



Advancing Our Coverage

Station 5 Property Development and Staffing Initiative

Chief Kurfees

The City of Statesville Fire Department is a rapid response force committed to protecting the safety and well-being of the community from all hazards

Station Location History



External station study completed in June 2022 & presented to Council on 9/19/22.

The study used current Station 4 and the new Station 1 as anchor points.

Recommendations included:

1. Relocating current stations 2 & 3
2. Planning for additional stations, up to Station 7 to support future growth
3. Constructing Station 5 in the 115/I-40 corridor

Several potential properties were identified, but DOT's plans to update the 115 area with a concrete median (from Forest Heights to Chipley Ford Road) led to considering alternate locations.

Study identified the need to:

1. Relocate Station 1 due to age
2. Establish Station 5 to address service gaps in the Hwy 21 North, Hwy 115 North, & Iredell Memorial Hospital areas

Fire Station 5 discussed during 1/22/20 Council Retreat

January 2020

June 2020

June 2020

June 2020

June & September 2022

Internal station study conducted & presented to Council on 6/15/20

Proposed Station 5 location: Intersection of Gaither Road and Radio Road

Station Location History



A location was presented to Council in closed session on 2/5/2024

Fire Station 5's priority was addressed in the May 2024 Budget Workshop

Council was presented with multiple options on property locations with various pros and cons to each property. Property at 533 Gaither Road remained as the most suitable location.

February
2024

February
2024

May
2024

July
2024

October
2024

Further closed session discussions took place at the Winter Planning Session

Closed session presentation and discussion to Council on station placement and property selection. Properties options included National Guard, Gaither Rd. and Bryant St. properties. Property located at 533 Gaither Rd. was determined to be the most obtainable and suitable location.

Station Location History



Fire Station 5 remained as a top funding priority for the City at Council Budget Retreat

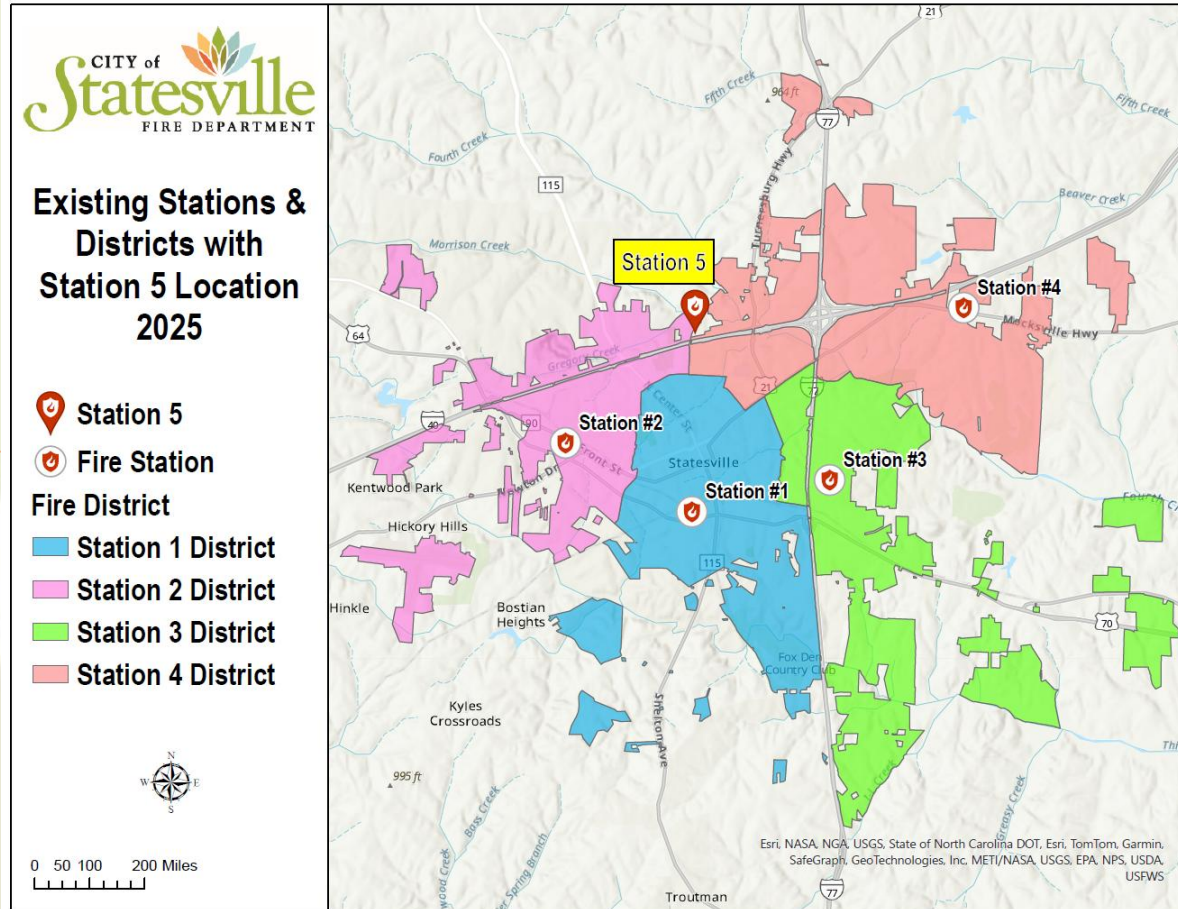
City closed on the acquisition on 8/5/25

May
2025

June
2025

August
2025

Contract was entered into for the acquisition of property located at 533 Gaither Road

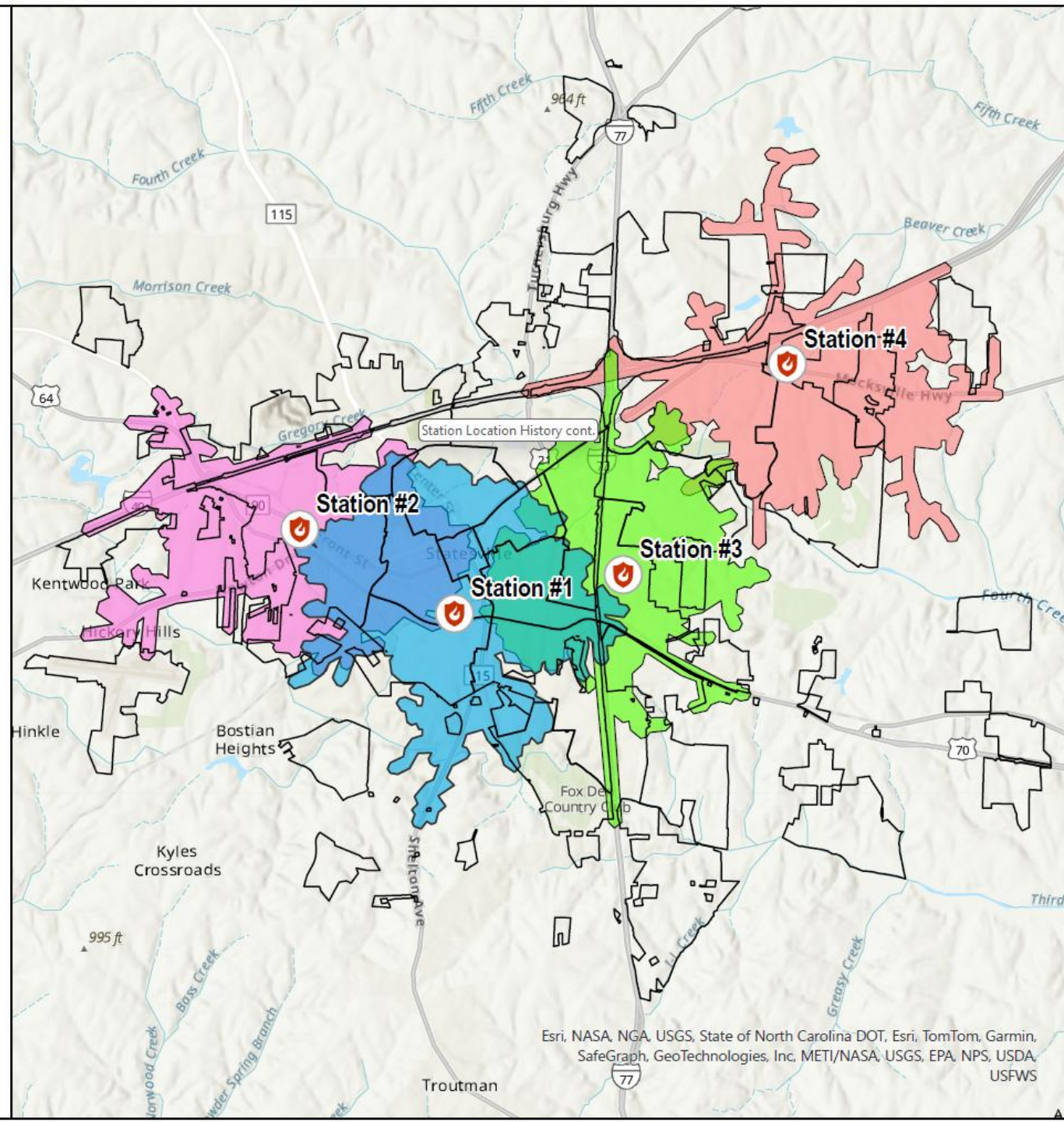


Four Minute Drive Time Analysis with Existing Stations 2025

-  Fire Station
-  Geo-Proximity Zone
-  S1 Four Minute Drive Time
-  S2 Four Minute Drive Time
-  S3 Four Minute Drive Time
-  S4 Four Minute Drive Time



0 50 100 200 Miles

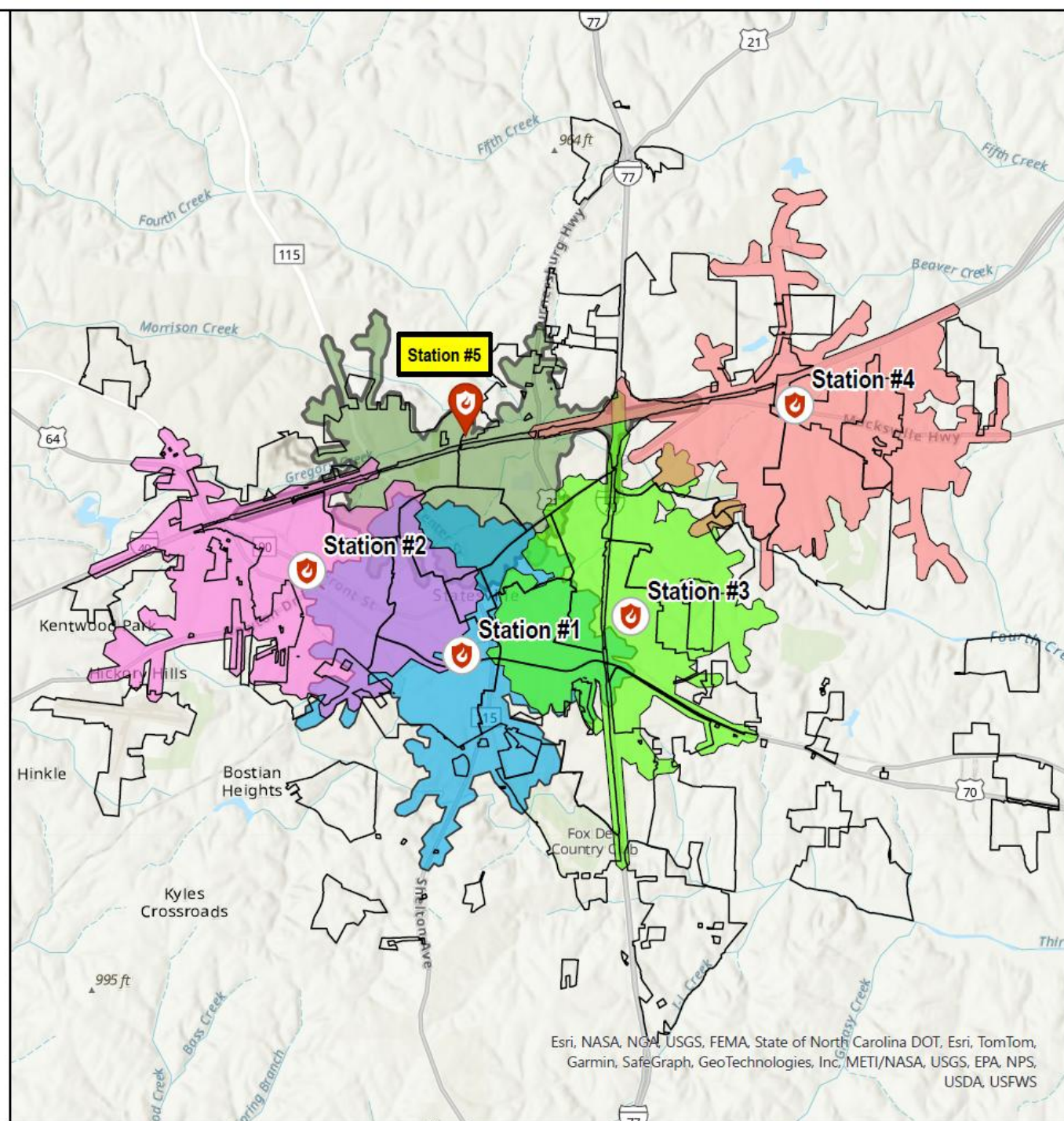


Four Minute Drive Time Analysis with Station #5 2025

-  Station 5
-  Fire Station
-  Geo-Proximity Zone
-  S1 Four Minute Drive Time
-  S2 Four Minute Drive Time
-  S3 Four Minute Drive Time
-  S4 Four Minute Drive Time
-  Proposed Station 5 Drive-Time



0 50 100 200 Miles

Esri, NASA, NGA, USGS, FEMA, State of North Carolina DOT, Esri, TomTom,
Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,
USDA, USFWS

Developments Proposed or In Progress Since 2020

Sullivan Farm
(across from
Cloverleaf) 251
Single-Family
Detached Homes

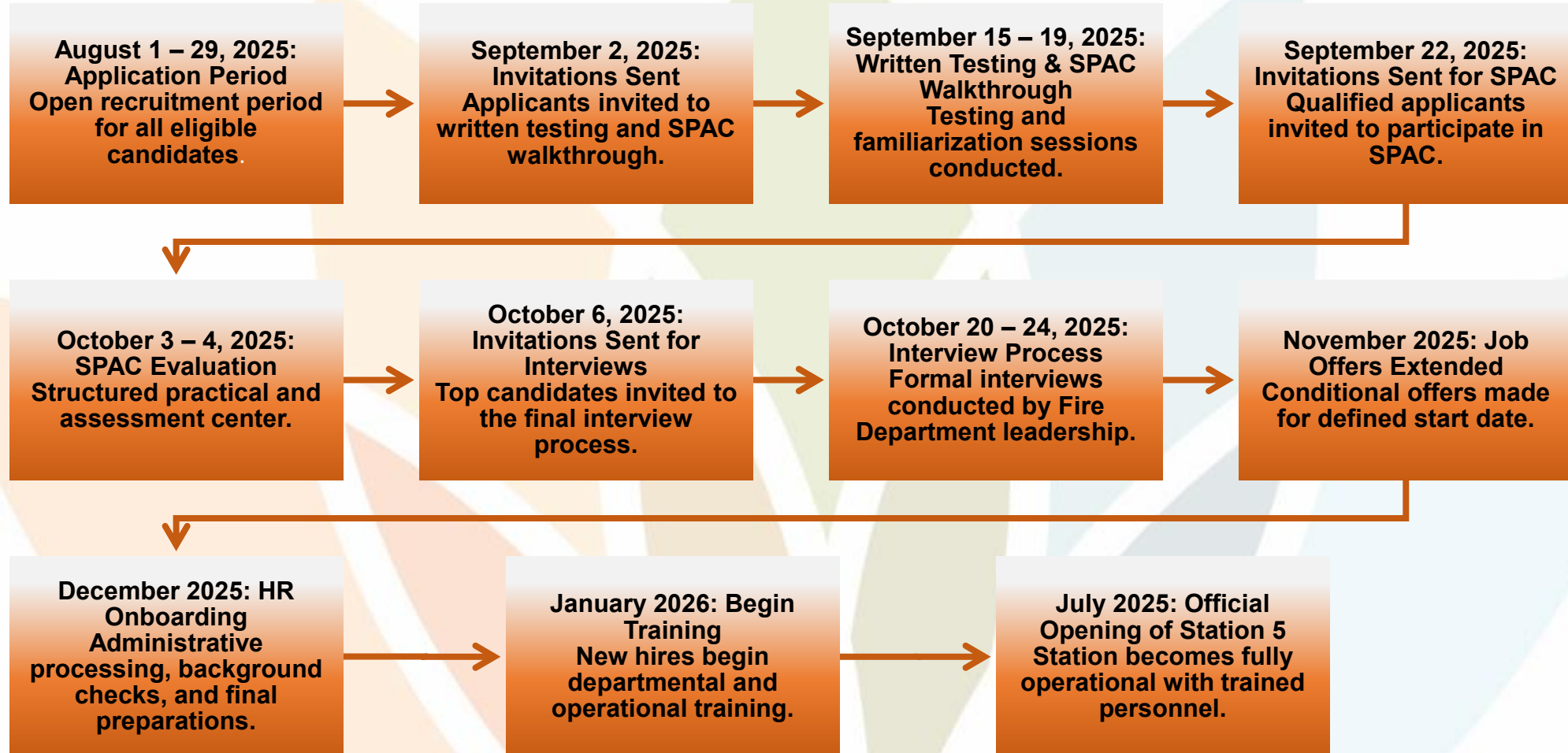
The Oaks at
James Farm
(Corner of James
Farm and Jane
Sowers) 104
Townhomes

Redwood James
Farm (North of
Cloverleaf) 159
Apartments –
project was
approved in
December of 2024,
and their approval
expires in
December of 2026.

The Reserve at
James Farm
(South of
Cloverleaf) 120
Townhomes

Statesville
Gateway (project
has been
withdrawn) 181
Townhomes

Hiring Process Timeline – Station 5



Station 5 Project Funding Overview

- **Original Allocation:** \$3.5 million designated in the project fund for Station 5
- **Property Acquisition** \$1.5 million utilized to purchase 533 Gaither Road (August 2025)
- **Current Request:** Authorization to use the remaining **\$2 million** for:
 - Facility upgrades (house and apparatus bay)
 - Purchase of a used aerial apparatus
 - Hiring of personnel

Station 5 Funding Breakdown



House Upfit, Apparatus Bay, and Site Work – \$650,000

- Install new standing seam metal roof
- Replace windows, siding, soffit, and exterior metal work (poles and eaves)
- Install gutters
- Replace electrical panels
- Construct wall and door for Captain's office
- Remodel one bathroom and install ADA-compliant kitchen sink
- Provide new furniture
- Encapsulate crawl space
- Install generator for house and apparatus bay
- Construct 40' x 60' insulated apparatus building
- Complete site grading and building pad
- Install ADA-compliant parking and sidewalk
- Construct gravel employee parking area (10 spaces)
- Install concrete pad and turnaround
- Improve driveway
- Install new culvert and widen entrance

Temporary Station 5



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VICINITY MAP

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7. DETAILS SHEET 2

GENERAL NOTES:

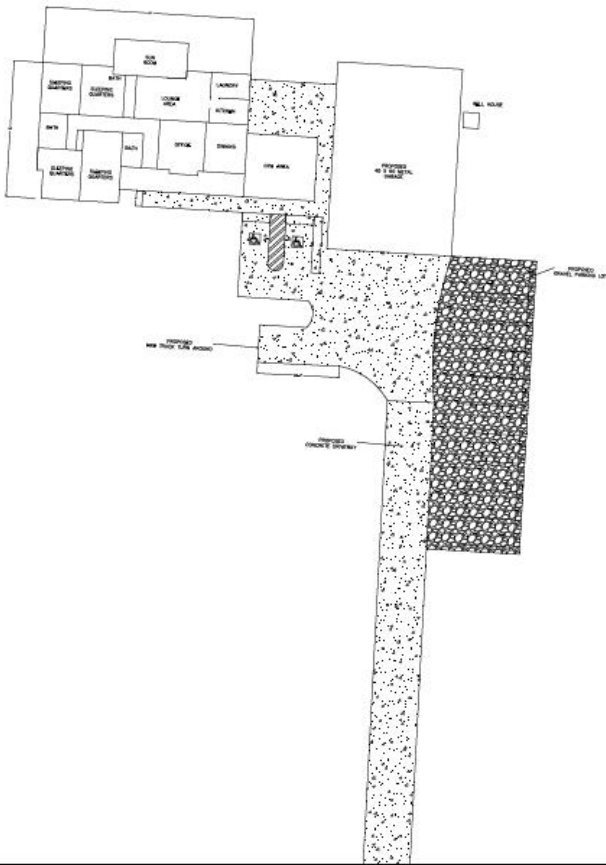
1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
2. ALL ASPHALT CUTS SHALL BE MADE WITH A SAW WHEN PREPARING STREET SURFACES FOR PATCHING OR WIDENING STREETS.
3. PAPER JOINTS SHALL BE USED TO SEAL THE ENDS OF AN ASPHALT POUR SO THAT FUTURE EXTENDING CAN BE MADE WITHOUT DAMAGING PAPER JOINTS.
4. WHEN PLACING ASPHALT AGAINST EXISTING SURFACES, A STRAIGHT EDGE SHALL BE USED TO PREVENT 'RAMMING' AT THAT LOCATION.
5. STONE BASE OR SUBGRADE SHALL BE FINISHED.
6. CURBSIDES SHALL BE FINISHED WITH ASPHALT OR BEING PLACED OVER EXISTING ASPHALT STREETS OR ADJOINING CONCRETE, STORM DRAIN AND SANITARY SEWER STRUCTURES.
7. "TWO" COAT SHALL BE APPLIED BENEATH EACH LAYER OF BITUMINOUS PLANT MIX BASE OR PAVEMENT TO BE PLACED.
8. ALL CONCRETE USED FOR STREETS, CURB AND GUTTER, SIDEWALKS AND DRAINAGE STRUCTURES, ETC. SHALL HAVE A WORKING COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. THIS REQUIREMENT SHALL BE PROVIDED REGARDLESS OF ANY LOWER COMPRESSIVE STRENGTH SPECIFIED IN THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. THE CONTRACTOR SHALL PREPARE CONCRETE TEST CYLINDERS IN ACCORDANCE WITH SECTION 1004 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES AT THE DISCRETION OF THE PROJECT INSPECTOR. ALL EQUIPMENT AND CYLINDER MOLD SHALL BE FURNISHED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE CYLINDERS UNTIL SUCH TIME AS THEY ARE TRANSPORTED FOR TESTING. TESTING FOR PROJECTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LAB. AT NO COST TO THE CITY, THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND PERSONNEL TO TEST ON CONCRETE FOR A MAXIMUM SLUMP AND ALSO CONDUCT AS DEFINED IN SECTION 1004 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES. THESE TESTS SHALL BE PERFORMED AT A FREQUENCY ESTABLISHED BY THE INSPECTOR. MATERIALS FAILING TO MEET SPECIFICATIONS SHALL BE REMOVED BY THE CONTRACTOR.
9. ALL CONCRETE SHALL BE CURED WITH 100% MOIST BURLAP WITH PIGMENTED CARBON COMPOUND MOISTURE RETENTIVE SPECIFICATIONS 0-200, TYPE 1, APPLIED AT A COATING RATE AT ONE (1) GALLON TO 400 SQUARE FEET WITHIN 24 HOURS OF PLACEMENT OF THE CONCRETE.
10. ALL CURB & GUTTER SHALL BE BACKFILLED WITH SOIL APPROVED BY THE INSPECTOR WITHIN 48 HOURS AFTER COMPLETION TO PREVENT EROSION.
11. ALL BACKFILL AND SUBGRADE SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATIVE MATTER, WASTE, WASTE CONSTRUCTION MATERIAL OR OTHER UNDESIRABLE MATERIAL. SAND MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND THE MATERIAL SHALL HAVE NO TENDENCY TO FLOW OR DRIFT IN A PLACED MANNER UNDER THE TAMPING BLADE OR FOOT ROLLING. OTHER UNDER CURB & GUTTER SHALL ALSO BE PROOF ROLLED AND APPROPRIATE TESTING SHALL BE PROVIDED FOR THE APPROPRIATE CITY OF STATESVILLE DEPARTMENT.
12. MATERIALS DEEMED BY THE INSPECTOR AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE BACKFILL MATERIAL.
13. ALL TRENCHES IN THE STREET RIGHT-OF-WAY SHALL BE BACKFILLED WITH SUITABLE MATERIAL IMMEDIATELY AFTER THE PIPE IS Laid. THE FILL AROUND ALL PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES AND EACH LAYER SHALL BE COMPACTED THOROUGHLY. FOR STORM DRAINAGE SEE BACKFILL UNDER STORM DRAINAGE SECTION.

FIRE STATION No.5 (533 GAITHER RD)

CITY of STATESVILLE, NORTH CAROLINA

OWNER INFORMATION

OWNER NAME: CITY of STATESVILLE
PARCEL ID: 4749-04-1052



CITY of STATESVILLE
FIRE STATION No.5
at 533 GAITHER ROAD
COVER SHEET



Date:	9/23/25
Drawn By:	DEV.
Checked By:	C.O.
Project #:	

Revisions:		Description	
No.	Date	No.	Date

SCALE:
1" = 20'
SHEET
1 OF 2





**CITY of STATESVILLE
FIRE STATION No.5
at 533 GAITHER ROAD
PROPOSED GRADING PLAN**



Date:	9/2/2025
Drawn By:	DEV
Checked By:	C.O.
Placed:	
Project #:	

Revisions:	Description
No.	Date

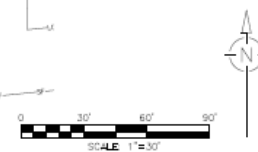
SCALE:
1" = 10'
SHEET
5 OF 7

OWNER INFORMATION
OWNER NAME: CITY OF STATESVILLE
PARCEL ID: 4745-04-1052

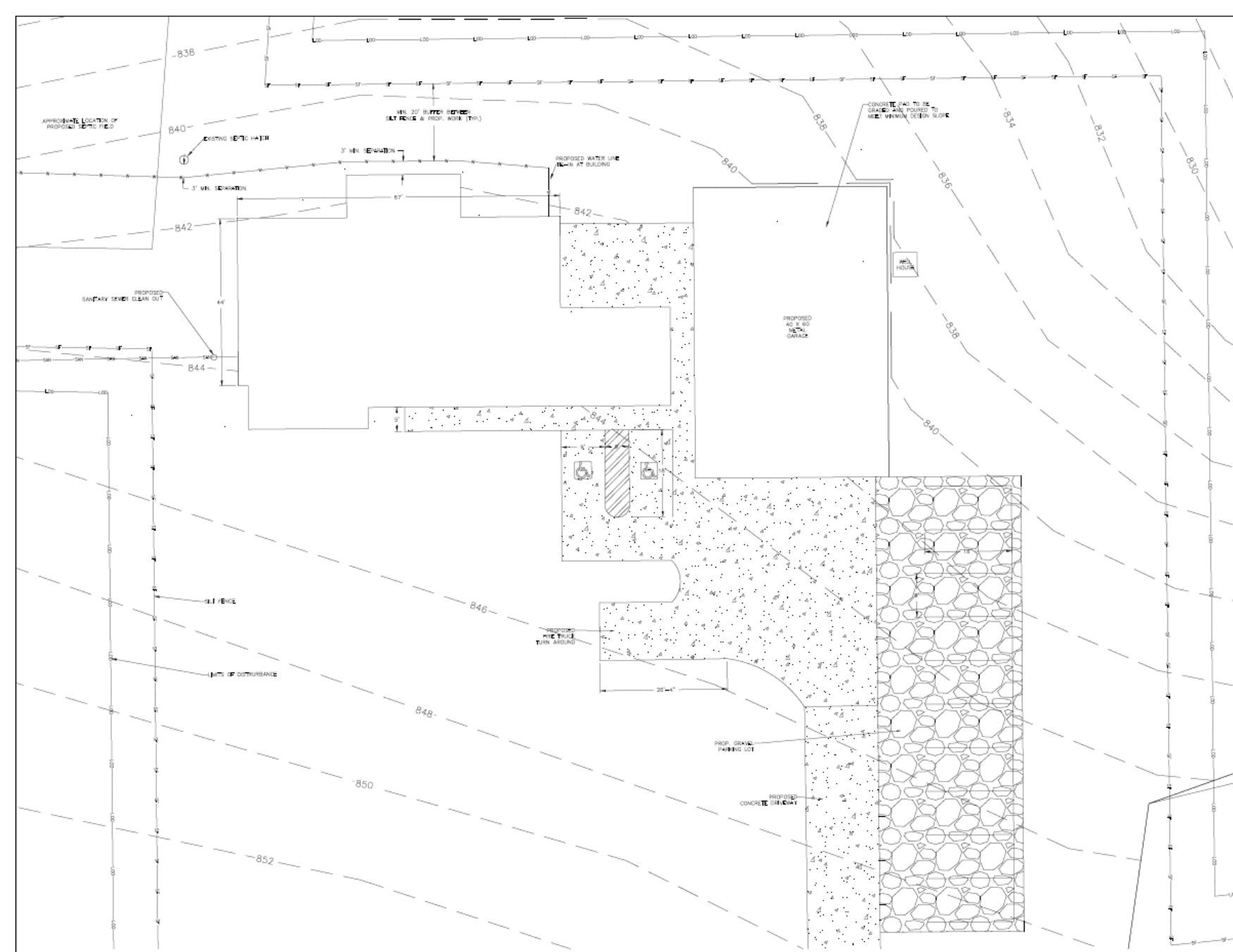
LEGEND

LINE OF DISTURBANCE	---
EXIST. WATER LINE	---
PROPOSED WATER LINE	---
PROPOSED CONTOUR	---
EXIST. MAJOR CONTOUR	---
EXIST. MINOR CONTOUR	---
EXIST. FENCE	---
PROPOSED SANITARY SEWER	---
PROPOSED CONC. PAVT	---
PROPOSED GRAVEL PAVT	---
PROPOSED ASPHALT PAVT	---

AREA OF DISTURBANCE
PRE-DEVELOPMENT AREA: 0.18 ACRES
POST-DEVELOPMENT AREA: 0.38 ACRES
AREA OF DISTURBANCE: 0.20 ACRES



PROPOSED GRADING PLAN
SCALE: 1" = 10'



Station 5 Funding Breakdown



**Used
Aerial
Apparatus
- \$600,000
(or less)**

Acquire a used aerial apparatus to operate at Station 5.

Apparatus will serve frontline operations until a new unit can be ordered and delivered (current lead times 3–5 years).

Once the new aerial arrives, the used apparatus will be reassigned as the reserve ladder for Station 5.

Aerial Apparatus



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Station 5 Funding Breakdown

Personnel Training and Staffing – \$750,000

- Training timeline of approximately six months to fully prepare personnel
- Includes one set of turnout gear per person – **\$85,000**
- Includes one portable radio per person – **\$67,500**
- Includes one SCBA mask per person – **\$7,500**

Expected Outcomes

- Improved Response Times
- Enhanced Coverage
- Supports Future Growth
- Strengthened Professional Service Delivery
- Increased Community & Department Safety



