE OF 200.00 FEET TO A POINT, (5) S 64°09'16" W, A DISTANCE OF 200.00 FEET TO A POINT, (6) S 64°09'35" W, A DISTANCE OF 200.00 FEET TO A POINT, (7) S 64°03'13" W, A DISTANCE OF 200.00 FEET TO POINT, (8) S 64°12'29" W, A DISTANCE OF 200.00 FEET TO A POINT, (9) S 64°12'26" W A DISTANCE OF 200.00 FEET TO A POINT, (10) S 64°09'00" W, A DISTANCE OF 200.00 FEET TO A POINT, (11) S 64°45'44" W, A DISTANCE OF 200.00 FEET TO A TO A POINT, (12) S 63°46'11" W, A DISTANCE OF 254.00 FEET TO A POINT NEAR THE CENTERLINE OF HICKORY HIGHWAY, AND BEING THE EASTERN CORNER OF THE PAMELA P STAMEY LIVING TRUST PROPERTY AS RECORDED IN BOOK 683 PAGE 312.

THENCE LEAVING SAID HIGHWAY ALONG SAID PROPERTY LINE N 85°36'50" W, 404.16 FEET TO AN AXLE, BEING A COMMON CORNER WITH THE DAVID J STAMEY AND WIFE, DEVON OLIVER STAMEY PROPERTY AS RECORDED IN BOOK 2380 PAGE 464.

THENCE ALONG SAID PROPERTY LINE N 85°36'49" W, 486.08 FEET TO A 2" IRON PIPE, BEING A COMMON CORNER WITH THE LAURA N. JORDAN AND EMILY J. NASH PROPERTY AS RECORDED IN BOOK 2724 PAGE 339.

THENCE ALONG SAID PROPERTY LINE THE FOLLOWING (2) COURSES AND DISTANCES, (1) N 04°07'16" E, 1343.85 FEET TO A 3" PINCHED PIPE IN CONCRETE, (2) N 39°57'16" W, 531.64 FEET TO A 3" IRON PIPE, BEING A COMMON CORNER WITH THE WHISKEY THROTTLE NC, LLC PROPERTY AS RECORDED IN BOOK 3010 PAGE 939.

THENCE ALONG SAID PROPERTY LINE THE FOLLOWING (2) COURSES AND DISTANCES, (1) N 02°46'47" E, PASSING A 1" DISTURBED IRON PIPE AT 683.14 FEET, FOR A TOTAL OF 2202.85 FEET TO A 1" REBAR, (2) N 34°38'53" W, A DISTANCE OF 95.36 FEET TO A POINT BEING A COMMON CORNER WITH THE PAMELA P STAMEY LIVING TRUST TRACT AS RECORDED IN BOOK 6954 PAGE 578.

THENCE ALONG SAID PROPERTY LINE THE FOLLOWING (5) COURSES AND DISTANCES, (1) S 63°06'18" E, A DISTANCE OF 217.32 FEET TO A POINT, (2) N 31°56'00" E, A DISTANCE OF 103.00 FEET TO A POINT, N 15°16'00" E, A DISTANCE OF 435.00 FEET TO A POINT, N 46°01'00" E, A DISTANCE OF 200.00 FEET TO A POINT, N 20°31'00" E, A DISTANCE OF 178.00 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF US INTERSTATE 40.

THENCE ALONG SAID RIGHT OF WAY N 67°40'00" E, 812.54 FEET TO A 1" IRON PIPE, BEING A COMMON CORNER WITH THE RINK MEDIA, LLC PROPERTY AS RECORDED IN BOOK 18762 PAGE 33.

THENCE LEAVING SAID RIGHT OF WAY ALONG SAID PROPERTY LINE, THE FOLLOWING (3) COURSES AND DISTANCES, (1) S 22°18'20" E, 59.89 FEET TO A 1" IRON PIPE, (2) N 67°50'06" E, 30.05 FEET TO A 1" IRON PIPE, (3) N 22°23'21" W, 60.00 FEET TO A 1" IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF US INTERSTATE 40.

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (3) COURSES AND DISTANCES, (1) N 67°36'10" E, 120.02 FEET TO A 1" IRON PIPE, (2) S 05°03'21" W, 20.70 FEET TO A 1" IRON PIPE, (3) N 81°45'12" E, 113.00 FEET TO A 1" IRON PIPE, BEING A COMMON CORNER WITH THE STAMEY LAND COMPANY AS RECORDED IN BOOK 741 PAGE 27.

THENCE LEAVING SAID RIGHT OF WAY ALONG SAID PROPERTY LINE, THE FOLLOWING (3) COURSES AND DISTANCES, (1) S 08°14'48" E, 60.00 FEET TO A 1" IRON PIPE, (2) N 81°45'12" E, 30.00 FEET TO A 1" IRON PIPE, (3) N 08°12'36" W, 59.70 FEET TO A 1" IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF US INTERSTATE 40.

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (3) COURSES AND DISTANCES, (1) N 81°45'12" E, 335.69 FEET TO A DISTURBED CONCRETE MONUMENT, (2) N 05°39'48" E, 20.70 FEET TO A DISTURBED CONCRETE MONUMENT, (3) N 89°57'49" E, 155.56 FEET TO A POINT, BEING A COMMON CORNER WITH THE STAMEY LAND CO. AS RECORDED IN BOOK 1899 PAGE 842.

THENCE LEAVING SAID RIGHT OF WAY ALONG SAID PROPERTY LINE, THE FOLLOWING (3) COURSES AND DISTANCES, (1) S 02°00'26" W, 174.29 FEET TO A NAIL, (2) S 39°11'04" E, 394.07 FEET TO A NAIL, (3) N 50°48'56" E, 362.56 FEET TO A POINT IN THE CENTERLINE OF STAMEY FARM ROAD.

THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING (4) COURSES AND DISTANCES, (1) S 40°41'01" E, 173.15 FEET TO A POINT, (2) S 40°44'51" E, 210.42 FEET TO A POINT, (3) S 41°09'20" E, 200.82 FEET TO A POINT, (4) S 40°27'32" E, 97.36 FEET TO A POINT, BEING A COMMON CORNER WITH THE STAMEY FARMS LLP PROPERTY AS RECORDED IN BOOK 2008 PAGE 1208.

THENCE LEAVING THE CENTERLINE OF SAID ROAD, ALONG SAID PROPERTY LINE, THE FOLLOWING (5) COURSES AND DISTANCES, (1) S 72°33'51" W, 157.09 FEET TO A POINT, (2) S 33°19'44" W, 53.82 FEET TO A POINT, (3) S 18°09'53" E, 70.00 FEET TO A #5 REBAR, (4) S 57°43'59" E, 73.37 FEET TO A #5 REBAR, (5) N 72°35'46" E, 227.95 FEET TO A NAIL IN THE CENTERLINE OF STAMEY FARM ROAD.

THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING (4) COURSES AND DISTANCES, (1) S 47°24'06" E, 80.57 FEET TO A POINT, (2) S 50°33'36" E, 94.99 FEET TO A POINT, (3) S 51°48'15" E, 101.50 FEET TO A POINT, (4) S 51°47'31" E, 110.77 FEET TO A POINT, BEING A COMMON CORNER WITH THE JAMES J. MUNDAY AND WIFE, HAZELENE B. MUNDAY, AS RECORDED IN BOOK 2166 PAGE 703.

THENCE LEAVING THE CENTERLINE OF SAID ROAD, ALONG SAID PROPERTY LINE, THE FOLLOWING (2) COURSES AND DISTANCES, (1) S 53°03'56" W, PASSING A 2" IRON PIPE AT 31.88 FEET, FOR A TOTAL OF 417.54 FEET TO A 1" IRON PIPE, (2) S 01°21'48" E, 412.68 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PROPERTY AS DESCRIBED CONTAINS 300.877 ACRES, MORE OR LESS. ALL AS SHOWN ON A BOUNDARY SURVEY PREPARED BY THOMAS AND HUTTON (ANTHONY S. DIBONA, PLS) AND DATED AUGUST 14, 2025.

Parcel 5
PIN 4714348407.000

BEGINNING AT AN IRON STAKE ON THE SOUTHERN EDGE OF THE CONTROLLED ACCESS RIGHT OF WAY OF INTERSTATE HIGHWAY 40; THENCE SOUTH 06-34-40 EAST 60 FEET TO AN IRON; THENCE SOUTH 83-25-20 WEST 30 FEET TO AN IRON; THENCE NORTH 06-34-40 WEST 60 FEET TO AN IRON ON SAID RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY, NORTH 83-25-20 EAST 30 FEET TO THE BEGINNING CONTAINING 1,800 SQUARE FEET, MORE OR LESS, AND BEING DESCRIBED ACCORDING TO A PLAT AND SURVEY PREPARED BY R. B. PHARR, REGISTERED SURVEYOR, DATED NOVEMBER 10, 1970, AND BEING DESIGNED AS SITE #2 ON A COPY OF SAID PLAT RECORDED IN DEED BOOK 497 AT PAGE 509, IREDELL COUNTY REGISTRY.

Parcel 6
PIN 4714445207.000

BEGINNING AT AN IRON, SAID IRON BEING LOCATED IN THE SOUTHERN LINE OF A TRACT CONVEYED TO REPROCO, INC., AND BEING SOUTH 39-13-30 EAST 180 FEET FROM A CONCRETE MONUMENT LOCATED IN THE SOUTHWEST QUADRANT FORMED BY INTERSTATE HIGHWAY #40 AND FRYEGILBERT ROAD (STATE ROAD #1512); THENCE NORTH 50-46-30 EAST 30.27 FEET TO A POINT IN THE CENTER OF STATE ROAD #1512; THENCE WITH THE CENTER OF STATE

ROAD #1512, SOUTH 39-13-30 EAST 170 FEET TO A POINT IN THE CENTER OF STATE ROAD #1512; THENCE LEAVING STATE ROAD #1512 SOUTH 50-46-30 WEST 30.27 FEET TO AN IRON LOCATED ON THE WEST BANK OF STATE ROAD #1512; THENCE CONTINUING SOUTH 50-46-30 WEST 315.0 FEET TO AN IRON; THENCE NORTH 39-13-30 WEST 394.07 FEET TO A RAILROAD SPIKE IN ROOT OF TREE; THENCE NORTH 1-58-00 EAST 174.29 FEET TO AN IRON LOCATED ON THE CONTROLLED ACCESS LINE OF INTERSTATE HIGHWAY #40; THENCE WITH THE CONTROLLED ACCESS LINE OF INTERSTATE HIGHWAY #40, SOUTH 88-02-00 EAST 40.36 FEET TO AN IRON, SAID IRON BEING THE NORTHWEST CORNER OF THE 1.12 ACRE TRACT CONVEYED TO REPROCO, INC.; THENCE WITH THE REPROCO, INC. LINE SOUTH 39-13-30 EAST 328.70 FEET TO AN IRON, THE SOUTHWEST CORNER OF REPROCO, INC. TRACT; THENCE NORTH 50-46-30 EAST 169.73 FEET TO AN IRON, THE POINT AND PLACE OF BEGINNING, CONTAINING 2.38 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN ON A PHYSICAL SURVEY DATED MARCH 11, 1970; PREPARED BY KESTLER AND MACKAY, REGISTERED SURVEYORS.

Parcel 7
PIN 4714445418.000

BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE SOUTHWEST QUADRANT FORMED BY THE INTERSECTION OF INTERSTATE HIGHWAY #40 AND FRYE-GILBERT ROAD (STATE ROAD #1512), SAID CONCRETE MONUMENT BEING SOUTH 33-14-00 EAST 304.10 FEET FROM N.C. GEODETIC SURVEY MONUMENT LOCATED IN THE NORTHWEST QUADRANT FORMED BY THE INTERSECTION OF INTERSTATE HIGHWAY #40 AND FRYE-GILBERT ROAD (STATE ROAD #1512); THENCE NORTH 39-47-30 EAST 30.83 FEET TO A POINT IN THE CENTER OF STATE ROAD #1512; THENCE WITH THE CENTER OF STATE ROAD #1512 SOUTH 39-13-5-00 EAST 185.87 FEET TO A POINT IN THE CENTER OF STATE ROAD #1512; THENCE LEAVING STATE ROAD #1512, SOUTH 50-46-30 WEST 30.27 FEET TO AN IRON LOCATED ON THE BANK OF STATE ROAD #1512; THENCE CONTINUING SOUTH 50-46-30 WEST 169.73 FEET TO AN IRON; THENCE NORTH 39-13-30 WEST 328.70 FEET TO AN IRON LOCATED ON THE CONTROLLED ACCESS LINE OF INTERSTATE HIGHWAY #40; THENCE WITH THE SOUTHERN CONTROLLED ACCESS LINE OF INTERSTATE HIGHWAY #40, SOUTH 88-02-00 EAST 225.70 FEET TO THE CONCRETE MONUMENT DESIGNATED AS THE POINT AND PLACE OF BEGINNING, CONTAINING 1.12 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN ON A PHYSICAL SURVEY DATED MARCH 11, 1970 PREPARED BY KESTLER AND MACKAY, REGISTERED SURVEYORS.

Parcel 8
PIN 4714532608.000

BEGINNING AT A MAG NAIL SET SAID POINT IN THE RIGHT-OF-WAY OF STATE ROAD 1512 AND BEING NORTH 53-53-16 WEST 449.91 FEET GRID FROM THE N.C.G.S. GILBERT HAVING READINGS OF NORTH: 743,406.0656'; EAST: 1,415,753.527'; NAD 83; THENCE FROM SAID POINT OF BEGINNING, SOUTH 72-34-15 WEST 227.33 FEET TO A REBAR SET; THENCE NORTH 57-42-22 WEST 73.38 FEET TO A REBAR SET; THENCE NORTH 18-07-38 WEST 70.00 FEET TO A REBAR SET; THENCE NORTH 33-21-59 EAST 53.82 FEET TO A REBAR SET; THENCE NORTH 72-34-15 EAST 157.25 FEET TO A MAG NAIL SET; THENCE WITHIN THE

RIGHT-OF-WAY OF STATE ROAD 1512, THE FOLLOWING CALLS: SOUTH 40-59-27 EAST 17.48 FEET; SOUTH 41-36-50 EAST 48.78 FEET; SOUTH 43-04-43 EAST 62.72 FEET; SOUTH 45-01-33 EAST 45.19 FEET; SOUTH 46-33-45 EAST 3.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.818 ACRE, MORE OR LESS, AS SHOWN ON SURVEY BY DAVID B. JORDAN, REGISTERED LAND SURVEYOR, DATED SEPTEMBER 30, 2003.

THERE IS ALSO CONVEYED IS THE EASEMENTS DESCRIBED IN DEED RECORDED IN BOOK 1527, PAGES 365-367, IREDELL COUNTY, NORTH CAROLINA.

This ordinance was introduced for first reading by Councilmember_____, seconded by Councilmember_____, and unanimously carried on the 15th day of September, 2025.

Ayes:

Nayes:

The second and final reading of this ordinance was heard on the 6th day of October, 2025 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 6th day of October, 2025.

CITY OF STATESVILLE

Constantine H. Kutteh, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

City Clerk

Staff Report

To: Planning Board Members

From: Herman Caulder, Assistant Planning Director

Date: August 19, 2025

Re: ZC25-04 Hill Haven; properties located at the intersection of Shelton Avenue and Hill Haven Road, Statesville, NC; Tax Map Parcel #'s 4733520766, 4733528140, 4733612340, 4733615608, 4733710309, 4733714134, 4733714950, 4733716507, 4733720499, 4733701799, 4733700921.

Rezoning Request

Mr. Robert Williamsen (applicant) is requesting to rezone a total of 147.28 acres (11 parcels) from Iredell County R-20 (Rural Residential) District, Iredell County HB CUD (Highway Business Conditional Use) District and Iredell County NB (Neighborhood Business) District to R-8 CZ (Medium Density Single-Family Residential Conditional Zoning) District, to provide a proposed 385 lot single family development known as Hill Haven, utilizing the Cluster Subdivision development pattern (see attached Location Map, Aerial Map, Site Photos, and Current Zoning and Utilities Map).

Evaluation

The proposed project site is approximately 147.28 acres located in the Southern section of the city at the intersection of Hill Haven Road and Highway 21 (Shelton Avenue). All these parcels are located a little over one half mile outside the contiguous city limits and would need to be annexed. The intent of this conditional zoning request is to amend the zoning to allow a 385-lot residential development (see Concept Plan).

This is a Conditional Zoning request; if approved, the project will be tied to the concept plan and conditions submitted by the applicant, plus any conditions approved by the Planning Board and City Council. The neighborhood input meeting was held by the applicant on March 26, 2025; the meeting had 6 participants, with questions generally being about density, traffic, property line buffers, lot size, and price range. Questions were answered (see attached Hill Haven Meeting Report).

The base R-8 District allows for a minimum of 8,000 s.f. lots (at a maximum single-family density of approximately five dwelling units per acre); with a minimum of 70 feet in lot width at the front setback line, minimum 25' front yard, 25' rear yard and 8' side yard setbacks and 35' maximum height. The development must have a

minimum of 10% active open space (minimum 14.72 acres for the proposed project). They will be using an existing building as their clubhouse and build a pool beside it.

However, the purpose of the Cluster Subdivision development pattern (as outlined in Section 7.01 of the UDC) is to provide creative and innovative single family 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 use of open space. The minimum lot size in the R-8 Cluster development for single-family homes can be reduced to 6,000 sq. ft., 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 is required to provide Type A (8') street yards along all streets and Type C (15') vegetative buffers on all sides. As a condition, the developer will create an enhanced tree buffer along the sides that abut Hill Haven Road and Wallace Springs Road in an effort to screen the backs of houses from street view.

There are 5 entrances off of Hill Haven Road and one off of Highway 21 (Shelton Avenue). At least two entrances are required to be completed when the 100th home is built. There will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets. Driveway and road improvements agreed to by the City and NCDOT per the Traffic Impact Analysis will be required by the developer at time of site plan approval. The project will be required to provide driveway and road improvements agreed to by the City and NCDOT. In addition, there will be walking trails on site, which will be 5' in width and maintained by the HOA.

The subject property is located within the Tier 2 Growth Area as depicted on the Tiered Growth Map. In addition, the 2045 Land Development Plan classifies this site as a Complete Neighborhood 2 and Activity Corridor (see attachment). Water, sewer, and Power will be provided by City of Statesville.

Staff Recommendation

This property is in a Tier 2 Growth area and meets the definition of Complete Neighborhood 2 but does not meet definition of Activity Corridor in the 2045 Land Development Plan. However, since the proposed subdivision does match the surrounding area, which is mainly residential, and the topography of the area near the highway is very challenging, an amendment to the 2045 Land Development Plan is acceptable. Utility services are available to the site and it is within a 4 minute response time for the Fire Department.

Therefore, **staff recommends approval** of the rezoning contingent upon annexation, list of corrections, and the attached conditions.

Corrections:

1. Addition of a walking trail connecting amenities, sidewalks, etc.
2. Construct an entrance off Wallace Springs Road instead of cul-de-sac at the Northern quadrant of the development.
3. Replace hammer head with cul-de-sac below the first entrance off Hill Haven Road on the East side of the development.
4. Need to provide a set of renderings of the homes.
5. SCM Ponds will need to be dry within 5 miles of the airport.
6. Provide a chart with lot sizes to verify open space.

Conditions:

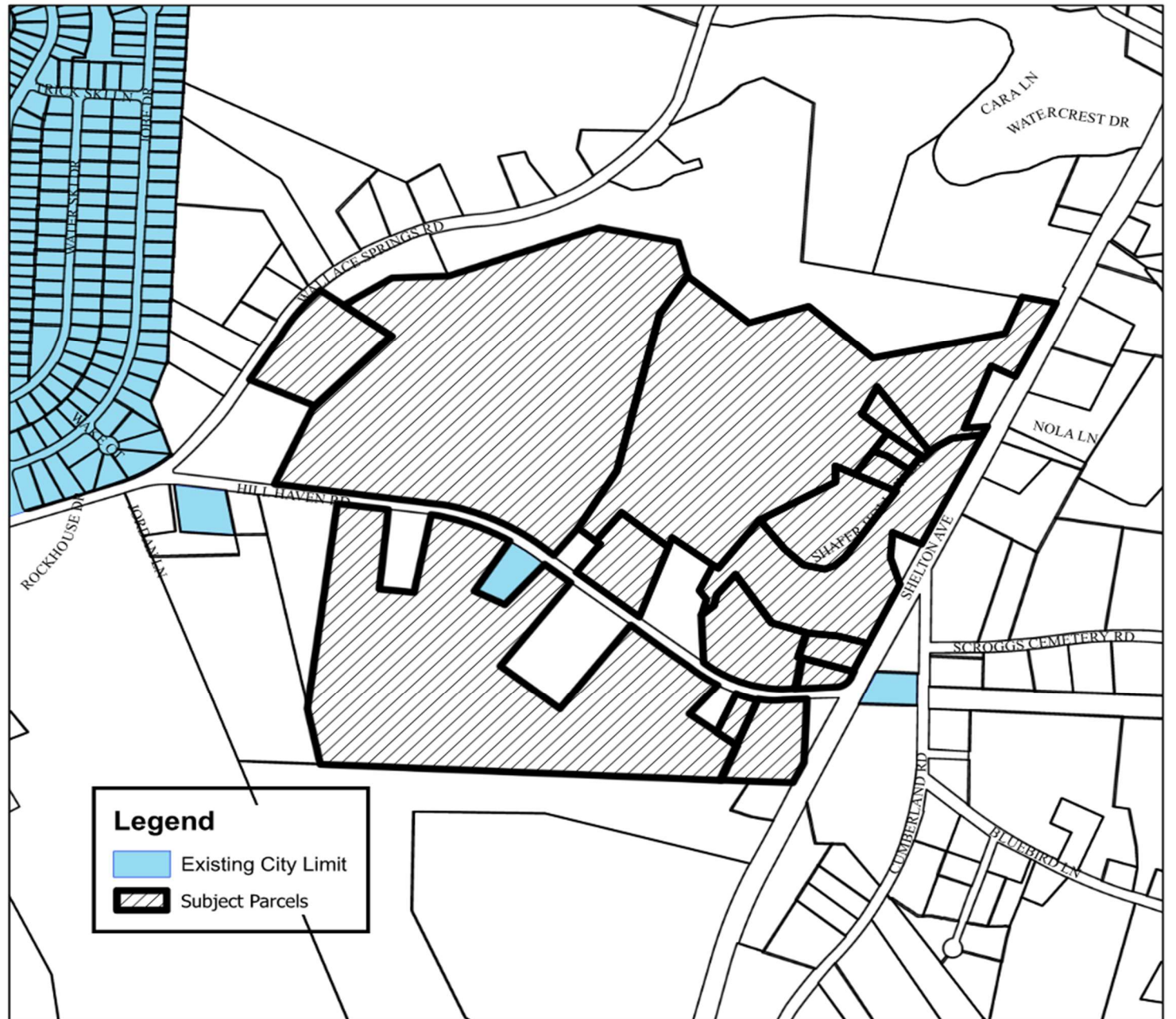
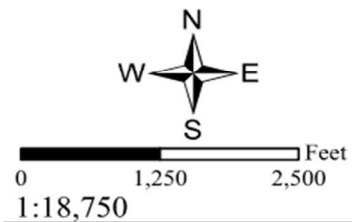
1. Provide a range of units for a minimum of 350 to a maximum of 405 units.
2. Dedicate 45' ROW from Centerline along Shelton Avenue (Carolina Thread Trail)
3. Dedicate 45' ROW from Centerline along Hill Haven Road.
4. Driveway and road improvements agreed to by the City and NCDOT per the Traffic Impact Analysis will be required by the developer at time of site plan approval. Provide traffic calming measures along internal streets (to be determined by City Engineer during TRC review).
5. Use a mixture of at least 2 building materials on the front of homes.
6. Installation of Verkada Cameras at entrances by Statesville Police Department.
7. Provide enhanced landscaped entrances into the subdivision.
8. Shield the back of houses with enhanced tree landscaping along Hill Haven Road, Shelton Avenue, and Wallace Springs Road.
9. Provide larger lots along perimeter.

Attachments:

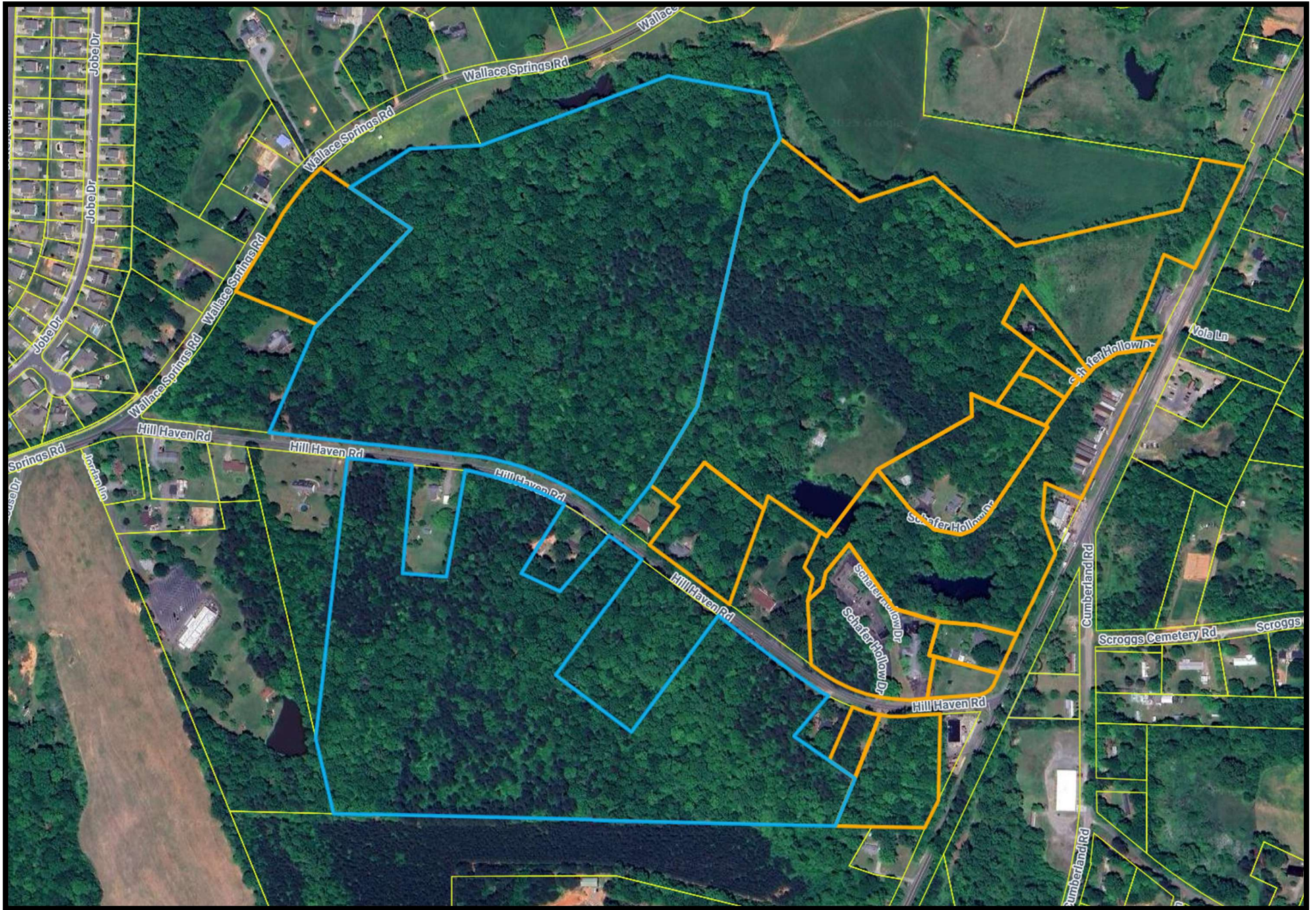
1. Staff Report
2. Location Map
3. Aerial Photo
4. Site Photos
5. Zoning & Utilities Map
6. Community Meeting Report
7. 2045 LDP Land Use Map
8. Concept Plan
9. Complete Neighborhood 2 Character Intent
10. Activity Corridor Character Intent
11. Ordinance
12. Zoning Consistency Statement

City of Statesville Planning Department

ZC25-04 Hill Haven
4733-52-0766, 4733-52-8140,
4733-61-2340, 4733-61-5608,
4733-71-0390, 4733-71-4134,
4733-71-4950, 4733-71-6507,
4733-72-0499, 4733-70-1799,
4733-70-0921, 4733-72-7358,
4733-72-7106 and
4733-72-7265



ZC25-04 Hill Haven – Location Map



ZC25-04 Hill Haven – Aerial Photo



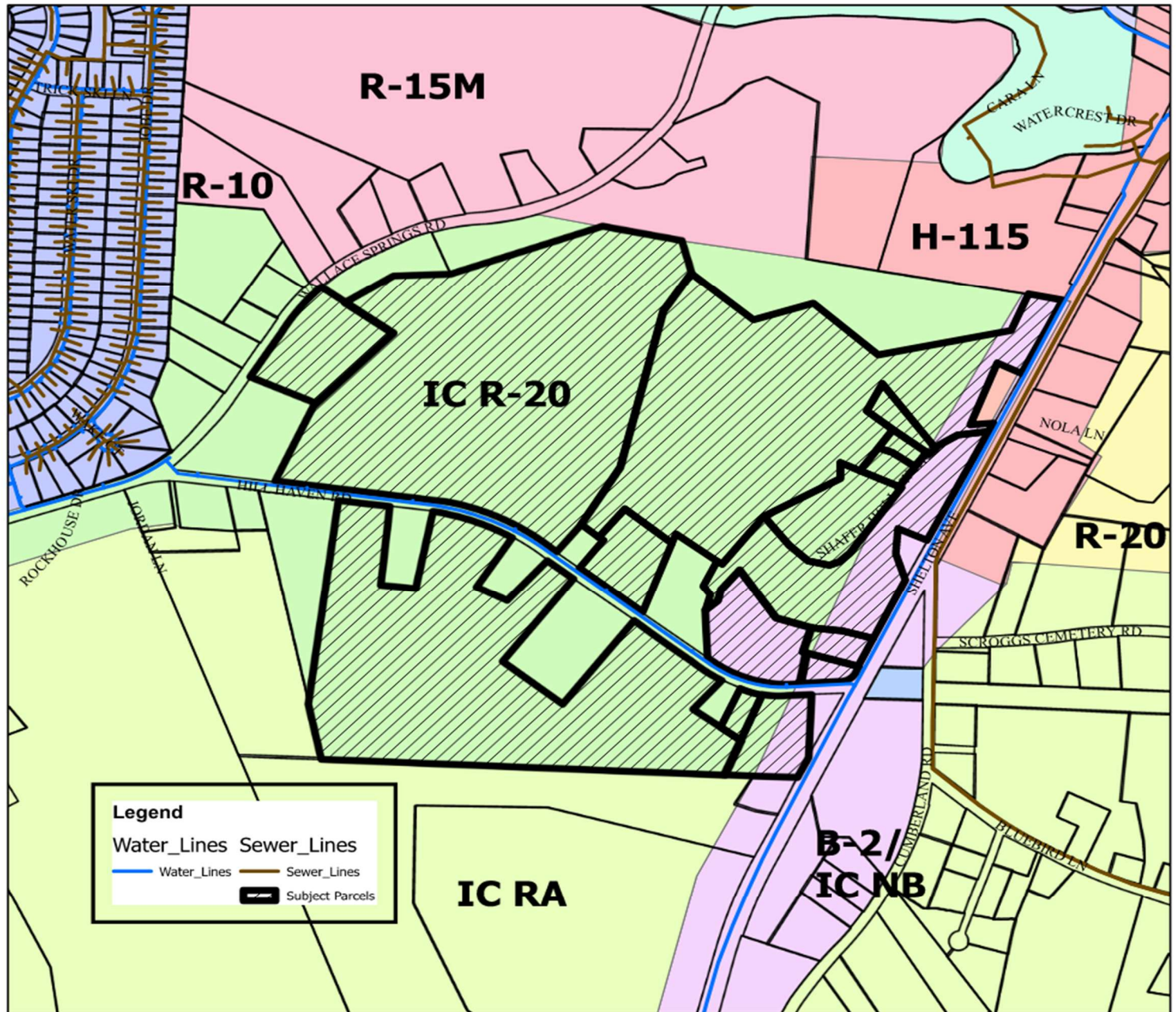
ZC25-04 Hill Haven – Site Photo

City of Statesville Planning Department

ZC25-04 Hill Haven
4733-52-0766, 4733-52-8140,
4733-61-2340, 4733-61-5608,
4733-71-0390, 4733-71-4134,
4733-71-4950, 4733-71-6507,
4733-72-0499, 4733-70-1799,
4733-70-0921, 4733-72-7358,
4733-72-7106 and
4733-72-7265



0 1,250 2,500 Feet
1:18,750



ZC25-04 Hill Haven- Current Zoning and Utilities

Questions/Comments by Attendees:

1. What size lots are you predicting?

A: Lots will be a minimum of 6,000 square feet.

2. How big is that?

A: Approximately 1/6 of an acre, just under.

3. How do you plan on putting that there without cutting down every tree on the property?

A: Mass grading is very common today, because of stormwater requirements. There will be areas of tree save, as well as external buffers, and buffers along the roadway.

4. Will buffers be existing or replanted?

A: Replanted will likely be used in certain areas. Existing foliage will be retained where feasible.

5. If you're going to ruin this anyhow, why don't you put the second exit on Hill Haven instead of screwing with us?

A: That's an option we can explore with planning staff.

6. If you leave woods along Wallace Springs Road, we will be happy campers.

A: Something we can discuss with staff moving forward is roadway access. Planners like to see roadway connectivity. It helps with the free-flow of traffic and emergency access.

7. The curve along Wallace Springs is dangerous. Cars don't slow down and when it snows several went into the ditch.

A: We are happy to explore roadway connectivity.

8. Back and forth conversation amongst attendees continued regarding national builders.

9. Which builders are you considering?

A: We are talking to several national builders.

10. Has the property already been annexed?

A: No, the annexation petition would be filed shortly after the rezoning petition. We are proposing to annex the development into to City of Statesville.

11. What's the difference between that property being in the City limits and not ours?

A: Taxes and services.

12. General discussion amongst attendees continued related to quality of homes, rentals, and crime of other cluster developments. The conversation then shifted to the appearance of homes.

13. The property owner spoke on neighbors concerns related to the proposed development, what she envisioned for the property, and preferences for builders.

14. Concerns were voiced related to traffic, noise, pollution, and school capacity.

As the question, answer, and open discussion drew to an end, Nolan thanked those in attendance and provided his contact information. The meeting adjourned at 6:58pm.

Mailing Lists

First Name	Last Name	First Name 2	Last Name 2	Address	City	State	Zip
SHAWMILLS MARINE CONSTRUCTION LLC				111 HAWKS POINT DR	TROUTMAN	NC	28166
CHRISTOPHER S	KOWALCZYK			117 SUMMERSONG LN	MOORESVILLE	NC	28117
NANCY B	SIPES			123 NOLA LN	STATESVILLE	NC	28677
RALPH ALLEN YATES HEIRS				129 BUFFALO SHOALS RD	STATESVILLE	NC	28677
JAMES J	HETMAN	STACY L	HETMAN	129 HILL HAVEN RD	STATESVILLE	NC	28677
ANTHONY S	CROSBY			139 HARVEST LN	MOORESVILLE	NC	28117
GORDON HEATH POST #2031 OF THE	VETERANS OF FOREIGN WARS INC			139 JORDAN LN	STATESVILLE	NC	28677
SHAVER FAMILY LIMITED	PARTNERSHIP			14440 STATESVILLE BLVD	CLEVELAND	NC	27013
BRIAN E	MARTIN	BRENDA K	MARTIN	148 HILL HAVEN RD	STATESVILLE	NC	28677
HOMER P EDWARDS LIVING TRUST				152 SCHAFER HOLLOW DR	STATESVILLE	NC	28677
RENEE E	ROGERS	P J EDWARDS	C/O HOMER P EDWARDS	152 SCHAFER HOLLOW DR	STATESVILLE	NC	28677
RYAN THOMAS	STEIGERWALT			181 HILL HAVEN RD	STATESVILLE	NC	28677
MARIE CAMPBELL	MOOSE	CYNTHIA MOOSE	DYSON	211 HILL HAVEN RD	STATESVILLE	NC	28677
ROBERT G	TOMLIN			2169 SHELTON AVE	STATESVILLE	NC	28677
PAMELA JANE	EDWARDS			224 AUGUSTA DR	STATESVILLE	NC	28625
HILL HAVEN NURSING HOME		C/O PAM EDWARDS		224 AUGUSTA DR	STATESVILLE	NC	28625
CHRIS D	SHAVER			2266 SHELTON AVE	STATESVILLE	NC	28677
ALYSON R	VOELSKE	BRIAN M	VOELSKE	235 HILL HAVEN RD	STATESVILLE	NC	28677
JAMES B TROUTMAN LIVING TRUST		NANCY TROUTMAN LIVING TRUST	TROUTMAN	354 WALLACE SPRINGS RD	STATESVILLE	NC	28677
DAWN	WILLIAMS	DARRELL	WILLIAMS	3627 HICKORY HWY	STATESVILLE	NC	28677
NOMA LLC				378 FIELDSTONE RD	MOORESVILLE	NC	28115
BRITT MORRISON	SMITH	HOLLY R	SMITH	406 WALLACE SPRINGS RD	STATESVILLE	NC	28677
SUSAN HERRIN	LEVAN	DOUGLAS RODNEY JR	LEVAN	410 WALLACE SPRINGS RD	STATESVILLE	NC	28677
MARK A	TANNER	DEBRA G	TANNER	416 WALLACE SPRINGS RD	STATESVILLE	NC	28677
CATHERINE ELAINE	EUDY	ANITA LOUISE	EUDY	422 WALLACE SPRINGS RD	STATESVILLE	NC	28677
ALICE T	DAWSON	ANDREW J	DAWSON	438 WALLACE SPRINGS RD	STATESVILLE	NC	28677
RENEE E	ROGERS			439 WALLACE SPRINGS RD	STATESVILLE	NC	28677
DOUGLAS ELSON	STEELE	JOY A	STEELE	4473 HAYSTACK DR	ROCKWELL	NC	28138
JOSEPH LEE	TROUTMAN	TROUTMAN JENNIFER G	TROUTMAN	519 BLAIR MEADOW DR	GRAPEVINE	TX	76051
GLENN CARROLL	JORDAN SR			603 N CAROLINA AVE	STATESVILLE	NC	28677
SUSAN	STEWART	JERRY	STEWART	604 WESTMINSTER DR	STATESVILLE	NC	28677
DAVID	HOMESLEY	RACHEL	HOMESLEY	725 E CENTER AVE	MOORESVILLE	NC	28115
BURGESS PROPERTIES II LLC				765 E MONBO RD	STATESVILLE	NC	28677
JESSE D	OSTWALT			PO BOX 713	TROUTMAN	NC	28166
JOHNNY L	SMITH			PO BOX 90	TROUTMAN	NC	28166

Community Meeting Report

Petitioner: Hill Haven Land Holdings, LLC

Meeting Date: March 26, 2025

Project: Hill Haven Rezoning

Mtg. Location: VFW Post 2031, 139 Jordan Lane
Statesville, NC 28677

Meeting Time: 6:00PM

Attendees: Nolan Groce – Urban Design Partners

Bob Williamsen

Larry Reid

Anita Eudy

Cathy Eudy

Britt Smith

Eric Smith

Ryan Steigerwalt

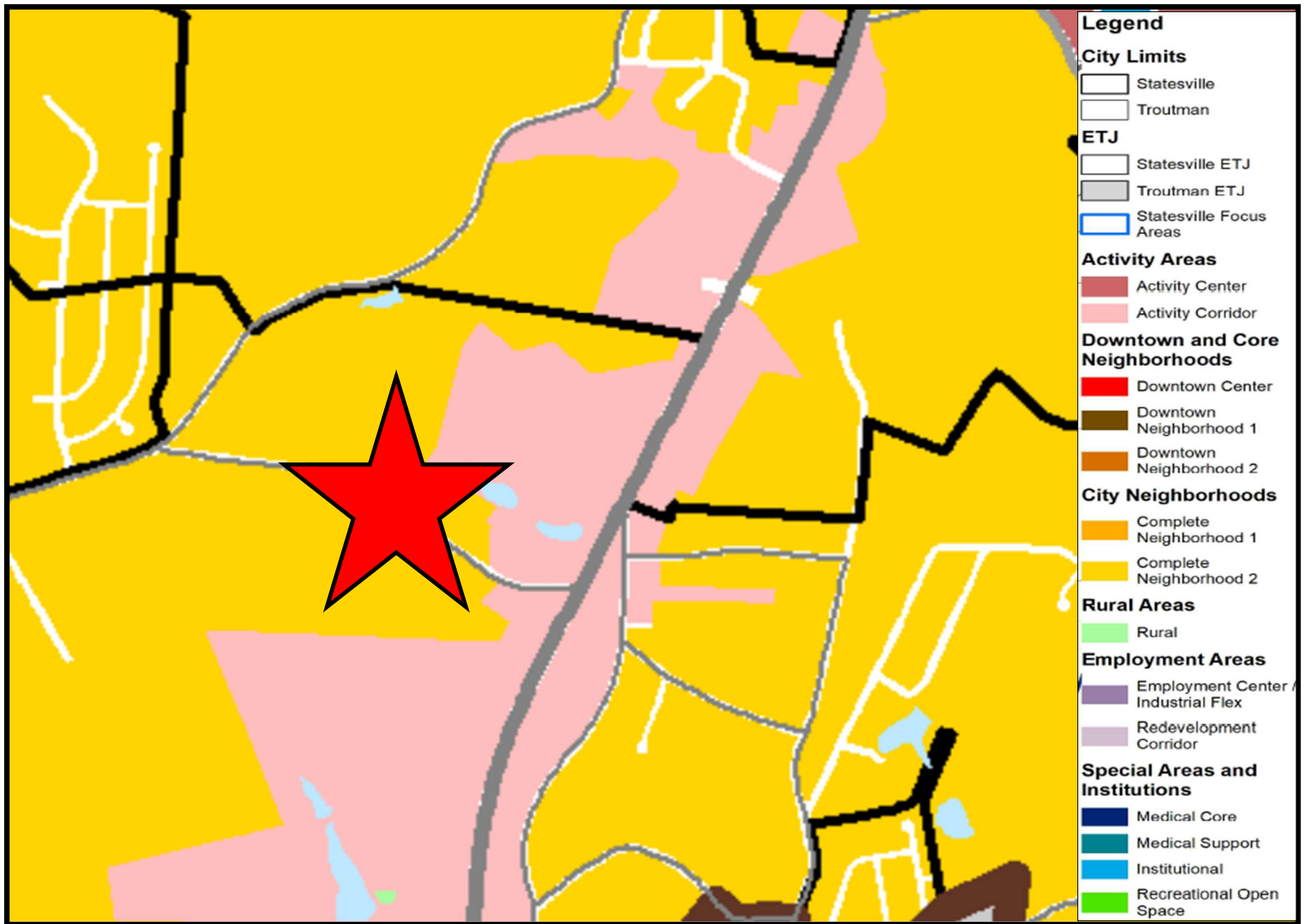
The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Statesville Unified Development Code guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present the Conditional Rezoning Proposal to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited.

This Community Meeting Report is being filed with the City of Statesville Planning + Zoning Department pursuant to the provisions of the City of Statesville UDC instructions.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting at 6:13pm by introducing himself and the petitioning team. The location of the petition was described as 147 acres north and south of Hill Haven Road, east of Wallace Springs Road and West of US-21 in Iredell County. Aerial imagery was displayed to familiarize attendees with the site and provide surrounding context. Nolan provided background information on City of Statesville zoning, the unified development code, 2045 Land Development Plan, and future land use map. He explained the purpose of the rezoning request and process in the city. Adjacent zoning districts were reviewed and used to show development trends in the area. The future land use map was displayed, which denotes the site as an Activity Corridor and Complete Neighborhood 2. Nolan provided information on the two character intents. The rezoning site plan and rendered site plan were displayed, showing up to 421 single family lots. Nolan described the zoning request as an R-8 CZ, Cluster Subdivision and discussed typical lot sizes. He then described the proposed public right of ways and proposed dedication along Hill Haven Road and US-21. Nolan then reviewed open space and buffers on the rendered site plan. The zoning petition timeline was reviewed, which ended the formal presentation.



ZC25-04 Hill Haven – 2045 Land Development Plan Land Use and Character Map



SITE DATA

ACRES:	± 145.13 AC (6,321,934.31 SF)
PIN:	4733520766,4733528140 4733612340,4733615608 4733710309,4733714134 4733714950,4733716507 4733720499,4733701799 4733700921,4733727106 4733727358
EXISTING ZONING:	R-20 (SUBURBAN RESIDENTIAL)

DEVELOPMENT SUMMARY

PROPOSED ZONING: R-8 (CLUSTER SUBDIVISION)

RESIDENTIAL:	
• SINGLE FAMILY:	385 LOTS
OPEN SPACE:	
• REQUIRED:	21.41 ACRES (10% OF OPEN SPACE + CLUSTER DEVELOPMENT CALC)
• PROPOSED:	PER ORDINANCE

CLUSTER DEVELOPEMENT OPEN SPACE CALCULATION

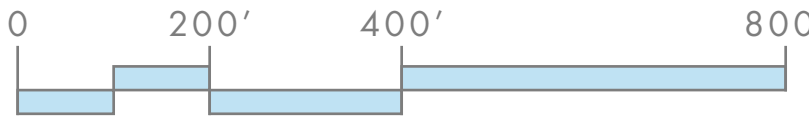
(TOTAL NUMBER OF LOTS X LOT AREA REQUIREMENT OF
UNDERLYING DISTRICT (8,000 SF)) - (TOTAL LOT AREA PROVIDED)

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



HILL HAVEN
OVERALL SITE CONCEPT
STATESVILLE, NORTH CAROLINA



AUGUST, 2025

24-CLT-078

Complete Neighborhood 2

Character Intent

Complete Neighborhoods 2 are opportunities for new neighborhoods built using traditional neighborhood designs that provide a mix of residential uses. These neighborhoods are best designed as master planned neighborhoods that use a traditional grid or modified grid network, shorter block lengths, and pedestrian pathways connecting residences to internal and external destinations. Typically, a larger portion of neighborhoods will be dedicated to single-family detached homes. Predominantly single family neighborhoods may be supplemented with a variety of housing type choices (see page 36) and multifamily development, provided that sites are adjacent to commercial centers or nodes that can adequately provide basic retail goods and services, and/or along central thoroughfares that can accommodate the significant traffic impacts associated with the higher density residential development. Supplemental housing type choices and multifamily development may also be appropriate when part of a live-work or mixed-use cluster within a larger planned neighborhood or community, or as a part of a planned effort to build the demand that can bring basic retail goods and services to an area or neighborhood that lacks them where increased services and some multifamily is the goal. Sidewalks, multi-use paths, on-street parking, and narrow street designs prioritize walking and biking through neighborhoods and accommodate connections to adjacent uses. These neighborhoods should also include parks and community open spaces accessible to neighborhood residents and preferably to the public. Pockets of community-serving institutional uses like schools, community centers and churches are also appropriate. Limited use of neighborhood-scale, multistory commercial and office centers is appropriate in this character area when clustered along major thoroughfares and street corners.

Pattern & Form

Grid or modified grid network with short and medium block lengths.

Opportunities

New master planned developments organized around community gathering spaces (commercial or open space).

Primary Uses

Residential

Secondary Uses

Clubhouses and recreation centers, neighborhood scale corner commercial/offices, institutional, park and open space, daycare.

Form Characteristics

Building Height	One to three stories
Building Orientation	Residences oriented towards the primary street, 0-30 ft setbacks
Building Types	Single family detached homes, limited use of a variety of housing type choices (see page 37), and multifamily in centralized locations, limited use of neighborhood-scale and multistory commercial or office centers in centralized locations, and institutional buildings.
Street Character	Local streets with sidewalks on both sides and street trees, off-street pedestrian and bike circulation connections (trails and paths)
Parking Character	Alley parking preferred for residential, some on-street parking, neighborhood nonresidential uses share small surface lots



Activity Corridor

Character Intent

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

Pattern & Form

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

Opportunities

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

Primary Uses

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

Form Characteristics

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





To: Statesville Planning Board

From: Herman Caulder, Assistant Planning Director

Date: August 26, 2025

Subject: Rezoning

Case: ZC25-04 Hill Haven

Address: Located at the intersection of Shelton Avenue and Hill Haven Road, Statesville, NC; Tax Map Parcel #'s 4733520766, 4733528140, 4733612340, 4733615608, 4733710309, 4733714134, 4733714950, 4733716507, 4733720499, 4733701799, 4733700921.

- ☐ The zoning amendment is approved and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because:
- ✓ In addition to **approving** this zoning amendment, this approval is **also deemed an amendment to the City's comprehensive land use plan**. The changes in conditions the Planning Board has taken into account in amending the zoning ordinance to meet the development needs of the community are as follows: This property is in a Tier 2 Growth area and meets the definition of Complete Neighborhood 2 but does not meet definition of Activity Corridor in the 2045 Land Development Plan. However, since the proposed subdivision does match the surrounding area, which is mainly residential, and the topography near the highway is very challenging, an amendment to the 2045 Land Development Plan is acceptable. Utility services are available to the site and it is within a 4 minute response time for the Fire Department.
- ☐ The zoning amendment **is rejected because it is inconsistent with the City's comprehensive land plan** and is not reasonable and in the public interest because:

Date: Alisha Lane, Chairwoman

Date: Herman Caulder, Asst. Planning Director



To: Statesville Planning Board

From: Herman Caulder, Assistant Planning Director

Date: August 26, 2025

Subject: Rezoning

Case: ZC25-04 Hill Haven

Address: Properties located at the intersection of Shelton Avenue and Hill Haven Road, Statesville, NC; Tax Map Parcel #'s 4733520766, 4733528140, 4733612340, 4733615608, 4733710309, 4733714134, 4733714950, 4733716507, 4733720499, 4733701799, 4733700921.

- ☐ The zoning amendment is **approved** and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because:
- ☐ In addition to **approving** this zoning amendment, this approval is **also deemed an amendment to the City's comprehensive land use plan**. The change in conditions the Planning Board has taken into account in amending the zoning ordinance to meet the development needs of the community are as follows:
 - ✓ The zoning amendment **is rejected because it is inconsistent with the City's comprehensive land plan** and is not reasonable and in the public interest because: The project does not meet the Activity Corridor intent and the proposed increase in density is not complementary to the surrounding area.

Date: Alisha Lane, Chairwoman

Date: Herman Caulder, Asst. Planning Director

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM IREDELL COUNTY R-20 (RURAL RESIDENTIAL) DISTRICT, IREDELL COUNTY HB CUD (HIGHWAY BUSINESS CONDITIONAL USE) DISTRICT AND IREDELL COUNTY NB (NEIGHBORHOOD BUSINESS) DISTRICT TO R-8 CZ (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL CONDITIONAL ZONING) DISTRICT, TO PROVIDE A PROPOSED 385 LOT SINGLE FAMILY DEVELOPMENT.

ZC25-04 Hill Haven Subdivision

located at the intersection of Shelton Avenue and Hill Haven Road, Statesville, NC
Iredell County Tax Map Parcel #'s 4733520766, 4733528140, 4733612340,
4733615608, 4733710309, 4733714134, 4733714950, 4733716507, 4733720499,
4733701799, 4733700921.

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 6, 2025 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from Iredell County R-20 (Rural Residential) District, Iredell County HB CUD (Highway Business Conditional Use) District and Iredell County NB (Neighborhood Business) District to R-8 CZ (Medium Density Single-Family Residential Conditional Zoning) District to provide a proposed 385 lot single family development known as Hill Haven, utilizing the Cluster Subdivision development pattern; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on September 26 and October 3, 2025, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

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

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

Description:

Parcel 473-352-0766

Beginning at a point in the center line of State Road No. 1338 in Statesville Outside Township, Iredell County, North Carolina, said point being the Northwesterly Corner of a tract of land conveyed on even date herewith by the grantor to Renee E. Rogers; running thence with the center line of State Road No. 1338 North 37 deg. 30 min. 23 sec. East 464.38 feet to a point in the center line of said road; thence continuing with the center line of said State Road no. 1338, North 41 deg. 50 min. 2 sec. East 94.08 feet to a point in the center line of said road; thence leaving the center line of said road and running South 50 deg. 48 min. 45 sec. East 444.03 feet to an iron pin the property of the grantor; thence a new line South 49 deg. 49 min. 24 sec. West 497.10 feet to an iron pin, said iron pin also being the Northeasterly corner of a tract of land conveyed on even date herewith by the grantor to Renee E. Rogers; thence North 62 deg. 16 min. 45 sec. West 350.14 feet to the point of beginning

Parcel 473-352-8140

Tract 1: Beginning at a stone, A.A. Troutman's corner in the old St Martin's Church Road, and running thence with Troutman's line South 82-1/4 East 632 feet to a pine, J.M. Schafer's corner; thence with said Schafer's line as follows: South 17 West 496 feet to a white oak. thence South 3-1/2 West 500 feet to a pine. thence South 46 East 926 feet to an ash; thence South 56 East 588 feet to a stake, thence North 66 East 68 feet to a gum; thence North 67 East 382 feet to a stake in the center of U.S. Highway No. 21; thence with the center of said highway South 2 West 600 feet to a point in the center of said Highway, formerly Long's line, thence with Long's line North 87 West 552 feet to a stone. thence South 2 West 412 feet to a hickory, D. S. Lippard's line, thence with said Lippard's line North 85 West 2,211 feet to a stone, his corner; thence with his line North 12 West 1,422 feet to a stone his corner, thence with his line North 82 West 455 feet to a stone in the center of St. Martin's Church Road: thence with the center of said road, North 45 East 600 feet to a stone: thence with the center of said road North 33 East 550 feet to a stake on the northerly side of said road, A. A. Troutman's corner; thence South 52 East 161 feet to a pine, Troutman's corner: thence with his line as follows: North 64 East 262 feet to a pine. thence South 84 East 264 feet to a stone; thence North 34 East 344 feet to the Beginning

Tract 2: Beginning at a hickory, J.M. Schafer's corner on the old Scroggs' line, and running thence with the old Scroggs' line (now R.L. Bustle's line), south 82-1/4 East 1,800 feet to a stake in the center of U.S. Highway No. 21; thence with the center of said highway South 27 West 825 feet to a stake, J.M. Schafer's corner; thence with said Schafer's line as follows: South 87-1/2 West 409 feet to a red oak; thence north 18-3/4 West 418 feet to a poplar; thence North 50 West 405 feet to a birch; thence West 378 feet to a red oak; thence North 34 West 384 feet to the Beginning

Parcel 473-361-2340

Beginning at a nail in the center of State Road No. 1381, said nail being 10.53 feet from the center of a culvert under State Road No. 1381 and being 0.2 mile to North Carolina Highway 115: thence running With the center of State Road No. 1381, North 50 deg. 00 min. West 350 feet to a nail in the center of State Road No. 1381; thence South 40 deg. 00 min. West 560.06 feet to an iron pin in the Schafer Estate line: thence South 50 deg. 00 min. East 350 feet to an iron pin in the Schafer Estate; thence north 40 deg. 00

min. East 560.06 feet to a nail in the center of State Road No. 1381, the point and place of Beginning, and being a portion of the Jim M. Schafer Estate

Parcel 473-361-5608

Tract 1: Beginning at a stone, A.A. Troutman's corner in the old St Martin's Church Road, and running thence with Troutman's line South 82-1/4 East 632 feet to a pine, J. M. Schafer's corner; thence with said Schafer's line as follows: South 17 West 496 feet to a white oak. thence South 3-1/2 West 500 feet to a pine. thence South 46 East 926 feet to an ash; thence South 56 East 588 feet to a stake, thence North 66 East 68 feet to a gum; thence North 67 East 38 feet to a stake in the center of U.S. Highway No. 21; thence with the center of said highway South 2 West 600 feet to a point in the center of said Highway, formerly Long's line, thence with Long's line North 87 East 552 feet to a stone. thence South

2 West 412 feet to a hickory, D. S. Lippard's line, thence with said Lippard's line North 85 West 2,211 feet to a stone, his corner; thence with his line North 12 West 1,422 feet to a stone his corner, thence with his line North 82 West 455 feet to a stone in the center of St. Martin's Church Road: thence with the center of said road, North 45 East 600 feet to a stone: thence with the center of said road North 33 East 550 feet to a stake on the northerly side of said road, A. A. Troutman's corner; thence South 53 East 161 feet to a pine, Troutman's corner: thence with his line as follows: North 64 East 262 feet to a pine. thence South 38 East 264 feet to a stone; thence North 34 East 344 feet to the Beginning

Tract 2:

Beginning at a hickory, J.M. Schafer's corner on the old Scrogg' line, and running thence with the old Scroggs' line (now R.L. Bustle's line), South, 82-1/4 East 1,800 feet to a stake in the center of U.S. Highway no. 21; thence with the center of said highway South 27 West 825 feet to a stake, J.M. Schafer's corner; thence with said Schaefer's line as follows: South 87-1/2 West 409 feet to a red oak; thence North 18-34 West 418 feet to a poplar; thence North 50 West 405 feet to a birch; thence West 378 feet to a red oak; thence North 34 West 384 feet to the Beginning

Parcel: 473-371-6507

Beginning at an iron pin on the Westerly margin of U.S. Highway Number 21, about one mile Southwardly from Statesville, N.C., a new corner of J.M. Schafer and Wife, said point being in the center line of a private driveway 10 feet in width leading Westwardly from U.S. Highway Number 21 and running thence with the center line of said driveway and Schafer's new line as follows:

South 81 Degrees 2' West 70.5 feet to a point; thence south 63 degrees 22' East 100 feet to a point; thence south 55 degrees 2' East 62.55 feet to a point in the center line of said driveway; thence North 53 degrees 35' West 8 feet to an iron pin, corner of Elmer Lee Dixon and Wife; thence with Dixon's line, South 36 degrees 25' 81.25 feet to an iron pin, Ralph E. Huffman' corner; thence with Huffman's line, South 35 degree 44' West 125.10 feet to an iron pin, Huffman's corner in the line of Homer P. Edwards and wife; thence with Edward's line and crossing said driveway, south 66 degrees 5' East 9.46 feet to an iron pin on the Easterly Margin of said driveway, Edwards' corner; thence with Edwards' line as follows; South 35 degrees West 412.89 feet to a stake; thence South 42 degrees 27' West 61.48 feet to a stake; thence South 72 degrees 16' West 57.22 feet to a stake; thence North 75 degrees 56' West 100.75 feet to a stake; thence North 46 degrees 48' West 111.39 feet to a stake; thence North 38 degrees 42'

West 191.6 feet to an iron pin, Schafer's and Edwards' corner; thence with Schafer's line and the line of William M. Rogers and wife, South, 37 degrees 29' West 441.5 feet to an iron pin, Rogers' corner; thence with Rogers' line South 3 degrees 12' East 422.49 feet to a point in the center line of Secondary Road number 1381; thence with the center line of Secondary Road Number 1381 as follows: South 65 degrees 15' East 186.4 feet to a point; thence south 73 degrees 15' East 100 feet to a point; thence North 89 degrees 5' East 127.4 feet to an iron pin; thence South 83 degrees 55' East 148 feet to an iron pin; thence South 75 degrees 5' East 161.4 feet to an iron pin in the Western margin of U.S. Highway Number 21; thence with the Westerly margin of U.S. Highway Number 21, North 27 degrees 40' East 1184.8 feet to the beginning corne

First Exception: Beginning at an existing iron pin in the Eastern line of the lands of Patricia H. Shaver, as described in Deed Book 742, at Page 844, with the point of beginning being located North 03° 25' West 396.40 feet from an iron pin set in the Northern portion of the right-of- way of Secondary Road Number 1381, which iron pin set is the common corner of the lands of Patricia M. Shaver and Hill Haven Nursing Home, Inc., and running thence from the point of beginning with the line of Patricia H. Shaver, South 03° 25' East 123.50 feet to an iron pin set a new corner of Hill Haven Nursing Home, Inc.; thence with a new line of Hill Haven Nursing Home, Inc., North 16° 15' 23" East 88.52 feet to an iron pin set; thence continuing with a new line of Hill Haven Nursing Home, Inc., North 40° 00' West 60.00 feet to an existing iron pin in the line of Patricia M. Shaver, the point and place of BEGINNING.

Parcel 473-371-4134

BEGINNING at an existing iron pin in the Western line of the lands of Hill Haven Nursing Home, Inc. (Deed Book 374, at Page 287) with the point of beginning being located North 03° 25" West 396.40 feet from an iron pin set in the Northern portion of the right of way of Secondary Road Number 1381, which iron pin set is the Southwestern corner of Hill Haven Nursing Home, Inc. and the southeastern corner of the Patricia M. Shaver property, as described in Deed Book 742, at Page 844, and running thence from the point of beginning and svith a new line of Patricia M. Shaver, North 26° 52" 19" East 144.32 feet to an iron pin set in the line of Homer Edwards; thence with the line of Edwards South 53° 19' East 26.0 feet to a point, corner of Edwards on the Hill Haven Nursing Home, Inc. line thence with the line of Hill Haven Nursing Home, Inc., South 37° 15' West 142.22 feet to an existing iron pin in the dividing line between the lands of Patricia M. Shaver and Hill Haven Nursing Home, Inc., the point and place of BEGINNING

Parcel 473-371-0390

Beginning at an existing iron marking the Southern most corner of the above described First Exception and being in the line of Brian E. Martin and wife, as described in Deed Book 830, at Page 316 and runs from the beginning with six new lines as follows:

- (1) North 49° 54' 50" East 72.60 feet to an iron pin set
- (2) North 14° 01 14" East 57.09 feet to an iron pin set,
- (3) North.36° 34' 01" East 56.84 feet to an iron pin set,
- (4) North 43° 14' 09" East 76.55 feet to an iron pin set,
- (5) South 34° 12' 45" East 295.09 feet to an iron pin set, and
- (6) South 73° 41' 54" East 162.58 feet to an existing iron pin marking the Northwestern corner of John W. Campbell; thence with Campbeil's line, two calls as

follows: South 17° 24' 41" West 127.65 feet to an existing iron pin, and South 72° 59' 19" East 24.52 feet to an iron pin set in Campbell's line, a new corner, thence South 10° 15' 33" West 185.82 feet through an iron pin set on the Northern margin of the right of way of Hill Haven Road 24.11 feet from end of line to a point in Hill Haven Road designated as Secondary Road Number 1381; thence with three lines which line along said Secondary Road as follows: (1) South 89° 05' 00" West 149.85 feet,

(2) North 76° 15' 00" West 100.00 feet, and

(3) North 65° 16' 40" West 186.47 feet to a railroad spike in the southeastern portion of the pavement of said Hill Haven Road; thence leaving said road and through an existing iron pin set 27.49 feet from beginning of line and continuing with the line of Brian E. Martin and wife, North 02° 34' 16" West 298.96 feet to the point of Beginning

Parcel: 473-371-4950, 473-372-0499, 473-372-7106, 473-372-7265, 473-372-7358, 473-370-0921

BEGINNING at a point in the center of U.S. Highway No. 21, line or corner of Bustle, and runs with the center of said Highway, South 30° 10' 50" West 433.40 feet to a point in the center of said Highway, line or corner of the VFW property; thence with the lines of the VFW, North 59° 49' 10" West 156.00 feet to a point in a branch; thence with said branch, South 24° 13' 04" West 338.83 feet to an iron pin in the branch, VFW corner; thence with the VFW line, North 86° 00' 00" East 146.00 feet to a point at or near the center of U.S. Highway No. 21; thence South 75° 22' 02" West 168.13 feet to a nail in a private drive; thence with said private drive, South 81° 54' 05" West 50.00 feet to a nail in said private drive; thence South 69° 09' West 136.05 feet to an existing iron pin, corner of Dewey Rogers; thence with said Rogers' lines, three (3) calls as follows: (1) North 34° 07' 01" West 401.17 feet to an existing iron pin, (2) South 27° 53' 20" West 159.73 feet to an existing iron pin, and (3) South 50° 34' 45" East 148.13 feet to E.L. Dixon's corner in the line of Dewey Rogers; thence with the line of said Dixon, South 37° 27' 20" West 113.60 feet to an existing iron pin, common corners of B.L. Dixon and R. Huffman; thence with Huffman's line, South 37° 57' 20" West 147.79 feet to an existing iron pin, Huffman's corner in the line of Homer Edwards; thence with Edwards' lines, three (3) calls as follows: (1) North 63° 52' 50" West 99.27 feet to an existing iron pin, (2) South 02° 12' 50" West 80.80 feet to an existing iron pin, and (3) South 63° 42' 50" West 400.00 feet to an iron pin, the common corners of Edwards and Hill Haven Nursing Home; thence with the line of said Nursing Home, South 40° 56' 43" West 301.11 feet to a nail, R. Shaver's corner in the line of said Nursing Home; thence with the lines of said Shaver, North 50° 04' 25" West 260.86 feet to an existing iron pin; and South 24° 36' 43" West 55.31 feet to an iron pin; thence North 47° 18' 10" West 278.12 feet to an iron pin; thence South 45° 11' 40" West 187.67 feet to an existing iron pin; thence North 47° 57' 25" West 99.95 feet to an existing iron pin in the line or corner of Mrs. J. M. Schafer; thence with three (3) new lines of Mrs. Schafer, North 35° 32' 30" East 339.75 feet to an iron pin, North 17° 31' 40" East 814.21 feet to an iron pin and North 37° 19' 28" East 210.68 feet to an existing iron pin, the common corner of Mrs. Schafer and E. Troutman; thence with the lines of said Troutman, five (5) calls as follows: (1) South 47° 35' 23" East 367.15 feet (2) North 76° 33' 42" East 283.74 feet to an existing iron pin, (3) South 47° 21' 93" East 399.31 feet to an existing iron pin near a branch, (4) with said branch, North 80° 39' 36" East 622.38 feet and (5) North 26° 40' East 198.50 feet to a stake in said branch, Bustle's line; thence with Bustle's line, South 77° 55' 51" East 203.90 feet to the point of BEGINNING

This ordinance was introduced for first reading by Councilmember, _____
seconded
by Councilmember , _____ and unanimously carried on the 6th day
of October, 2025.

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 20th day of October,
2025 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 20th day of October,
2025.

CITY OF STATESVILLE

Constantine H. Kutteh, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

City Clerk