

MINUTE BOOK 31, PAGE 350

**STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – October 16, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

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

Council Absent: None

Staff Present: Ron Smith, Messick (Virtual), E. Kurfees, Griggs, Vaughan, Ferguson, G. Kurfees, Harrell, Onley, Kirkendall (Virtual), Caulder (Virtual), Nesbit, Lawrence

I. Call to Order

Mayor Kutteh called the meeting to order.

He stated that today was the first day of early voting.

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. Water Treatment Plant Optimization Award

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 October 2, 2025, Pre-Agenda Meeting Minutes and the October 6, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, AX25-10 Hill Haven Subdivision, filed by Mr. Bob Williamsen for the parcels located at the intersection of Hill Haven Road and Shelton Avenue, receive the City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of November 3, 2025, for a public hearing for the petition of annexation. (Kirkendall)

Mayor Kutteh stated that this item is also on the regular agenda for the rezoning.

C. Consider approving a five-year hangar lease with Air Helmuth, LLC. (Ferguson)

Ferguson stated that this was the old GL Wilson Hangar.

D. Consider approving a ten-year hangar lease with Iredell Air Care. (Ferguson)

Ferguson stated that this hangar is the aircraft maintenance facility. They bring a lot of customers to the airport.

Council Member Lawton arrived at 4:04.

E. Consider approving a variety of name changes for the Recreation and Parks Department including Statesville Recreation & Parks Department to Statesville Recreation & Economic Vitality, Statesville Fitness & Activity Center to Statesville Recreation Center, and Statesville Civic Center to Statesville Event Center. (Griggs)

Griggs stated that the name change of the department is because of absorbing DSDC and the Civic Center. Most people already call the Fitness and Activity Center "The Rec" and it will make it more searchable. The Civic Center name change was recommended by the Conventions and Visitors Bureau.

Council Member J. Johnson asked about the cost. Griggs stated that it was included in the budget, but it is going to be approximately \$30,000.

- F. Consider approving a resolution in support of a marker describing the lynching of Charles Campbell in 1883. (Johnson)**
This item was removed from the agenda.

- G. Consider approving the second reading of an ordinance that changes to the civil penalties for the parking enforcement ordinance to reflect changes to the fine amount, towing change, and online payment option. (Onley)**
 Chief Onley stated that nothing had changed since the last meeting.

- H. Consider approving the second reading of an ordinance for the removal of prohibited acts located in Sec. 21-34 of the Solicitor Ordinance. (Onley)**

- I. Consider joining the Town of Mooresville and the Town of Troutman for a Planning Grant for the purpose of conducting a feasibility study to bring county-wide micro-transit feasibility study through CRTPO. (Kirkendall)**
 Mayor Kutteh stated that Senator Sawyer is very interested in the county having micro-transit.

Council Member Jones stated that he would like the county to participate in the study as well. He would recommend that the City Manager reach out to the County Manager.

Smith stated that Kirkendall spoke to the County. CRTPO is meeting with the County next week.

- J. Consider approving a resolution authorizing the execution of a reimbursement agreement with CIP Crossroads, LLC. (Harrell)**
 Mayor Kutteh stated that this is an industrial development. We are asked to contribute the same amount.

REGULAR AGENDA

- IX. Conduct a public hearing and consider passing first reading of an ordinance to annex AX25-05 407 and 417 Central Avenue. (Kirkendall)**

Mayor Kutteh stated that this item was on the last agenda for setting this public hearing date. It is proposed to put some single-family homes.

Council Member J. Johnson asked if we have to give them utilities by a year. Smith stated that is only for involuntary annexations.

- X. Conduct a public hearing and consider passing the first reading of the annexation AX25-09 Statesville Fire Department Station 5, filed by Chief Glenn Kurfees on behalf of the City for the parcel located at 533 Gaither Road. (Kirkendall)**

Mayor Kutteh stated that this property is for the fire station.

- XI. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX25-08 Compass Data Centers for parcels along Stamey Farm Road and Hickory Hwy. (Kirkendall)**

Mayor Kutteh stated that this is a public hearing for the data center.

- XII. Conduct a public hearing and consider passing the first reading of Rezoning Request ZC25-04 Hill Haven for properties located at the intersection of Shelton Avenue and Hill Haven Road, to rezone from Iredell County R-20 District, HB CUD District and NB District to City of Statesville R-8 CZ District, to provide a proposed 385 lot single family development known as Hill Haven. (Caulder)**

Council Member Wasson arrived at 4:13.

Mayor Kutteh stated that this is for the public hearing for the rezoning of Hill Haven.

Caulder stated that there are 11 parcels, and they are requesting a R-8 conditional zoning for 385 single-family homes. There will be a TIA done for the development. The site is unique because Shelton Avenue and 6 entrances to the development.

Caulder stated that our ordinance has interconnectivity. There is one place with a cul-de-sac, and the ordinance says it should be connected. Planning Board decided not to make the connection. The Council can decide to make that connection. The development is in the Tier 2 Growth area.

The Developer is here. Mayor Kutteh stated that the staff will present the case and then the developer can speak. Mayor Kutteh will open the public hearing and take them in order. Angela Matthews has asked for someone to yield their time to her.

The Developer stated that the planning department has been helpful over the past two years. The first plans had over 500 homes. Following the community meeting in March, they reduced the density again.

Caulder stated that the data sheet shows only the school is red. Everything else is green.

Council Member Allison thanked the developer for taking the neighbors into consideration.

- XIII. Consider passing the second reading of the rezoning request ZC25-06 Dairi-O Restaurant or consider postponing the second reading until the City Council meeting to be held on December 15, 2025. (Kirkendall)**
Mayor Kutteh stated that there is an issue with the traffic light. Smith stated that there is a question about who would fund the light.

Mayor Kutteh recommends that we should put this on the consent agenda to be continued to December 15th.

Council agreed to move this to the consent agenda.

- XIV. Consider passing the second reading of an ordinance to annex AX25-04 Dairi-O, filed by Mr. Scott Frye, on behalf of the property owners, for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church or consider postponing the second reading until the City Council Meeting to be held on December 15, 2025. (Kirkendall)**
Mayor Kutteh recommends that we should put this on the consent agenda to be continued to December 15th.

Council agreed to move this to the consent agenda.

- XV. City Manager’s Report (Only at the Regular Meeting)**

- XVI. Advisory Boards Meeting Minutes**
- 1. August 21, 2025 Stormwater Advisory Commission
 - 2. September 2, 2025 ABC Board Meeting Minutes
 - 3. September 10, 2025 Airport Commission Meeting Minutes

- XVII. Other Business**

- XVIII. Closed Session (After Pre- Agenda)**

- XIX. Adjournment**
Council Member Hudson made a motion to adjourn and the motion was seconded by Council Member Allison. The motion passed unanimously.

MINUTE BOOK 31, PAGE 353
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – October 20, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, Griggs, Vaughan, Ferguson, Pierce, G. Kurfees, Harrell, Hull, Martin, Ivarsson, Leis, Caulder, Kirkendall, Lawrence

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 F was removed from the agenda. The last 2 items on the Regular Agenda were moved to the consent agenda.

Council Member Hudson made a motion to adopt the amended agenda, Council Member J. Johnson seconded the motion. The motion passed unanimously.

V. Code of Ethics and Front and Center Strategic Plan

Mayor Kutteh said that the code of ethics is for the council to review.

VI. Presentations & Recognitions

1. Water Treatment Plant Optimization Award

Mayor Kutteh presented the award to Vaughan and Hull. Hull stated that the staff could not do what we do without City Council's assistance.

Council Member Lawton arrived at 6:05.

VII. Public Comment

Tom Snyder, 237 Sundance Circle, is concerned about annexations.

Matt Sin, 631 Friar Tuck Road, is concerned about the upcoming election.

Council Member Allison arrived at 6:10.

William Summers, 272 Hickory Road, discussed the lynching memorial sign.

Page 354

Mayor Kutteh introduced Erika Martin as the new Planning Director and stated that this is Sherry Ashley's last council meeting. He thanked John Ferguson and the Airport staff for their work at the Carolina Balloonfest.

VIII. CONSENT AGENDA

Mayor Kutteh stated that all items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member 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 October 2, 2025, Pre-Agenda Meeting Minutes and the October 6, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider passing a resolution directing the City Clerk to investigate a petition of annexation, AX25-10 Hill Haven Subdivision, filed by Mr. Bob Williamsen for the parcels located at the intersection of Hill Haven Road and Shelton Avenue,

receive the City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of November 3, 2025, for a public hearing for the petition of annexation. (Kirkendall)

- C. Consider approving a five-year hangar lease with Air Helmuth, LLC. (Ferguson)
- D. Consider approving a ten-year hangar lease with Iredell Air Care. (Ferguson)
- E. Consider approving a variety of name changes for the Recreation and Parks Department including Statesville Recreation & Parks Department to Statesville Recreation & Economic Vitality, Statesville Fitness & Activity Center to Statesville Recreation Center, and Statesville Civic Center to Statesville Event Center. (Griggs)
- F. Consider approving a resolution in support of a marker describing the lynching of Charles Campbell in 1883. (Johnson)
- G. Consider approving the second reading of an ordinance that changes to the civil penalties for the parking enforcement ordinance to reflect changes to the fine amount, towing change, and online payment option. (Onley)
- H. Consider approving the second reading of an ordinance for the removal of prohibited acts located in Sec. 21-34 of the Solicitor Ordinance. (Onley)
- I. Consider joining the Town of Mooresville and the Town of Troutman for a Planning Grant for the purpose of conducting a feasibility study to bring county-wide micro-transit feasibility study through CRTPO. (Kirkendall)
- J. Consider approving a resolution authorizing the execution of a reimbursement agreement with CIP Crossroads, LLC. (Harrell)
- XIII. Consider postponing the second reading of the rezoning request ZC25-06 Dairi-O Restaurant until the City Council meeting to be held on December 15, 2025. (Kirkendall)
- XIV. Consider postponing the second reading of an ordinance to annex AX25-04 Dairi-O, filed by Mr. Scott Frye, on behalf of the property owners, for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church until the City Council Meeting to be held on December 15, 2025. (Kirkendall)

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

REGULAR AGENDA

- IX. **Conduct a public hearing and consider passing first reading of an ordinance to annex AX25-05 407 and 417 Central Avenue.** (Kirkendall)
Kirkendall stated that there are two parcels in the ETJ that are zoned R-20. These parcels are adjacent to the City Limits Staff recommend passing the first reading of the annexation.

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

Mayor Kutteh asked for a vote on the motion.

Council Member Allison made motion to approve the first reading of the annexation request, and Council Member Hudson seconded the motion. The motion passed unanimously.
- X. **Conduct a public hearing and consider passing the first reading of the annexation AX25-09 Statesville Fire Department Station 5, filed by Chief Glenn Kurfees on behalf of the City for the parcel located at 533 Gaither Road.** (Kirkendall)
Kirkendall stated that the City Council approved the purchase of two parcels to build a fire station. The property value is just over \$1,000,000. The home on the property will be the temporary fire station. This property is in the tier 1 growth area.

Mayor Kutteh opened the public hearing. Hearing none, he closed the public hearing.

Council Member Allison made a motion to approve the annexation request, Council Member Lawton seconded the motion. The motion passed unanimously.

XI. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX25-08 Compass Data Centers for parcels along Stamey Farm Road and Hickory Hwy. (Kirkendall)

Kirkendall stated that the rezoning was passed contingent on annexation. He showed photos of the property. Duke Energy would be the power provided and the city would provide the water and sewer. This property is in the I-40/Airport Focus Area and the Tier 2 growth area.

Mayor Kutteh opened the public hearing. Hearing none, he closed the public hearing.

Council Member Allison made a motion to approve the annexation request. Council member Jones seconded the motion. The motion passed unanimously.

XII. Conduct a public hearing and consider passing the first reading of Rezoning Request ZC25-04 Hill Haven for properties located at the intersection of Shelton Avenue and Hill Haven Road, to rezone from Iredell County R-20 District, HB CUD District and NB District to City of Statesville R-8 CZ District, to provide a proposed 385 lot single family development known as Hill Haven. (Caulder)

Caulder stated that the property is 147 acres and putting 385 homes on the property. The topography of the property has made it difficult to put homes on the property. It will be just over 2 dwelling units per acre. The lot width and set backs is why this development is being rezoned R-8. The conditional rezoning so that the project is tied to the conditions. The utilities will all be served by the City of Statesville. Caulder showed the concept plan. There was a connection that Staff recommended, but the Planning Board stated that it could be removed per the developer request. The Land Development Plan shows the character is Complete Neighborhood 2 and Activity Corridor. Looking at the property, there are restrictions based on topography, therefore the Land Development Plan should be amended to be Complete Neighborhood 2.

Caulder reviewed the conditions.

1. Range of 350-405 units
2. Dedicate 45' of ROW from center line of Shelton to Carolina Thread Trail
3. Dedicate 45' of ROW from centerline along Hill Haven
4. TIA is required
5. Mixture of at least 2 building materials
6. Installation of Verkada cameras at entrances
7. Provide enhanced landscaped entrances into the subdivision
8. Shield the back of homes with landscaping along Hill Haven, Shelton, Wallace Springs
9. Provide larger lots along the perimeter.

Staff recommend amending the Land Development Plan to remove the Activity Corridor, utility services can be provided by the City and the Statesville Fire Department can respond within 4 minutes.

Council Member Allison asked about the traffic concern and would like to know what the traffic concern says. Caulder stated that the city does not require the TIA to be complete until it goes to TRC.

Council Member Jones asked what the Planning Board thought process for not connecting the road. Caulder stated that the whole site slopes downward. The main concern was the neighbor did not headlights glaring in their home along with a dangerous curve on Wallace Springs. The developer wanted to appease the neighbor. The Planning Board stated that 6 entrances were enough.

Council Member S. Johnson asked about the density. Under the county zoning, they could go R-20 now. Caulder stated that it would be difficult for them to reach R-20. He stated it is not much different of a development than what they can do under the county.

Mayor Kutteh stated that the public hearing will be opened and hear from the applicant first, then he will go down the list. We allow one person to speak for 6 minutes and someone else on the list can yield their time.

Mayor Kutteh opened the public hearing.

Nolan Gr – Urban Design partners representing Hill Haven Rezoning Case, developer. The developer stated that the site is best used for residential. In March 2024, the team was engaged in design work which included 517 lots with townhomes. In October 2024, the meeting with planning staff reduced the plan to 450 with single family lots and townhomes. In March 2025, the developer held the community meeting. They recommend 410-440 lots. The community concerns were lot size, traffic, density, and access. The Planning Board approved the development. Today, the plan shows 385 lots at 2.6 units per acre. The developer has already engaged a traffic contractor to begin the study following rezoning approval.

Anita Eudy yielded her time to Cathy Eudy.

Cathy Eudy– 422 Wallace Springs, stated that she is the neighbor who was concerned about the lights shining in her home. She stated that the traffic is constant from 4 AM to 10 PM. Her main concern was addressed, but she is trying to convince the developer to remove the cul-de-sac all together. She would like the new developments to be generational. She is concerned about the power grid.

Camden Matthews yielded his time to Angela Matthews.

Angela Matthews, 210 Southview Drive, is against the development. She is concerned about the school capacity issue. She stated that the Land Use Plan for both the County and City show commercial use of the property. She is concerned about the traffic. She provided a packet of information to each council member.

30 people in the audience stood up in opposition to the development.

Jim Tarman, 548 Wallace Springs Road, stated that he is in opposition of the development. He stated that he liked the countryside of his property. He is against cluster development. He stated that his quality of life is affected because of the additional traffic.

Bekie Edelbrock, 217 Southview Drive, is against the development. She stated that she wanted to escape the city in Hickory and moved to a 21 acre property. She is against the cluster and density of the property. She claims that the development does not increase the quality of life for the rural lifestyle.

Michael Edelbrock, 217 Southview Drive, is against the development. He is concerned about the traffic during rush hour. He stated that you cannot turn left on either Wallace springs or old mountain road. He would like to see the development more R-15 development. He would like to see more homes that are not starter homes.

Mayor Kutteh closed the public hearing.

Council Member Pearson is concerned that the homes are not attainable.

Council Member Jones is concerned about sewer capacity for this development. Vaughan stated that these properties would be served by the 3rd Creek WWTP. The plant is obligated at 34%. Council Member Jones asked Leis about the power grid for the area. Leis stated that this is served by Delivery 1 and some of the area is going to be served by the new Delivery 6. Council member Jones asked the city manager about the TIA and how the TIA is integrated into the TRC. Smith stated that the TIA would be completed after the rezoning because of the cost. The TIA results are mandated by the TRC process.

Smith stated that the rezoning does not go to the county. The Land Use Plan is decided by the county.

Council Member Jones stated that the council listens when the public speaks. The impact of the public is known.

Council Member Wasson stated that she is working with the school system about school capacity. We communicate with the school system, so they know where the growth happens.

Council Member S. Johnson stated that he was a county commissioner for twenty years. He stated that the school system does not have funding to build the schools needed. The county's land use plan decides the highest and best use of the property.

Council Member Allison is thankful for the citizens input into the development.

Council Member J. Johnson is concerned about the sewer capacity.

Mayor Kutteh asked for a motion on the project.

Council Member Jones made a motion to approve the rezoning request. He read the consistency statement:

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.

Council Member Hudson seconded the motion.

Council Member S. Johnson is concerned about the buffer around the cul-de-sac. Council Member Jones stated that he would add a condition if the developer agreed. The developer is looking to keep all the trees in the buffer areas.

City Council added a condition that the Developer/Owner shall not remove any existing foliage throughout the entire thirty-foot buffer, unless required for designated entrances or the traffic impact analysis. Developer/Owner may remove foliage within the fifteen-foot buffer as it is required for designated entrances or the traffic impact analysis. The Developer/Owner may also remove additional foliage within the fifteen-foot buffer with City Council approval.

Mayor Kutteh called for a vote on the motion with the additional condition:

Aye: S. Johnson, Hudson, Allison, Jones, Wasson

Nay: Lawton, Pearson, J. Johnson

The motion passes 5 to 3.

XV. City Manager's Report

XVI. Advisory Boards Meeting Minutes

- a. August 21, 2025 Stormwater Advisory Commission
- b. September 2, 2025 ABC Board Meeting Minutes
- c. September 10, 2025 Airport Commission Meeting Minutes

XVII. Other Business

XVIII. Closed Session (After Pre- Agenda)

XIX. Adjournment

Council Member Allison made a motion to adjourn the meeting. The motion was seconded by Council Member Hudson. The motion passed unanimously.