

MINUTE BOOK 31, PAGE 301

STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – July 10, 2025

CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.

Council Present: Mayor Kutteh presiding, Jones, Lawton J. Johnson, Wasson, Hudson, Pearson (virtual), S. Johnson, Allison, S. Johnson

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Vaughan, Kirkendall, Pierce, G. Kurfees, Harrell, Caulder, Dunford, Onley, Leis, Gregory

Others: Robertson

I. Call to Order

Mayor Kutteh called the meeting to order.

Mayor Kutteh stated that he had lunch with some baseball players that played at Jennings Park. The value of sewer to Jennings Park allowed 500 people staying 5 nights in Statesville Hotels and eating meals here.

Mayor Kutteh stated that we have a contract matter and a personnel matter to discuss during closed session.

II. Invocation (Only at the Regular Meeting)

III. Pledge of Allegiance (Only at the Regular Meeting)

IV. Adoption of the Agenda (Only at the Regular Meeting)

V. Code of Ethics and Front and Center Strategic Plan (Only at the Regular Meeting)

VI. Presentations & Recognitions (Only at the Regular Meeting)

1. Introduction of the SPD Junior Ambassadors
2. Recreation Month Proclamation

VII. Public Comment (Only at the Regular Meeting)

VIII. CONSENT AGENDA

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

A. Consider approving the June 12, 2025, Pre-Agenda Meeting Minutes and the June 16, 2025, Regular Meeting Minutes. (E. Kurfees)

There were no changes to the minutes.

B. Consider passing the second reading of a Rezoning Request ZC25-06; for the properties located along Turnersburg Highway. (Kirkendall)

C. Consider passing the second reading of TA25-02 Shopping Center Signs Text Amendment to the Unified Development Code filed by the City of Statesville to amend Article 6 Development Standards, Section 6.07 Sign Regulations, Section C. Definitions, Table 6-13: Permitted Sign Standards by Zoning District and I. Exempt Signs. (Ashley)

D. Consider approving the Budget Amendment #2026-01 for the Waterline Replacement Project Additive Bid. (Vaughan)

Mayor Kutteh stated that the funding we received for the waterline was not sufficient, so this is the remainder of the funding for the waterline project.

E. Consider approving Budget Amendment 26-02 moving funds for the design of Phases 3 & 4 of the Municipal Operations Center (MOC) project to the MOC project fund. (Harrell)

Mayor Kutteh stated that this is design funds for Phase 3 of the MOC. We have allocated \$500,000 for this design and need to add the funds into the project fund.

Mayor Kutteh asked about the general fund percentage. Harrell stated that this is investment earnings. Smith stated that 65% of the project comes from enterprise funds.

F. Consider approving an additional officer requested by Iredell-Statesville Schools for a new SRO position. (Onley)

Mayor Kutteh stated that Iredell-Statesville Schools has requested a School Resource Officer at both NB Mills and East Elementary instead of splitting the one officer between the schools.

G. Consider approving a resolution in support of federal funding for Head Start for I-CARE. (Duncan)

Mayor Kutteh stated that Mr. Duncan has asked the City to approve the resolution in support of the funding to I-CARE that may be cut by the federal funding.

H. Consider approving a resolution authorizing the donation of a surplus Plymovent exhaust removal system to Iredell-Statesville Schools. (G. Kurfees)

Chief Kurfees stated that the system from the old station is of no use to the City. The School system needs the exhaust removal system because they keep the fire truck near the classroom.

I. Consider approving Utility Line Construction Services as the primary contractor and Sumter Utilities as the secondary contractor for a purchase order amount of \$1,500,000.00 for a minimum of 2 (two) of 5 (five) possible years as their contract term. (Leis)

Mayor Kutteh stated that we need to get another contractor so that UPA can get some assistance.

Leis stated that we went out to bid for this contract. We asked to get a primary and secondary contractor. This gives an option to keep us moving if our primary contractor is unavailable.

J. Consider approving the semi-annual write-off of approximately \$87,354.74 in utility accounts. (Dunford)

Mayor Kutteh stated that this is the utility write-off for July 2023-December 2023. We had a 99.73% collection of utility bills. We recovered some of that funding.

Council Member Jones asked if the change of policy has reduced the write-offs yet? Gregory stated that we are not where the new policy has been able to see a change. She stated that utility cut-offs are down and less than they have ever been. There has been substantial improvements since introducing the new policy.

K. Consider approving a resolution assigning the previous West Iredell Water Corporation agreement to Energy United Water Corporation and authorize the City Manager to establish a new bulk water allocation and rate with Energy United Water Corporation. (Vaughan)

Mayor Kutteh stated that West Iredell Water Corporation has been acquired by Energy United. We are in the process of negotiating a bulk rate with Energy United Water.

Smith stated that as a part of the agreement we may be using the tower on Hwy 90 for pressure purposes. We will bring a formula to Council to get to the bulk rate.

REGULAR AGENDA

IX. Conduct a public hearing and consider approving an economic incentive for an expansion project known as Project Ace 25. (Bosser)

Mayor Kutteh stated that a local company wants to expand, and we all agreed that the investment may be higher. Construction will begin in December 2025.

X. Conduct a public hearing and consider approving the first reading of the proposed text amendment by Downtown Statesville Development Corporation to allow Drinking Establishments in the Central Business (CB) Zoning District. (Kirkendall)

Kirkendall stated that DSDC said that many businesses were looking to come downtown, but we do not allow Drinking Establishments in the Downtown zoning district. After some

research, all other towns in our area allow these types of establishments in their downtown zoning districts.

Mayor Kutteh asked if the ABC Permit process changes with this text amendment. Kirkendall stated that the planning department signs off on the zoning on the ABC permit, but this does not have anything to do with changing the ABC permit.

Council Member Allison asked about the time of day that individuals are allowed to drink? Messick stated that the hours by State 7 AM to 2 AM.

Council Member Lawton asked if you could do this everywhere else in the city. Smith stated that yes, and this text amendment can clear up some ambiguity in the city code.

Council Member Allison asked if the business is responsible for the customers and if we are liable. Messick stated that this reduces our liability.

Council Member Jones stated that trash in the alleyway may be increased because of this change. It needs to be addressed.

Council Member Allison asked about the safety of the City to Chief Onley. Chief Onley stated that he is fine with the change as long as the business is run legally.

- XI. **Conduct a public hearing and consider passing a first reading of an ordinance AX25-04 Dairi-O to annex the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church.** (Kirkendall)

Mayor Kutteh stated that this is the annexation for the rezoning application previously in the agenda.

Smith stated one thing that has risen is that the Hwy 21 project has been delayed 5 years. Dairi-O was under the impression that this project would be started. We are helping facility some conversations with DOT and Dairi-O or some temporary arrangement before 2030.

Council Member Jones stated that the last CRTPO meeting that DOT has a shortfall of \$5 billion.

- XII. **Conduct a public hearing and consider passing the first reading of Rezoning Request ZC25-11 for The Oaks at James Farm; property located at the intersection of Jane Sowers Road and James Farm Road to rezone from Iredell County R-20 (Single-Family Residential) District to City of Statesville R-5MF CZ (High Density Multi-Family Residential Conditional Zoning) District.** (Caulder)

Caulder stated that this is a project for townhomes at the corner of James Farm and Jane Sowers. He is proposing to put 104 townhomes on the 16 acre parcel. It is in the Tier 2 growth area and in compliance with the 2045 Land development Plan. This is in the Jane Sowers Strategic Growth Area. He does not believe that this development will be too contentious.

- XIII. **Conduct a public hearing and consider passing the first reading of Rezoning Request ZC25-10 River Hills PUD; for located on U.S. Highway 64 between East Broad Street and River Hill Road for a major amendment to the approved concept plan.** (Caulder)

Caulder stated that River Hills had to remove the townhomes from the project due to difficulty with lending. There will be cottage homes, single family homes, and commercial. The Planning Board suggest that the developer build the 57 single-family homes instead of the townhomes. If he can find a developer, then we can convert the homes to townhomes. The developer stated that he cannot find a quality builder for townhome.

Robertson stated that the Planning Board voted in 5 to 1. He stated that he voted against it because it was not like a PUD since the townhomes were removed.

Council Member Wasson asked about the number of townhomes approved. Caulder stated that that there are 120 and 104 townhomes recently approved in Statesville.

Council Member Allison is concerned about the lack of workforce homes. Caulder stated that the cottages will still be in the plan.

Council Member Jones asked if we are at risk for not fulfilling for Complete Neighborhood 2. Caulder stated that this is a PUD so it allows flexibility.

Smith stated that we have previously approved as a PUD and the design has changed drastically since it was first brought to us.

- XIV. Conduct a public hearing and consider approving a Revised Development Agreement for River Hill’s Planned Unit Development (PUD; ZC25-10) for properties located on US 64 between East Broad Street and River Hill.** (Ashley)
Caulder stating that the development agreement will be brought up if the rezoning is approved.

Smith asked Caulder to send us the most up to date information.

Messick stated that there is no default clause.

A majority of the council members are concerned this project would be violating the PUD.

- XV. Consider approving an ordinance to regulate begging, panhandling, or soliciting contributions.** (Onley)
Chief Onley stated that there have been some complaints about panhandling or soliciting. An outside agency will have to fill out a permit and pay a fee. The PD can vet the company to see if they are legitimate. This allows Iredell County non-profits to go door to door. The ordinance restricts the times and if you have a no soliciting sign then it would be illegal.

Mayor Kutteh stated that he believes that the fee should be higher than \$15. Messick stated that the fee should cover staff time in implementing the program.

- XVI. Consider appointing three regular members and one alternate member to the Planning Board.** (Caulder)

- XVII. Consider appointing two regular members to the Design Review Committee.** (Sigmon)
Mayor Kutteh stated that there are 2 openings on this board.

XVIII. City Manager’s Report

- XIX. Advisory Boards Meeting Minutes**
1. Board of Adjustment Meeting Minutes, May 6, 2025
2. Statesville Regional Airport Commission Meeting Minutes, May 14, 2025
3. ABC Board Meeting Minutes, May 27, 2025

XX. Other Business

- XXI. Closed Session** (After Pre- Agenda)
Mayor Kutteh called for a motion to move into closed session to discuss a personnel issue and a contract issue.

Council Member Allison made a motion to go into closed session, and the motion was seconded by Council Member Hudson. The motion passed unanimously.

Coming out closed session, Mayor Kutteh stated that a contract matter and a personnel matter were discussed and no decisions were made.

- XXII. Adjournment**
Council Member Allison made a motion to adjourn. The motion was seconded by Council Member Jones. The motion passed unanimously.

Emily Kurfees, City Clerk

Constantine H. Kutteh, Mayor

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**STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – July 14, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.**

Council Present: Mayor Kutteh presiding, Jones, J. Johnson, Wasson, Hudson, Pearson, S. Johnson, Allison, S. Johnson

Council Absent: Lawton

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Vaughan, Kirkendall, Pierce, G. Kurfees, Harrell, Caulder, Dunford, Onley, Leis, Gregory, Francica, Shoemaker, Leis, Wiles, Ashley,

I. Call to Order

Mayor Kutteh called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Kutteh led the Pledge of Allegiance.

IV. Adoption of the Agenda

Mayor Kutteh stated that Item B is postponed until October 20. He asked for a motion on the amended agenda.

Council Member S. Johnson made a motion to approve the amended agenda. Council Member J. Johnson seconded the motion. The amended agenda was adopted unanimously.

V. Code of Ethics and Front and Center Strategic Plan

VI. Presentations & Recognitions

1. Introduction of the SPD Junior Ambassadors

Nakaya Griffin introduced the SPD Junior Ambassadors. Each Ambassador introduced themselves. She stated that the group is working to address homelessness in the city.

Council Member Wasson and Allison thanked the Ambassadors.

2. Recreation Month Proclamation

Mayor Kutteh called the Recreation and Parks team to the podium to receive the proclamation. Kali Bailey stated that their team loves to work for the City.

3. Staff Promotions

Mayor Kutteh stated that Cynthia Dunford recently got promoted to Assistant Finance Director. He wanted to recognize her for her efforts in the last budget. Mayor Kutteh stated that Vinnie Francica completed a 240 hour training course. Only 60 people completed the course this semester. Finally, he stated that we learned that Cody Leis will be receiving an award at the annual Electricities Conference. Mayor Kutteh stated that the Fire, Recreation, and Police always attend the community events and he is thankful for that. Mayor Kutteh recognized Assistant Chief Galliher for his promotion.

VII. Public Comment

No speakers signed up to speak during public comment.

VIII. CONSENT AGENDA

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

A. Consider approving the June 12, 2025, Pre-Agenda Meeting Minutes and the June 16, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider passing the second reading of a Rezoning Request ZC25-06; for the properties located along Turnersburg Highway. (Kirkendall)

This item was removed from the agenda.

- C. Consider passing the second reading of TA25-02 Shopping Center Signs Text Amendment to the Unified Development Code filed by the City of Statesville to amend Article 6 Development Standards, Section 6.07 Sign Regulations, Section C. Definitions, Table 6-13: Permitted Sign Standards by Zoning District and I. Exempt Signs. (Ashley)
- D. Consider approving the Budget Amendment #2026-01 for the Waterline Replacement Project Additive Bid. (Vaughan)
- E. Consider approving Budget Amendment 26-02 moving funds for the design of Phases 3 & 4 of the Municipal Operations Center (MOC) project to the MOC project fund. (Harrell)
- F. Consider approving an additional officer requested by Iredell-Statesville Schools for a new SRO position. (Onley)
- G. Consider approving a resolution in support of federal funding for Head Start for I-CARE. (Duncan)
- H. Consider approving a resolution authorizing the donation of a surplus Plymovent exhaust removal system to Iredell-Statesville Schools. (G. Kurfees)
- I. Consider approving Utility Line Construction Services as the primary contractor and Sumter Utilities as the secondary contractor for a purchase order amount of \$1,500,000.00 for a minimum of 2 (two) of 5 (five) possible years as their contract term. (Leis)
- J. Consider approving the semi-annual write-off of approximately \$87,354.74 in utility accounts. (Dunford)
- K. Consider approving a resolution assigning the previous West Iredell Water Corporation agreement to Energy United Water Corporation and authorize the City Manager to establish a new bulk water allocation and rate with Energy United Water Corporation. (Vaughan)

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

REGULAR AGENDA

- IX. **Conduct a public hearing and consider approving an economic incentive for an expansion project known as Project Ace 25.** (Bosser)
Craig Goodson with Iredell County Economic Development Corporation (IEDC). He is requesting an economic development incentive for Kooks Headers located in the Statesville Business Park. They are considering a 90,000 sq ft expansion. The investment will be \$7,400,000 and be operational by December 2026. The IEDC is requesting a grant for 5 years and an average of \$29,000 a year.

Mayor Kutteh opened the public hearing. Hearing no one came to speak, he closed the public hearing.

Mayor Kutteh called for a motion on this item. **Council Member Hudson made a motion to approve the economic incentive agreement. Council Member Allison seconded the motion. The motion passed unanimously.**
- X. **Conduct a public hearing and consider approving the first reading of the proposed text amendment by Downtown Statesville Development Corporation to allow Drinking Establishments in the Central Business (CB) Zoning District.** (Kirkendall)
Kirkendall stated that this text amendment is requested by DSDC because several businesses asked to sell alcohol as a main use. Currently, restaurants can only serve alcohol in CBC zoning district. City Council voted to allow the social district the 'Ville in downtown Statesville.

After some research, all neighboring towns allow drinking establishments in their downtown. At the last DSDC Board meeting, the board unanimously approved the text amendment as presented.

Mayor Kutteh stated that in all the business zoned districts, drinking establishments are allowed by right.

Council Member Pearson asked where drinking establishments are allowed in downtown. Kirkendall stated that areas outside the CB district already allow drinking establishments.

Mayor Kutteh opened the public hearing.

Matthew Pierce, DSDC Executive Director, stated that the DSDC is an economic development organization for downtown. He stated that this text amendment will allow DSDC to recruit additional businesses. He stated that the code is ambiguous about drinking establishments and this text amendment helps to remove the ambiguity. Pierce stated that approximately 20 people in the room were in support of the text amendment.

Council Member Allison asked if CBD can be sold downtown with alcohol. Pierce stated that CBD stores cannot be in the CB district. Mayor Kutteh stated that the ABC board still has to give the business a permit to sell alcohol.

Mayor Kutteh closed the public hearing and asked for a motion.

Council member S. Johnson made a motion to approve the text amendment as presented. Council Member Jones seconded the motion.

Council Member Jones stated that his concern is the trash and how trash is disposed of downtown. He recommends that DSDC takes a look at this issue to ensure everyone is treated fairly. Council Member S. Johnson asked to add this to the motion. **The amended motion is as follows: to approve the text amendment as presented review the trash and waste management policy of downtown to ensure all businesses are treated fairly.**

Council Member Wasson asked if the business will be automatically added to the social district. Mayor Kutteh stated that you have to ask to be added to the social district.

Mayor Kutteh asked for a vote on the motion. The motion carried unanimously.

- XI. Conduct a public hearing and consider passing a first reading of an ordinance AX25-04 Dairi-O to annex the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church. (Kirkendall)**

Kirkendall stated that this parcel is in the ETJ and the owners filed on behalf of Dairi-O. He showed the site photo and the current zoning map. Staff recommends to annex the property because it is in the Tier 1 Growth area.

Mayor Kutteh opened the public hearing. Asked if anyone came to speak, hearing none, he closed the public hearing.

Council Member Allison made a motion to approve the first reading. Council Member Jones seconded the motion. The motion passed unanimously.

The second reading was postponed to October 20th.

- XII. Conduct a public hearing and consider passing the first reading of Rezoning Request ZC25-11 for The Oaks at James Farm; property located at the intersection of Jane Sowers Road and James Farm Road to rezone from Iredell County R-20 (Single-Family Residential) District to City of Statesville R-5MF CZ (High Density Multi-Family Residential Conditional Zoning) District. (Caulder)**

Caulder stated that the applicant is Chris LaMack for this project at the corner of James Farm Road and Jane Sowers Road. They are asking for the parcels to be rezoned to R-5MF CZ. This is a conditional rezoning request and it will be tied to the concept plan and conditions. Caulder discussed the subdivisions that are around the site. He stated that the only reason they chose R-5 is that they have a 20 foot lot width. Caulder presented the concept plan with 104 townhomes.

The Land Development plan shows this to be complete neighborhood 2. The parcel is in Tier 2 Growth Area. It is also in the Janes Sowers North Strategic Focus Area.

The applicant has offered the following conditions:

1. Development shall meet all requirements under the R-8MF zoning classification except the minimum lot width, which shall be 20'.
2. James Farm Road and Jane Sowers Road frontage shall include curb and gutter, a sidewalk, a minimum 8' street yard, including required street trees and landscaping.
3. In addition to condition 2, an enhanced street yard with a 50% increase in required street trees and 25% increase in street yard landscaping will be provided along James Farm Road to hide the rear of the townhomes from street view.
4. Proposed stormwater pond shall be landscaped and fenced with a 4' high decorative fencing (compliant with the city code), around the retention pond. The landscaping shall be decorative and permanently maintained, chain link fencing is prohibited.
5. Tree species adjacent to multi-story buildings shall be small canopy trees so as to provide adequate clearance for emergency fire equipment.
6. Developer shall be required to have a TIA completed before site plan review and install road improvements per the approved TIA.
7. Developer shall reserve 55' from center line along the Jane Sowers Road ROW for future dedication to NCDOT if the Jane Sowers Road interchange is approved on their STIP, or if Jane Sowers Road is otherwise expanded in the future. In addition, the developer shall also reserve 40' from the center line along the James Farm Road ROW for future dedication to NCDOT.
8. Building materials may include brick, stone, cementitious siding, vinyl, asphalt shingles, metal roofing and similar materials. The front façade shall consist of at least two different materials, one of which shall be brick or stone.
9. Developer shall provide enhanced landscaping at each entrance to the development.
10. Developer must provide HOA documents prior to recording the subdivision plat, both of which shall be recorded with Iredell County. HOA to maintain all common areas including landscaped entrances, open space, street trees, trails, and SCM ponds.
11. Stub street to adjacent property to the east will be paved with curb & gutter no more than 150' from centerline of main collector road. The existing grade from James Farm Road to the eastern boundary includes a 15' change in elevation. Civil drawings will include grading to get the end of this road as low as possible without the need for a retaining wall. Final civil plans will also include the future tie-in to a minimum of 50' inside the adjacent property or to such a distance where it meets the existing grade.
12. There is a unit range of 104 – 112 units.
13. Developer shall dedicate a 55' public right-of-way from the end of the cul-de-sac at the Southern point for possible future connection to neighboring property.

Staff recommend approval of the rezoning request because the property complies with the Land Development Plan.

Council Member Allison asked about guest parking. Caulder stated that parking on the side of the street is allowed.

Council Member Pearson stated that her main concern is the increased traffic. Caulder stated that a TIA will be required through DOT.

Council Member S. Johnson asked how you can enter the neighborhood. Caulder stated that there are 2 entrances off each main road, and they will stub a road at the end to go into the Redwood neighborhood.

Mayor Kutteh opened the public hearing.

Chris LaMack, applicant, stated that this is the only neighborhood that has access to both Jams Farm Road and Jane Sowers Road in the area. He stated that he has taken the speed limit issue brought up by the citizens and took the request to NCDOT. He set up a petition to show NCDOT that the speed limit needs to be reduced. Chief Onley has given the support for the reduced speed limit. He stated that his intention is to keep the old trees at the corner of Jane Sowers. He stated that the price point of these homes will be more manageable for first time homebuyers.

Lydia Mayberry, James Farm Road, is against the development. She stated that she has lived on James Farm Road since 1987. She stated that the wildlife and farms have disappeared because of the increased development. She stated that the speed limit needs

to be lowered on James Farm Road regardless of the development. She asked for additional police presence on the road.

Mayor Kutteh closed the public hearing.

Council Member S. Johnson asked if there would be an entrance on Jane Sowers Road. Mr. LaMack stated there will be. Mr. LaMack stated that he will upfit the road to any requirements by the TIA.

Council Member Wasson asked Chief Onley about the call volume on James Farm Road. Chief Onley stated that there have been limited traffic calls. The city does not have jurisdiction over the traffic yet. He is sending a letter to DOT to reduce the speed limit.

Council Member Allison stated that she is concerned about the traffic. Mr. LaMack stated he will upfit the road to NCDOT standards.

Council Member Pearson asked for the price point of the townhomes. Mr. LaMack stated that the price isn't fully decided.

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

The zoning amendment is approved and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: 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 2045 Land Development Plan (LDP) projects the property as suitable for Complete Neighborhood 2 and shows it in a Tier 2 Growth Tier area. In addition, this parcel is also located in the Jane Sowers North Strategic Focus Area according to the (LDP). The Complete Neighborhood 2 calls for a mix of housing types including single-family homes, patio homes, townhomes, and small multi-family developments.

Council Member Allison seconded the motion.

Council Member S. Johnson stated that he supports the motion because it similar to the other developments.

Mayor Kutteh called for a vote on the motion. The motion passed unanimously.

XIII. Conduct a public hearing and consider passing the first reading of Rezoning Request ZC25-10 River Hills PUD; for located on U.S. Highway 64 between East Broad Street and River Hill Road for a major amendment to the approved concept plan. (Caulder)

Caulder stated that this development has been brought before you previously, but this is a major change. The majority of the conditions have been continued from the previous request. No citizens attended the community meeting. The new site plan increases the single family homes by 57 homes, the cottage homes by 9 units, and eliminates the townhomes. The live/work units and the retail space will remain the same.

Caulder stated that the Land Development Plan calls for this area to be complete neighborhood 2 and staff believes that the neighborhood still provides this. Caulder reviewed the conditions. 9 is the only one that is changed. Staff recommends to approve the rezoning request.

Mayor Kutteh opened the public hearing.

Nate Bowman, the applicant, stated that he owns the land and something will be happening on the land. He stated that the market for apartments went down and then the townhome developer left because there were not enough comparable properties. He is asking for flexibility.

Mayor Kutteh closed the public hearing.

Council Member S. Johnson asked that if staff is confident that the variety of homes will still meet the ordinance of a PUD. Caulder stated that the ordinance states a PUD is a development with residential and commercial components.

Council Member Allison is in support of the development and wants them to bring the development to Statesville.

Council Member Allison made a motion to approve the rezoning request and read the consistency statement into the record.

The zoning amendment is approved and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: The concept plan still exceeds the required active open space and will provide a substantial amount of constructed greenway. In addition, the project continues to meet the density requirements of the Unified Development Code and will provide a diverse selection of housing for the area (still have the cottage homes and live/work units). Although some of the public roads have been slightly shifted or changed, they still meet the requirements and should have no detrimental effect on the project. No ingress or egress points were changed. In addition, the 2045 Land Development Plan places the properties in a Complete Neighborhood 2, Tier 2 growth area

Council Member Jones seconded the motion.

Council Member Jones stated that he was concerned that the development would now violate the PUD. Staff corrected his definition of the PUD. He stated that he reviewed the properties that were for sale in Statesville. There were only 18 townhomes for sale and the market is trending down.

Council Member Wasson stated that the City is looking for affordable housing. She would like to see the development try to have the affordable housing.

Mayor Kutteh called for a vote on the motion.

Ayes: Wasson, Jones, Allison, Hudson, Pearson, S. Johnson

Nays: J. Johnson

The motion passed 6 to 1.

XIV. Conduct a public hearing and consider approving a Revised Development Agreement for River Hill's Planned Unit Development (PUD; ZC25-10) for properties located on US 64 between East Broad Street and River Hill. (Ashley)

Ashley reviewed the site plan and the code definition for the PUD. The code requires a development agreement for PUDs. She provided an overview of the development agreement terms. Staff recommend to approve the development agreement contingent on the rezoning request. She stated that Council should request the revised development agreement.

Mayor Kutteh opened the public hearing. Hearing no one came to speak, he closed the public hearing.

Council Member Pearson asked if the Phased plan would start at the proposed time. Bowman stated that we can start within four months if we have a builder.

Council Member Allison made a motion to approve the first reading on the development agreement Council member Jones seconded the motion.

Ayes: Wasson, Jones, Allison, Hudson, Pearson, S. Johnson

Nays: J. Johnson

The motion passed 6 to 1.

XV. Consider approving an ordinance to regulate begging, panhandling, or soliciting contributions. (Onley)

Chief Onley stated that the department has had more complaints for businesses soliciting. After reviewing other cities' policies, Statesville is one of the few that do not have a permit requirement. He stated that we are looking for to do a permit that they are required to have

their ID on them when they are soliciting or panhandling. Chief Onley stated that with the cost of the equipment and staff time, the permit fee should be \$50.00.

Council Member S. Johnson asked if the fee would cover staff time and equipment. Chief Onley stated that it would take 100 permits to get the initial cost back. He stated that it would be included in the fee schedule.

Council Member Wasson asked why we are not charging the same as Mooresville. Chief Onley stated that he does not feel comfortable stating he can show the cost for \$100. Messick stated that the cost of the permit must mirror the costs of issuing the permit.

Chief Onley stated that the ordinance does not affect non-profits in the Iredell County.

Council Member Allison thanked Chief Onley for his work on this ordinance.

Council Member Allison made a motion to approve the ordinance. Council Member Hudson seconded the motion. The motion passed unanimously.

XVI. Consider appointing three regular members and one alternate member to the Planning Board. (Caulder)

Caulder stated that John Furlow is serving on a different board and we do not like people serving on 2 boards

Mayor Kutteh stated we will nominate 3 regular members to the Planning Board first.

Council Member Jones made a motion to nominate Mark Tart and Cory Sloan.

Council Member J. Johnson and Wasson nominated Roger Bejcek.

Council Member S. Johnson nominated Tammy Wyatt.

Council Member Allison nominated Darrin Rucker

After the first vote, Messick stated that Roger Bejcek received the most votes. Darrin Rucker, Mark Tart, and Cory Sloan all tied.

After the second ballot, Mark Tart received the most number of votes. Darrin Rucker received the second highest, and Cory Sloan received the least amount of votes.

Mayor Kutteh stated that Roger Bejcek, Darrin Rucker, and Mark Tart will be the regular members and Cory Sloan will be the alternate member.

XVII. Consider appointing two regular members to the Design Review Committee. (Sigmon)

Mayor Kutteh stated that we need to nominate 2 members to the DRC. Mayor Kutteh nominated all four appointees to the board.

Messick tallied the votes. She stated that John Marshall and Elena Sollazzo received the most number of votes.

XVIII. City Manager's Report

Smith stated that the sink hole project at Tradd and Front Streets will be pushed back till the middle of August due to a waterline issue.

XIX. Advisory Boards Meeting Minutes

1. Board of Adjustment Meeting Minutes, May 6, 2025
2. Statesville Regional Airport Commission Meeting Minutes, May 14, 2025
3. ABC Board Meeting Minutes, May 27, 2025

XX. Other Business

Council Member Pearson stated that we have a difficult position as a council member. She stated that we need to stand behind our council and our staff. She stated that the Affordable Housing Fund was supposed to be on the agenda tonight and is concerned that it was not on the agenda. She would like the housing market to be fair for all citizens.

Council Member Wasson stated that her top priorities were housing and crime. She thanked Chief Onley for his work in the crime reduction. She stated that we count on our housing partners to work with us. Statesville Housing Authority has banned Council Member Wasson from the housing authority property. She stated that she did not do any of the things that the Housing Authority claims she did. Council Member Wasson stated that she received a letter that she is banned from the housing authority property. She would like the Statesville Housing Authority Board to work closer with the Council. She stated that her family lives on the Housing Authority property and both her family and herself have been targeted by the Housing Authority.

XXI. Closed Session (After Pre- Agenda)

XXII. Adjournment
Council Member Allison made a motion to adjourn. Council Member Jones seconded the motion. The motion passed unanimously.

Emily Kurfees, City Clerk

Constantine H. Kutteh, Mayor