


CITY of
Statesville
NORTH CAROLINA
STATESVILLE CITY COUNCIL MEETING

Statesville City Hall – 227 S. Center Street
January 8, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2nd Floor Conference Room
January 12, 2026 – 6:00 p.m. – Regular Meeting – City Council Chambers

- I. **Call to Order**
- II. **Invocation**
- III. **Pledge of Allegiance**
- IV. **Adoption of the Agenda**
- V. **Consider approving a resolution adopting the 2026 Code of Ethics. p. 3**
- VI. **Front and Center Strategic Plan p. 9**
- VII. **Presentations & Recognitions**
- VIII. **Public Comment**

IX. 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 December 2, 2025 Meeting Minutes, the December 11, Pre-Agenda Meeting Minutes and the December 15, 2025, Regular Meeting Minutes. (E. Kurfees) p. 11**
- B. **Consider passing the second reading of the rezoning request ZC25-14 Bond Street Properties, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall) p. 21**
- C. **Consider passing a Resolution of Intent to permanently close a portion of unopened Henry Street between South Center Street and Shelton Avenue and schedule a public hearing for February 16, 2026. (Kirkendall) p. 27**
- D. **Consider approving a revised pavement section schedule in Statesville Construction Specifications to align local requirements with NCDOT standards to comply with language in HB-926. (Hubert) p. 37**

REGULAR AGENDA

- X. **Conduct an evidentiary hearing and consider approving Special Use Permit SP26-01 for the construction of a 14 townhomes on the properties located at the corner of Caldwell St, Winston Ave and S. Meeting St. (Martin) p. 43**

XI. Consider appointing one alternate member to the Planning Board. (Caulder) p. 85

XII. Advisory Boards Meeting Minutes p. 97

1. October 28, 2025 ABC Board Meeting Minutes
2. November 12, 2025 Airport Commission Meeting Minutes

XIII. Other Business

XIV. Closed Session (After Pre- Agenda)

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(5), Property Acquisition
3. G.S. 143-318.11(a)(5), Contract Matter
4. G.S. 143-318.11(a)(6), Personnel Matter

XV. Adjournment

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Emily Kurfees, City Clerk

DATE: 12/29/2025 2:59 PM

ACTION NEEDED ON: January 12, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a resolution for accepting the City Council's 2026 Code of Ethics.

1. Summary of Information:

Statesville City Council adopts the Code of Ethics each year. The Code of Ethics is a set of guiding principles that outlines expected behavior for City Council Members, designed to ensure they act in a morally responsible way that aligns with the City's values and benefits all citizens.

This year, we added the Norms discussed at the December 2, 2025 City Council Session.

2. Previous Council or Relevant Actions:

City Council adopts the Code of Ethics each year in January. Also, City Council Members are required to take an ethics course at the beginning of each term.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value Integrity

The Code of Ethics adoption provides an ethical guideline for City Council Members on how they treat staff, each other, and their decorum during the meetings.

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

There will be no Code of Ethics for the City Council.

6. Department Recommendation:

N/A

7. Manager Comments:

Recommend approving the Code of Ethics, with the added language from December 2, 2025 meeting.

8. Next Steps:

If approved, each member will sign the Code of Ethics.

9. Attachments:

1. Code of Ethics with Council Signature Page with Norms-2026

RESOLUTION 01-26

CODE OF ETHICS FOR THE CITY OF STATESVILLE

PREAMBLE

WHEREAS, the Constitution of North Carolina, Article 1, Section 35, reminds us that a “frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty”; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina’s state motto *Esse quam videri*, “To be rather than to seem”; and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics; and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of this city, and which obeying the law; and

NOW, THEREFORE, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the City of Statesville, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we, the Statesville City Council, do hereby adopt the following General Principles and Code of Ethics to guide the City Council in its lawful decision-making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

- The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they play different roles:
 - As advocates, who strive to advance the legitimate needs of their citizens
 - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions
 - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations
- Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City of Statesville and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

Section 1. Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members should endeavor to keep up to date, through the board's attorney and other sources, about new or ongoing and pertinent constitutional, statutory, or other legal requirements

or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day legal advice the board may receive concerning specific situations that arise.

Section 2. Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Exhibiting trustworthiness
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves
- Treating other board members, staff and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Section 3. Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who

is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Section 4. Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own,

Section 5. Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section 6. This Code of Ethics should be re-executed by each sitting Council member during the first meeting in January each calendar year.

Section 7. At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

- Transparency
- Open-mindedness
- Honesty
- Everyone has a voice
- Dedication
- Respect
- Council self-regulation

The City Council also agreed to the following actions:

- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

I affirm that I have read and understand the City of Statesville Code of Ethics

J. Douglas Hendrix, Mayor

David Jones, Mayor Pro Tem – Ward One

Kristi Madison Pfeufer – Ward Two

Doris Allison – Ward Three

Amy Lawton – Ward Four

Tip Nicholson – Ward Five

Lisa Pearson – Ward Six

Trey Robertson – At-Large

James Pressly – At-Large

FRONT & CENTER

VISION

Statesville will be a vibrant regional center that provides a higher quality of life for ALL.

MISSION

City of Statesville will serve with integrity, provide sound resource management, and equitably deliver high-quality public services.

our we value our city staff
core we value quality & creativity
values we value & encourage opportunity
 we value engagement we value integrity



DEVELOPING OUR TEAM

Description: The City of Statesville recognizes that its employees are its most valuable asset and resource for realizing the city's vision. Capable and professional employees are essential for delivering high-quality customer service and managing the long-term needs of the community.

STRATEGIC INITIATIVES

1. Attract and retain a talented, engaged workforce responsive to the needs of our growing community.
2. Invest in employee professional development to promote continuous learning and improvement in our service delivery.



CONNECTING OUR CITY

Description: The City of Statesville strives to provide high-quality services and utilities for today's needs while also planning for the future needs of residents, businesses, and industry.

STRATEGIC INITIATIVES

1. Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.
2. Invest in critical public infrastructure to align with land use plan goals and accommodate future growth citywide.



CONNECTING OUR COMMUNITIES

Description: The City of Statesville supports vibrant communities and safe neighborhoods with opportunities for employment, recreation, engagement, and housing.

STRATEGIC INITIATIVES

1. Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
2. Expand access to enriching cultural, recreational, and open space amenities.
3. Promote the development of a range of housing types throughout our community and housing stability for residents.

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MINUTE BOOK 31, PAGE 301

STATESVILLE CITY COUNCIL SPECIAL MEETING MINUTES – December 2, 2025

CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 9:00 A.M.

Council Present: Mayor Hendrix presiding, Jones, Allison, Pressly, Robertson, Pressly, Pfeufer, Lawton

Council Absent: Pearson

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Bailey, Vaughan, G. Kurfees, Harrell

I. Welcome and Manager Overview – Ron Smith

Smith welcomed the new Council and provided an overview of the meeting.

II. Team Building – Charles Page

Page asked what we would like to get out of today.

Council Member Allison stated knowledge to use it, fun, effective time

Council Member Lawton stated understanding of self and others in the room

Mayor Hendrix stated to seek to understand versus being understood

Council Member Jones wanted to get effective communication out of this meeting.

Council Member Pfeufer wanted to know how to work together to make a decision as a group.

Charles Page led the group through several team building exercises. He reviewed the DiSC assessment for each Council Member and how that can affect the team overall.

Charles Page led the group through creating a list of Norms for the group. Each Council Member provided ideas for the Norm list.

Transparency

Everyone has a voice.

Frequent communication to council and manager/staff

Staff/Council collaboration

Dedication

Demonstrate respect

Agree to disagree when necessary

Be informed and participate

Timeliness and attend and prepare for minutes
Open-minded
When problem arise, council needs to self-regulate
Be honest

In the case of mayor or council member misconduct, the council must self-regulate.

Page asked how the Council can hold each other accountable for this list of norms.

The group collectively decided to use communication without confrontation and to talk to the person individually first.

III. Closed Session – Ron Smith

Council Member Pressly made a motion to go into closed session, and it was seconded by Council Member Lawton. The motion passed unanimously.

- a. G.S. 143-318.11(a)(3), Attorney-Client Privilege
- b. G.S. 143-318.11(a)(5), Property Disposition/Acquisition

Coming out of closed session, Mayor Hendrix stated that an attorney-client privilege and a property acquisition matter was discussed. No decisions were made.

IV. Fire Station 5 – Glenn Kurfees

Smith stated that this project has significant financial implications on next year's budget. He stated that the full cost of the salaries would be 3 cents on the tax rate.

Council Member Nicholson asked about the Absher Park Road bridge.

Council Member Pressly asked about the station study. Kurfees provided an overview of the station study.

V. Bethlehem Road – Ron Smith

Ferguson stated that this road realignment project has been discussed since 2019.

Smith stated that there is a discussion to try to get an aviation grant to add additional projects to it. Part of the funding stream is to request funds from the state.

Council Member Pressly asked for a project summary to send to the state legislators.

VI. Emerging Issues – Ron Smith

- a. Street Paving Costs

Bridges stated that the pavement index is 51 currently. There will not be much of a difference. The funding sources is approximately \$1 million in Powell Bill funds.

- b. Water and Sewer Rates

Vaughan outlined the water and sewer fees. He included the reasonings for the significant increase projected for this year.

c. Growth Strategies

Smith stated that the Growth Strategies will be discussed at a later date.

VII. Adjourn

Mayor Hendrix asked for a motion to adjourn.

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

**MINUTE BOOK 31, PAGE 373
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – December 11, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

Council Present: Mayor Hendrix presiding, Pearson, Allison, Robertson, Pressly, Pfeufer, Nicholson, Jones, Lawton

Council Absent: None.

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Pierce, G. Kurfees, Nesbit, Hills, Martin, Everette, Ferguson, Francica, Sigmon, Bridges, Lawrence Onley, Harrell,

- I. Call to Order**
Mayor Hendrix called the meeting to order.
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Adoption of the Agenda**
- V. Code of Ethics and Front and Center Strategic Plan p. 3**
- VI. Presentations & Recognitions**
- VII. Public Comment**
- VIII. CONSENT AGENDA**
Smith stated that we will have staff members give a brief overview. If someone wants to remove an item, it can be moved to the regular session.

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 December 1, Pre-Agenda Meeting Minutes and the December 1, 2025, Regular Meeting Minutes. (E. Kurfees)
There was no issue with the minutes.

B. Consider approving the semi-annual write-off of approximately \$147,505.66 in utility accounts. (Lawrence)
Lawrence stated that the write-offs is slightly large because of a sewer bill.

Council Member Nicholson asked when the bills come to council. Lawrence stated that these have gone to collections and they attempted to get the bills paid.

Council Member Robertson asked why we do not put a lien on the account. Lawrence stated that for the majority are sewer only accounts, we cannot turn off the sewer. There are some additional remedies we can look into. Smith stated that typically, we would cut the water bill off until they pay the sewer. Since they do not have a water account, it is a health concern because it is sewer.

Messick stated that there is a different set of statutes that support utility bills versus nuisance abatements.

C. Consider approving a Resolution to adopt the 2026 Statesville City Council Regular Meeting Schedule. (E. Kurfees)

Smith stated that we have kept the Thursday 4:00 PM pre-agenda meetings. We only have 1 meeting in December.

There were no changes to the calendar.

D. Consider approving a resolution accepting Session Law 2023-134 appropriated funds and authorize the City Manager to execute the offer and acceptance for the same. (Vaughan)

Harrell stated that the State appropriated funds to the City for \$3,000,000 to extend the Third Creek Sewer. The resolution allows the City Manager to sign the documents. The City does not have additional funds into the project.

E. Consider approving Budget Amendment #2026-11 to move interest revenue into an expense account to be used for the new Statesville Airport Terminal Building and other Airport capital projects. (Ferguson)

Ferguson stated that we received funds with the stipulation that all interest must be put back into Airport Capital Improvements. The interest is in a revenue account, and we need to spend the interest funds. So, we need to create an expense account.

Council Member Allison asked how much was in the account.

F. Consider passing the second reading of the rezoning request Rezoning request ZC25-06 Turnersburg Highway for the properties located along Turnersburg Highway. (Kirkendall)

Martin stated that this is four parcels next to Fairview Baptist Church. B4 District has a long list of things that are in the district by right. The applicant asked for the second reading to be delayed due to an issue with DOT. DOT delayed the Hwy 21 widening and which delayed the signal.

G. Consider passing the second reading of an ordinance to annex AX25-04 Turnersburg Highway for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church. (Kirkendall)

Martin stated that this parcel is in Tier 1 growth and acceptable for development

REGULAR AGENDA

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

This item will be discussed in closed session.

X. Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-14 Bond Street Properties, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District. (Kirkendall)

Martin stated that this project is two parcels that are less than half an acre. There is a home on one parcel that is burned down. They are asking to be rezoned by R-5. There are 100 uses in the industrial district. They are more than likely going to build two single family homes. The Monroe / Front Street plan show this area to be residential.

Council Member Allison stated that there are 5 homes and the other side of the road is heavy industrial.

XI. Consider appointing three regular members to the Historic Preservation Commission. (Sigmon)

Smith stated that there are 3 openings and 2 members who are currently seated would like to be reappointed. There are 4 applicants in your packet.

Sigmon stated that all applicants still are interested in being on the HPC.

XII. Advisory Boards Meeting Minutes

1. Stormwater Advisory Commission November 20, 2025 Meeting Minutes

XIII. Other Business

XIV. Closed Session (After Pre- Agenda)

Mayor Hendrix asked for a motion to go into closed session.

Council Member Pressly made a motion to go into closed session for the following items:

1. **G.S. 143-318.11(a)(3), Attorney-Client Privilege**
2. **G.S. 143-318.11(a)(4), Economic Development**
3. **G.S. 143-318.11(a)(5), Property Acquisition**

Council Member Robertson seconded the motion. The motion passed unanimously.

XV. Adjournment

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

**MINUTE BOOK 31, PAGE
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – December 15, 2025
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.**

Council Present: Mayor Hendrix presiding, Pearson, Allison, Robertson, Pressly, Pfeufer, Nicholson, Jones, Lawton

Council Absent: None.

Staff Present: Ron Smith, Messick, E. Kurfees, Bridges, Hubert, Griggs, Pierce, G. Kurfees, Nesbit, Hills, Martin, Everette, Ferguson, Francica, Sigmon, Bridges, Lawrence Onley, Harrell,

I. Call to Order

Mayor Hendrix called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Hendrix led the Pledge of Allegiance.

IV. Adoption of the Agenda

Mayor Hendrix stated that there was no changes to the agenda during the Pre-Agenda meeting and asked for a motion on adoption of the agenda.

Council Member Allison made a motion to approve the agenda. Council Member Robertson seconded the motion. It passed unanimously.

V. Code of Ethics and Front and Center Strategic Plan

Mayor Hendrix stated that we will update the Code of Ethics at the next meeting.

VI. Presentations & Recognitions

VII. Public Comment

No one signed up to speak at public comment.

VIII. CONSENT AGENDA

Mayor Hendrix stated that 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 December 1, Pre-Agenda Meeting Minutes and the December 1, 2025, Regular Meeting Minutes. (E. Kurfees)

B. Consider approving the semi-annual write-off of approximately \$147,505.66 in utility accounts. (Lawrence)

C. Consider approving a Resolution to adopt the 2026 Statesville City Council Regular Meeting Schedule. (E. Kurfees)

- D. **Consider approving a resolution accepting Session Law 2023-134 appropriated funds and authorize the City Manager to execute the offer and acceptance for the same.** (Vaughan)
- E. **Consider approving Budget Amendment #2026-11 to move interest revenue into an expense account to be used for the new Statesville Airport Terminal Building and other Airport capital projects.** (Ferguson)
- F. **Consider passing the second reading of the Rezoning request ZC25-06 Turnersburg Highway for the properties located along Turnersburg Highway.** (Kirkendall)
- G. **Consider passing the second reading of an ordinance to annex AX25-04 Turnersburg Highway for the four parcels located along Turnersburg Highway between Harbor Freight and Fairview Baptist Church.** (Kirkendall)

Mayor Hendrix asked for a motion on the consent agenda.

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 approving an economic incentive for an expansion project known as Project Innovation.** (Bosser)
Mayor Hendrix opened the public hearing.

Bosser stated that GMS Fabrication LLC is wanting to expand their manufacturing plant to Statesville. The company is currently next to the Statesville Regional Airport but not in the city limits. The company is looking to build a 75,000 square foot facility and looking to relocate equipment to the new facility. The company has 22 employees and wanting to add up to 25 new employees.

Iredell EDC is requesting an economic incentive grant for up to \$219,115 for 5 years. This is based on capital investment of \$14,000,000 and creation of 12 to 25 jobs. The investment is expected to be completed in December 2028.

Mayor Hendrix asked if any council members had any questions.

Council Member Pressly asked if the salary is still close to \$81,000. Bosser stated that it is correct.

Mayor Hendrix closed the public hearing

Council Member Pressly made a motion to approve the economic development incentive grant based on capital investment of \$14,000,000 by December 31, 2028. The total incentive grant would be up to \$219,115 payable over 5 years based on 80% of real property and 50% of personal property taxes paid and the creation of a minimum of 12 jobs. The motion was seconded by Council Member Allison. The motion passed unanimously.

- X. **Conduct a public hearing and consider passing the first reading of the rezoning request ZC25-14 Bond Street Properties, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District.** (Kirkendall)
Mayor Hendrix opened the public hearing and introduced staff.

Kirkendall stated that these properties are to be rezoned from HI to R-5. The developer would like to put single family homes on the properties. This is a straight rezoning request with no conditions. If it stayed HI, there are 97 uses are allowed. If we rezone to R-5, there are much fewer uses allowed.

He stated that the land development plan supports residential in this area. In July, City Council approved the Monroe Street Small Area Plan. This plan has this area to be a neighborhood district. All city utilities can serve these properties.

Kirkendall states that staff recommends rezoning the properties from HI to R-5.

Hendrix stated that the applicant is here if there are any questions.

Council Member Lawton asked if the properties have homes. The applicant stated that the homes he has built recently are around \$275,000.

Messick stated that the council cannot consider if the home will be owner occupied or rented.

Mayor Hendrix asked if there were any other questions and closed the public hearing. He asked for a motion.

Council Member Allison made a motion to approve the rezoning and update the land use plan. Council Member Robertson seconded the motion and read the consistency statement.

The zoning amendment is hereby approved although the request is slightly inconsistent with the City's comprehensive land use plan. Specifically, the Plan envisions this area as Employment Center/Industrial Flex. However, granting the rezoning is reasonable and in the public interest to support the continuation of residential along this block of Monroe St. Therefore, such an approval shall also be deemed an amendment to the City's 2045 Land Use Plan and the block updated to reflect the future land use designation of Downtown Neighborhood 2.

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

XI. Consider appointing three regular members to the Historic Preservation Commission. (Sigmon)

Sigmon stated that there are 3 terms that are up for appointment. Two current members are interested in staying on board.

Mayor Hendrix asked for nominations.

Council Member Pearson nominated Hadley Burroughs.

Council Member Lawton nominated Anna Campbell.

Council Member Robertson nominated Erika Gottholm.

Council Member Allison nominated Steven Haber.

Council Member Pfeufer nominated Jared Smith.

Mayor Hendrix asked for each council member to vote for three members.

Messick reviewed the tally.

Anna- 8

Erika Gottholm- 7

Steven Haber-4

Hadley Burroughs - 2

Jared Smith – 2

Messick stated that Anna Campbell, Erika Gottholm, and Steven Haber were appointed to the HPC.

XII. Advisory Boards Meeting Minutes

1. Stormwater Advisory Commission November 20, 2025 Meeting Minutes

XIII. Other Business

XIV. Closed Session (After Pre- Agenda)

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development
3. G.S. 143-318.11(a)(5), Property Acquisition

XV. Adjournment

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matthew Kirkendall, Senior Planner
DATE: 12/29/2025 3:07 PM

ACTION NEEDED ON: January 12, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the second reading of the rezoning request ZC25-14 Bond Street Properties, 520 and 532 Bond Street, to rezone from HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) District.

1. Summary of Information:

The rezoning request, initiated by property owner Garrison Davis of TruNorth Homes, is for two vacant lots (approximately .35 acres) located at 520 and 532 Bond Street. This is a straight rezoning; therefore, no conditions may be added. The properties are located within the city limits and will not need to be annexed. The properties are in a community that has a mixture of existing single-family houses and businesses. Although the HI (Heavy Industrial) District is dominant in the area, there are also some parcels that are zoned R-5 (High Density Single-Family Residential) District with single-family homes present (see Current Zoning & Utilities map). This is a transitional area with many existing homes within the HI zoning district.

The UDC allows nonconforming homes to be built back within 1 year. The applicant is building one house at 520 Bond Street, which our code allows, since it burned down in 2024. However, the house that was located at 532 Bond Street burned down many years ago. The developer is seeking the rezoning to allow two conforming single-family homes. However, since this is not a conditional rezoning, all the possible uses that could be permitted on this property under the R-5 district should be considered.

The 2045 Land Development Plan shows the property to be in an area suitable for Employment Center / Industrial Flex character intent which includes industrial and commercial uses. However, the Plan specifically acknowledges that the area north of Monroe St and west of Opal St could be appropriate for residential uses. The existing land use pattern along this block of Monroe St is residential. Additionally, several lots in the area, including three within this block have been zoned R-5.

The surrounding zoning districts and land uses are as follows:

North of the Site: HI (Heavy Industrial) District, with a trucking company.

East of the Site: HI (Heavy Industrial) District, with single-family homes and some R-5 in the vicinity.

South of the Site: HI (Heavy Industrial) District, with single-family homes.

West of the Site: HI (Heavy Industrial) District, with a vacant lot.

2. Previous Council or Relevant Actions:

At the December 15, 2025 City Council Meeting, the public hearing was held and no one from the public spoke. The City Council approved the first reading of the rezoning request and updating the 2045 Land Development Plan unanimously.

The Planning Board recommended approval of this request unanimously at their November 25, 2025, meeting with an update to the 2045 Land Use Plan.

City Council approved the rezoning of 5 of the lots located at the intersection of Monroe Road and Jost Street in 2024. Additionally, three of the lots in the same block were rezoned to residential in 2022.

Additionally, City Council adopted the West Front Street & Monroe Street Area Wide Plan, as a part of the EPA Brownfields Assessment Grant Planning Initiative earlier in 2025. The plan identified lots within this block to continue as residential uses and suitable for new residential development.

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.

Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.

Strategic Plan Values: We value and encourage Opportunity

These parcels are in the City Limits, Tier 1 Growth Area, and all utilities are available. Change the zoning to residential also supports the West Front Street & Monroe Street Small Area Wide Plan.

4. Budget/Funding Implications:

The current tax value of the parcels is \$70,000. City of Statesville Sewer and Statesville Public Power are available. The estimated tax value at full buildout is to be approximately \$550,000.

5. Consequences for Not Acting:

Without rezoning, a home can still be built at 520 Bond Street and 532 Bond Street would be able to be developed under the Heavy Industrial zoning regulations.

6. Department Recommendation:

The 2045 Land Development Plan is supportive of these parcels being rezoned to residential due to existing conditions. There are several R-5 Residential Districts South and East of the site that have been rezoned from HI and B-5 (General Business) to R-5. In addition, the recently adopted Area Wide Plan identified lots within this block to continue as residential uses and suitable for new residential development

Therefore, staff recommends approval to rezone the property from HI (Heavy Industrial) District to R-5 (High Density Single-Family Residential) District and amend the 2045 Land Use Plan to Downtown Neighborhood 2 for this block of Monroe St.

7. Manager Comments:

Concur with the department recommendation.

8. Next Steps:

If approved, the rezoning would be effective January 12, 2026.

9. Attachments:

1. Zoning Ordinance ZC25-14 Bond Street

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM HI (HEAVY INDUSTRIAL) ZONING DISTRICT TO R-5 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT.

**ZC25-14 Bond Street Properties
520 and 532 Bond Street, Statesville, NC
Iredell County Tax Map Parcel #'s 4744-41-0978 and 4744-31-8969**

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 December 15, 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 HI (Heavy Industrial) Zoning District to R-5 (High Density Single-Family Residential) Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on December 4, 2025 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 property being more particularly described as follows:

Description

520 Bond Street Lying and being in City of Statesville, Iredell County, North Carolina and being more particularly described as follows:

Beginning at a #4 rebar located on the southern right-of-way of Bond Street, point being the northwest corner of Grant Properties of Iredell LLC (recorded in deed book 2551 page 1116); thence leaving said right-of-way S. 08-01-47 W. 149.72' to an iron pin set; thence N. 84-35-58 W. 50.00' to a #4 rebar; thence with the common line of 517 Monroe St LLC (recorded in deed book 2981 page 2344) N. 08-01-53 E. (passing through a iron pin 146.62') 149.62' total to a point located on the southern right-of-way of Bond Street; thence with said right-of-way S. 84-42-31 E. 50.00' to the Point and Place of Beginning Containing 0.171 acres more or less according to a survey by Don Allen & Associates PA dated August 14, 2025.

532 Bond Street Lying and being in City of Statesville, Iredell County, North Carolina and being more particularly described as follows: Beginning at a #4 rebar located on the southern right-of-way of Bond Street, point being the northwest corner of Devry Gibbs Property (recorded in deed book 2369 page 1272); thence leaving said right-of-way S. 07-42-46 W. 136.17' to an iron pin; thence N. 84-42-31W. 50.00' to a #4 rebar; thence with the common line of Grant Properties of Iredell LLC (recorded in deed book 2551 page 1116) N. 07-45-23 E. 136.18' to a #4 rebar located on the southern right-of-way of Bond Street; thence with said right-of-way S. 84-42-31 E. 49.90' to the Point and Place of Beginning Containing 0.156 acres more or less according to a survey by Don Allen & Associates PA dated August 28, 2025.

Addresses: 520 and 532 Bond Street, Statesville, NC

This ordinance was introduced for first reading by Councilmember _____, seconded by Councilmember _____, and unanimously carried on the 16th day of _____ June, 2025.

Ayes:

Nayes:

The second and final reading of this ordinance was heard on the 14th day of July, 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 12th day of January, 2025.

CITY OF STATESVILLE

J. Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
Leah Gaines Messick City Attorney

ATTEST:

Emily Kurfees, City Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matthew Kirkendall, Senior Planner
DATE: 12/29/2025 3:06 PM

ACTION NEEDED ON: January 12, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing a Resolution of Intent to permanently close a portion of unopened Henry Street between South Center Street and Shelton Avenue and schedule a public hearing for February 16, 2026.

1. Summary of Information:

This request is initiated by Mr. Marvin Stanley, to abandon a portion of unopened Henry Street between South Center Street and Shelton Avenue. (See attached location map, aerial photo, and site photo). The applicant owns the adjacent property to the north, 634 S. Center Street (PIN 4744-03-9230), that would be affected by the abandonment. Henry Street was originally platted as an 18ft right-of-way. The southern half (9ft) was previously abandoned and has been acquired by the adjacent property to the south, 641 Shelton Avenue (PIN 4744-03-9152).

Both Statesville Public Power and the Public Utilities Departments have confirmed there are no utilities within the right-of-way, and therefore, no easements will be required.

Per Section 2.13 of the Unified Development Code, the following criteria must be met prior to closing the street.

Section 2.13 - Abandonment of Streets, Easements or Plats

F. Review Criteria

Prior to approval, the City Council shall find that:

1. The abandonment conforms to State law;
2. The abandonment is consistent with the Comprehensive Plan, Major Street Plan and other adopted plans and policies of the City;
3. The abandonment does not restrict access to any parcel or result in access that is unreasonable, economically prohibitive, or devalues any property; [and]
4. The abandonment does not adversely impact the health, safety, or welfare of the community, nor reduce the quality of public services provided to any parcel of land.

G. Decision Maker

The City Council shall approve, approve with conditions or deny approval of the application.

The review criteria in Section 2.13 of the UDC are met because:

1. Henry Street was never improved to function as a city street, rather it is currently serving as a parking lot for a former service station. Staff was able to look into aerial photography and the area has been a parking lot since at least 1956, the oldest aerial photography available.

2. Henry Street is not shown as needing improvement in the 2019 Mobility + Development Plan nor is neighborhood access restricted.
3. Both of the adjacent properties can be accessed by South Center Street or Shelton Avenue
4. The health and safety will not be impacted due to the neighborhood because there will still be access to the adjacent properties.

2. Previous Council or Relevant Actions:

N/A

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: N/A

4. Budget/Funding Implications:

N/A

5. Consequences for Not Acting:

Henry Street would remain unchanged.

6. Department Recommendation:

Therefore, the staff's recommendation is favorable to abandon this portion of the unopened street.

7. Manager Comments:

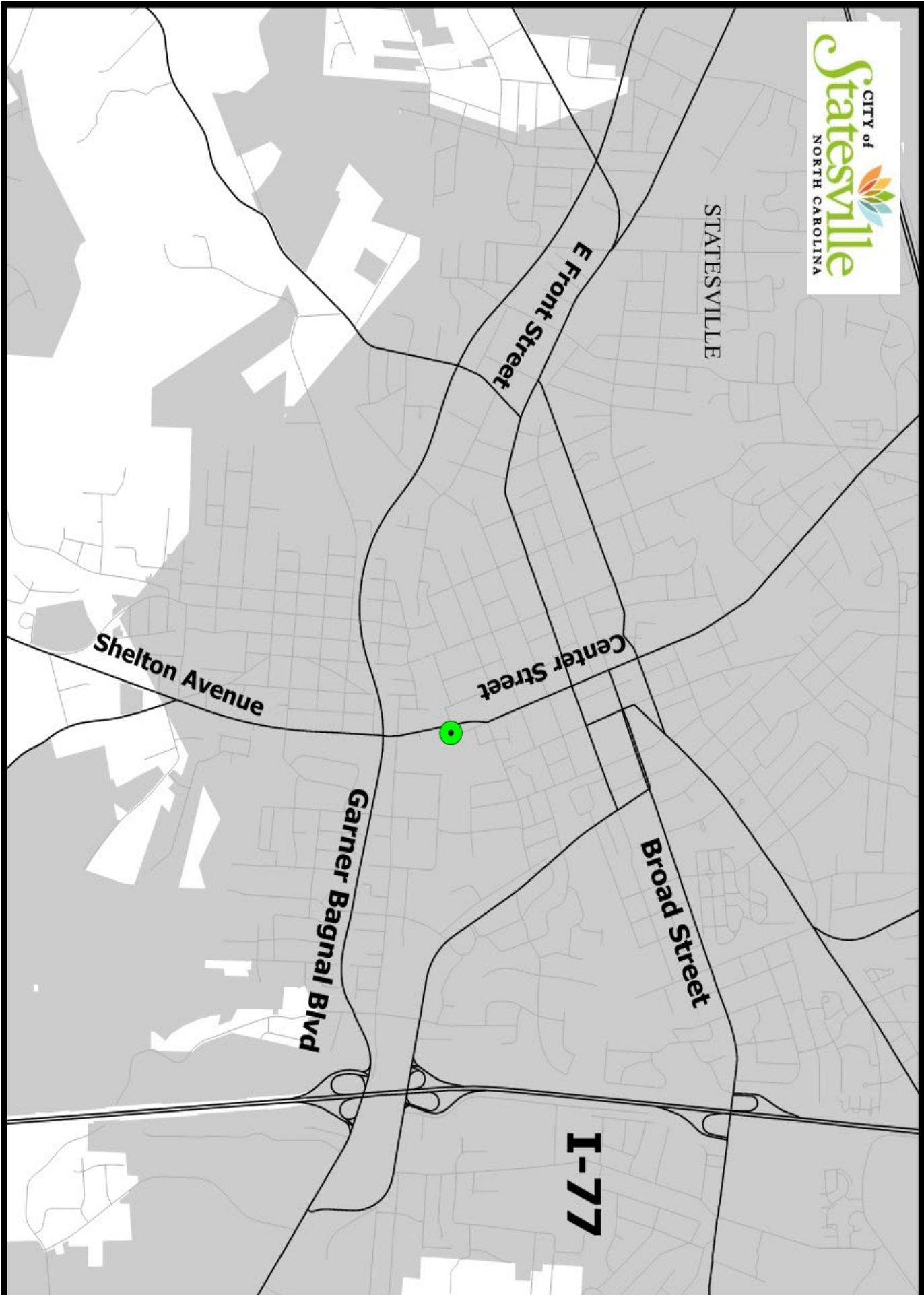
I concur with the department recommendation.

8. Next Steps:

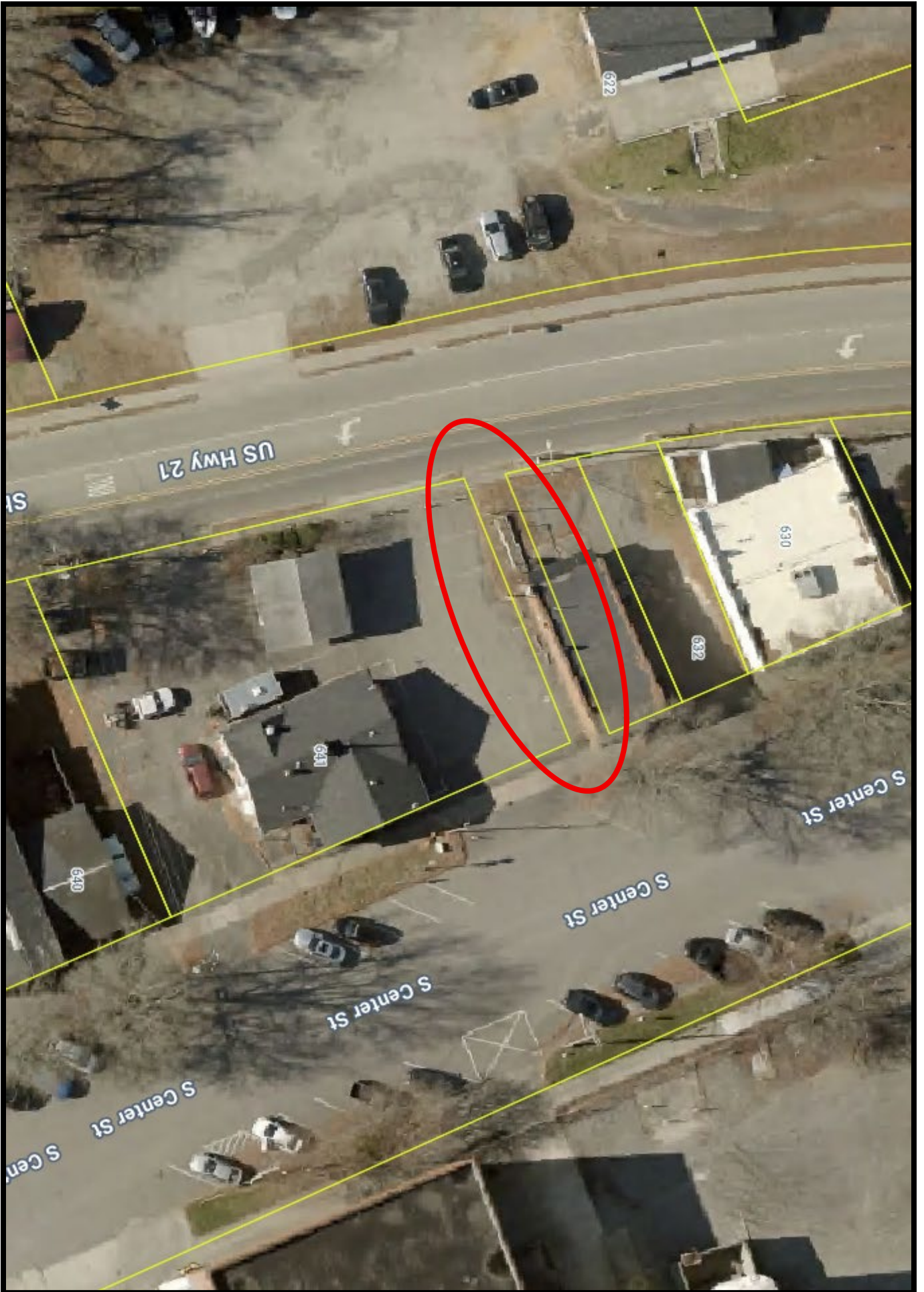
If the Resolution of Intent is approved, in accordance with NCGS 160A-299, the petitioner must post the resolution of intent on the property in two prominent locations on each right of way and notify adjoining property owners via certified mail and advertise in the newspaper for the public hearing. Immediately following the public hearing tentatively scheduled for February 16, 2026, City Council will be asked to consider passing the Resolution to Close, as well as a Declaration of Withdrawal, which if approved, will permanently close the street.

9. Attachments:

1. Packet Maps Henry Street Closing
2. Resolution of Intent for Henry Street

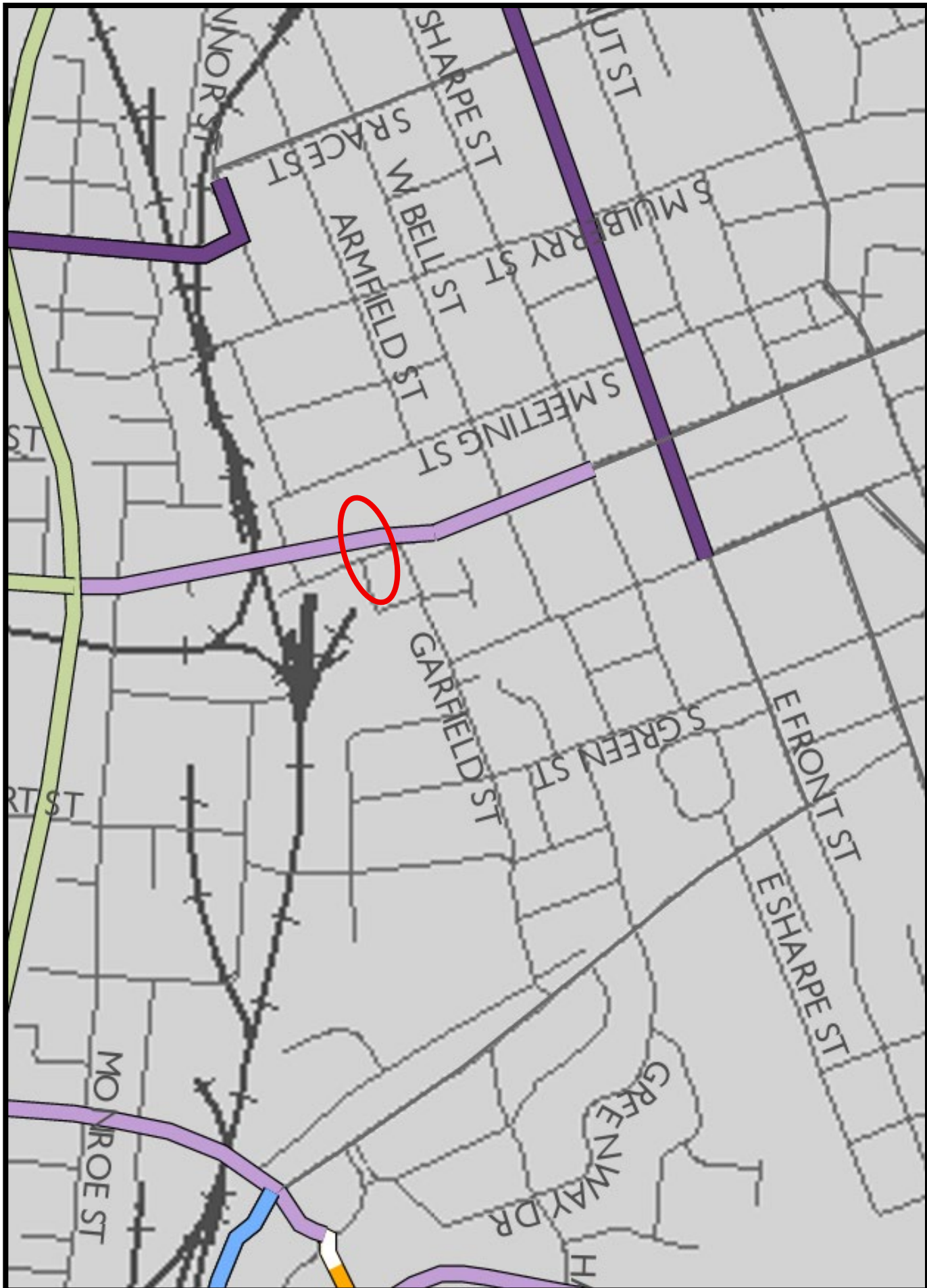


Location Map





Site Photo from Shelton Avenue



RESOLUTION NO. _____
RESOLUTION OF INTENT FOR STREET CLOSING

RESOLUTION BY THE CITY COUNCIL OF STATEVILLE, NORTH CAROLINA DECLARING ITS INTENTION TO CLOSE A PORTION OF AN UNOPENED STREET ADJONING S. CENTER STREET DESCRIBED ON THE ATTACHED EXHIBIT A AND SHOWN ON THE SURVEY PREPARED BY W. MATTHEW JORDAN, NC PLS, DATED AUGUST 07, 2025, ATTACHED HERETO AS EXHIBIT B, AND CALLING FOR A PUBLIC HEARING THEREON.

WHEREAS, the attached Exhibit A and survey prepared by W. Matthew Jordan, NC PLS, dated August 07, 2025, and attached hereto as Exhibit B, describes, and shows the portion of the street to be closed; and

WHEREAS, the portion of the street to be closed adjoins the property of Marvin Stanley & Sons Fate Real Estate Group, LLC on the east, south and west, and the property of Christopher H Mays, on the north; and

WHEREAS, no roadway has been constructed within such portion of the street to be closed; and

WHEREAS, it currently appears that closing the street is not contrary to the public interest and that no property owner will be deprived of a reasonable means of ingress and egress to its property; and

WHEREAS, the property owner Marvin Stanley & Sons Fate Real Estate Group, LLC is in need of closure of the alley in order to create a unified parcel and improvements which comply with zoning and planning ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STATEVILLE, NORTH CAROLINA that Notice of its Intention to close a portion of an unopened alley adjoining S. Center Street described on the attached Exhibit A and shown on the survey by W. Matthew Jordan, NC PLS, dated August 07, 2025 and attached hereto as Exhibit B be published once a week for four consecutive weeks; that a notice of the closings and a public hearing be prominently posted in at least two places along the streets to be closed and that a public hearing be held on the question of closing the portion of the unopened Henry Street on the 16 day of February, 2025 at 6 o'clock p.m. in the City Council Chambers at City Hall, Statesville, North Carolina.

This the _____ day of _____, 2026.

CITY OF STATESVILLE

BY: _____
Doug Hendrix, Mayor

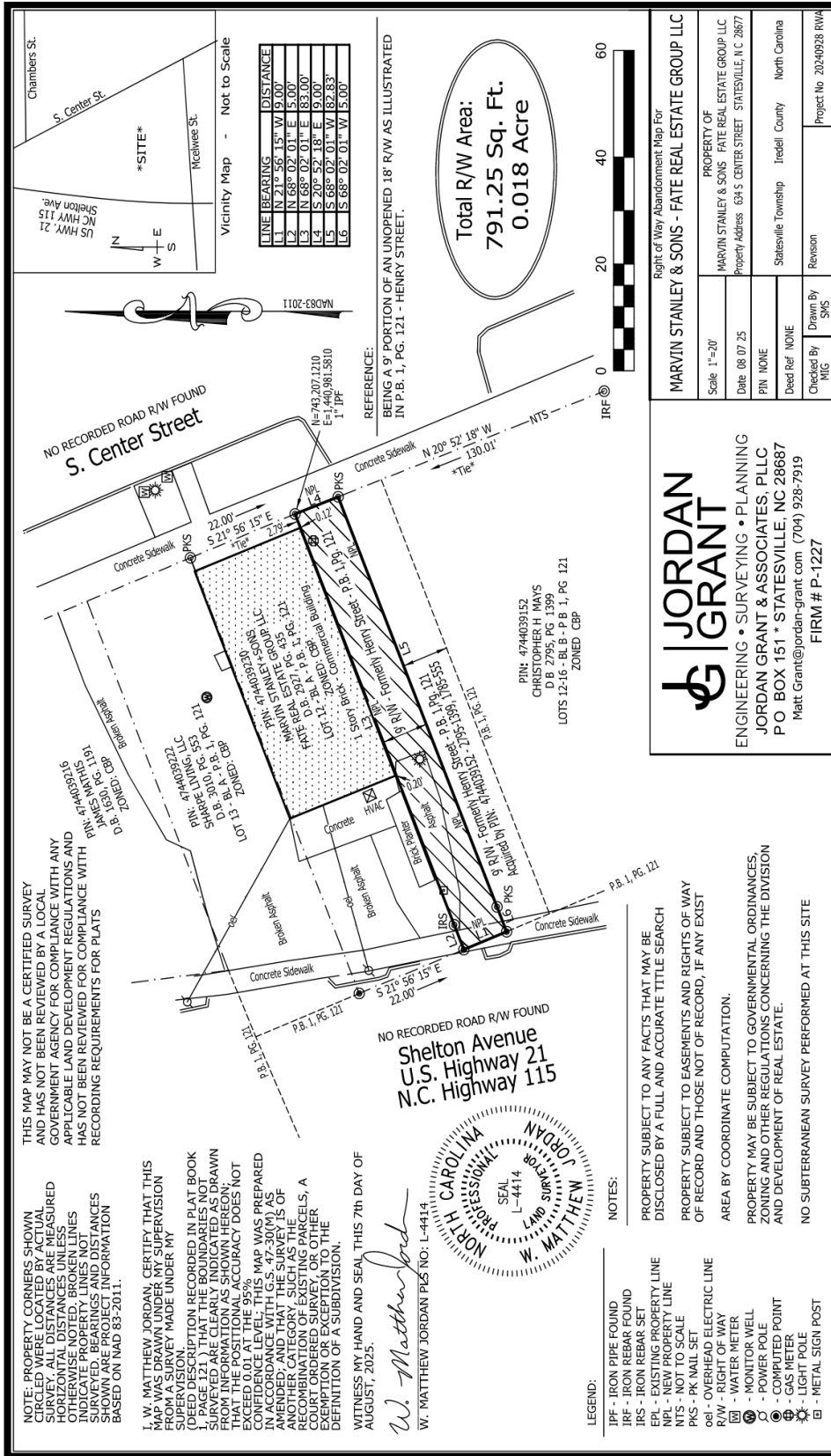
ATTEST:

Emily Kurfees, City Clerk

Exhibit A: Legal Description

BEGINNING at existing iron pipe in the western margin of the sidewalk of S. Center Street, the southeastern corner of lot 12, Block A as shown in Plat Book I, page 121, having NAD 83 coordinates of N=743, 207 .1210 and E= 1,440,981 .5810, and running thence for the point of Beginning and with the margin of the sidewalk, South 20° 52 minutes 18 seconds East 9.00 feet to a PK nail set; thence crossing the former Henry Street, South 68° 02 minutes 01 seconds West 82.83 feet to a PK nail set; thence South 68° 02 min. 01 seconds West 5.00 feet to a point in the sidewalk of Shelton Avenue; thence with the sidewalk of Shelton Avenue, North 21° 56 minutes 15 seconds West 9.00 feet to point; thence with the line of Lot 12, North 68° 02 minutes 01 seconds East 5.00 feet an iron rod set; thence continuing with the line of Lot 12, North 68° 02 min. 01 seconds East 83.00 feet to an iron rod set, the point and place of Beginning, containing 0.018 acres, more or less, with this description taken from the survey entitled "Right of Way Abandonment Map for Marvin Stanley & Sons Fate Real Estate Group, LLC," by W. Matthew Jordan, Professional Land Surveyor, dated August 7, 2025.

EXHIBIT B



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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Matt Hubert, Director Of Engineering
DATE: 12/29/2025 2:38 PM

ACTION NEEDED ON: January 12, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving a revised pavement section schedule in Statesville Construction Specifications to align local requirements with NCDOT standards to comply with language in HB-926.

1. Summary of Information:

HB-926 was passed last year and went into effect January 1, 2026. This action is needed to update our technical standards to comply with the new statute. It essentially removes the intermediate layer of pavement from new street construction. This layer was approved in August of 2023 in order to ensure city streets were more robust than in the past and require less repair and maintenance for street turnover and life cycle. While the current standard is arguably a very substantial section to construct, the new standard is much less durable and will require more extensive repairs prior to final overlay at subdivision close-out.

Our quality assurance testing and inspections will be much more important to ensure paving materials and workmanship requirements are met or exceeded. In anticipation of this change, street inspection fees were added to the fee schedule, and will begin to be invoiced in conjunction with the new standards to provide for a testing and inspection cost recovery model. This fee is \$1.50 per linear foot of road centerline installed. It covers subgrade proofrolls, and both paving layers.

2. Previous Council or Relevant Actions:

N/A

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.

Connecting Our Communities: N/A

Strategic Plan Values:

This is a state mandated requirement

4. Budget/Funding Implications:

City maintained streets will require more construction inspection oversight and more frequent repair and overlay due to reduced structural integrity.

5. Consequences for Not Acting:

Potential lawsuits for local standards that exceed state law.

6. Department Recommendation:

Adoption of the new standard and implementation of established street inspection fee.

7. Manager Comments:

Recommend adopting the new standard, as mandated by the state.

8. Next Steps:

Update the details and revise our inspection practices to implement the oversight needed to verify minimum material and workmanship requirements.

9. Attachments:

1. HB-926

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025**

**SESSION LAW 2025-94
HOUSE BILL 926**

AN ACT TO PROVIDE FURTHER REGULATORY RELIEF TO THE CITIZENS OF NORTH CAROLINA.

The General Assembly of North Carolina enacts:

ALLOW AUTHORIZED ON-SITE WASTEWATER EVALUATOR TO PREPARE A SITE DENIAL LETTER FOR SUBSURFACE WASTEWATER SYSTEMS

SECTION 1.(a) Definitions. – For purposes of this section, "Application Submittal Rule" means 15A NCAC 02T .0604 (Application Submittal).

SECTION 1.(b) Application Submittal Rule. – Until the effective date of the revised permanent rule that the Environmental Management Commission is required to adopt pursuant to subsection (d) of this section, the Commission shall implement the Application Submittal Rule as provided in subsection (c) of this section.

SECTION 1.(c) Implementation. – A letter from either the local county health department or an Authorized On-Site Wastewater Evaluator certified pursuant to Article 5 of Chapter 90A of the General Statutes denying the site for all subsurface systems shall be submitted to the Division by the applicant.

SECTION 1.(d) Additional Rulemaking Authority. – The Commission shall adopt a rule to amend the Application Submittal Rule consistent with subsection (c) of this section. Notwithstanding G.S. 150B-19(4), the rule adopted by the Commission pursuant to this section shall be substantively identical to the provisions of subsection (c) of this section. Rules adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the General Statutes. Rules adopted pursuant to this section shall become effective as provided in G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in G.S. 150B-21.3(b2).

SECTION 1.(e) Sunset. – This section expires when permanent rules adopted as required by subsection (d) of this section become effective.

SURVEYOR RIGHT OF ENTRY

SECTION 2.(a) G.S. 89C-19.2 is repealed.

SECTION 2.(b) Article 22B of Chapter 14 of the General Statutes is amended by adding a new section to read:

"§ 14-159.15. Limited right of entry by professional land surveyors.

(a) For the purposes of this section, the following terms are defined as follows:

- (1) Critical infrastructure. – As defined in 42 U.S.C. § 5195c.
- (2) Landowner. – The owner, lessee, or occupant of a parcel of land.
- (3) Practice of land surveying. – As defined in G.S. 89C-3.
- (4) Professional land surveyor. – As defined in G.S. 89C-3. For purposes of this section, this term includes any agents, employees, or personnel under the supervision of a professional land surveyor.

(b) A professional land surveyor shall have the right to enter upon the lands of others, if necessary to perform surveys for the practice of land surveying, including the location of property



corners, boundary lines, rights-of-way, and easements, and may carry with them their customary equipment and vehicles. An entry by a professional land surveyor to perform the practice of land surveying under this section shall not constitute trespass under this Article or Article 22A of this Chapter and shall not cause the professional land surveyor to be subject to arrest or a civil action by reason of the entry.

(c) Nothing in this section shall be construed as giving authority to a professional land surveyor to destroy, injure, damage, or move anything on the lands of another without the written permission of the landowner, and nothing in this section shall be construed as removing civil liability for such damage.

(d) No professional land surveyor shall have a civil cause of action against a landowner for personal injury or property damage incurred while on the land for purposes consistent with those described in subsection (b) of this section, except when such damages and injury were willfully or deliberately caused by the landowner.

(e) Nothing in this section shall be construed as giving authority to a professional land surveyor to do the following:

- (1) Enter lands traversed by an operating railroad or properties owned, held, used, or operated by a railroad or their subsidiaries.
- (2) Enter lands containing critical infrastructure."

SECTION 2.(c) This section applies to acts on or after its effective date.

AWARD ATTORNEYS' FEES FOR TRESPASS TO REAL PROPERTY OR SURVEYOR NEGLIGENCE

SECTION 2.5. G.S. 6-21 reads as rewritten:

"§ 6-21. Costs allowed either party or apportioned in discretion of court.

Costs in the following matters shall be taxed against either party, or apportioned among the parties, in the discretion of the court:

- ...
- (13) In actions for trespass upon real property.
 - (14) In actions against any professional land surveyor as defined in G.S. 89C-3(9) or any person acting under the surveyor's supervision and control for physical damage or economic or monetary loss due to negligence or deficiency in performance of surveying or platting.

The word "costs" as used in this section includes reasonable attorneys' fees in whatever amounts the court in its discretion determines and allows. Attorneys' fees in actions for alimony, however, shall not be included in the costs as provided in this section but shall be determined and provided for in accordance with G.S. 50-16.4."

PROHIBIT INSPECTION DEPARTMENTS FROM CHARGING FEES FOR CERTAIN INSPECTION CANCELLATIONS

SECTION 3. G.S. 160D-1104 is amended by adding a new subsection to read:

"(d2) An inspection department shall not charge the permit holder a fee or fail an inspection of a building or structure subject to the North Carolina Residential Code, if the permit holder cancels a scheduled inspection more than one business day before the scheduled inspection."

LIMIT DESIGN METHODOLOGY AND CONSTRUCTION STANDARDS FOR CERTAIN MUNICIPAL STREETS

SECTION 4.(a) G.S. 160D-702 reads as rewritten:

"§ 160D-702. Grant of power.

- ...
- (c) A zoning or other development regulation shall not do any of the following:

- (1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.
- (2) Require a parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.
- (3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.
- (4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.

(d) For purposes of this section, the term "public road" shall mean any road, street, highway, thoroughfare, or other way of passage that is owned by a city or the Department of Transportation."

SECTION 4.(b) This section becomes effective January 1, 2026, and applies to projects initiated on or after that date.

EXPAND CULINARY ABC PERMIT

SECTION 5. G.S. 18B-1001(11) reads as rewritten:

"(11) Culinary Permit. – A culinary permit authorizes a permittee to possess up to 12 liters of either fortified wine or spirituous liquor, or 12 liters of the two combined, in the kitchen of a business and to use those alcoholic beverages for culinary ~~purposes.~~ purposes only. The permit may be issued for ~~either~~ any of the following:

- a. ~~Restaurants;~~ Restaurants.
- b. ~~Hotels;~~ Hotels.
- c. Cooking schools.
- d. Food businesses.
- e. Eating establishments.

A culinary permit may also be issued to a catering service to allow the possession of the amount of fortified wine and spirituous liquor stated above at the business location of that service and at the cooking site. The permit shall also authorize the caterer to transport those alcoholic beverages to and from the business location and the cooking site, and use them in cooking."

EXEMPT MODEL HOMES FROM FIRE PROTECTION WATER SUPPLY REQUIREMENT DURING CONSTRUCTION

SECTION 6.(a) Definitions. – For the purposes of this section, the following definitions apply:

- (1) Code. – The North Carolina State Building Code, and amendments to the Code, as adopted by the Councils.
- (2) Councils. – The Building Code Council and Residential Code Council.
- (3) Model home. – As defined in G.S. 160D-1501(a).
- (4) Water Supply Rules. – Section 3312.1, when required, of the North Carolina Fire Code, and Section 3313.1, where required, of the North Carolina Building Code.

SECTION 6.(b) Water Supply Rules. – Until the effective date of the rules to amend Water Supply Rules, the Office of the State Fire Marshal, the Councils, and State and local governments enforcing the Code shall implement Water Supply Rules as provided in subsection (c) of this section.

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Erika Martin, AICP, Planning Director
DATE: 12/29/2025 2:41 PM

ACTION NEEDED ON: January 12, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct an evidentiary hearing and consider approving Special Use Permit SP26-01 for the construction of a 14 townhomes on the properties located at the corner of Caldwell St, Winston Ave and S. Meeting St.

1. Summary of Information:

The City of Statesville's Unified Development Code (UDC) allows townhomes in the R-5MF district through issuance of a Special Use Permit or Conditional Rezoning approval. The applicant, Hedley Homes, has opted to pursue a Special Use Permit (SUP). SUP are decided through an evidentiary process as laid out in the North Carolina General Statutes which includes sworn testimony, review of evidence, and determination of findings of fact. If all findings of fact are found to be true through review of competent, substantial, and material evidence the SUP must be granted. However, if even one finding is determined to be untrue or the applicant fails to provide sufficient evidence then the SUP must be denied. The burden of proof is on the applicant and not on the City. As this is an evidentiary hearing there is to be no communication between the City Council and other parties in advance of the meeting.

Four Findings

1. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.
2. The use meets all required conditions and specifications.
3. The use will not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity.
4. The locations and character of the use, if developed according to the plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of Statesville and its environs.

2. Previous Council or Relevant Actions:

NA

3. Strategic Initiatives Supported/Impacted:

Developing Our City: N/A

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value Quality and Creativity

Please review provided materials.

4. Budget/Funding Implications:

The applicant may provide information on property values at the hearing. Any such information must be presented by an expert witness.

5. Consequences for Not Acting:

By right single family and/or duplex development may occur.

6. Department Recommendation:

Staff will provide a brief presentation and be available for testimony at the hearing. The Applicant must prove all findings to be true in order for the permit to be issued.

7. Manager Comments:

As this is an evidentiary decision, I have no comments.

8. Next Steps:

If the SUP is granted, further reviews and approvals of construction documents and permits will be at the Staff level.

9. Attachments:

1. Overview of Evidentiary Hearings
2. Applicant Findings (p 1)
3. Staff Findings (p 5)
4. Exhibit A: Concept Plan (p 8)
5. Exhibit B: Conceptual Elevations (p 11)
6. Exhibit C: Standard Map Set (p 13)
7. Exhibit D: Existing Site Photos (p 18)
8. Exhibit E: Area New Builds and Duplex/Triplexes (p 25)
9. Exhibit F: Excerpts from 2045 Land Use Plan (p 32)

TO: City Council
FROM: Ron Smith
DATE: January 12, 2026
SUBJECT: Planning Department

An evidentiary hearing (also called quasi-judicial) for a Special Use Permit (SUP) is a court-like proceeding conducted by the Statesville's City Council to determine whether a proposed land use meets the four findings of fact as laid out in state law.

- No ex parte communications (ie private conversations about the case outside the hearing) are permitted regarding the merits of the application.
- Council members must disclose any potential conflicts of interest or bias and may question witnesses to clarify evidence but must remain impartial decision-makers.
- All testimony is presented under oath or affirmation, and the City Council's decision must be based solely on competent, material, and substantial evidence entered into the record. No hearsay testimony may be considered.
- The applicant bears the burden of presenting evidence demonstrating compliance with all required standards for the Special Use Permit. This typically includes sworn testimony, expert opinions, site plans, studies, and other documentary evidence.
- Opponents and interested parties with standing may present evidence, cross-examine witnesses, and rebut the applicant's case, subject to reasonable procedural rules established by the City Council.
- Following the close of the evidentiary record, the Council deliberates and makes written findings of fact based exclusively on the evidence presented. If all four findings are found to be true, the Special Use Permit must be issued. If even one finding is found to be false or there is not enough information to make a determination on the finding the Special Use Permit must be denied. Special Use Permits may include ordinance specific conditions.
- The final decision is subject to judicial review by the superior court.

Applicant Findings

Findings of Fact for Special Use Permit Application

Project: Winston Avenue Townhomes

Applicant: Hedley Homes

Location: Winston Avenue, Caldwell, and South Meeting in Statesville, NC 28677

Zoning District: R-5MF (Residential Multi-Family)

Jurisdiction: City of Statesville, North Carolina

1. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved

The proposed *Winston Avenue Townhomes* development will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.

Basis and Commitments

- The development proposes 14 townhome units designed in accordance with the City of Statesville and NCDOT standards for vehicular and pedestrian access, circulation, and within close proximity to City of Statesville Emergency Response Services.
- Water, sewer, and electricity will be provided by the City of Statesville Public Utilities Department and Statesville Public Power, ensuring adequate and safe utility service for residents.
- Stormwater runoff will be managed according to the City of Statesville Stormwater Ordinance, the City of Statesville Drainage Design Manual, and the Iredell County Soil Erosion and Sedimentation Control Ordinance ensuring full compliance stormwater management and erosion control requirements to mitigate pollution and negative downstream water quality impacts.
- The project includes open spaces in excess of the minimum required, half of which is active open space with amenities, that promotes opportunities for exercise and community engagement.

Finding: The project and use will not materially endanger public health or safety when built and operated per the submitted plan and regulations.

2. The use meets all required conditions and specifications.

The proposed use meets all required conditions, supplemental regulations, performance standards, and specifications set forth in the City of Statesville Unified Development Code for Townhome Development in the R-5MF Zoning District and has been confirmed by the City of Statesville Technical Review Committee Approved Stamped Plan contained within this application.

- The TRC Stamped Approved Site Plan demonstrates compliance with density, setbacks, building height, and lot coverage standards for Townhome residential development.
- Landscaping, buffering, and open space areas meet or exceed the minimum requirements and are designed to create a visually appealing and functional living environment while maintaining buffers from adjacent properties in accordance with the City of Statesville Unified Development Code.
- All improvements, including utilities, drainage, sidewalks, and driveways, will be constructed in accordance with and as required by the City of Statesville Unified Development Code, City of Statesville Stormwater Ordinance, North Carolina Department of Transportation Policy on Street and Driveway Access, and other supporting technical documents.

Finding: The project and use meets all required conditions and specifications.

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

The proposed development will not substantially injure the value of adjoining or abutting properties and is alignment with the needs and recommendations of the City of Statesville 2045 Land Development Plan.

- Improvements proposed on the property will not substantially injure the value of adjoining or abutting property.
- The development contributes to the City of Statesville’s housing diversity options and supports ongoing community growth by providing quality housing options in the area designated as the Southern Neighborhood and recommended for redevelopment by the City of Statesville 2045 Land Development Plan.

Finding: The project and use will not substantially injure the value of adjoining or abutting property.

4. The locations and character of the use, if developed according to the plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of Statesville and its environs.

The location and character of the project, if developed according to the plan approved by the City of Statesville Technical Review Committee, will be in harmony with the area in which it is located and is in conformity with the City of Statesville 2045 Land Development Plan and the City of Statesville Unified Development Code.

- The property’s R-5MF Zoning designation, as described in Section 3.04.L of the City of Statesville Unified Development Code, is intended, “to accommodate higher density multi-family residences in urban areas,” making townhomes an appropriate and expected land use at this location.
- The City of Statesville 2045 Land Development Plan designates the location of the project as being within the Southern Neighborhoods Focus Area and Downtown Traditional Neighborhood 1 Character Intent Area. The 2045 Land Development Plan Downtown Traditional Neighborhood 1 Character Intent Statement and Form Characteristics explicitly references “multiunit residences” and refers back to the House Type Choices discussion on Page 37 which describes “Missing Middle Housing” that includes Townhomes. Language from the City of Statesville 2045 Land Development Plan emphasizes the prioritization of infill development patterns and redevelopment in this area that “promote an efficient use of existing infrastructure” and encourage providing a “variety of housing forms.”

Finding: The location and character of the project and use, as shown on the plan, will be in harmony and conformity with the City’s Development Plan.

Staff Findings



To: Ron Smith, City Manager
From: Erika Martin, AICP, Planning Director
Meeting Date: January 12, 2026
Item: Special Use Permit 2026-01 (SP26-01): Winston Ave Townhomes

SP26-01 Findings of Fact Comments from Planning Staff

- 1. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.**
 - The 0.971 site is zoned for residential uses (R-5 MF) with single family homes and small scale multi-family present in the existing neighborhood. The site is already in the City Limits with public utilities and services available. A Traffic Impact Analysis (TIA) is not required for this number of townhomes.
- 2. The use meets all required conditions and specifications.**
 - The Concept Plan has been reviewed and found to be in compliance with the minimum requirements of Statesville's Unified Development Code (UDC) by the City's Technical Review Committee (TRC). There are no supplemental requirements for townhomes in this district with a density less than 20 units per acre.
- 3. The use will not substantially injure the value of the adjoining or abutting property, or that the use is a public necessity.**
 - Insufficient information has been provided at the time of this report regarding this item.
- 4. The locations and character of the use, if developed according to the plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the City of Statesville and its environs.**
 - The inclusion of townhomes as permitted in the district with a Special Use Permit means that they may be an appropriate use, but that a more detailed review is needed to ensure this particular location and design are compatible with the neighborhood. ***Staff's review finds that the proposal is not in harmony with the existing area, nor in general conformity with the 2045 Plan.***
 - **Existing Area:**
 - i. Shelton Avenue serves as a gateway corridor for the City with multiple commercial businesses. The area west of the corridor (where the proposed site is located) is

comprised primarily of single family detached homes. *There are no townhomes in the neighborhood currently.* Existing residential properties have separated driveways and grassed front yards. Driveways as proposed are starkly different and result in the elimination of grassed front yards.

- ii. There are new single family detached homes emerging in the area with driveways that do not dominate the front yard. Example: 405 Winston Ave. There are also duplexes and triplexes in the broader neighborhood. The units either share a driveway and/or have parking in the rear. The units are comparable in scale and have front yards similar to single family homes. Example: 510 Winston Ave, 1007-1009 4th St, and 1001-1013 5th St.

- **2045 Land Use Plan:**

- i. The Plan identifies Shelton Avenue and Southern Neighborhoods as Redevelopment Strategic Focus Area for revitalization. However, the plan envisions “infill and redevelopment should provide new single-family homes and *small-scale multifamily (up to 4 units)*”, while this plan has a density well above, with 14 dwelling units per acre.
- ii. Downtown Neighborhood 1 character area within the plan encourages, “New construction of a variety of housing type choices such as new duplexes and small-footprint apartments that *mimic adjacent residential building forms* are encouraged at neighborhood intersections and near downtown.”

Exhibit A

Concept Plan

(provided by Applicant)



TECHNICAL REVIEW COMMITTEE APPROVALS

DATE: 11/05/2025
 PROJECT: S35-11 // SPS25-03
 PUBLIC POWER: Approved
 FIRE MARSHAL'S OFFICE: Approved
 ARBORIST: Approved
 PLANNING: Approved with comments
 ENGINEERING: Approved
 PUBLIC UTILITIES: Approved
 STORMWATER: Approved with comments



This project's electric power will be provided by Statesville Public Power. To coordinate electric routing and for any cons Engineering Services at SPPEngineering@statesvilenc.net or 704-437-0194.

Please note SPP has equipment on site, please call in proper 911 tickets before any excavation. SPP Engineering can be contacted for clearance requirements to SPP equipment.

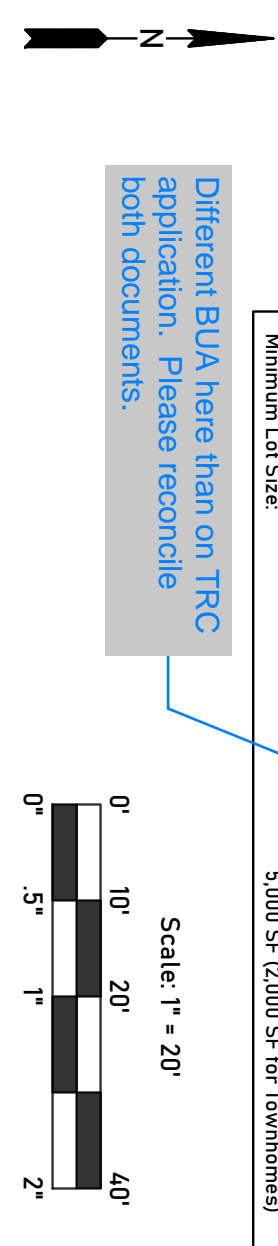
Arborist:
No
Comment

Planning:
 Square footage?

PROJECT DATA TABLE:

Developer:	Hedley Homes
Project Name:	Winston Avenue Townhomes
Site Address:	Winston Avenue, Caldwell, and South Meeting Statesville, NC 28677
Parcel Number:	4744004815, 4744004819, 4744004844, 4744004738
Total Site Area:	~ 0.971 Acres (42,296.74 SF)
Existing Zoning:	R-3M
Existing Site Area:	14,110 sq ft
Proposed Site Area:	14,110 sq ft
Proposed Units:	14 Units
Allowable Density:	14.42 Units per Acre
Total Required Open Space:	20% of Parcel Area
Total Provided Open Space:	10,945 SF
Percentage of Total Open Space Required to be Active:	50% (for 10% of Overall Parcel)
Required Active Open Space:	5,000 x 8,460 SF = 4,230 SF
Provided Active Open Space:	6,635 SF
Total Post Construction BUA:	16,979 SF
Existing BUA to be Removed:	3,270 SF
Total New BUA:	13,709 SF
Permitting:	Permitting - 7.5'
Perimeter Landscape:	Perimeter - 7.5'
Maximum Allowable Building Height:	Perimeter - 7.5'
Minimum Lot Size:	15' Class C Buffer (Adjacent to Existing Residential) 35'
	5,000 SF (2,000 SF for Townhomes)

Different BUA here than on TRC application. Please reconcile both documents.





Amend Section 3.04 L. 6. b. ii. 2. and Section 3.04 L. 6. b. ii. 2. as follows:

Lot size may be reduced if difference is put into common open space. **Without limiting the number of lots where the lot size may be reduced, the amount put into common open space shall not be required to exceed twenty percent (20%) (10% of this shall be active open space) of the gross acreage of the project site.** Under no circumstance may a townhome lot be reduced below two thousand (2,000) square feet in area. Open space area shall be owned in common by all property owners comprising the development through the establishment of a homeowners of property owners association.

R-SMF maximum sixteen (16) units per acre for multi-family.
Townhome units may be increased up to twenty (20) units per acre with a Special Use Permit and must meet the following criteria:

- A Class "C" fifteen-foot buffer will be provided along adjacent residentially-zoned properties.
- Development will be designed to connect internal streets.
- Internal and external streets will provide curb, gutters, sidewalks and street trees whether public or private.
- Entrance to development will be landscaped.
- Amenities such as walking trails, playgrounds, picnic shelters and community centers will be located centralized in the development.
- Mix of materials such as brick, stone, stucco, hard plank and vinyl and architectural features such as gable roof, porches, balconies, variation of heights and depth will be provided in elevations.
- Driveways or streets shall connect to adjoining properties to minimize number of driveways.
- Development must meet the required Findings of Fact per Section 2.10 Special Use Permits.
- If requested through conditional zoning, the requirements of this section shall be met and a Special Use Permit is not required.

Planning:
 - Provide parking calcs, show parking space dimensions on plan. (Two 9'x18' spaces per unit.)
 - Provide landscape plan at CD's.
 - Show amenities on plan.
 - Add square footage of northern AOS.

PROJECT DATA TABLE	
Developer:	Hedley Homes
Project Name:	Winston Avenue Townhomes
Site Address:	Winston Avenue, Caldwell, and South Meeting Statesville, NC 28617
Parcel Number:	4714000805, 4714000859, 4714000844, 4714000728
Total Site Area:	* 0.971 Acres (42,297.78 SF)
Existing Zoning:	R-SMF
Proposed Site Use:	Yield/Single Family
Proposed Unit Use:	16 Townhomes
Proposed Density:	16 Units per Acre
Allowable Density:	16 Units per Acre
Provided Density:	20% of Parcel Area
Total Provided Open Space:	10,946 SF
Percentage of Total Open Space Required to be Active:	50% (or 10% of Overall Parcel)
Required Active Open Space:	5% x 8,460 SF = 4,230 SF
Provided Active Open Space:	6,425 SF
Total Post Construction BUA:	16,979 SF
Existing BUA to be Removed:	3,270 SF
Total New BUA:	13,709 SF
Front Buffer - 5'	
Side Buffer - 5'	
Rear - 25'	
Perimeter Landscaping:	8' Class A Street Yard
Maximum Allowable Building Height:	19' Class C Buffer (Adjacent to Existing Residential)
Minimum Lot Size:	35'
	5,000 SF (2,000 SF for townhomes)

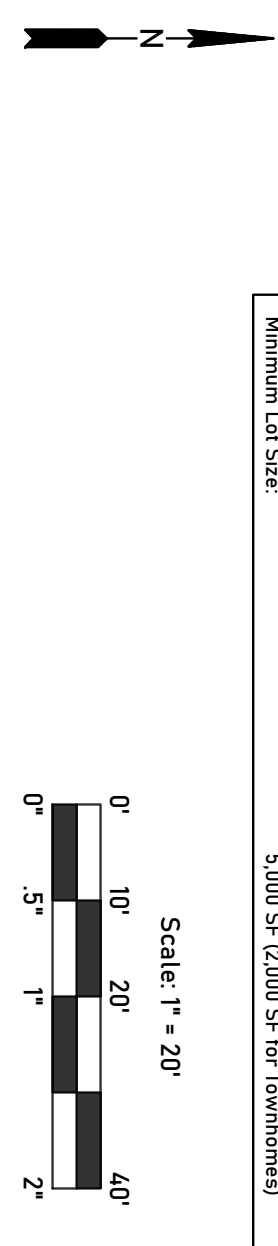
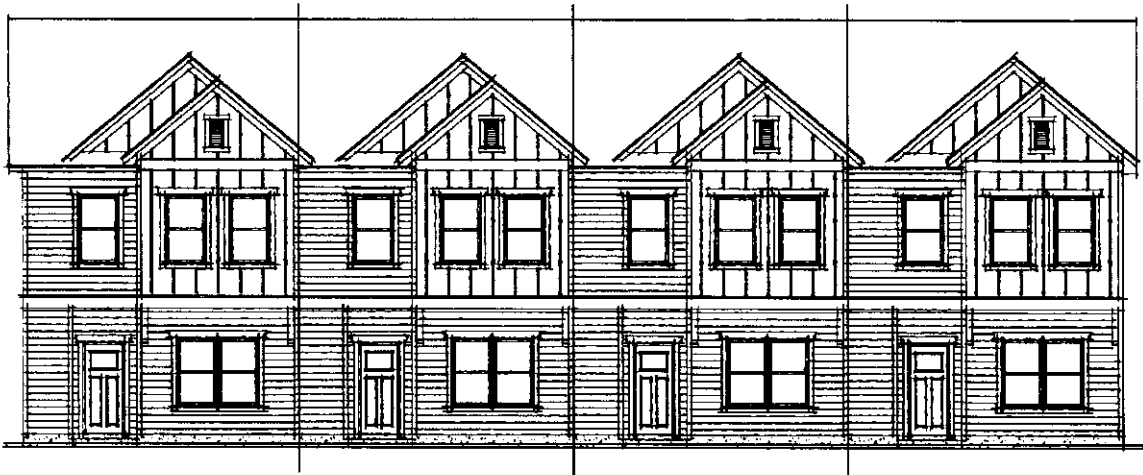


Exhibit B

Conceptual Elevations

(provided by Applicant)



ARTIST CONCEPTION-FRONT VIEW



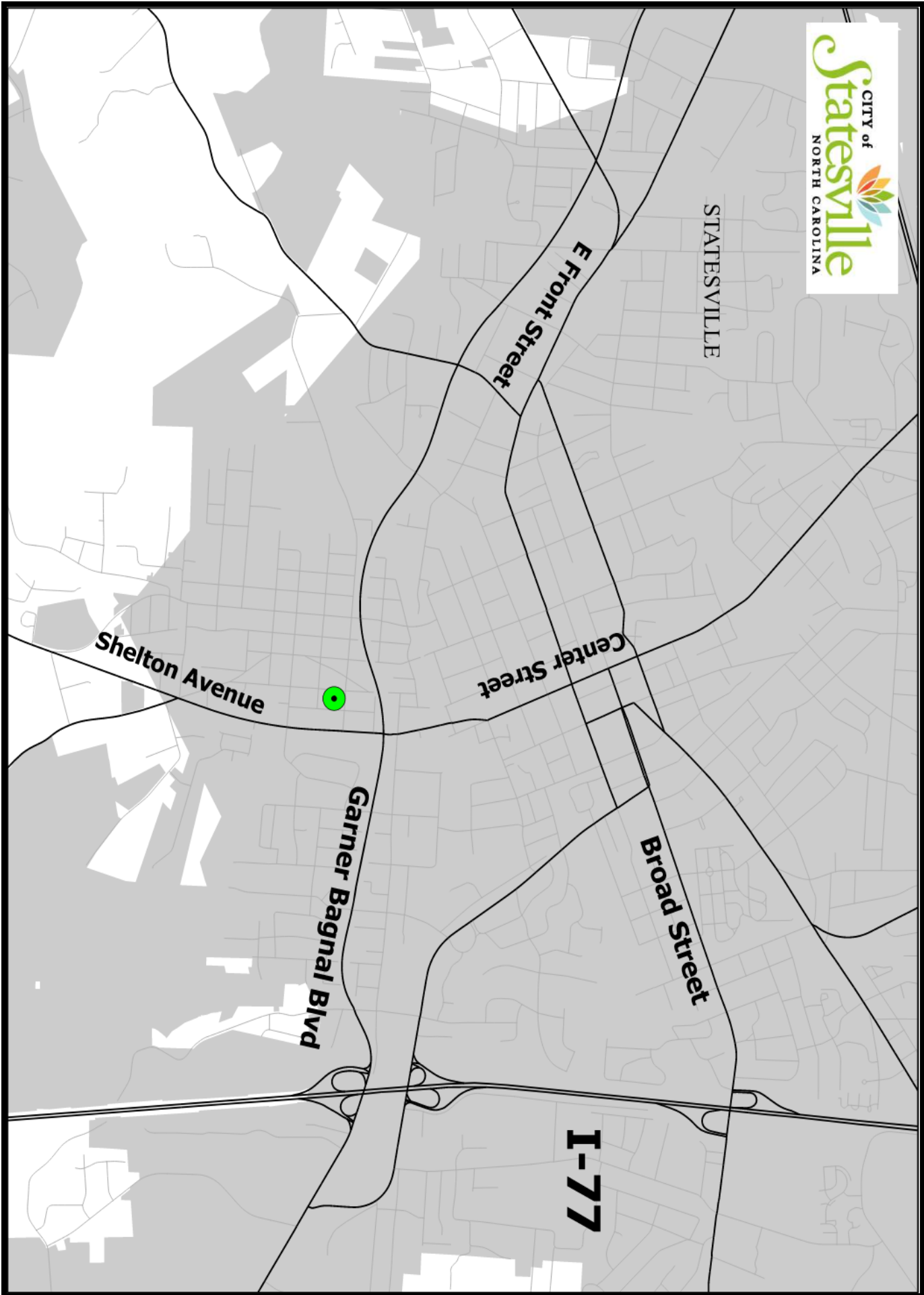
ARTIST CONCEPTION-FRONT VIEW

Exhibit C

Standard Map

Set

(provided by City of Statesville)



Location Map – Winston Avenue



Aerial Photo – Winston Avenue

**City of Statesville
Planning Department**

SP25-03 Winston Ave
Townhomes
4744-00-4859, 4744-00-4844,
4744-00-4738, and 4744-00-6805

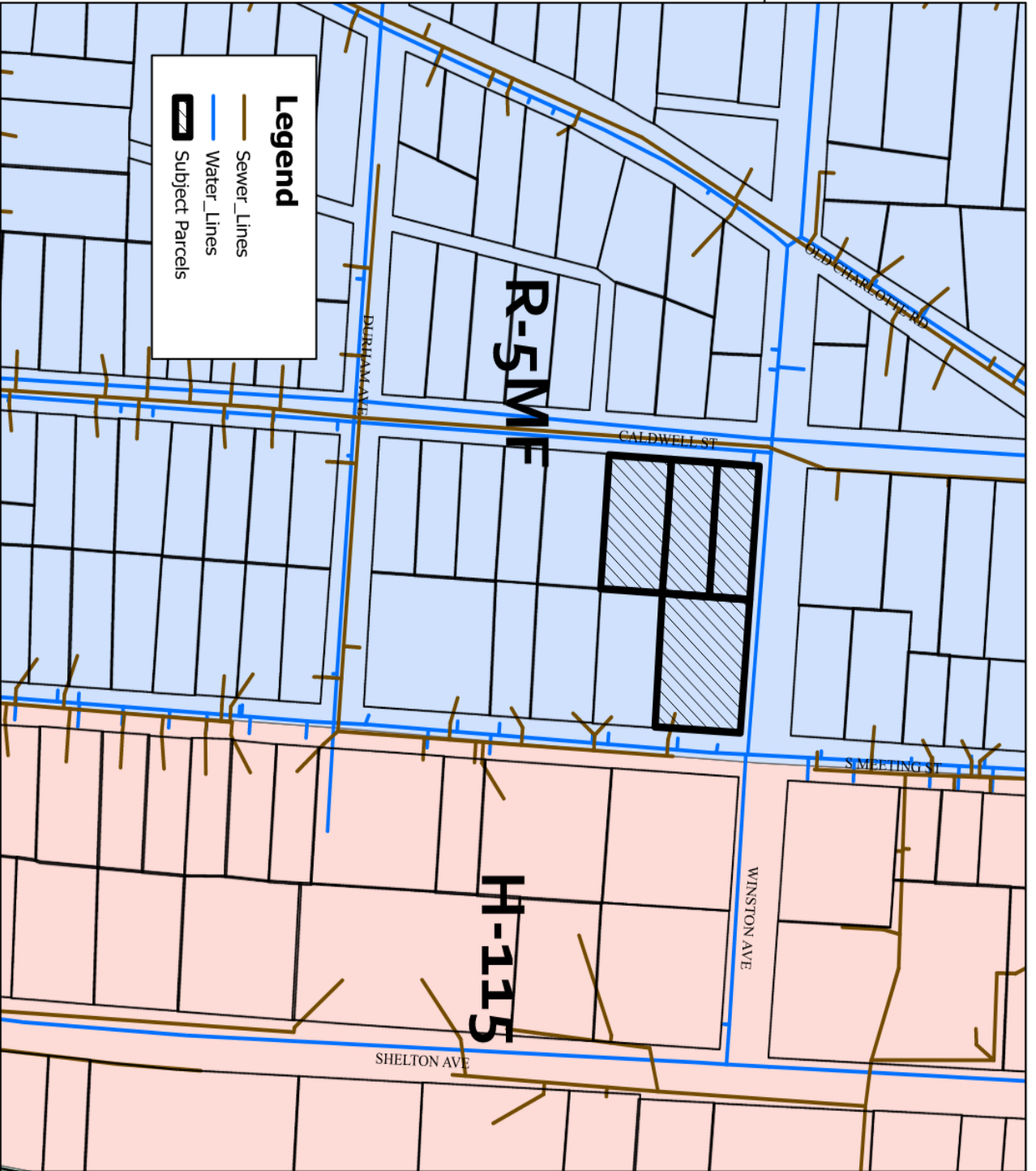
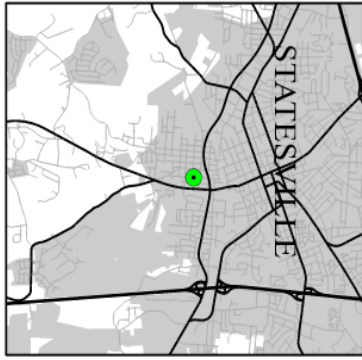




Exhibit D

Existing Site

Photos

(provided by City of Statesville)

View from Winston Ave



View from Caldwell St



View from Winston Ave & Caldwell St



Sidewalk Along Winston St



1013 Caldwell St Existing Structure on Proposed Townhome St



201 Winston Ave Existing Structure on Proposed Townhome Site



Exhibit E

Area New

Builds &

Duplexes/ Triplexes

(provided by City of Statesville)

308 Winston Avenue Single Family Detached (built in 2023)



405 Winston Avenue Single Family Detached (built in 2025)



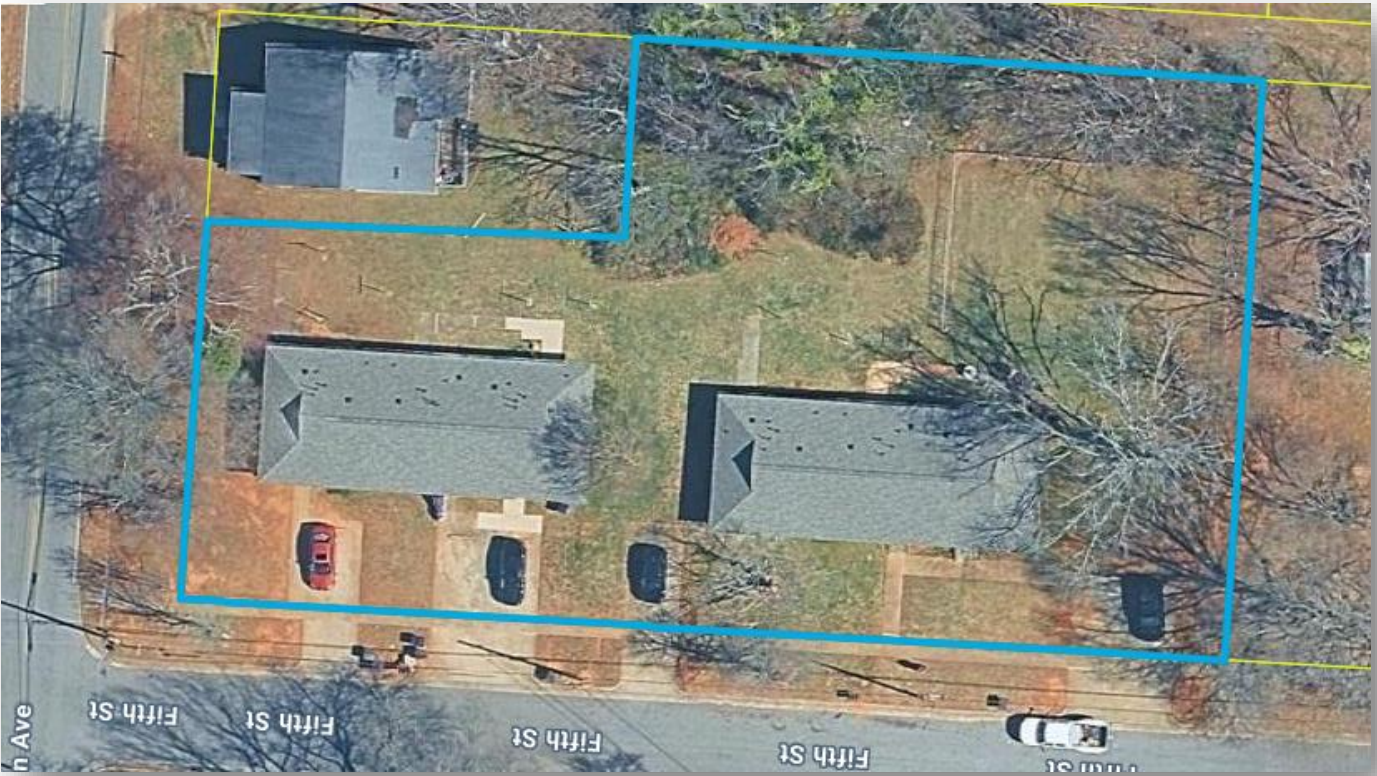
411 Winston Ave Single Family Detached (built in 2025)



510 Winston Ave Duplex (built in 2022)



1009-1013 Fifth St Triplex (built in 1981)



1027-1031 Fifth St Duplex (built 1986)



Exhibit F

Excerpts from

2045 Land Use

Plan

(provided by City of Statesville)

Infill, Redevelopment, and Adaptive Reuse

The aging of a neighborhood brings many things: vegetation and trees become mature, families grow up, and a community feels “established.” Employment and commercial centers also go through cycles where new developments become established locations and over time become fully embedded within a community. As neighborhoods, commercial centers, and industrial developments age, challenges can arise. Issues can include property disinvestment, property vacancies, blight, and reduction in property values. Blighted and vacant properties are tracked nationally through the Housing Vacancy Survey and feed into a variety of studies from entities including the Joint Center for Housing Studies, and the National Vacant Properties Campaign, a precursor to the Center for Community Progress. While these organizations are hopeful about turning these properties into an opportunity, their effect if unaddressed is a net negative fiscally for communities as they reduce tax property revenues and cost more to serve on average due to increasing needs for public safety services (fire and police). These areas are also prone to experience health, safety, and nuisance issues such as buildings not meeting safety codes and overgrown vegetation on properties.

Aging areas are opportunities for the next phase in the development cycle - reinvestment through infill, redevelopment, and adaptive reuse. Infill describes development occurring on an undeveloped parcel of land that is surrounded by development and has full access to community services. Redevelopment refers to the removal of an existing development and replacement with new construction. Adaptive reuse is the repurposing of an existing building or structure to a new land use. All three options take a challenged development and convert it to a productive property that can have positive impacts on adjacent properties and the surrounding area. These developments maximize return on public investments by utilizing existing utilities and roadways.

Statesville has many opportunities for infill, redevelopment, and adaptive reuse. This Plan identifies three Redevelopment Strategic Focus Areas where these types of property conversions are prioritized. Any activity within existing developed areas should consider the surrounding area and use context-sensitive development designs to ensure compatibility with the established neighborhood or commercial area. This type of development is supported through the Strategic Focus Area recommendations and the Land Use and Character Area Map and descriptions in this plan. The next page identifies a critical opportunity in Statesville – increasing the diversity of housing in the community through allowing a variety of housing type choices that are designed to fit within the context of existing neighborhoods (see next page). These new units can occur as infill or redevelopment within the city’s older neighborhoods.

Housing Type Choices

This section defines and provides examples of housing type choices referenced in the Land Use and Character classifications. Additional land use type definitions are provided in the Appendix.

What are housing type choices? This is an umbrella term that describes smaller footprint, multiunit structures that fit into a single-family neighborhood context, including what is sometimes known as the “missing middle” housing that includes types or forms that were often developed as part of traditional neighborhoods built before World War II. Newer traditional or New Urbanist residential developments often include these types of homes as part of a larger master planned development.



What are the benefits of planning for housing type choices? Part of the nation’s affordable housing crisis has been caused by limited housing choices available to households. For decades, new residential development has been limited to single-family neighborhoods and large-footprint apartment complexes, with few options in between. Statesville and other older communities have examples of thriving and vibrant historic neighborhoods built before World War II that include a mix of housing types. The benefits of planning for housing type choice include:

- Adding tax base to the city when utilizing existing infrastructure in core areas.
- Providing a diversity of housing types that contribute to affordability, increasing the ability for residents to age in place, and creating more housing choices for families.
- Increasing the trade market for downtown businesses.
- Creating safer environments through increased foot traffic between neighborhoods and adjacent commercial areas.

Planning for Housing Type Choices: Examples of Building Configurations



A **patio home** (also known as a **garden home**) is a small attached unit that combines features of a single family detached house and a townhome. Many are single-story but they may be one and a half to two stories. Their layout may be similar to a single family detached home, but they are often built connected to adjacent units, like townhomes.



A **townhome development** refers to single-family attached units built traditionally in a row. The units are separate, but they share a common wall or walls with adjacent units. Townhome developments can include small garages, often accessed to the rear of the unit through a shared alleyway.



A **duplex, tri-plex, or four-plex/quadplex** contains a specific number of units (two, three, or four, respectively) in a building that looks like a stereotypical single family detached house. These units may be stacked in multiple stories, or placed side-by-side, with separate exterior entrances. Design features like unified massing, pitched roofs, and front and back yards allow these buildings to blend into existing residential neighborhoods. The division of existing historic homes into multiple units is discouraged when incompatible with their historic use.



An **accessory dwelling unit (ADU)** is a small independent unit constructed in the rear or to the side of an existing home. ADUs may be standalone accessory structures or constructed above detached garages. ADUs can provide property owners with supplementary rental income or allow older generations the opportunity to maintain independence while living with the care of family members.

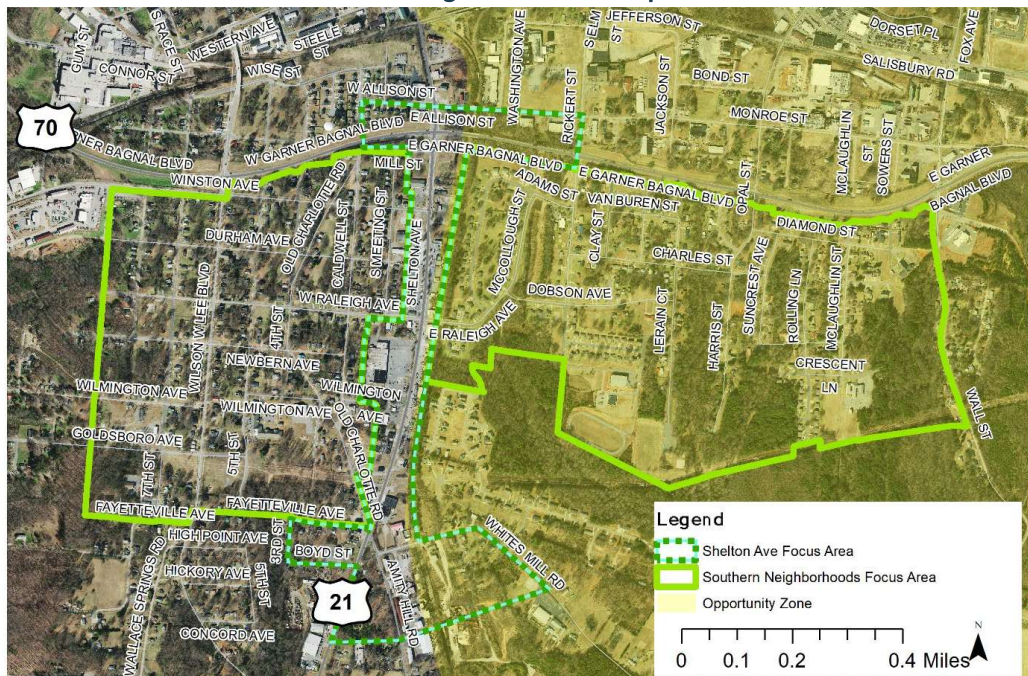


This plan also considers that apartments can come in a diversity of formats and development sizes that provide additional variety.

Shelton Avenue and Southern Neighborhoods

Redevelopment Strategic Focus Area

Shelton Avenue and Southern Neighborhoods
Strategic Focus Area Map



Background

Shelton Avenue (US-21) and the Southern Neighborhoods are in the central portion of the planning area, South of downtown Statesville and Garner Bagnal Boulevard (US-70). This area is home to multiple older inner-ring neighborhoods – the Southern Neighborhoods – located either side of Shelton Avenue. These neighborhoods are characterized mainly by small-lot single-family homes built in a traditional, small block, gridded pattern. Several churches and community centers are located within these neighborhoods.

The Shelton Avenue/US-21 corridor is a gateway into the city and downtown Statesville that bisects these neighborhoods. Currently, the 4-lane divided road provides limited pedestrian and bicycle access across and through the corridor. This limits opportunities to connect the neighborhoods and creates an unsafe environment for persons traveling on foot or by bike. The corridor is lined primarily with neighborhood-scale retail and commercial establishments built on separate lots with parking located in front and to the sides of buildings. An additional important corridor to the area is Wilson W Lee Boulevard. This corridor is predominantly residential as it

passes through the area, and it is used as a path through the neighborhoods by both neighborhood residents and as an alternative to Shelton Avenue.

These Southern Neighborhoods have some of the highest poverty rates within Statesville, and residents lack access to many of the opportunities afforded elsewhere. A low rate of vehicle ownership combined with the lack of transit, pedestrian, and bike accessibility limits access to education, employment, and job training for residents living in the area. Additionally, most residents lack convenient access to supermarkets or grocery stores, an issue compounded by low vehicle ownership rates. The challenge for the City is to help improve conditions within the area without displacing some of the city's most economically vulnerable residents. Support programs for existing residents can counter the displacement that can come with rising property values and redevelopment.

Shelton Avenue is the natural gateway into downtown Statesville from Troutman and other areas to the south. Taking advantage of this gateway access, the City is working to develop a multi-use path that will run the length of the section of Shelton Avenue included in the Strategic Focus Area. Future plans also call for streetscape improvements to Shelton Avenue, including a central median, sidewalks, on-street parking, and street trees. This corridor is also bracketed by two intersections ready for significant investment and planning for redevelopment.

- To the north, centered on the intersection with Shelton Avenue, Garner Bagnal Boulevard and the railroad line separate the Southern Neighborhoods and the Shelton Avenue corridor from downtown Statesville. Better bicycle and pedestrian connections are needed to cross the public rights-of-way to make downtown more accessible.
- To the south, Amity Hill Road, Fayetteville Avenue, and Old Charlotte Road intersect Shelton Avenue at a complicated five-way intersection. While the road itself is the target of realignment from NCDOT, the area immediately surrounding the intersection is an opportunity to create a visually appealing gateway to serve as a first view of the City from visitors to the south and from the residents and workers expected in the Larkin and Barium Springs Area.

By investing in this corridor and encouraging further development, the City can create an attractive gateway that supports the downtown, expands employment opportunities for residents, and improves accessibility to services. A portion of this Strategic Focus Area is designated as a Federal Opportunity Zone, which can support redevelopment plans by making the area more attractive to private investors.

Recommendations

The entirety of the area is served by adequate utilities, making this a highly advantageous area for revitalization that can maximize existing public infrastructure and provide a higher return on investment for the community. The *Real Estate Market Analysis Report* identifies this area as prime for redevelopment with a mix of small-scale single and multi-family housing uses and neighborhood-scale retail. Redevelopment in the area should focus on underutilized sites and adaptive reuse or redevelopment of obsolete buildings to retain the character of the corridor while creating a safe, aesthetically pleasing connection to downtown. Appropriate uses along the Shelton Avenue corridor include service-oriented retail, small-scale office and institutional uses that support the surrounding neighborhoods, small business infill development, and moderately sized multifamily housing. Infill and redevelopment within the corridor should be monitored to ensure that newer design standards regulating development through the corridor are balancing the need to create a more visually appealing gateway corridor with flexibility required to encourage redevelopment and reinvestment.



See the Real Estate and Market Analysis Report pages 39-40 and 41 for information on the Southern Neighborhoods and Shelton Avenue Corridor.

Within the Southern Neighborhoods, infill and redevelopment should provide new single-family homes and small-scale multifamily (up to 4 units) options with some neighborhood-scale retail and office uses at key neighborhood road intersections. Sidewalks along the corridor and crosswalks across key intersections are important transportation improvements and should be prioritized in future capital planning efforts. Transportation improvements include better connectivity across Garner Bagnal Boulevard. An assessment of other safety needs, such as additional streetlights and Crime Prevention Through Environmental Design standards (CPTED) for new development should be considered for this area.

Wilson W Lee Boulevard may include some properties that would benefit from renovation or redevelopment, and the corridor could benefit from continued maintenance to ensure it remains an attractive route for the community as growth to the south leads to more potential traffic through the corridor.

As the southern portions of Statesville grow and redevelop, there will be an increase in public school enrollment. The City should work with Iredell-Statesville Schools and property owners in the Southern Neighborhoods to identify new school site opportunities. A new school in the Southern Neighborhoods would provide multiple benefits to the area. These benefits could include new parks and recreational facilities, new jobs for area residents, and after school programs for students. Community investments, like new schools, are often catalysts for private reinvestments in established neighborhoods and could spur investment in residential properties and incentivize infill development in the neighborhoods.

Downtown Traditional Neighborhood 1

Character Intent

Surrounding the Downtown Center are Downtown Traditional Neighborhood 1 areas. These areas include established older neighborhoods, including the City’s four historic districts, proximate to the central business district. The grid street pattern of development is established and redevelopment and infill development should fit compatibly within the surrounding neighborhood fabric. These traditionally designed neighborhoods include single family detached homes, multiunit residences, such as duplexes and smaller footprint mansion apartments, and some community institutional uses such as churches and schools. Homes sit on individual lots with narrow side yards and street setbacks. Porches front neighborhood sidewalks and street trees line neighborhood streets. Sidewalks connect the neighborhoods to the downtown core making this an inherently walkable area. New construction of a variety of housing type choices such as new duplexes and small-footprint apartments that mimic adjacent residential building forms are encouraged at neighborhood intersections and near downtown. Historic district standards inform changes to individual homes and structures, and historic structures should not be divided into more units than their historic use. Neighborhood scale commercial uses, such as small coffee shops or bakeries are also appropriate at key intersections.

Pattern & Form

Continuation of downtown neighborhood block structure with short block lengths and defined setbacks.

Opportunities

Preservation of historic homes, accessory dwelling units, context-sensitive infill development and redevelopment.

Primary Uses

Residential

Secondary Uses

Institutional, neighborhood-scale corner retail/office.

Form Characteristics

Building Height	One to three stories
Building Orientation	Residences oriented towards the primary street, 5-20 ft setbacks
Building Types	Single family detached homes, especially historic multistory homes with prominent porches; and a variety of housing type choices (see page 37), neighborhood-scale commercial buildings at street corners, institutional buildings.
Street Character	Local streets with sidewalks on both sides and street trees where space is available
Parking Character	Driveway parking to the rear of properties and in back alleys, some on-street parking



CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager
FROM: Erika Martin, Planning Director
DATE: 12/29/2025 2:32 PM

ACTION NEEDED ON: January 12, 2026
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider appointing one alternate member to the Planning Board.

1. Summary of Information:

Trey Robertson has been serving as an alternate member for the Planning Board. Since he was elected to the City Council, he will need to be replaced on the Planning Board. Please choose one of the applicants listed below.

Other Applicants:

The following individuals have applied for a position on the Planning Board. Their applications are attached for your review, as well as the current roster:

1. John Furlow
2. Jared Smith
3. Jacquelyn Hannahs
4. Scott D. Simmons
5. Ron Dayton
6. Emily Wasserman
7. Tammy Wyatt

The Unified Development Code requires the Planning Board to consist of the following:

- Six members who are citizens and residents of the City within the city's planning jurisdiction;
- One member of the Planning Board who is a citizen of Iredell County and to be appointed by the Iredell County Commissioners.
- Two alternate members to serve on the board in the absence of any regular members.

2. Previous Council or Relevant Actions:

N/A

3. Strategic Initiatives Supported/Impacted:

Developing Our City: Attract and retain a talented, engaged workforce responsive to the needs of our growing community.

Connecting Our City: N/A

Connecting Our Communities: N/A

Strategic Plan Values: We value City Staff.

Keeping competent volunteers on the Planning Board to review development plans, text amendments, rezonings, and other important opportunities that are proposed to the City of Statesville will help ensure smart growth.

4. Budget/Funding Implications:

Planning Board members are paid \$20 per meeting. These costs are accommodated in the Planning Department's budget.

5. Consequences for Not Acting:

The current members will be asked to continue to serve until appointments are made.

6. Department Recommendation:

Staff will work with all appointed members.

7. Manager Comments:

No comments.

8. Next Steps:

If appointed, notify appointees and provide training materials as necessary.

9. Attachments:

1. Applications 1-12-26 Council Meeting
2. 2025-2026 Planning Board ROSTER - as of 11-7-2025

**APPLICATION FOR APPOINTMENT
TO A BOARD, COMMITTEE OR COMMISSION
FOR THE CITY OF STATESVILLE, NC**

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Name: Emily Wasserman Date of Application: 6-14-25
Home Address: 542 Lakeside Dr WARD: 4
Email Address: emilywxyz81@gmail.com Contact Phone No: 7047436353
Do you reside in the City of Statesville? Yes No Length of Residence: 0 6
Years Months
Occupation: real estate agent Employer: self-employed

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: BA Marketing & PR Comm -- Simmons Boston MA

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: / / Male: Female: Race:

Please provide a brief statement outlining why you wish to serve:

I recently moved to Statesville but I'm familiar with the area. I'd like to be a part of grassroots efforts to ensure that my community understands the value of housing as a right and not a privilege, and to become a delegate to help protect communities in Statesville that are being impacted by infrastructure growth and economic expansion

Please list current and previous service to the community, civic clubs, activities, and talents:

I'm new here but I want to hit the ground running! I'm currently looking for community service opportunities, starting with this commission.

Please list any areas of expertise, interests, and skills:

Active real estate license, extensive marketing & copywriting background

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1. Upload via the City website (fillable PDF available online)
2. Email to anesbit@statesvillenc.net
3. Mail to April Nesbit, City Manager's Office, PO Box 1111, Statesville, NC 28687

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Name: Ron Dayton Date of Application: 6-12-25
Home Address: 140 Tenth Green Ct Statesville, NC 28677 WARD: Inside Statesville Township
Email Address: rdayton140@gmail.com Contact Phone No: 704.903.2887
Do you reside in the City of Statesville? Yes No Length of Residence: 6 7
Years Months
Occupation: Sales Engineer Employer: COBRA America, LLC
Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 12 / 06 / 55 Male: Female: Race: White

Please provide a brief statement outlining why you wish to serve:

My goal is to be involved in the community in which I live. I am at a time now where I can give the attention needed for a board position. I have served at two different churches as Finance Chair and Board Chair, one where we executed an expansion plan along with raising the funds through the finance committee.

Please list current and previous service to the community, civic clubs, activities, and talents:

Previous NC State Chair for the Asheville Jaycees and helped launch the Bele Chere Festival
Most recently served on the Archeticultural Review Committee for Fox Den @ Larkin

Please list any areas of expertise, interests, and skills:

Professional sales background traveling the world in support of heavy mining and material handling projects

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Name: Scott D Simmons Date of Application: 6-16-25
 Home Address: 144 Woodfield Drive, Statesville, NC 28677 WARD: 3
 Email Address: nwscrojan@gmail.com Contact Phone No: 7044505247
 Do you reside in the City of Statesville? Yes No Length of Residence: 15 10
 Occupation: Retired Employer: _____
 Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
 Education: MBA - Business

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:
 Date of Birth: 06/09/1969 / / Male: Female: Race: Native American/Caucasian

Please provide a brief statement outlining why you wish to serve:
 I have lived here since 2006 coming from the west coast of the US and have found that Statesville is a great place to live.
 I think that a controlled growth and expansion is necessary but has to be done correctly to benefit the community as a whole. I think that proper economic expansion along with community involvements can help everyone i

Please list current and previous service to the community, civic clubs, activities, and talents:
VFW member

Please list any areas of expertise, interests, and skills:
Business development, operations, investment and realty

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Name: Jacquelyn Hannahs Date of Application: 6/14/25
Home Address: 1707 Brookgreen Avenue WARD: 2
Email Address: jacquelynhannahs@yahoo.com Contact Phone No: 704-402-7448
Do you reside in the City of Statesville? Yes ___ No Length of Residence: 35
Years Months
Occupation: Administrative Assistant Hospice Iredell County Employer: Hospice & Palliative Care
Available for Daytime Meetings: Yes ___ No Currently Serving on Another Board: Yes ___ No
Education: Statesville High School, Mitchell Community College

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Date of Birth: 7/13/66 / ___ Male: ___ Female: Race: W

Please provide a brief statement outlining why you wish to serve:
I've been Widowed for 11 years. My Daughter has moved out and I have time. I love Statesville.

Please list current and previous service to the community, civic clubs, activities, and talents:
I volunteer at the YMCA, St. Therese Catholic Church

Please list any areas of expertise, interests, and skills:
office skills

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Name: Jarred Smith Date of Application: 6/10/25
Home Address: 201 East End Avenue Statesville NC 28677 WARD: 2
Email Address: jarredsmith@gmail.com Contact Phone No: 704-880-1138

Do you reside in the City of Statesville? Yes No Length of Residence: 2 Years 9 Months

Occupation: stay at home Employer: _____

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No
homeschool, some college- Belmont Abbey College and Art Institute

Education: _____

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 1 1 / 0 6 / 8 7 Male: Female: Race: caucasian

Please provide a brief statement outlining why you wish to serve:

~~My family has lived in or around statesville for generations. My Great- Great Uncle Leroy Reavis served as sheriff and operated a small business in the city. my great grandmother Ava voluteered at a local city water park. My heritage is in local farmers and community servers. I do not simply live here as you can see this city is as much apart of me as my family is. Its history and culture many so much to me. it is time for me to get involved in some way.~~

Please list current and previous service to the community, civic clubs, activities, and talents:

~~i have never served in a local civic club. i have served on vestry (governing boards), served as a youth minister for both elementary and middle school faith formations, served on pastoral ministries and as a minister to shut in/ rest homes for several churches - at one point two hispanic missions~~

Please list any areas of expertise, interests, and skills:

~~love art be it painting, sketching, decorating
history both local and world histories - historical preservation and architecture
anglophile~~

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1. Upload via the City website (fillable PDF available online)
2. Email to ekurfees@statesvillenc.net
3. Mail to Emily Kurfees, City Manager's Office, PO Box 1111, Statesville, NC 28687

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Name: JOHN FURLON Date of Application: 6/12/25

Home Address: 159 PARK ST. WARD: 4

Email Address: JL.FURLON@YAHOO.COM Contact Phone No: 352-428-2611

Do you reside in the City of Statesville? Yes No Length of Residence: 4 6
Years Months

Occupation: Retired Employer: N.S.W.C. BETA. Md

Available for Daytime Meetings: Yes No Currently Serving on Another Board: Yes No

Education: Some College + Apprenticeship Gov.

City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:

Date of Birth: 06/22/1947 Male: Female: Race: _____

Please provide a brief statement outlining why you wish to serve:

To Help THE city OF STATESVILLE, I HAVE SOME GREAT KNOWLEDGE ON HISTORIC HOMES. BEEN GENERAL CONTRACTOR FOR YEARS.

Please list current and previous service to the community, civic clubs, activities, and talents:

14 YRS VICE CHAIREMAN OF PLANNING COM. OF TOWN OF STATESVILLE Md. Review ALL Bldg Permits + Housing. Worked FOR Federal Gov. AS A MODEL MAKER FOREMAN.

Please list any areas of expertise, interests, and skills:

HAVE good common sense, PROF. wood worker, KNOW SOME Rule's AND Reg. OF OSHA

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Name: Tammy Wyatt Date of Application: 6, 16, 2025
 Home Address: 2519 Heritage Circle WARD: _____
 Email Address: tammypswestconstruction.com Contact Phone No: 704-880-6509
 Do you reside in the City of Statesville? Yes No _____ Length of Residence: 11 2
 Years Months
 Occupation: Business Owner Employer: PS West Construction
 Available for Daytime Meetings: Yes No _____ Currently Serving on Another Board: Yes No _____
 Education: College, Real Estate, Broker In Charge,
City Government policy prohibits discrimination based on race, sex, creed, national origin, age or handicap. The following questions regarding date of birth, gender and race are voluntary:
 Date of Birth: 08, 17, 1963 Male: _____ Female: Race: White

Please provide a brief statement outlining why you wish to serve:

It has been a privilege serving on this board for the last several years, its a great team of folks. I appreciate the opportunity to serve the community & contribute to local gov't.

Please list current and previous service to the community, civic clubs, activities, and talents:

Volunteer for Downtown Statesville, Chamber member & volunteer, Treasurer for Downtown Merchants Association, Real Estate & Construction Experience,

Please list any areas of expertise, interests, and skills:

Construction Management & Development
Real Estate Firm License

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Statesville Planning Board

Meets 4th Tuesday of each month at City Hall

3-year terms, City Code Sec. 2-42, GS 160A-361,362

City Council Appointment Only, County members appointed by County Commissioners

<u>Name</u>		<u># of</u>	<u>Term Expires</u>
	<u>Terms</u>		
Mark Tart 305 Oakhurst Road Statesville, NC 28677	(M) 704-902-0948 (H) (701-872-7800 mtart@glwilson.com	5	6/30/26
Bernard Robertson, Vice Chair 531 W Front Street Statesville, NC 28677	(H) 704-873-1858 (C) 980-362-5083 bernardrobertson57@yahoo.com	3	6/30/26
Alisha Cordle Chair 102 Clegg Street Statesville, NC 28677	(M) 704-253-3828 alisha0cordle@gmail.com	2	6/30/26
Joel Mashburn 3201 Lancaster Drive Statesville, NC 28677	(H) 704-838-6250 hallburn@aol.com	1	6/30/26
Darrin Rucker 321 S. Oakwood Dr. Statesville, NC 28625	(H)704-310-0100 rucamazn@yahoo.com	2	6/30/26
Roger Bejcek 920 Argyle Court Statesville NC 28677	336-215-2670 roger@rogerbejcek.com	1	6/30/26

Amended as of 07/24/2024

County (Extraterritorial Jurisdiction)

Vacant

Alternate

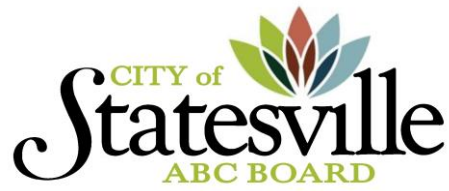
Trey Robertson	(C) 704-881-1162	1	6/30/26
226 White Apple Way	(H) 803-543-1908		
Statesville, NC 28625	kenneth.robertson3@gmail.com		

Cory Sloan	(H) 704-450-7660	1	6/30/26
423 Saint Andrews Road			
Statesville, NC 28625	corysloan2@gmail.com		

Staff: Herman Caulder

Council Rep: Amy Lawton

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**Statesville ABC Board
Minutes**

Tuesday October 28, 2025 11:00am

Meeting in the Board Room of the Statesville ABC Board

I. Oath of Office for Michelle Rokes

The oath was administered by City Council member Amy Lawton.

II. Call to order

The meeting was called to order by Chairperson Ron Matthews. In attendance were board members David Pope and Michelle Rokes; General Manager Tip Nicholson; City Council liaison Amy Lawton.

III. Statement of Potential Conflicts of Interest

Does any board member have any known conflict of interest or appearance of conflict with respect to any matters coming before the Board today? If so, please identify the conflict or appearance of conflict and refrain from any undue participation in the particular matter involved.

No conflicts were disclosed.

IV. Approval of minutes from Tuesday September 30, 2025 meeting

Approved unanimously

V. Reports

- Reports from the NCAABC and ABC Commission

Ms. Rokes commented on ABC Commission Chairperson Hank Bauer appearing before the NC Legislature Efficiency Committee to mainly discuss the need for the new state warehouse. The chairperson of the committee talked extensively about the need to privatize the system. Chairperson Bauer educated the committee on the positives of our system in both control and profits and how both could suffer if the system was privatized.

- Store reports from staff

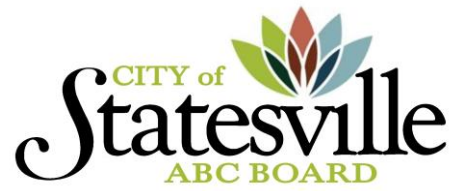
The trend of decreasing sales is continuing in October.

- Financial Report

September Sales Figures

Sales	Compared to Last Year	Year to Date
Store #1	-4.63%	-3.70%
Store #2	4.21%	4.80%
Total	-1.00%	-0.26%
NC Total	3.00%	0.13%

VI. Old & New Business



There was no discussion on old or new business.

VII. Other business

Next scheduled meeting date is December 2, 2025 (one week later due to conflict)

Adjournment

The meeting was adjourned at 11:23am.

Michelle Rokes

Ron Matthews

David Pope



**Airport Commission
Minutes
November 12, 2025, 2025 – 12:00pm**

The Statesville Airport Commission met on Wednesday, November 12, 2025 at City Hall.

Members Present: Steve Johnson, David Bullins, David Stamey, David Bullins, Todd Bodell, Mike Colyer, Todd Bodell, Martin Gotham, Jap Johnson, Ex-Officio Member

Staff Present: John Ferguson, Carissa Barnette,

Others Present: Joseph Wilbourne, Parrish and Partners, Mayor Costi Kutteh, Emily Kurfees, April Nesbit, Sherisha Hills

Approval of Minutes.

Mr. Bodell approved the minutes of the September 2025 meeting. Mr. Bullins seconded. Motion was approved unanimously.

Staff Report- Operations

- Mr. Ferguson presented financial information for the second quarter. This included a new skid steer tractor for our maintenance department. Fuel sales are slightly higher than last year. Take-offs and landing were over 6,000 for the month of October.
- Balloonfest went very well.
- December 1 will be the plaque dedication of the new terminal. Certificate of Occupancy should be done by end of January.
- There is a reception for the outgoing mayor and City Council members at Twisted Oak on November 17.
- There was a volunteer appreciation event for the volunteers who were involved with the Hurricane Helene relief effort. The staff and the Airport Director received plaques for their efforts.
- The City honored staff veterans, The airport has three veterans Scott Bowers, Paul Drye and Mindy Mulich.
- We received notice that we have been approved for our annual non-primary entitlement grant. It is \$150,000.
- We have received notice for an airport infrastructure grant has been approved in the amount of \$3,100,000. This is being used for the South Corporate Hangar Development project.
- NCDOT Staff was touring various airports around the state. They visited us a couple of weeks ago to tour our airport and see our progress.

Project Updates – Mr. Wilbourne

- **Terminal:** Terminal is progressing. Substantial completion date is December 15. Full completion may not be until the end of January 2026.
- **South Development Hangar Project-** Plans are being modified due to a new policy with using disadvantaged business enterprises in grant projects. This will be rebid soon.
- **Hangar:** Plans have been returned from NCDOT Aviation Division. Our goal is to get the hangar cost around \$7 million.
- **Expand Terminal Apron:** Waiting on comments from NCDOT. Pending NCDOT funding. Mr. Colyer suggested that their ramp and building could be used for a future flight school as long as Victory Air could move to the southeast apron. Victory Air does not need a hangar right now, just a passenger building, and the flight school could build on their ramps.
- **Runway Safety Area-** Intent is to bid this project out in February 2026.
- **Runway End Survey-** Raw data has been received. We will identify troublesome trees off the east end of the runway.
- **Bethlehem Road-** Right of Way appraisals have been completed. Expect bids for construction to start next summer. The city is moving forward with RoW land acquisition.
- **Southwest Parallel Taxiway-** Preliminary engineering work has begun on the Southwest parallel taxiway. FAA has sent letter of intent to fund this project in three phases.
- **West Star Hangar-** We have applied for an economic development grant with NCDOT Aviation to construct the horizontal work for their new hangar. They are planning for a \$22 million hangar between their main hangar and the old Rubbermaid hangar. This work would be approximately \$3.5 million.

Old Business

- **CATS Request for land purchase-** This was moved from the last meeting to this meeting. CATS is planning to become an authorized landing gear service center. Pete Sistare wants to build a 10,000 sq. ft. building, 5,000 feet of storage and 5,000 ft of offices. Mr. Bullins asked what determines that airport land is surplus. Mr. Ferguson stated that if the land can't be accessed by a runway, taxiway or apron, then it really has no direct aviation use. This property is at the bottom of the overflow parking lot with no aviation access except by Airport Road. This purchase must go before city council upset bid process and then the property needs to be released from NCDOT Aviation. Mr. Colyer moved to approve, and Mr. Bullins seconded. Mr. Bodell objected to selling any airport property due to the unknown in the far future. Maybe we should find another way to accommodate his needs. The motion passed 5-2.
- **Airport Rules and Regulations-** Mr. Ferguson has changed the language to state that these rules and regulations do not apply to flight instructors that are based on neighboring airports. Mr. Bodell was satisfied with the change. Mr. Bodell moved to approve, and Mr. Colyer seconded. Motion was approved unanimously.

New Business

- **Election of New Commission Chairman-** Mr. Steve Johnson did not run for re-election on City Council. His last day at the City Council is December 1. Mr. Bodell nominated Mr. Bullins. Mr. Stamey seconded. Motion was approved unanimously.
- **Presentation to Mr. Steve Johnson and Mr. Jap Johnson-** Mr. Kutteh presented Mr. Steve Johnson with a plaque honoring his 30 years of service on the Airport Commission. Mr. Kutteh then presented Mr. Jap Johnson with his plaque honoring him with his many, many years of service on the Airport Commission.

Mr. Stamey moved to adjourn and Mr. Bodell, seconded. Meeting ended at 12:45 PM.