



## AGENDA

DATE: January 20, 2026  
TO: Statesville Planning Board  
FROM: Matthew Kirkendall, Senior Planner  
CC: Erika Martin, Planning Director  
Herman Caulder, Assistant Planning Director  
Joseph Campbell, Planner 2  
SUBJECT: Planning Board Meeting

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The Statesville Planning Board will hold a meeting on January 27, 2026, at 6:00 p.m. in the Council Chamber of City Hall, 227 South Center Street, Statesville, NC.

1. Welcome and approval of the agenda and minutes from December 16, 2025, Planning Board Meeting.
2. **ZC25-15 Japul Road (Harmony Vistas Subdivision):** Recommendation for a rezoning application for properties located at the end of Japul Road and along Beauty Street, Statesville, NC; Iredell County Tax Map Parcel #'s 4754-25-4679 and 4754-35-2055; to rezone from R-10 (Urban Low Density Single-Family Zoning) District to R-8 CZ (Medium Density Single-Family Residential Conditional Zoning) District.
3. **ZC26-01 540 Monroe Street Property:** Courtesy reading for a rezoning application filed for property located at 540 Monroe Street; parcel number 4744-41-0508; to rezone from B-5 (General Business) zoning district to R-5 (High-Density Single-Family Residential) zoning district.
4. **ZC26-02 149 Weeping Cherry Property:** Courtesy reading for a request to remove a portion of parcel 4735-17-3043 from the City of Statesville ETJ (Extra-Territorial Jurisdiction) zoning district to Iredell County's jurisdiction.
5. Adjourn.

**Planning Board Called Meeting Minutes  
City Hall Council Chambers – 227 S. Center Street  
December 16, 2025 – 6:00 p.m.**

**Members Present:** Alisha Cordle, Bernard Robertson, Joel Mashburn, Darrin Rucker, Mark Tart

**Members Absent:** Roger Bejcek, Trey Robertson, Cory Sloan

**Staff:** Matthew Kirkendall, Erika Martin, Joseph Campbell

**Chairwoman Cordle called the meeting to order.**

**Approval of Minutes**

**B. Robertson made a motion to approve the minutes from the November 25, 2026, Planning Board minutes. Seconded by Mashburn. The motion carried unanimously.**

**ZC25-15 Harmony Vistas: Courtesy Hearing for a rezoning application filed by Mr. Mark Miserocchi of Harmony Investing LLC; for properties located at the end of Japul Road and along Beauty Street, Statesville, NC; Iredell County Tax Map Parcel #'s 4754-25-4679 and 4754-35-2055; To rezone from R-10 (Urban Low Density Single-Family Zoning) District to R-8 CZ (Medium Density Single-Family Residential Conditional Zoning) District.**

**Rezoning Requested**

Matthew Kirkendall presented this rezoning request that has been initiated by the property owner, Mark Miserocchi of Harmony Investing LLC, for two parcels (approximately 28.42 acres) located at the end of Japul Road and along Beauty Street. The request is to rezone them from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Single-Family Residential) Zoning District.

**Evaluation**

This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions approved by the Planning Board and City Council. The properties are not located within the city limits and will need to be annexed. The proposed project site is approximately 28 acres located at the end of Japul Road and along Beauty Street. The applicant is applying to rezone the properties to build a single-family home subdivision under the Cluster provision. They have committed to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. An enhanced landscaping will be provided at the entrance off Japul Road.
3. A minimum of two (2) building materials will be utilized on the front of homes.

4. The HOA will maintain all common areas and SCM ponds
5. Providing Police Department approved security cameras at the entrances.
6. Dedicate 20' easement with 10' wide paved trail for Greenway trail to be maintained by the City of Statesville.
7. Stub to Greenbriar Ridge subdivision

The purpose of the Cluster Subdivision (Article 7.01 of the UDC) is to provide creative and innovative developments that minimize land disturbance and maximize the preservation and conservation of sensitive natural areas and open space by grouping dwellings in clusters through variation of lot sizes and uses of open space. The minimum lot size in the R-8 Cluster development for single-family homes can be reduced from 8,000 square feet to 6,000, with the difference added to open space. Furthermore, in cluster subdivision proposals, lots must conform to the setback requirements for the underlying zoning district except that no minimum lot width is required (other than a required 10-foot separation between buildings).

The project is required to provide an 8ft wide (Type A) street yards landscaping buffer along all streets and a 15ft wide (Type C) vegetative buffers on all sides.

There are two proposed entrances to the site, Japul Road and the other connection will be through the Greenbriar Ridge subdivision currently under construction to the South. There will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

The 2019 Mobility and Development Plan calls for a 10ft greenway (20ft easement) to be constructed by the developer and will be maintained by the City. In addition, there will be privately maintained walking trails on site.

The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. This is also with the Tier 1 Growth Area. In addition, water, sewer and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:

**North of the Site:**      **R-10 (Urban Low Density Single-Family Residential) District**, with existing single-family homes within the Jan Joy Acres Subdivision.

**East of the Site:**      **RA (Residential Agricultural) and R-15 (Urban Fringe Low Density Residential) Districts**, with single-family homes within the Hope Bros Builders Subdivision.

**South of the Site:**    **R-8 CZ (Medium Density Single-Family Conditional Zoning) District**, with single-family homes proposed in the recently approved Greenbriar Ridge Subdivision.

**West of the Site:**     **R-8MFM (Medium Density Multi-Family and Manufactured Residential) District**, with existing single-family homes within the Lakeridge Subdivision.

### **Previous or Relevant Actions**

City Council approved the rezoning of the adjacent property to the south to R-8 CZ in 2023, the Greenbriar Ridge Subdivision.

### **Departmental Recommendation**

The 2045 Land Development Plan is supportive of these parcels being rezoned, as it calls for this area to be Complete Neighborhood 2. Therefore, staff recommends **approval** to rezone the property from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Single-Family Residential) District, (see 2045 LDP Land Use & Character Map), contingent upon annexation and the conditions listed on the concept plan.

#### **Attachments:**

1. Location Map
2. Aerial Photo Map
3. Site Photos
4. Current Zoning & Utilities Map
5. 2045 LDP Land Use & Character Map
6. Complete Neighborhood 2 Character Intent
7. Concept Plan
8. Zoning Consistency Statement

Mashburn asked if the parcel was current in county zoning. Kirkendall explained it was in the City's ETJ, but still under City zoning and that annexation would be required to prevent outside rates. Mashburn asked about the street connections and if they would connect off Beauty Street. Kirkendall stated with the floodplain he did not think a connection to beauty would be feasible.

Erika Martin, Planning Director, explain to the board that Japul Rd does connect to Beauty Street currently, but there would not be any further connections to Beauty St.

Ian Anderson, architect for a land-planning consultant for the project, came to the podium to give a presentation about the proposed development and answer any questions from the board. Anderson stated that they constructed this project to meet the surrounding areas, and considered it an extension of Greenbriar Ridge, a project directly to the south of this proposed project.

B. Robertson asked if sewer would be tied to City of Statesville. Anderson confirmed. B. Robertson stated that it seems there are areas down there that had some standing water issues. Anderson confirmed there were some floodplain issues that are going to need to be addressed and referenced some information learned during the community meeting.

Anderson then stated that his company had done a deep dive on the questions regarding the ownership of the street and that it was found the road was dedicated but was not adopted by the City of Statesville and that no entity accepted that road into the portfolio of maintenance and that it has not been maintained. Anderson also stated the right-of-way is there, and that the developer would have to build that road and including drainage improvements and believed this development can fix long standing issues with that road. Anderson stated there was concern brought forward by the community on if that road will be able to support the development. Anderson stated that Japul Rd is dedicated public road and not private.



Tart asked if the ROW would be abandoned. Anderson stated the road would be built to the City of Statesville's standard and then be dedicated. Tart said specifically the loop within the property. Anderson said it would be abandoned, but it is currently unrecorded. Tart asked about the open space regarding the cluster subdivision. Anderson stated most of the active open space is internal to the lots. Anderson stated the plan was to take some of the more topographically challenged areas and grade to create additional open space. Tart asked if there would be any amenities for the kids in the development. Anderson there were not any plans at this moment.

Mashburn asked about the greenway. Anderson explained it would connect with Greenbriar Ridge to the south, and to the north it would connect with Beauty Street, with plans for a little open space area.

Tart asked if the stormwater control measures would help with the flooding. Anderson stated it should. He also stated there was a large basin that was being examined to address the flooding.

**Chairwoman Cordle opened the public hearing.**

Marie Martin and Edith Butch of Japul Rd came to the podium and expressed concern about the quality of the culvert that is underneath Japul Rd supporting large vehicles and a heavy increase in traffic. M. Martin also stated that the ROW was not 60' and is instead notated at 40'. M. Martin asked why they would need to come through Japul Rd instead of Beauty Street.

Dale and Katherina Weddington of Japul Rd spoke about a deeded ROW to their home. K. Weddington explains that their driveway is what is considered "Japul Rd" and expressed concern about an increase in traffic, loss of their property, and access to their property. Dale Weddington expressed concerns about increase in flooding. K. Martin also expressed concern about the connection to the Greenbriar Ridge subdivision, bringing more traffic than just what is anticipated from Harmony Vistas. Katherina explained they were told they had a deeded ROW

Tart asked staff if the developer would be improving the standard of Japul Rd all the way up to Beauty Street. Erika Martin, Planning Director, stated the developer would have a chance to address the questions at the end of the public hearing.

Barry Martin came to the podium and explained the existing dam has had a lot that has washed away over the years and that it is extremely below standard. B. Martin explained that the dam would need to be rebuilt entirely, and that it has historically run over Japul Rd from one pond to another.

Jennifer Estrada of Stonecrest Dr came to the podium and spoke about the flooding that occurs on Beauty Street, which is Stonecrest Drive's only exit out of the community. Estrada also said she spoke with members in the City's Stormwater division about the mapping of the floodplains and said they expect the changes in the floodplain to significantly increase.

Helen Washburn of Japul Rd was concerned about the effect of the development with the wildlife that inhabits the pond, and how the roads will be maintained after being dedicated to the City of Statesville.

**Chairwoman Cordle closed the public hearing.**

Chairwomen Cordle asked the applicant to return to the podium to answer some of these questions. Anderson came back and pointed out to the board and audience where the sewer

service lines would be, connected over to Beauty Street instead of going down Japul Rd. Anderson stated that it is state law for the stormwater to match historical rates, and that the ponds would be rated to a 100 year event and that the spillover would not increase, but instead would alleviate the current issues. Anderson stated the culverts would be replaced with highly more sophisticated systems. He stated the sewer lines would be pressurized and would not require lift stations or gravity, and that they would not spill over into people's yards. Anderson claimed they would be fixing the issues that these people are currently facing.

B. Robertson asked how wide the developer was going to make the ROW going up Japul Rd. Anderson said it would be two lanes, with curb and gutter and that the plat references a 60' ROW. Rucker asked if the plans shown are contingent on annexation. Anderson stated they intended to seek annexation, which would be why they will build the roads to City of Statesville standards.

Mashburn asked about the community meeting with the developer and asked if there were copies of the minutes and attendance sheets. Anderson stated there was a community meeting summary report. Mashburn stated that the board did not receive a copy of this, and that this was the first time the board had heard about the concerns from the community.

Tart made a comment about the culvert that is currently in place at 3ft and stated it would be a challenge to stay at that diameter. Anderson agreed and stated if they had to raise the driveway any that it would likely be at that pond and should only be raised a few inches.

Cordle asked Kirkendall back to the podium and asked what the easement ROW for Japul Rd. Kirkendall stated the city and ETJ line started somewhere down Japul Rd. Kirkendall also stated that Japul Rd is a privately maintained access.

Tart stated that there was no survey or deed provided and with the easement right of way concerns did not make him comfortable. E. Martin stated the board could set forth a condition that if this board would recommend approval or denial, only if the easement concerns were addressed. Mashburn stated he would like to see some additional information that was not provided at this meeting. Cordle agreed and stated she would like to see the community meeting summary as well.

**Mashburn motioned to table ZC25-15 Harmony Vistas: Courtesy Hearing for a rezoning application filed by Mr. Mark Miserocchi of Harmony Investing LLC; for properties located at the end of Japul Road and along Beauty Street, Statesville, NC; Iredell County Tax Map Parcel #'s 4754-25-4679 and 4754-35-2055; To rezone from R-10 (Urban Low Density Single-Family Zoning) District to R-8 CZ (Medium Density Single-Family Residential Conditional Zoning) District, until the next Planning Board meeting on January 27<sup>th</sup>, 2026. Seconded by B. Robertson. The motion carried unanimously.**

**B. Robertson made a motion to adjourn, seconded by Tart. The motion carried unanimously.**

# Staff Report

To: Planning Board Members

From: Matthew Kirkendall, Senior Planner

Date: January 27, 2025

Re: ZC25-15 Japul Road (Harmony Vistas ), Statesville, NC; Iredell County Tax Map Parcel # 's 4754-25-4679 and 4754-35-2055; to rezone from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Multi-Family Residential Conditional Zoning) District.

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## **Action Requested**

This rezoning request has been initiated by the property owner, Mark Miserochi of Harmony Investing LLC, for two parcels (approximately 28.42 acres) located at the end of Japul Road and along Beauty Street. The request is to rezone them from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Single-Family Residential) Conditional Zoning District.

## **Summary of Information**

This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions approved by the Planning Board and City Council. The properties are not located within the city limits and will need to be annexed. The proposed project site is approximately 28 acres located at the end of Japul Road and along Beauty Street. The applicant is applying to rezone the properties to build a single-family home subdivision under the Cluster provision.

A community input meeting was held on November 18, 2025 attended by 7 members of the community. Concerns voiced at this meeting including the access from Japul Road and the current condition of Japul Road, increased traffic, and flooding issues. The developer has revised the concept plan to remove access from Japul Road.

They have committed to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM ponds
4. Providing Police Department approved security cameras at the entrances.
5. Dedicate 20' easement with 10' wide paved trail for Greenway trail to be maintained by the City of Statesville.

6. Stub to Greenbriar Ridge subdivision

The purpose of the Cluster Subdivision (Article 7.01 of the UDC) is to provide creative and innovative developments that minimize land disturbance and maximize the preservation and conservation of sensitive natural areas and open space by grouping dwellings in clusters through variation of lot sizes and uses of open space. The minimum lot size in the R-8 Cluster development for single-family homes can be reduced from 8,000 square feet to 6,000, with the difference added to open space. Furthermore, in cluster subdivision proposals, lots must conform to the setback requirements for the underlying zoning district except that no minimum lot width is required (other than a required 10-foot separation between buildings).

The project is required to provide an 8ft wide (Type A) street yards landscaping buffer along all streets and a 15ft wide (Type C) vegetative buffers on all sides.

Per the revised plan, there is one proposed entrance to the site, through the Greenbriar Ridge subdivision currently under construction to the South. There will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

The 2019 Mobility and Development Plan calls for a 10ft greenway (20ft easement) to be constructed by the developer and will be maintained by the City. In addition, there will be privately maintained walking trails on site.

The concept plan shows 12.58 acres of total open space, including 2.87 acres of active open space. The active open space does include the greenway that will be dedicated to the city.

The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. This is also with the Tier 1 Growth Area. In addition, water, sewer, and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:

North of the Site: R-10 (Urban Low Density Single-Family Residential) District, with existing single-family homes within the Jan Joy Acres Subdivision.

East of the Site: RA (Residential Agricultural) and R-15 (Urban Fringe Low Density Residential) Districts, with single-family homes within the Hope Bros Builders Subdivision.

South of the Site: R-8 CZ (Medium Density Single-Family Conditional Zoning) District, with single-family homes proposed in the recently approved Greenbriar Ridge Subdivision.

West of the Site: R-8MFM (Medium Density Multi-Family and Manufactured Residential) District, with existing single-family homes within the Lakeridge Subdivision.

### **Previous or Relevant Actions**

City Council approved the rezoning of the adjacent property to the south to R-8 CZ in 2023, the Greenbriar Ridge Subdivision. The Planning Board recommended tabling their recommendation until the January meeting. Since then, the applicant has proposed removing the entrance to the site from Japul Road (see concept plan).

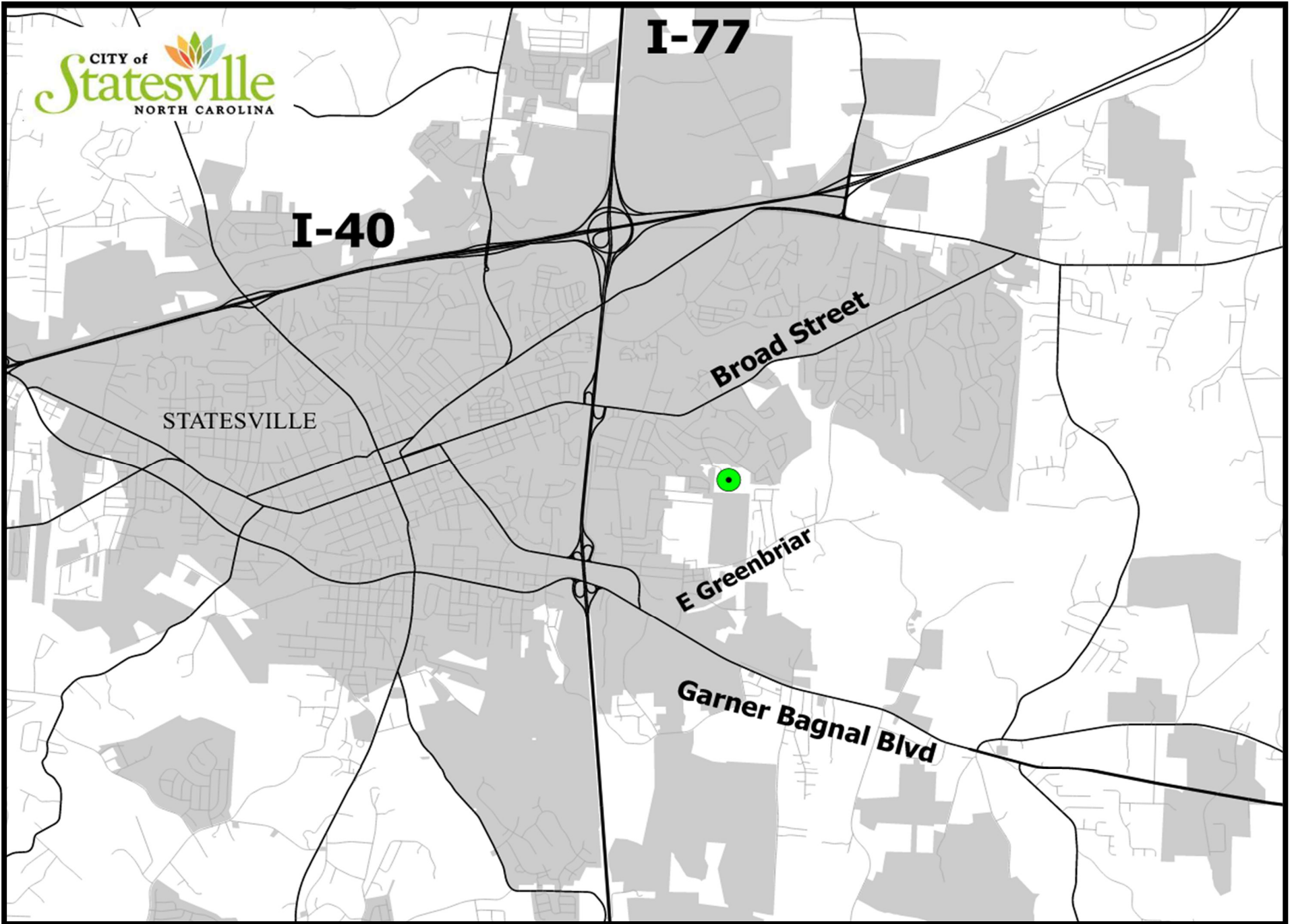
### **Departmental Recommendation**

The 2045 Land Development Plan is supportive of these parcels being rezoned, as it calls for this area to be Complete Neighborhood 2, is located in the ETJ, and all utilities are available.

Therefore, staff recommends **Option 1 - Approval** according to the original concept plan with the connection to Japul Road to rezone the properties, contingent upon annexation and the conditions listed on the concept plan. However, staff acknowledges that the UDC and Fire Code does not require the connection.

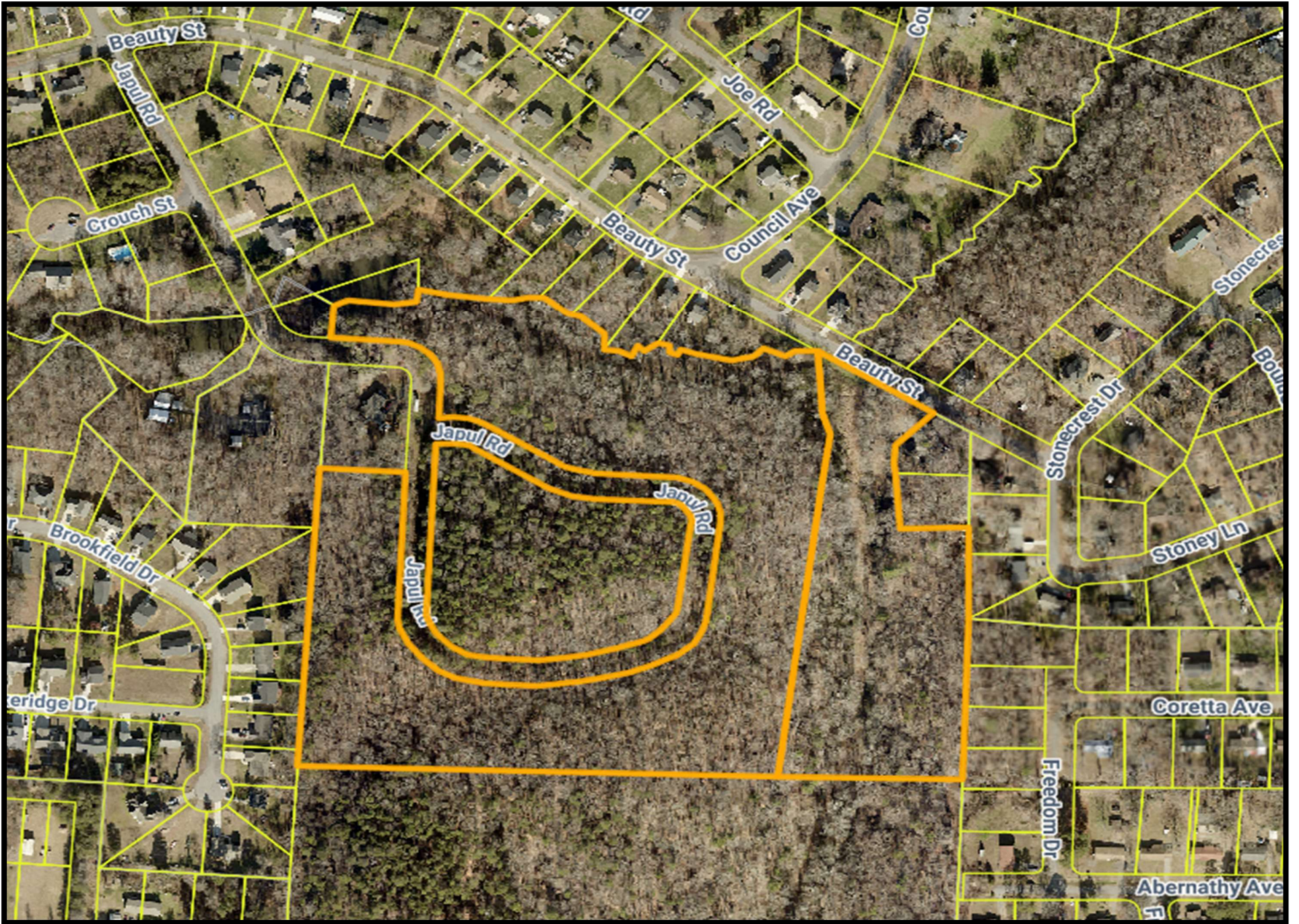
### **Attachments:**

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



Location Map – ZC25-15 Harmony Vistas





Aerial Photo – ZC25-15 Harmony Vistas





Site Photo – ZC25-15 Harmony Vistas – View from current end of Japul Road



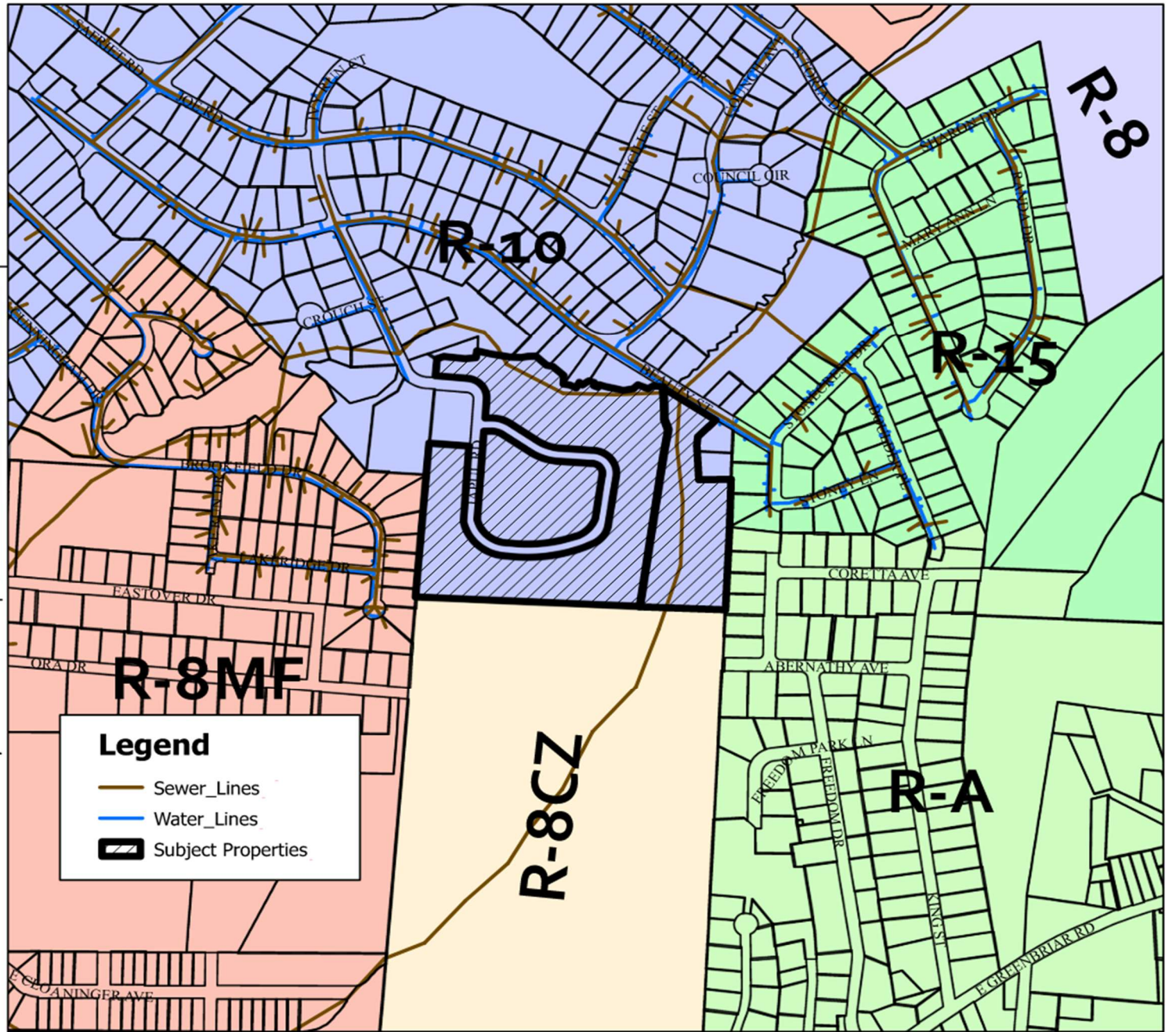


Site Photo – ZC25-15 Harmony Vistas – View from Beauty Street

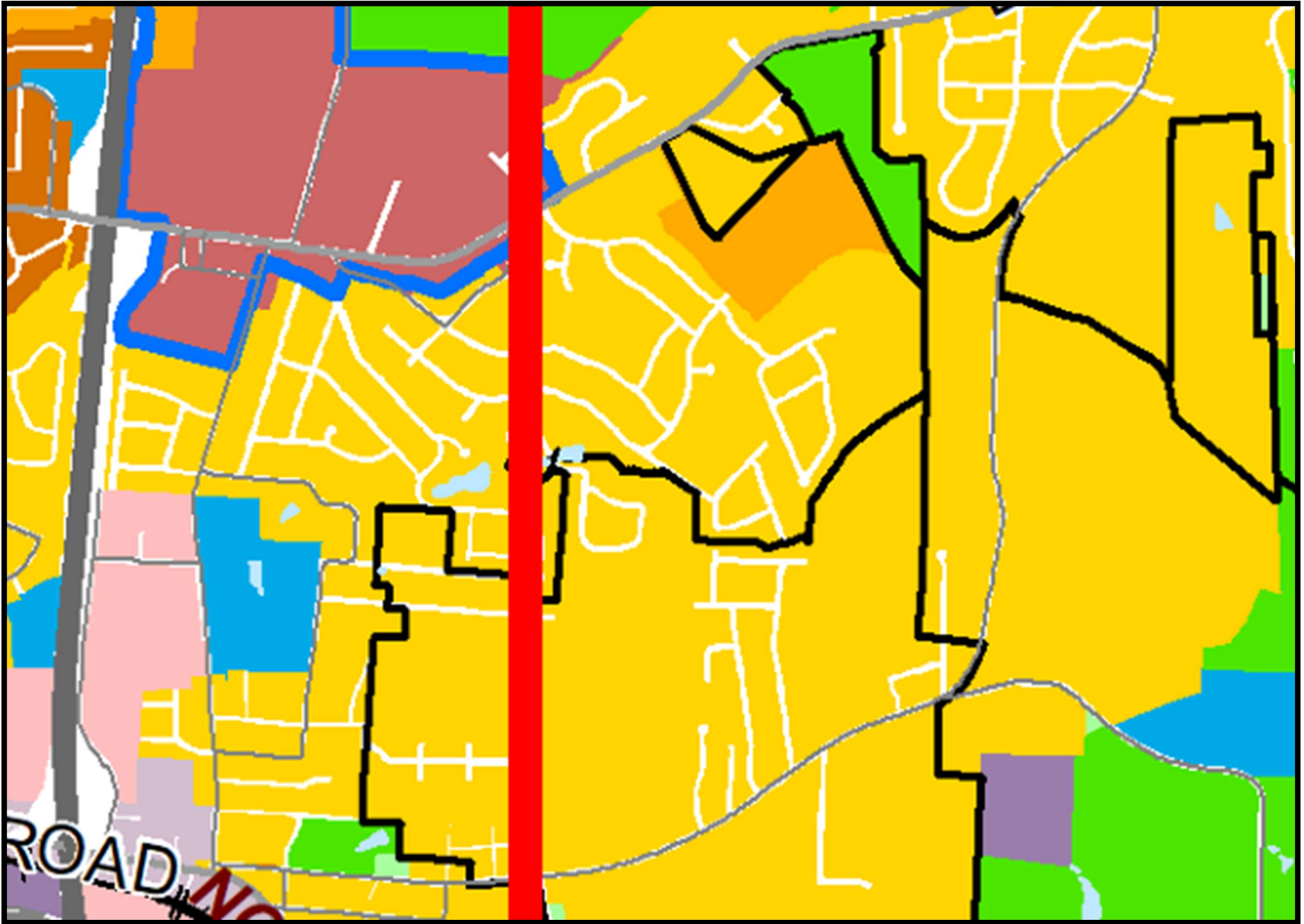


**City of Statesville  
Planning Department**

ZC25-15 Harmony Vistas  
Japul Road and Beauty Street  
4754-25-4679 and 4754-35-2055



Current Zoning and Utilities Map – ZC25-15 Harmony Vistas



2045 Land Development Plan Map – ZC25-15 Harmony Vistas



# Complete Neighborhood 2

## Character Intent

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

### Pattern & Form

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

### Opportunities

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

### Primary Uses

Residential

### Secondary Uses

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

### Form Characteristics

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





**Legend**

- Wetlands (preliminary determination)
- Stream/Stream Buffer (25' anticipated)
- Stream Centerline
- Stream Buffer (25' from centerline per UDC)
- FEMA Floodway GIS
- 100 Year Floodplain
- 500 Year Floodplain
- Trail Alignment
- Proposed Supplemental Trail Connections

**Development Data**

|                              |                       |
|------------------------------|-----------------------|
| Tax Parcel Number:           | 475432505, 4754254679 |
| City of Statesville:         | R-10                  |
| Zoning Classification:       | R-10 C2 Cluster       |
| Proposed Zoning:             | 28.42 ac.             |
| Surveyed Total Site Acreage: |                       |

|   |                     |
|---|---------------------|
| <b>Density and Dimensional Standards:</b> | 6,000 sf or greater |
| Minimum Lot Size:                         | 50'                 |
| Maximum Building Height:                  | 35'                 |
| Dwelling Units per Acre:                  | 2.12                |
| Total Lots:                               | 66                  |

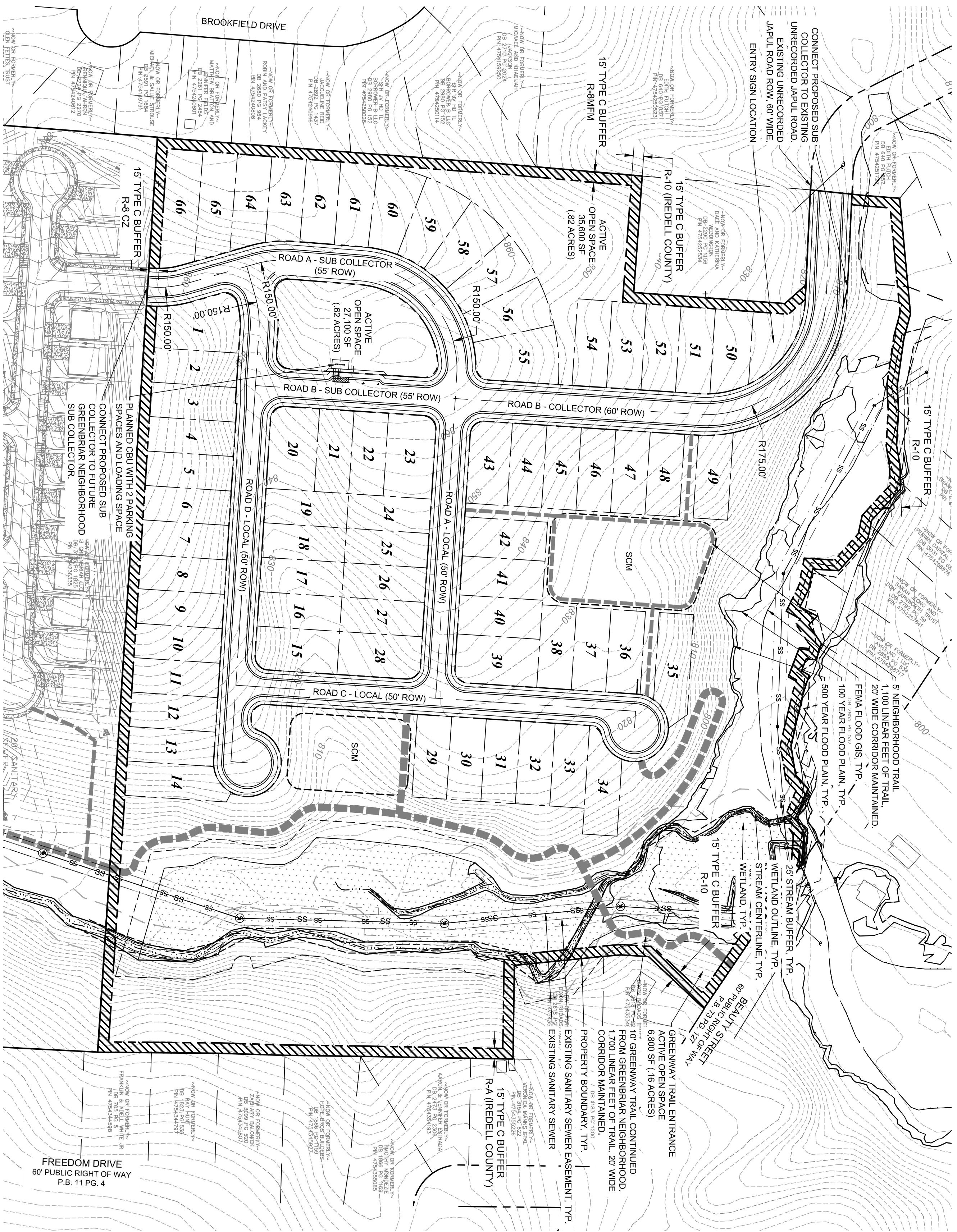
  

|                           |                                  |
|---------------------------|----------------------------------|
| <b>Building Setbacks:</b> | 25'                              |
| Front:                    | 5'                               |
| Side Yard:                | 15' (25' Perpendicular Rear Lot) |
| Corner Lot Side Yard:     | 25'                              |
| Rear Yard:                |                                  |

**PRELIMINARY**

|                                 |                    |
|---------------------------------|--------------------|
| <b>Open Space Requirements:</b> | 2.84 ac            |
| Active Open Space Required:     | (10% of Site Area) |
| Active Open Space Provided:     | 2.87 ac            |
| Common Open Space Provided:     | 5.71 ac            |
| Total Open Space Provided:      | 12.58 ac           |

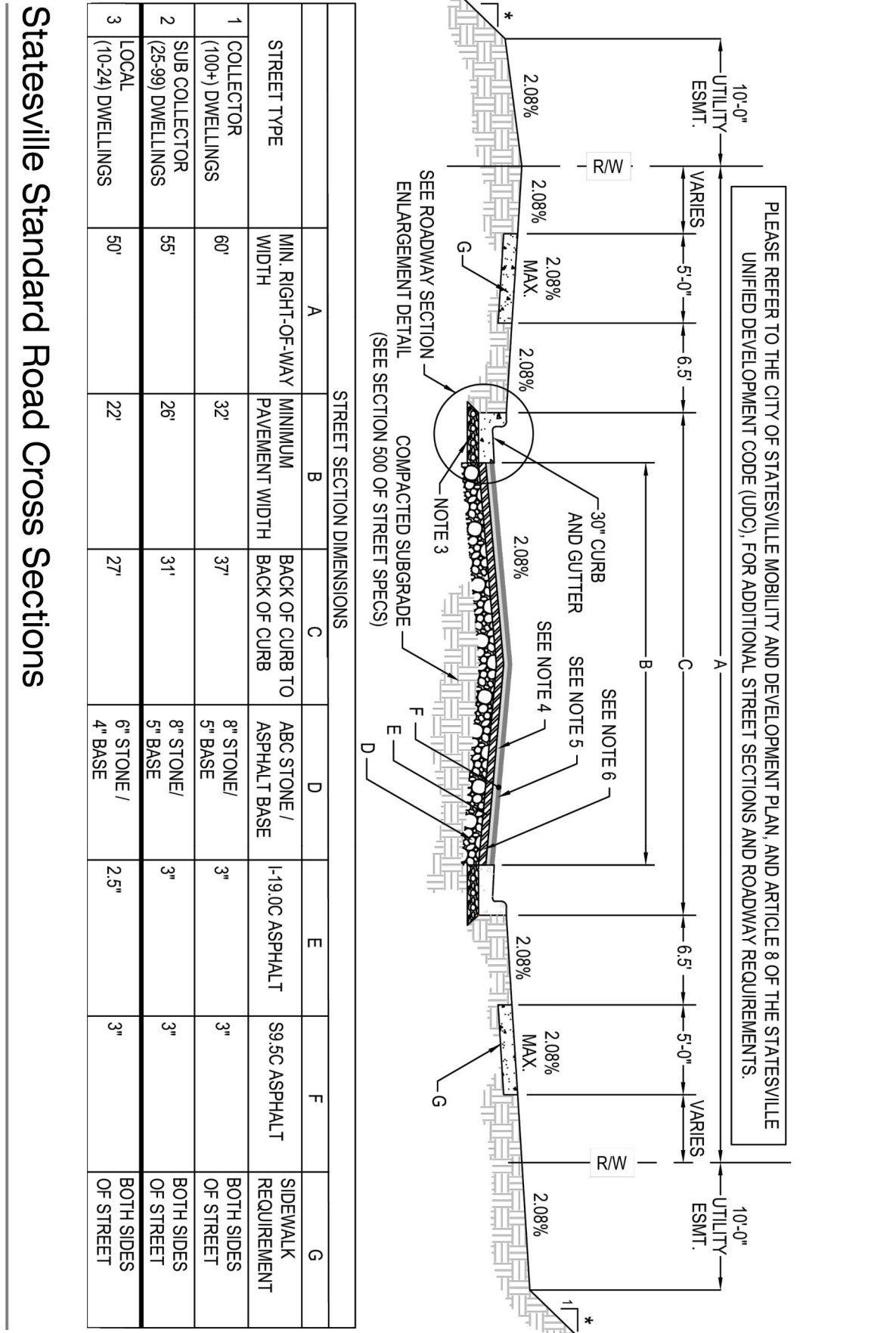
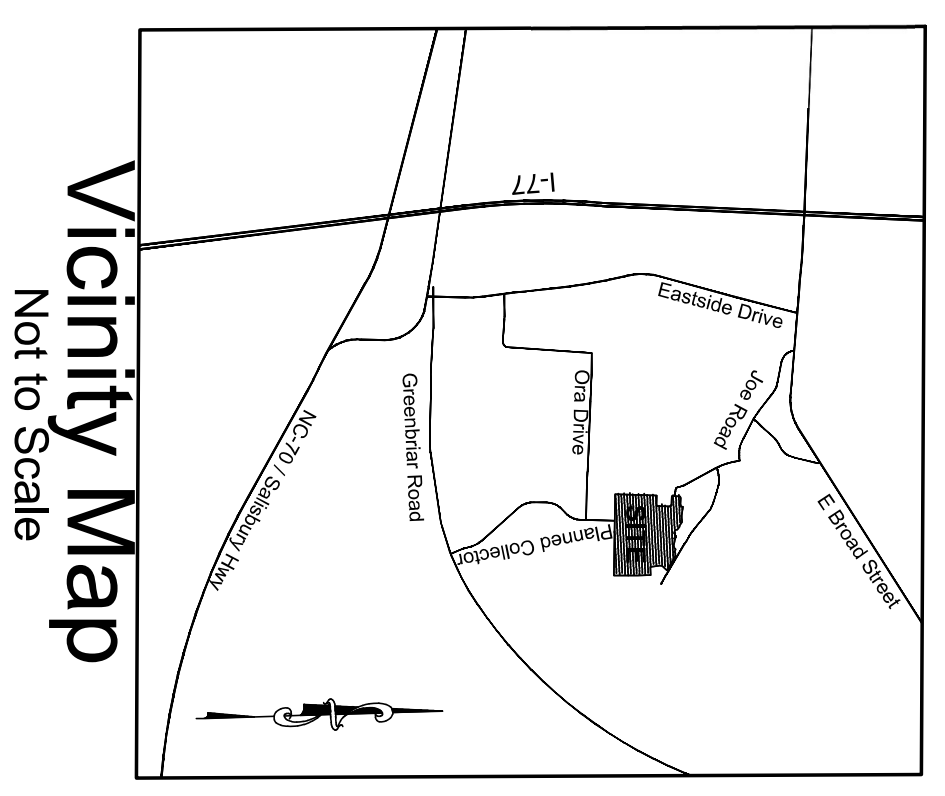
- Re zoning Conditions**
- The development will include a maximum of 70 single family detached homes. A reduction in units up to 10% may occur due to engineering and/or other site specific conditions. The remaining units shall be provided at the northern entrance of Japul Road.
  - A minimum of two (2) building materials will be utilized on the front of the homes.
  - The homeowner's associations will maintain all common areas and SCM ponds.
  - A security camera will be provided at the northern entrance of Japul Road that will be installed and maintained by others.
  - A twenty (20) foot easement will be provided for the ten (10) foot wide paved greenway trail. Greenway to be constructed as part of Phase 1 or if development is not phased prior to approval of final plat recordation.
  - A roadway connection will be provided to the existing stub on the north side of the adjacent Greenbrier Ridge subdivision.



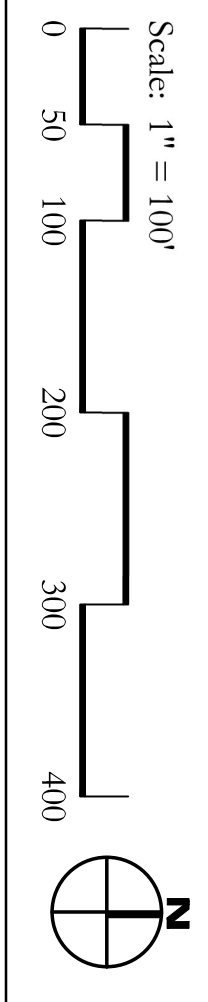
I, [Printed Name], applicant, agree to adhere to the above conditions please on rezoning case #ZC 202 as adopted by City Council on the     day of    , 202.

Applicant (Signature) \_\_\_\_\_ Date \_\_\_\_\_

| Parcel # | Area (SF) | Parcel # | Area (SF) | Parcel # | Area (SF) |
|----------|-----------|----------|-----------|----------|-----------|
| 1        | 8818      | 23       | 8314      | 45       | 6000      |
| 2        | 6125      | 24       | 6000      | 46       | 6000      |
| 3        | 6193      | 25       | 6000      | 47       | 6000      |
| 4        | 6250      | 26       | 6000      | 48       | 6000      |
| 5        | 6250      | 27       | 6000      | 49       | 6125      |
| 6        | 6250      | 28       | 7414      | 50       | 6401      |
| 7        | 6250      | 29       | 6000      | 51       | 6217      |
| 8        | 6250      | 30       | 6000      | 52       | 6242      |
| 9        | 6250      | 31       | 6000      | 53       | 6282      |
| 10       | 6250      | 32       | 6000      | 54       | 6282      |
| 11       | 6250      | 33       | 6000      | 55       | 8345      |
| 12       | 6250      | 34       | 7057      | 56       | 7037      |
| 13       | 6259      | 35       | 7492      | 57       | 7037      |
| 14       | 7139      | 36       | 6000      | 58       | 7037      |
| 15       | 7414      | 37       | 6000      | 59       | 7037      |
| 16       | 6000      | 38       | 6000      | 60       | 7037      |
| 17       | 6000      | 39       | 8314      | 61       | 6173      |
| 18       | 6000      | 40       | 6800      | 62       | 5988      |
| 19       | 6000      | 41       | 6800      | 63       | 6058      |
| 20       | 8314      | 42       | 6800      | 64       | 6627      |
| 21       | 6000      | 43       | 7114      | 65       | 7541      |
| 22       | 6000      | 44       | 6000      | 66       | 8615      |



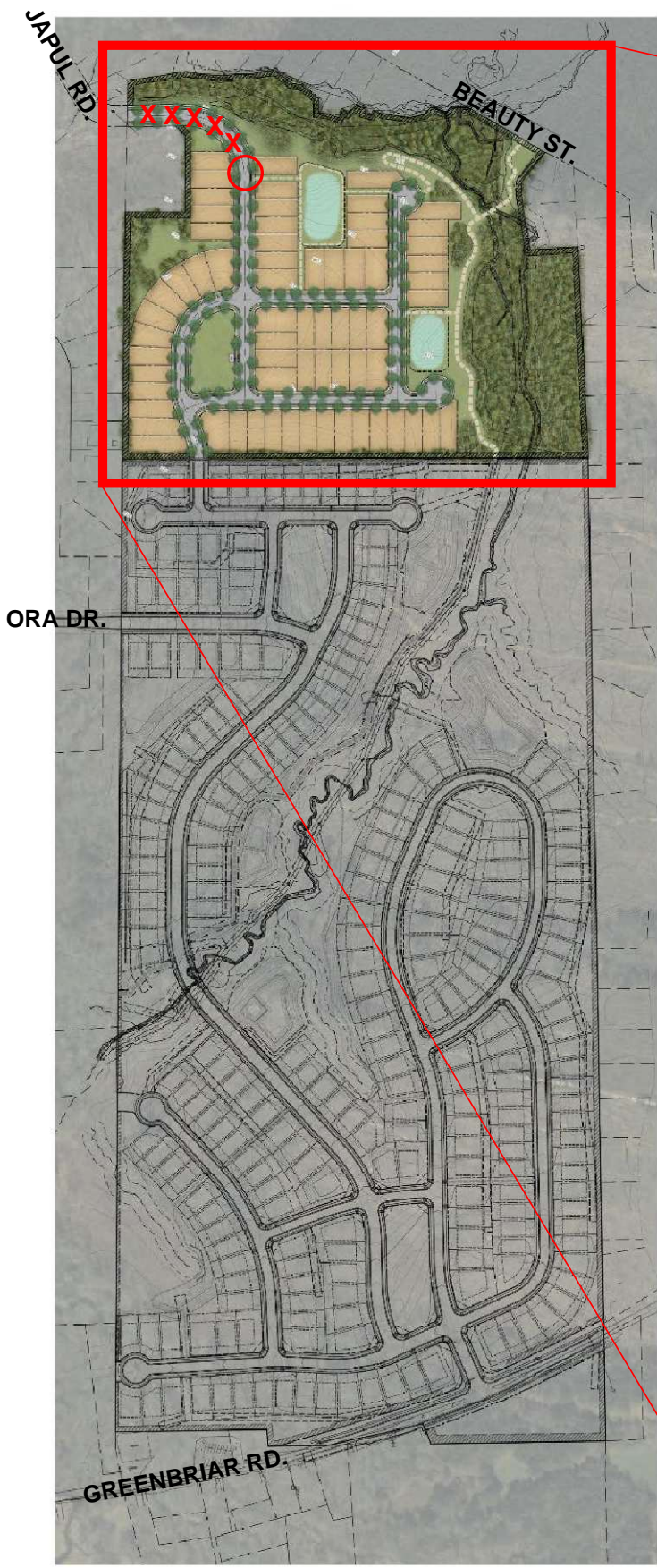
**NOT FOR PERMITTING OR CONSTRUCTION**



| <p><b>Harmony Vista</b><br/>Statesville, NC</p> <p><b>Conditional Rezoning Concept Plan</b></p> <p>SCALE</p>  |                      | <p><b>PRELIMINARY NOT FOR PERMITTING OR CONSTRUCTION</b></p> <p>SCALE(S)</p>  |  | <p>301 S. MCDOWELL STREET<br/>SUITE 900<br/>CHARLOTTE, NC 28204 F-3098<br/>PHONE: (704) 595-6500</p> <p>PREPARED FOR:<br/><b>Harmony Investing LLC</b><br/>3225 Meador Dr., Suite 100<br/>Las Vegas, NV 89121</p> |                      | <p>DATE: CHANGED BY:</p> |  |  |  |  |  |  |  |   |  |   |  |
|---|----------------------|---|--|---|----------------------|--------------------------|--|--|--|--|--|--|--|---|--|---|--|
| <p>DESIGN BY: Dxxxxx MANDATORY</p> <p>DRAWN BY: Dxxxxx MANDATORY</p> <p>CHECKED BY: Cxxxxx MANDATORY</p> <p>APPROVED BY: Axxxxx MANDATORY</p> <p>PROJECT/FACILITY #</p> <p>INTERNAL: JobNumber</p> <p>MUNICIPAL: MainNumber</p> <p>ORIGINAL DATE: 9/25/2025</p> |                      | <p>REVISIONS:</p> <table border="1"> <tr> <th>REV</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> |  | REV   | REVISION DESCRIPTION |                          |  |  |  |  |  |  |  | <p>301 S. MCDOWELL STREET<br/>SUITE 900<br/>CHARLOTTE, NC 28204 F-3098<br/>PHONE: (704) 595-6500</p> <p>DATE: CHANGED BY:</p> |  | <p>301 S. MCDOWELL STREET<br/>SUITE 900<br/>CHARLOTTE, NC 28204 F-3098<br/>PHONE: (704) 595-6500</p> <p>DATE: CHANGED BY:</p> |  |
| REV   | REVISION DESCRIPTION |   |  |   |                      |                          |  |  |  |  |  |  |  |   |  |   |  |
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| <p>SHEET 1</p>  |                      | <p>DATE: CHANGED BY:</p>  |  | <p>DATE: CHANGED BY:</p>  |                      | <p>DATE: CHANGED BY:</p> |  |  |  |  |  |  |  |   |  |   |  |



**REVISED  
SITE  
PLAN  
01.06.2026**



**Legend**

- Wetlands (preliminary determination)
- Wetlands/Stream Buffer (25' anticipated)
- Stream Centerline
- Stream Buffer (25' from centerline per UDC)
- FEMA Floodway GIS
- 100 Year Floodplain
- 500 Year Floodplain
- Proposed Greenway Trail Alignment
- Proposed Supplemental Trail Connections

**Development Data**

|                              |                        |
|------------------------------|------------------------|
| Tax Parcel Number:           | 4754352055, 4754254679 |
| Zoning Jurisdiction:         | City of Statesville    |
| Zoning Classification:       | R-10                   |
| Proposed Zoning:             | R-8 CZ Cluster         |
| Surveyed Total Site Acreage: | 26.42 ac.              |

|   |                     |
|---|---------------------|
| <b>Density and Dimensional Standards:</b> |                     |
| Minimum Lot Size:                         | 6,000 sf or greater |
| Minimum Lot Width:                        | 50'                 |
| Maximum Building Height:                  | 35'                 |
| Dwelling Units per Acre:                  | 2.12                |
| <b>Total lots:</b>                        | <b>66</b>           |

|                           |                                  |
|---------------------------|----------------------------------|
| <b>Building Setbacks:</b> |                                  |
| Front:                    | 25'                              |
| Side Yard:                | 5'                               |
| Corner Lot Side Yard:     | 15' (25' Perpendicular Rear Lot) |
| Rear Yard:                | 25'                              |

|  |                 |
|--|-----------------|
| <b>Open Space Requirements:</b>                |                 |
| Active Open Space Required: (10% of Site Area) | 2.84 ac         |
| Active Open Space Provided:                    | 2.87 ac         |
| Common Open Space Provided:                    | 9.71 ac         |
| <b>Total Open Space Provided:</b>              | <b>12.58 ac</b> |

- Rezoning Conditions**
- The development will include a maximum of 70 single family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors, such a decrease will be approved by staff. Enhanced landscaping will be provided at the northern entrance off Japul Road.
  - A minimum of two (2) building materials will be utilized on the front of the homes.
  - The homeowner's associations will maintain all common areas and SCM ponds.
  - A security camera will be provided at the northern entrance off Japul Road that will be installed and maintained by others.
  - A twenty (20) foot easement will be provided for the ten (10) foot wide paved greenway trail. Greenway to be constructed as part of Phase 1 or if development is not phased, prior to approval of final plat recordation.
  - A roadway connection will be provided to the existing stub on the north side of the adjacent Greenbriar Ridge subdivision.

**ELIMINATE PROPOSED ACCESS TO JAPUL ROAD AND PROVIDE CUL-DE-SAC**





# Harmony Vistas Rezoning

## COMMUNITY MEETING REPORT Petitioner: Harmony Investing

This Community Meeting Report is provided to the City of Statesville Planning Department pursuant to the provisions of the rezoning requirements as specified in the Statesville Unified Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations identified on Exhibit A - Community Meeting Mailing List attached hereto by depositing such notice in the U.S. mail on November 7th, 2025. A copy of the written notice is attached as Exhibit B - Community Meeting Notice.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on November 18, 2025 from 6:00PM to 8:00PM at the Unity Center (145 Salisbury Rd, Statesville, NC 28677).

### **PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was held in-person at the time and place noted above and was attended by seven (7) members of the community during the two-hour meeting duration. The Petitioner was represented at the Community Meeting by Ian Anderson (Merrick and Company) and Nic Peters (Merrick and Company). The community member attendance list is provided in Exhibit C - Community Meeting Sign-In Sheet.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioners utilized a PowerPoint presentation and printed exhibits that described the proposed development and rezoning application. A copy of the PowerPoint presentation and exhibits has been provided as Exhibit D - Community Meeting Presentation. The following is a summary of the discussion points with the community members in attendance:

- The community members who attended the meeting live on the unimproved portion of Japul Road that is south of the existing ponds located on either side of the road. The community members were unified in their concern about access to the proposed site via Japul Road. These residents stated that public right-of-way along their unimproved portion of Japul Road does not exist and that this section of the roadway is a private driveway.
- The community members stated that the unimproved section of Japul Road is frequently flooded with stormwater during heavy rainfall events thereby preventing them from accessing their homes until the flooding subsides. They noted that they had attempted to contact both the City and County about the conditions of this road however neither jurisdiction claimed ownership of this section of the road therefore the residents on this road have been maintaining the road themselves which implied the road was privately owned.
- The Merrick representatives stated that the recently completed land survey designated Japul Road as public right-of-way however they would investigate the ownership after the meeting to confirm if this is a public or private roadway.
- In addition to the ownership of the road, the residents were concerned that the current condition of the road would not support the volume of traffic that would be generated from the proposed development. The Merrick representatives noted that the City would require the developer to improve the road to their municipal engineering standards which would support the additional traffic volumes from the new development. The Merrick representatives also noted that modifications to this section of Japul Road would include drainage improvements that would benefit all of the residents along the road.
- The community members acknowledged that the property is currently zoned for residential development and they accepted that this property will likely be developed as such in the future. Regardless of the zoning, their primary concern was access to the proposed development along Japul Road as related to roadway ownership and the ability of the road to support increased traffic volumes generated from the proposed development.

## Exhibit A - Community Meeting Mailing List

### Iredell County, North Carolina Abutters Report

**100ft. Abutters of Tax Map 4754254679.000  
at JAPUL RD**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 10/23/2025.

| PIN & Property Address                       | Tax Acres | Tax Owner                                | Mailing Address                             |
|--|-----------|--|---|
| 4754149791.000<br>453 BROOKFIELD DR          | 0.302     | STROUSE MICHAEL A<br>STROUSE SALLIE ANN  | 453 BROOKFIELD DR<br>STATESVILLE, NC 28625  |
| 4754159250.000<br>429 BROOKFIELD DR          | 0.422     | JACKSON MICHAEL T JR<br>JACKSON KHADIJAH | 429 BROOKFIELD DR<br>STATESVILLE, NC 28625  |
| 4754236335.000<br>2207-OTH1- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH2- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH3- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH4- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH5- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH6- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH7- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2207-OTH8- E GREENBRIAR RD | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |
| 4754236335.000<br>2215 E GREENBRIAR RD       | 87.39     | S3 GREENBRIAR LLC                        | 11509 HIGHLAND FARM RD<br>POTOMAC, MD 20854 |



## Exhibit A - Community Meeting Mailing List

### Iredell County, North Carolina Abutters Report

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|                                     |       |   |  |
|-------------------------------------|-------|---|--|
| 4754240612.000<br>457 BROOKFIELD DR | 0.322 | WHREN RENNIQUA                              | 457 BROOKFIELD DR<br>STATESVILLE, NC 28625                         |
| 4754240801.000<br>449 BROOKFIELD DR | 0.275 | BRATTON MATTHEW JARRED<br>FIELDS JENNIFER L | 449 BROOKFIELD DR<br>STATESVILLE, NC 28625                         |
| 4754240808.000<br>445 BROOKFIELD DR | 0.275 | LECKEY ROBIN G<br>LECKEY PATSY D            | 445 BROOKFIELD DR<br>STATESVILLE, NC 28625                         |
| 4754240916.000<br>441 BROOKFIELD DR | 0.285 | REID JACQUELINE W                           | 441 BROOKFIELD DR<br>STATESVILLE, NC 28625                         |
| 4754250025.000<br>437 BROOKFIELD DR | 0.346 | SFR JV-HD TL BORROWER B LLC                 | C/O TRICON RESIDENTIAL/RYAN PO<br>BOX 4900<br>SCOTTSDALE, AZ 85261 |
| 4754250114.000<br>433 BROOKFIELD DR | 0.564 | SFR JV-HD TL BORROWER B LLC                 | C/O TRICON RESIDENTIAL/RYAN PO<br>BOX 4900<br>SCOTTSDALE, AZ 85261 |
| 4754250523.000<br>620 JAPUL RD      | 2.028 | FUTCH EDITH M                               | 620 JAPUL RD<br>STATESVILLE, NC 28625                              |
| 4754251727.000<br>JAPUL RD          | 0.248 | FUTCH EDITH M                               | 620 JAPUL RD<br>STATESVILLE, NC 28625                              |
| 4754252534.000<br>618 JAPUL RD      | 0.949 | WEDDINGTON DALE M<br>WEDDINGTON KATHERINA E | 618 JAPUL RD<br>STATESVILLE, NC 28625                              |
| 4754252855.000<br>JAPUL RD          | 0.237 | FUTCH EDITH M                               | 620 JAPUL RD<br>STATESVILLE, NC 28625                              |
| 4754255998.000<br>2206 BEAUTY ST    | 0.232 | CASTANEDA JENNIE<br>CASTANEDA LESLIE        | 2206 BEAUTY ST<br>STATESVILLE, NC 28625                            |
| 4754256876.000<br>2210 BEAUTY ST    | 0.336 | PERWIN CAPITAL NC LLC                       | 4030 WAKE FOREST RD STE 349<br>RALEIGH, NC 27609                   |

## Exhibit A - Community Meeting Mailing List

**100ft. Abutters of Tax Map 4754254679.000  
at JAPUL RD**

### Iredell County, North Carolina Abutters Report

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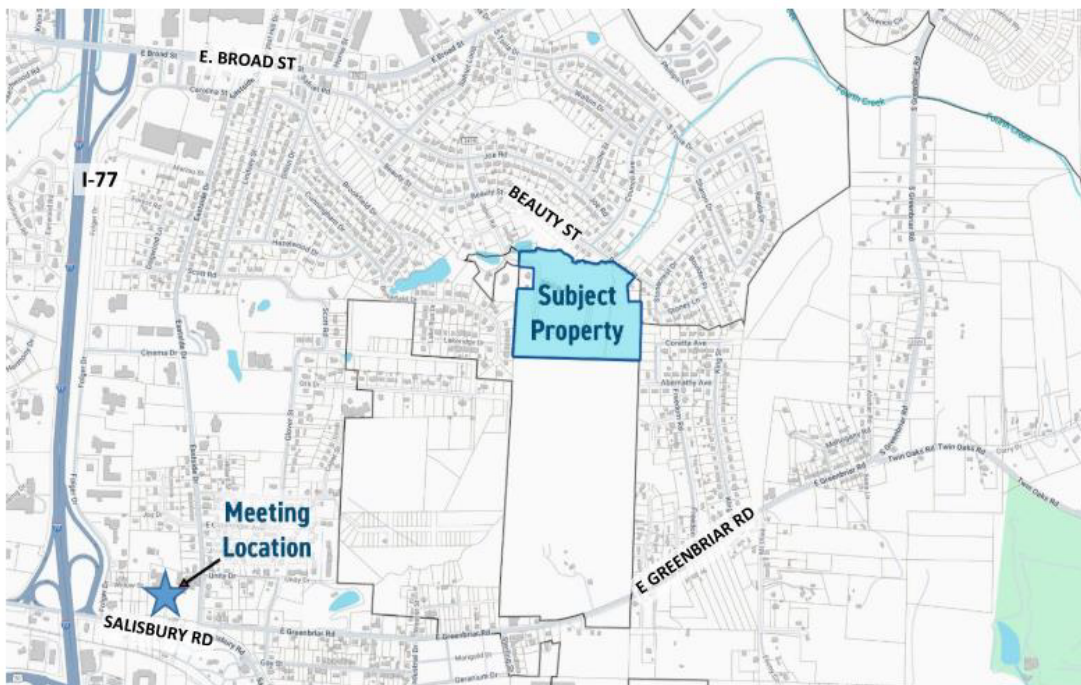
|                               |       |  |  |
|-------------------------------|-------|--|--|
| 4754256910.000 2208 BEAUTY ST | 0.413 | SHANGRI LA REALTY LLC                                  | 164 BAYMOUNT DR STATESVILLE, NC 28625                |
| 4754257841.000 2212 BEAUTY ST | 0.384 | JEONG SARAH LIVING TRUST<br>FARNWORTH DON LIVING TRUST | 1436 HIDDEN BRIDGE RD<br>EL DORADO HLS, CA 95762     |
| 4754258717.000 2216 BEAUTY ST | 0.365 | AVHS NC I LLC  | 609 W RANDOLPH ST STE 900<br>CHICAGO, IL 60661       |
| 4754259742.000 2220 BEAUTY ST | 0.609 | AVHS NC I LLC  | 609 W RANDOLPH ST STE 900<br>CHICAGO, IL 60661       |
| 4754262092.000 419 JAPUL RD   | 2.43  | DOBSON JAMES R<br>WASHBURN HELEN W                     | 415 JAPUL RD<br>STATESVILLE, NC 28625                |
| 4754351845.000 2229 BEAUTY ST | 0.32  | NEXPOINT SFR SPE 1 LLC                                 | 8615 CLIFF CAMERON DR STE 200<br>CHARLOTTE, NC 28269 |
| 4754352055.000 2316 BEAUTY ST | 5.82  | HARMONY INVESTING LLC                                  | 246 WHEEL CREST DR<br>WINSTON SALEM, NC 27127        |
| 4754352729.000 2231 BEAUTY ST | 0.451 | NEXPOINT SFR SPE 1 LLC                                 | 8615 CLIFF CAMERON DR STE 200<br>CHARLOTTE, NC 28269 |
| 4754366060.000 BEAUTY ST      | 5.127 | HOPE NORMAN W<br>HOPE TERRY R                          | PO BOX 248<br>STATESVILLE, NC 28687                  |

## Exhibit B - Community Meeting Notice

### NOTICE TO INTERESTED PARTIES OF NEIGHBORHOOD INPUT MEETING

|                         |   |
|-------------------------|---|
| Subject:                | Neighborhood Input Meeting – Rezoning Petition filed by Harmony Investing, LLC to rezone +/- 28 acres off of Japul Road |
| Date & Time of Meeting: | Tuesday, November 18, 2025<br>6:00 to 8:00 PM   |
| Place of Meeting:       | Unity Center – Little John Room; 1145 Salisbury Rd, Statesville, NC 28677   |
| Petitioner:             | Harmony Investing, LLC  |

Harmony Investing, LLC (the “Petitioner”), in connection with a Rezoning Petition to be filed with the City of Statesville Planning Department, is seeking to rezone approximately 28 acres located along Japul Road for the purposes of creating a new residential neighborhood. Here is a map outlining the subject property:



The Petitioner will hold a Neighborhood Input Meeting, prior to the Public Hearing on this Rezoning Petition, for the purpose of discussing this rezoning proposal with nearby property owners and community organizations. City of Statesville records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

We hereby notify you, on behalf of the Petitioner, that we will hold a Neighborhood Input Meeting at the **Unity Center**; located at **1145 Salisbury Rd, Statesville, NC 28677**; on **Tuesday, November 18, 2025**, from **6:00 PM to 8:00 PM**. We will meet in the **Little John Room** of the Unity Center. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and answering any questions that you may have with respect to the Petition.

If you are unable to attend the meeting for any reason, please reach out to the contact below and we will do our best to address any comments or questions you may have about the Petition.

Please contact Ian Anderson at [ian.anderson@merrick.com](mailto:ian.anderson@merrick.com) to RSVP.

Date Mailed: 11/7/2025



## Exhibit C - Community Meeting Sign-In Sheet / Attendance List

### Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Harmony Investing, LLC

Project: Harmony Vistas

Date: November 18, 2025

| Name                           | Address            | Phone                        | Email                         |
|--------------------------------|--------------------|------------------------------|-------------------------------|
| Y. Williams/Dale<br>Wilmington | 618 Japul Rd.      | 704-450-0494<br>704-402-9396 | Wilmington<br>OK, D. Williams |
| James & Carol Crouse           | 411 Japul Rd. Styl | 704-878-2444                 | Crouse2007@icloud             |
| Edith Fitch                    | 620 Japul Rd       | 704-872-2908                 |                               |
| HELEN WASHBURN                 | 415 JAPUL RD       | 704 770-6600                 | SMNLZFAWC<br>EMAIL.COM        |
| JIM DOBSON                     | 415 JAPUL RD       | 704 770 6601                 | JIM4JETS@<br>AOL.COM          |
|                                |                    |                              |                               |
|                                |                    |                              |                               |
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**\*Add additional sheets as needed\***





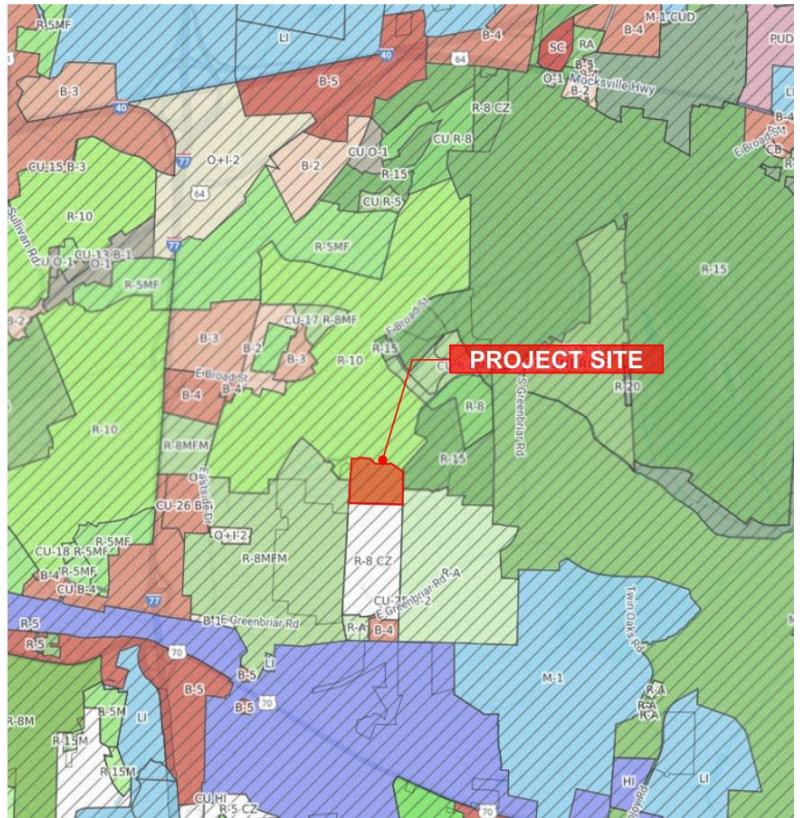
# Exhibit D - Community Meeting Presentation

## ZONING INFORMATION

Existing Zoning: R-10

Proposed Zoning: R-8 CZ

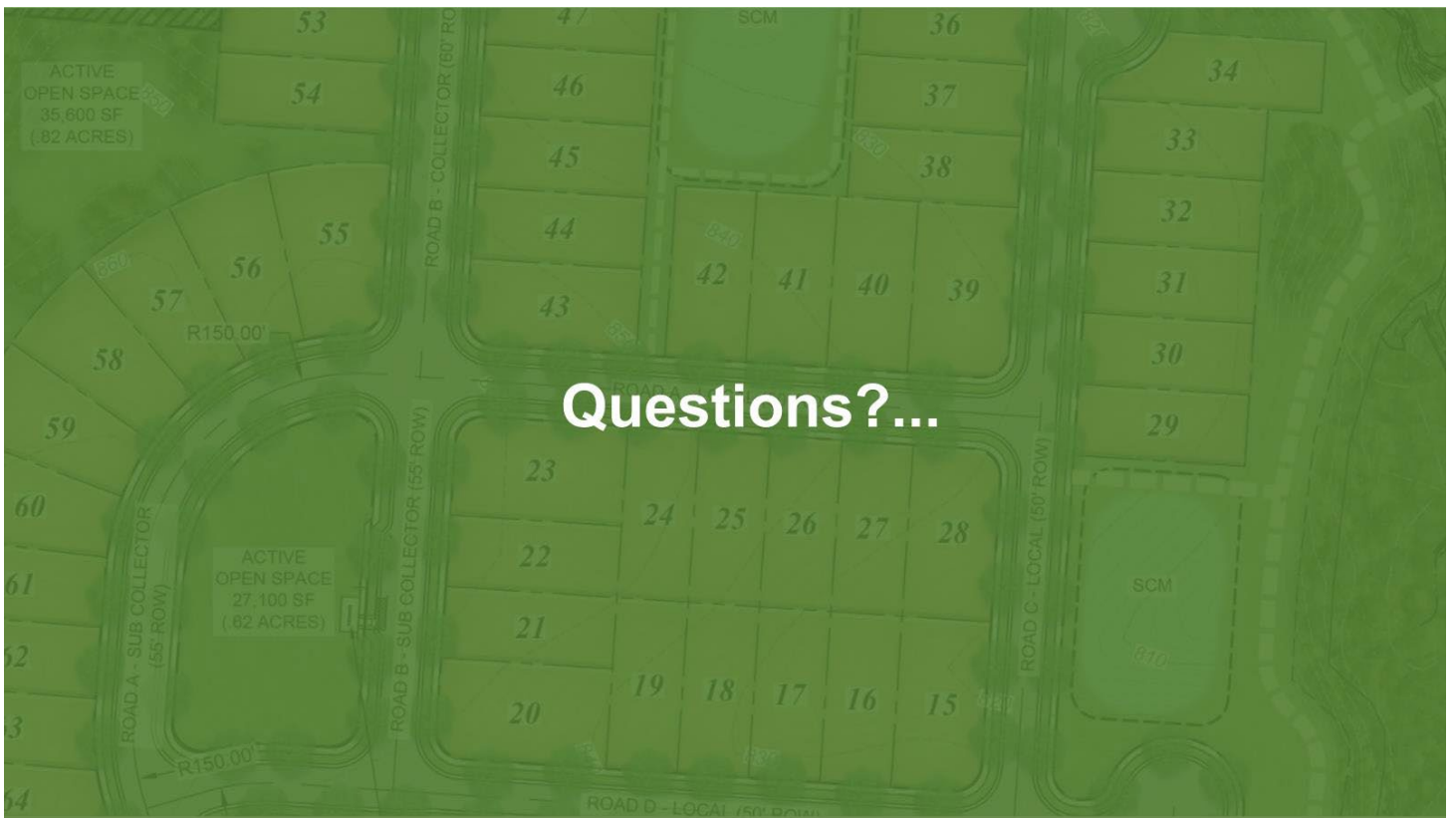
- Iredell County Zoning**
- (RA) Residential Agricultural
  - (RU-R) Rural Residential
  - (R-20) Single Family Residential
  - (R-12) Single Family Residential
  - (R-10) Single Family Residential
  - (R-8A) Single Family Residential
  - (RR) Resort Residential
  - (RO) Residential Office
  - (OI) Office Institutional
  - (GB) General Business
  - (NB) Neighborhood Business
  - (CB) Community Business
  - (HB) Highway Business
  - (SC) Shopping Center
  - (M-1) Light Manufacturing
  - (M-2) Heavy Manufacturing
  - (PRD) Planned Residential District
  - (PUD) Planned Unit Development
  - Conditional Zoning
- Statesville Zoning**
- (R-A) Residential Agricultural
  - (R-20) Suburban Residential
  - (R-15) Urban Fringe Low Density Residential
  - R-15M
  - R-15MF
  - (R-10) Urban Low Density Residential
  - R-10M
  - (R-8) Medium Density Single-Family Residential
  - R-8M
  - R-8MF
  - (R-5) High Density Single-Family Residential
  - R-5M
  - R-5MF
  - (O-1) Office Single Lot
  - (O-1-2) Office and Institutional Complex
  - (B-1) Neighborhood Service
  - (B-2) Neighborhood Business
  - (B-3) Shopping Center Business
  - (B-4) Highway Business
  - (B-5) General Business
  - (CB) Central Business
  - (CBP) Central Business Perimeter
  - (LI) Light Industrial
  - (HI) Heavy Industrial
  - (PUD) Planned Unit Development
  - Highway 115 Shelton Ave Corridor
  - Mixed Zoning
  - 3rd Creek Zoning
  - 4th Creek Zoning
  - Airport Zoning



## SITE PLAN



## Exhibit D - Community Meeting Presentation





To: Statesville Planning Board

From: Matthew Kirkendall, Senior Planner

Date: January 27, 2026

Subject: Rezoning

Case: ZC25-15 Japul Road (Harmony Vistas Subdivision)

Address: Properties located at the end of Japul Road and along Beauty Street

**Option 1: Approve (Staff Recommendation)**

The zoning amendment is **recommended for approval** with the agreed upon conditions and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because the 2045 Land Development Plan supports the continuation of residential uses in this area and keeping the connection according to the original concept plan.

**Option 2: Approve with modifications**

The zoning amendment is **recommended for approval with modifications** with the agreed upon conditions which would include removing the connection to Japul Road which is consistent with the City's comprehensive plan, is reasonable, and in the public interest because the 2045 Land Development Plan supports the continuation of residential uses in this area and that neither the Unified Development Code nor the Fire Code require a second roadway connection.

**Option 3: Deny**

The zoning amendment is **recommended for denial** because it is inconsistent with the City's comprehensive land plan and is not reasonable, nor in the public interest. Specifically, the land use plan calls for this area to be redeveloped as Complete Neighborhood 2, and this development is not in harmony with the surrounding area. Therefore, allowing this type of residential development would be in conflict with this long-term goal.

---

Date: Alisha Cordle, Chairperson

---

Date: Matthew Kirkendall, Senior Planner



# Staff Report

To: Planning Board Members

From: Joseph Campbell, Planner II

Date: January 27, 2026

Re: ZC26-01 540 Monroe St, Statesville, NC; Iredell County Tax Map Parcel # 's 4744-41-0508;  
To rezone from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) District.

---

## **Action Requested**

The rezoning request, initiated by Hedley Homes LLC, on behalf of property owners, Harry Sampsel and Joe Best, is for one vacant lot (approximately 1.08 acres) located at the corner of Monroe and Cass Street. The request is to rezone them from B-5 (General Business) Zoning District to R-5 (High Density Single-Family Residential) Zoning District.

## **Summary of Information**

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 B-5 (General Business) 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 B-5 zoning district.

In the Uses permitted in the B-5 (General Business) zoning district shall be limited to those indicated in Table 3-1, which include lumberyards, storage units, auto body shops and other commercial activities that generate loud noises, heavy truck traffic or other potential nuisances to neighboring residential uses. If rezoned to R-5 (High Density Single-Family Residential) Zoning District; Uses permitted in this zoning district shall be limited to those indicated in Table 3-1, including detached single-family residential uses.

The 2045 Land Development Plan shows the property to be in an area suitable for Downtown Traditional Neighborhood 2 Character Intent which includes primary uses such as residential, and secondary uses as Institutional, Neighborhood-scale corner, commercial/office and pocket parks.

The surrounding zoning districts and land uses are as follows:

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

**East of the Site:**        **B-5 (General Business) District**, with single-family homes and some R-5 in the vicinity.

**South of the Site:**       **B-5 (General Business) District**, with single-family homes and some R-5 in the vicinity.

**West of the Site:**       **B-5 (General Business) District**, with a trucking repair company and some R-5 in the vicinity.

### **Previous or Relevant Actions**

City Council approved the rezoning of two lots on Bond Street in 2025, five of the lots located at the intersection of Monroe Road and Jost Street in 2024, and three of the lots in the same block were rezoned to residential in 2022.

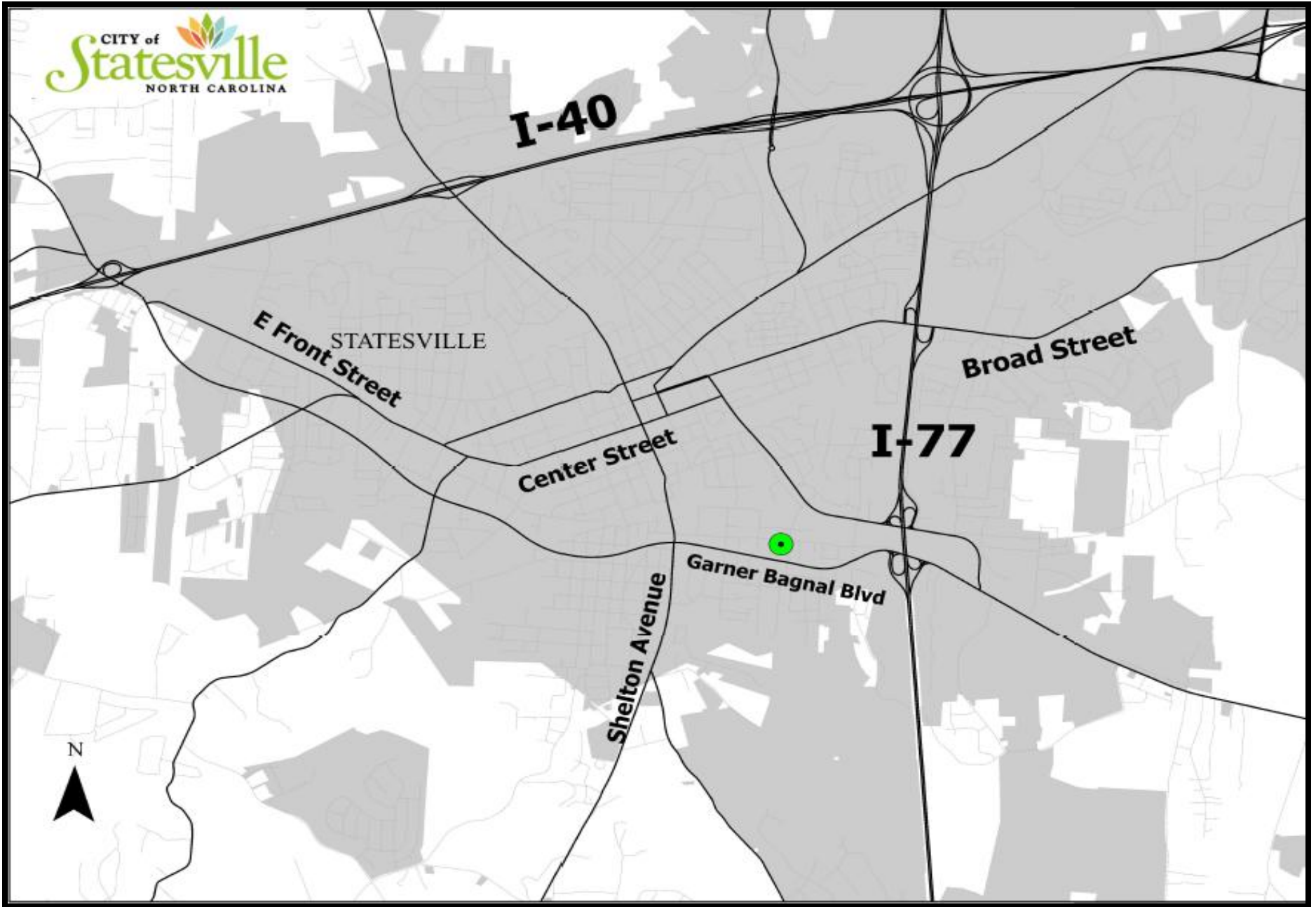
### **Departmental Recommendation**

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. Additionally, the small area plan for Monroe Street supports this parcel to transition to a Neighborhood District.

Therefore, staff recommends **consistency statement option 1 to approve** rezoning this property from B-5 (General Business) District to R-5 (High Density Single-Family Residential) District, (see 2045 LDP Land Use & Character Map).

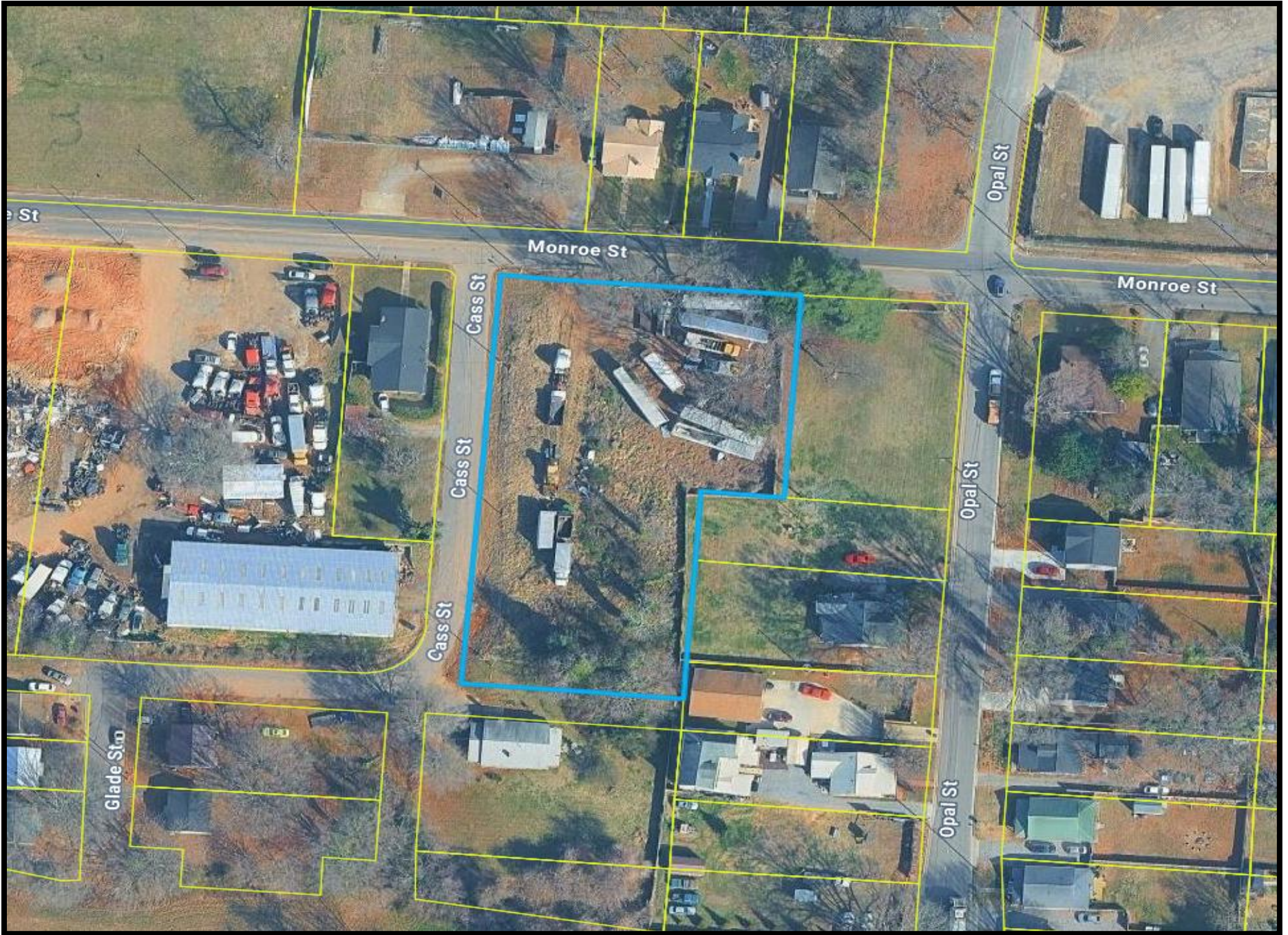
### **Attachments:**

1. Location Map
2. Aerial Photo Map
3. Site Photos
4. Current Zoning & Utilities Map
5. 2045 LDP Land Use & Character Map
6. Downtown Neighborhood 2 Character Intent
7. Zoning Consistency Statement



Location Map – 540 Monroe Street





Aerial Photo – 540 Monroe Street





View from Monroe Street



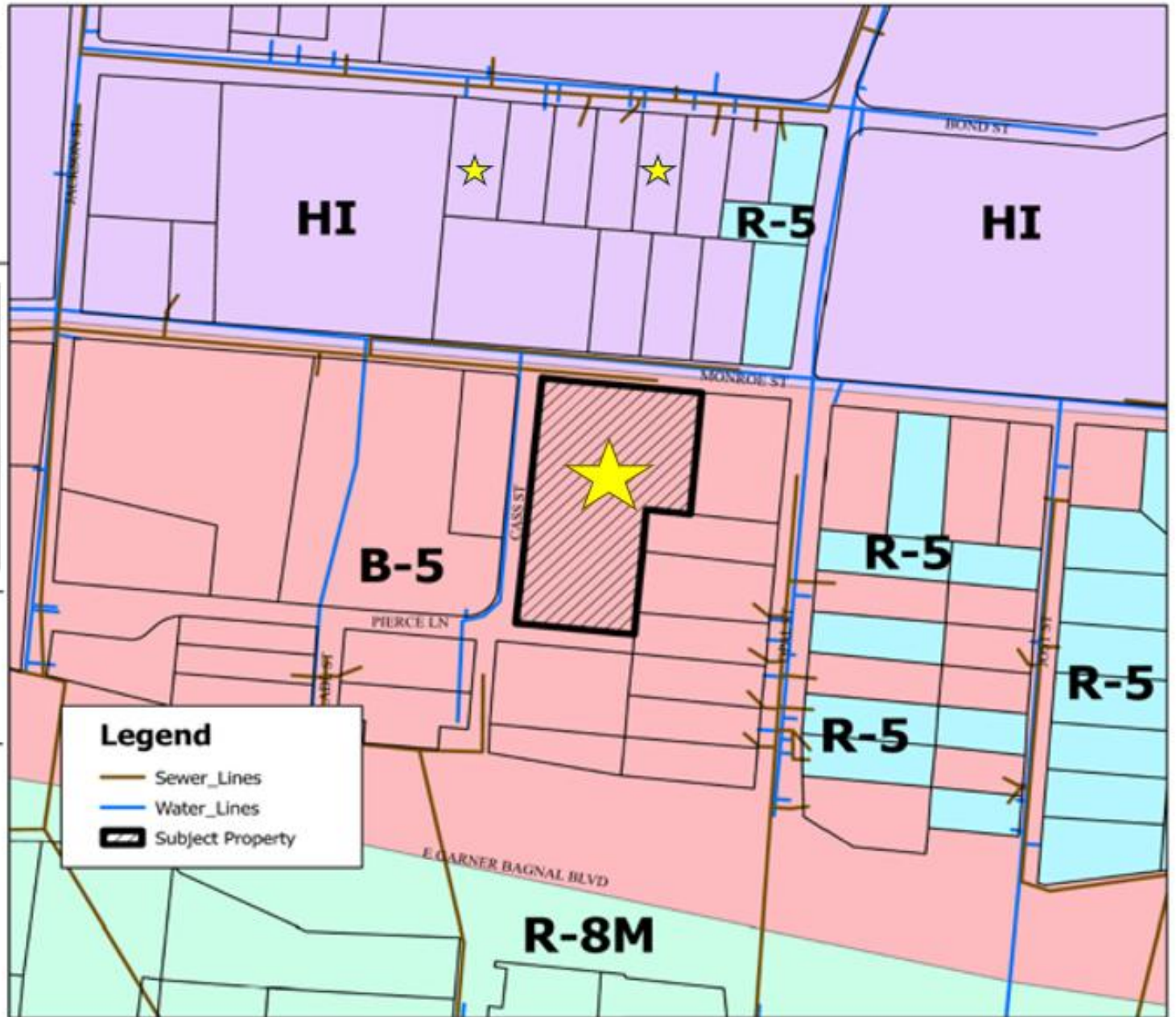


View from Cass Street

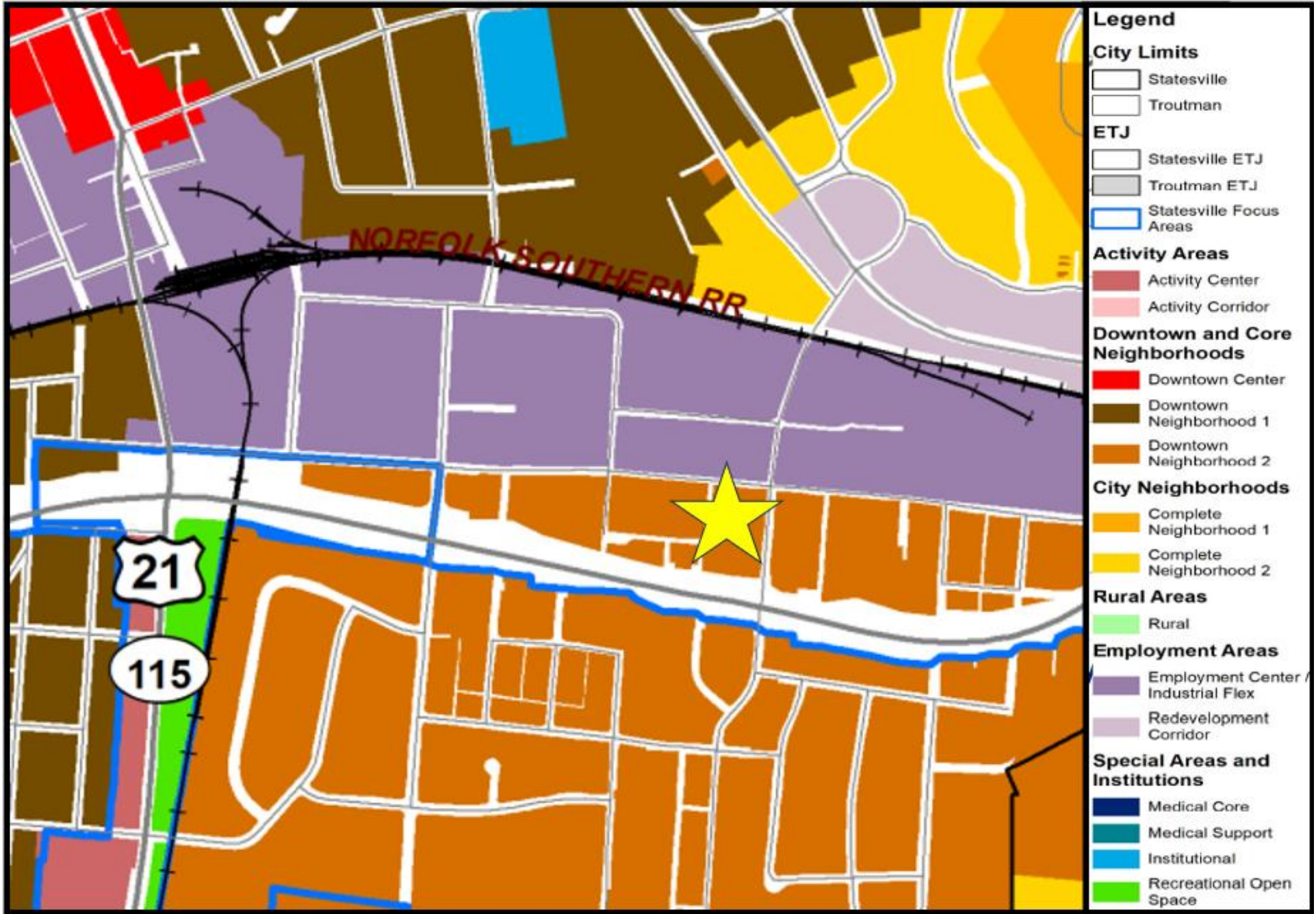


**City of Statesville  
Planning Department**

ZC26-01  
540 Monroe St  
4744-41-0508



Current Zoning and Utilities – 540 Monroe Street



2045 Land Development Plan



# Downtown Traditional Neighborhood 2

## Character Intent

Downtown Traditional Neighborhood 2 areas include established inner ring neighborhoods that surround the Downtown Center and Downtown Traditional Neighborhood 1 areas. These are older neighborhoods that do not currently have a historic designation and have a more varied pattern of development than Downtown Traditional Neighborhoods 1 and a modified grid street pattern. Downtown Traditional Neighborhoods 2 are predominantly residential with some community uses such as churches and schools. Single family detached homes are the most common residential building type with secondary uses including smaller multiplex apartments and duplexes. Design of residential uses are varied and include small lot single family homes and cottages, larger homes with wraparound porches, and many intermediate styles. Street and side yard setbacks are varied. New infill and redevelopment should consider the block length, footprints of neighboring adjacent residential uses and building setbacks to create cohesion between old and new development. Downtown Transition Neighborhoods located south of Garner Bagnal are opportunities for reinvestment in individual properties and neighborhood improvement efforts. Neighborhood scale corner store uses are appropriate new uses. The area is unified by a common style of homes, connected sidewalks, and street trees.

## Pattern & Form

Modified grid pattern with curvilinear streets and a variety of block lengths and setbacks.

## Opportunities

Accessory dwelling units, a variety of housing type choices (see page 37); context-sensitive infill, neighborhood aesthetic and connectivity improvements.

## Primary Uses

Residential

## Secondary Uses

Institutional, neighborhood-scale commercial/office, corner pocket parks.

### Form Characteristics

|                             |   |
|-----------------------------|---|
| <b>Building Height</b>      | One to three stories  |
| <b>Building Orientation</b> | Residences oriented towards the primary street, 5-30 ft setbacks.   |
| <b>Building Types</b>       | Single family detached homes, a variety of housing type choices (see page 37), neighborhood scale commercial buildings at street corners, institutional buildings |
| <b>Street Character</b>     | Local streets with sidewalks on both sides and street trees where space is available  |
| <b>Parking Character</b>    | Driveway parking to the rear of properties and in back alleys, some on-street parking   |



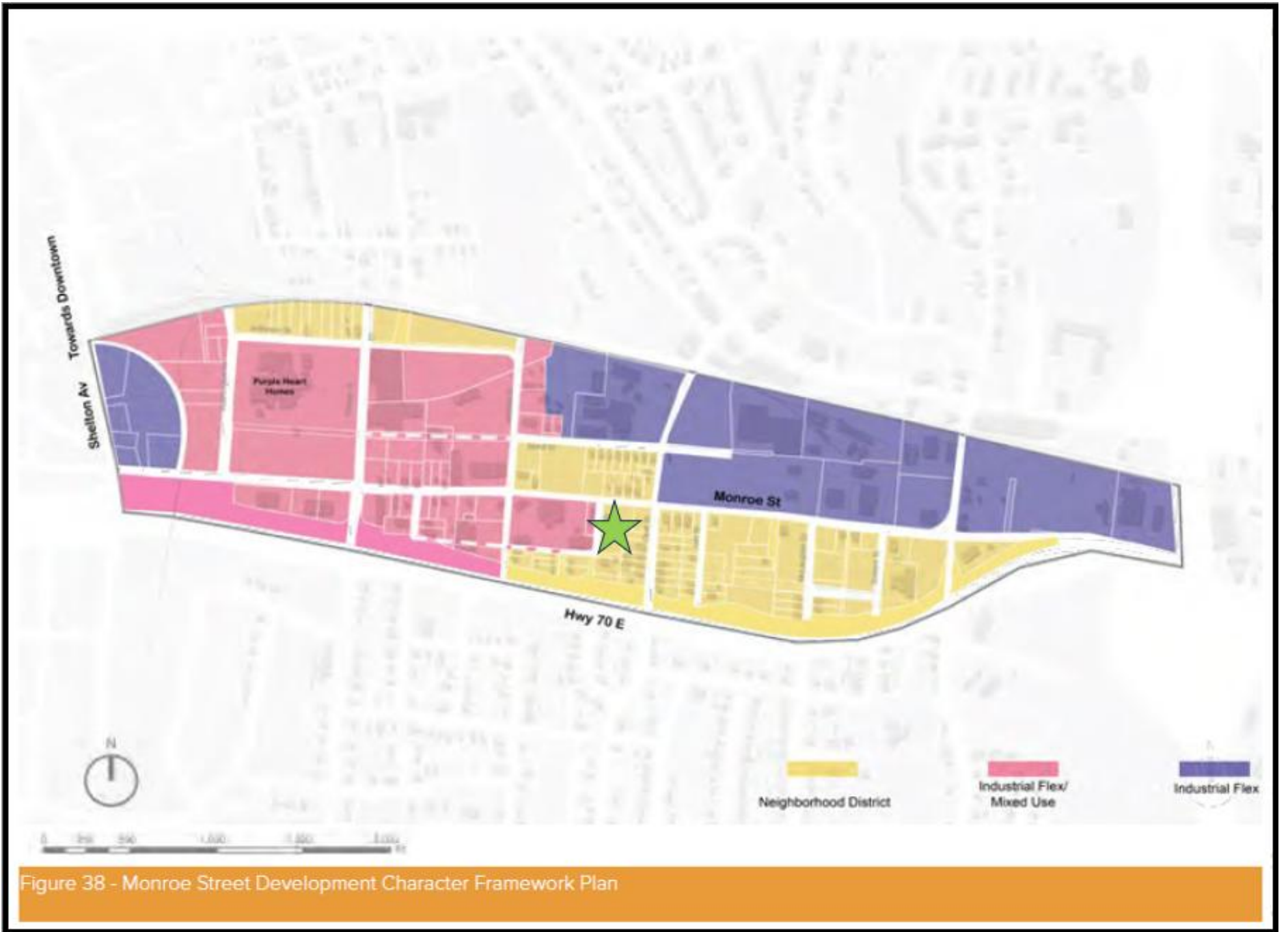


Figure 38 - Monroe Street Development Character Framework Plan

Small Area Plan – Monroe Street



To: Statesville Planning Board  
From: Joseph Campbell, Planner II  
Date: January 27, 2026  
Subject: Rezoning  
Case: ZC26-02 540 Monroe Street  
Address: 540 Monroe Street

**Option 1: Approve (Staff Recommendation)**

The zoning amendment is **recommended for approval** with the agreed upon conditions and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because the 2045 Land Development Plan supports the continuation of residential uses in this area.

**Option 2: Deny**

The zoning amendment is **recommended for denial** because it is inconsistent with the City's comprehensive land plan and is not reasonable, nor in the public interest. Specifically, the land use plan calls for this area to be redeveloped as Downtown Neighborhood 2, and this development is not in harmony with the surrounding area. Therefore, allowing this type of residential development would be in conflict with this long-term goal.

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Date: Alisha Cordle, Chairperson

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Date: Joseph Campbell, Planner II



# Staff Report

To: Planning Board Members

From: Matthew Kirkendall, Senior Planner

Date: January 27, 2026

Re: ZC26-02 149 Weeping Cherry Lane, Statesville, NC; Iredell County Tax Map Parcel # 4735-17-3043. To remove a portion of the parcel from Statesville's ETJ (Extra-Territorial Jurisdiction).

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## **Action Requested**

This request, initiated by Mr. Derek Jordan on behalf of the Doris M Johnson Revocable Living Trust is to remove a portion of the parcel (approximately 18 acres) located at 149 Weeping Cherry Lane from the City's ETJ (Extra-Territorial Jurisdiction) zoning to Iredell County's jurisdiction.

## **Summary of Information**

This parcel is split zoned between the City of Statesville's ETJ – R-10 (Urban Low Density Single-Family Zoning) District and Iredell County RA (Residential Agricultural). Approximately 18 acres of the 41.43-acre parent parcel is within the City of Statesville's ETJ (see survey). The remaining approximately 23 acres of the parcel is located in Iredell County.

The property owner is considering subdividing their property into large tracts of land that could be served without Statesville utilities. They are asking to be released from Statesville's jurisdiction to Iredell's jurisdiction to allow such subdivision and subsequent development to occur entirely under the County's rules.

The 2045 Land Development Plan shows the property to be in an area suitable for Rural character intent which includes residential and agricultural uses. This area is in Tier 3 of the Tiered Growth Map.

The surrounding zoning districts and current land uses are as follows:

**North of the Site:** Iredell County RA (Residential Agricultural) District, with undeveloped land and single-family homes in the Northmont Subdivision.

**East of the Site:** Iredell County RA (Residential Agricultural) District, with undeveloped land.

**South of the Site:** Statesville R-10 (Urban Low Density Single-Family), with single-family homes along Old Wilkesboro Road and within the Canterbury Subdivision.

**West of the Site:** Statesville R-10 (Urban Low Density Single-Family), with single-family homes along Old Wilkesboro Road

If this request is approved by City Council, the property will be released to Iredell County to establish an appropriate County zoning district.

**Previous or Relevant Actions**

N/A

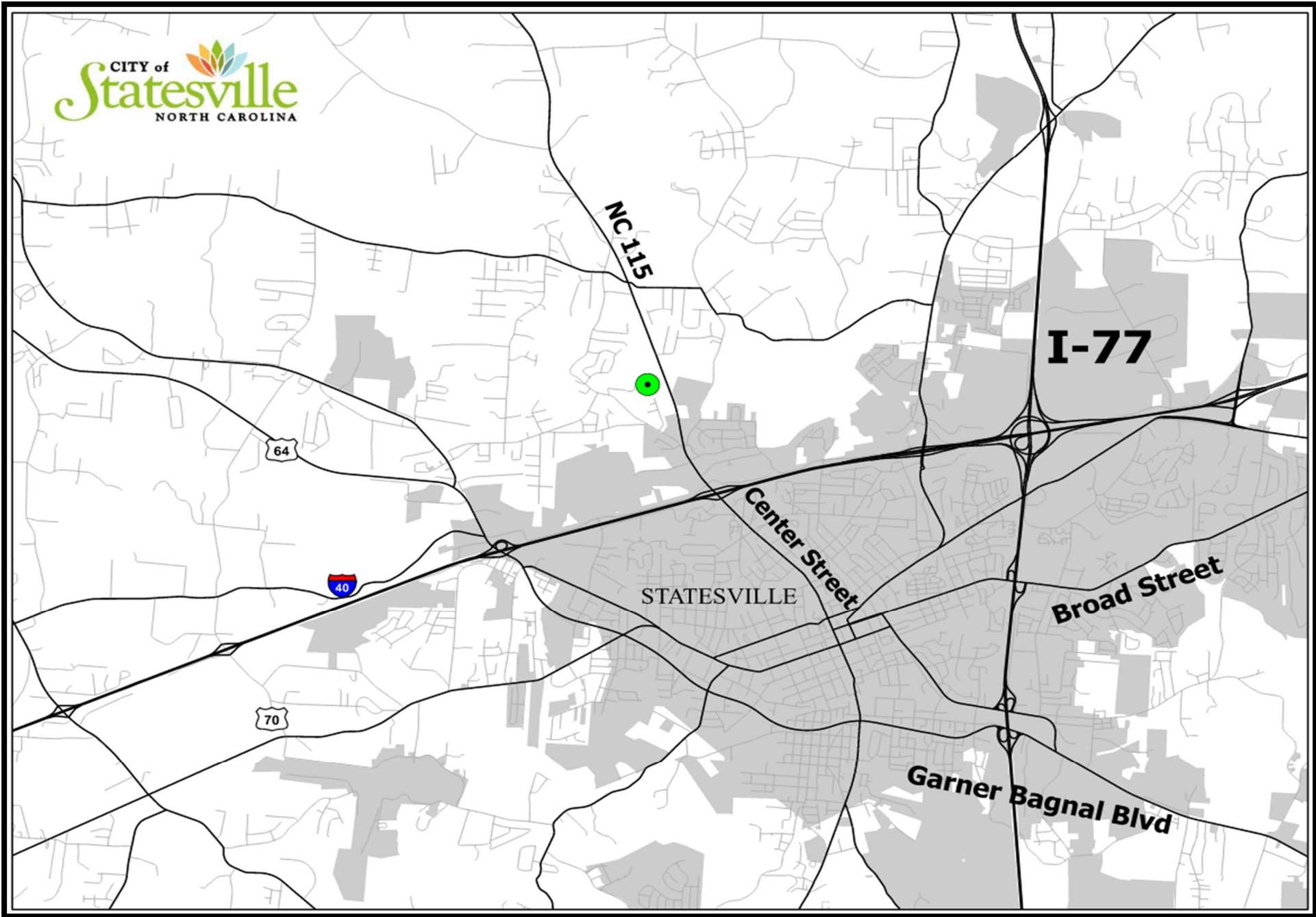
**Departmental Recommendation**

The 2045 Land Development Plan is supportive of this request, as it calls for this area to be Rural all no utilities are available.

Therefore, staff recommends **approval – option 1** to relinquish the properties from the ETJ.

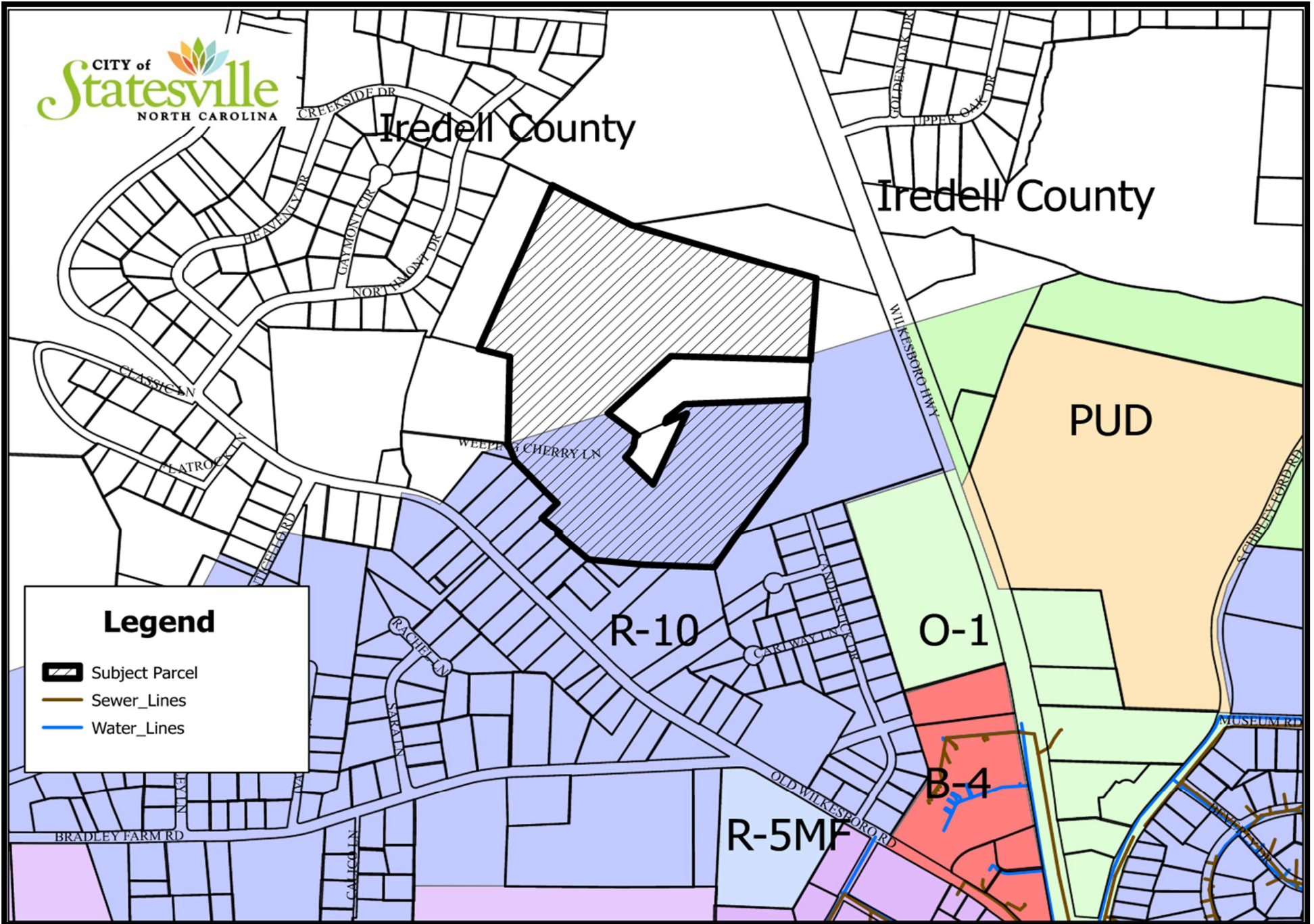
**Attachments:**

1. Location Map
2. Zoning Split Map
3. Aerial Photo Map
4. Current Zoning & Utilities Map
5. Site Photos
6. 2045 LDP Land Use & Character Map
7. Rural Character Intent
8. Survey
9. Zoning Consistency Statement



Location Map – 149 Weeping Cherry Lane





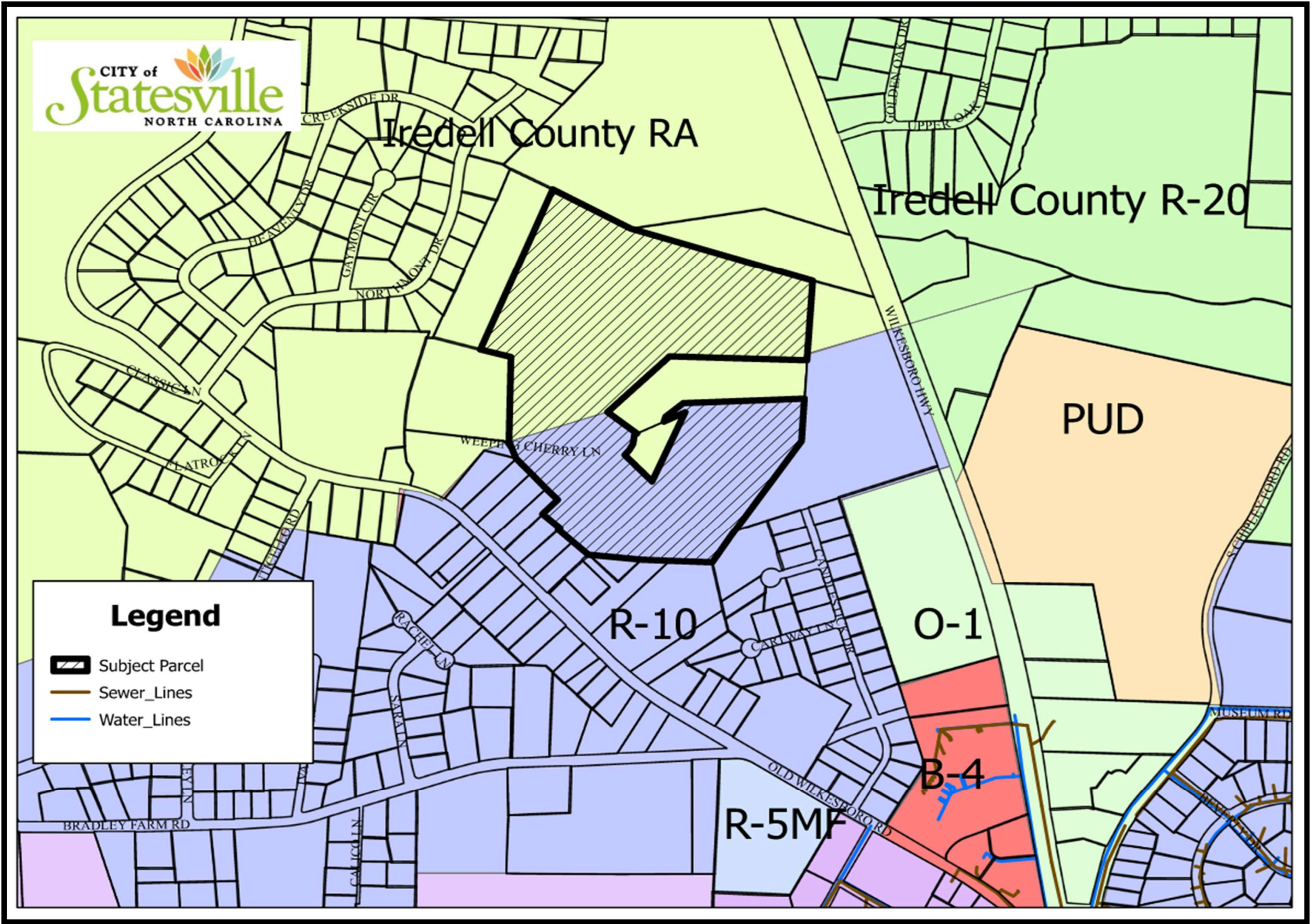
Location Map Zoomed In – 149 Weeping Cherry Lane





Aerial Photo – 149 Weeping Cherry Lane





Current Zoning and Utilities Map – 149 Weeping Cherry Lane





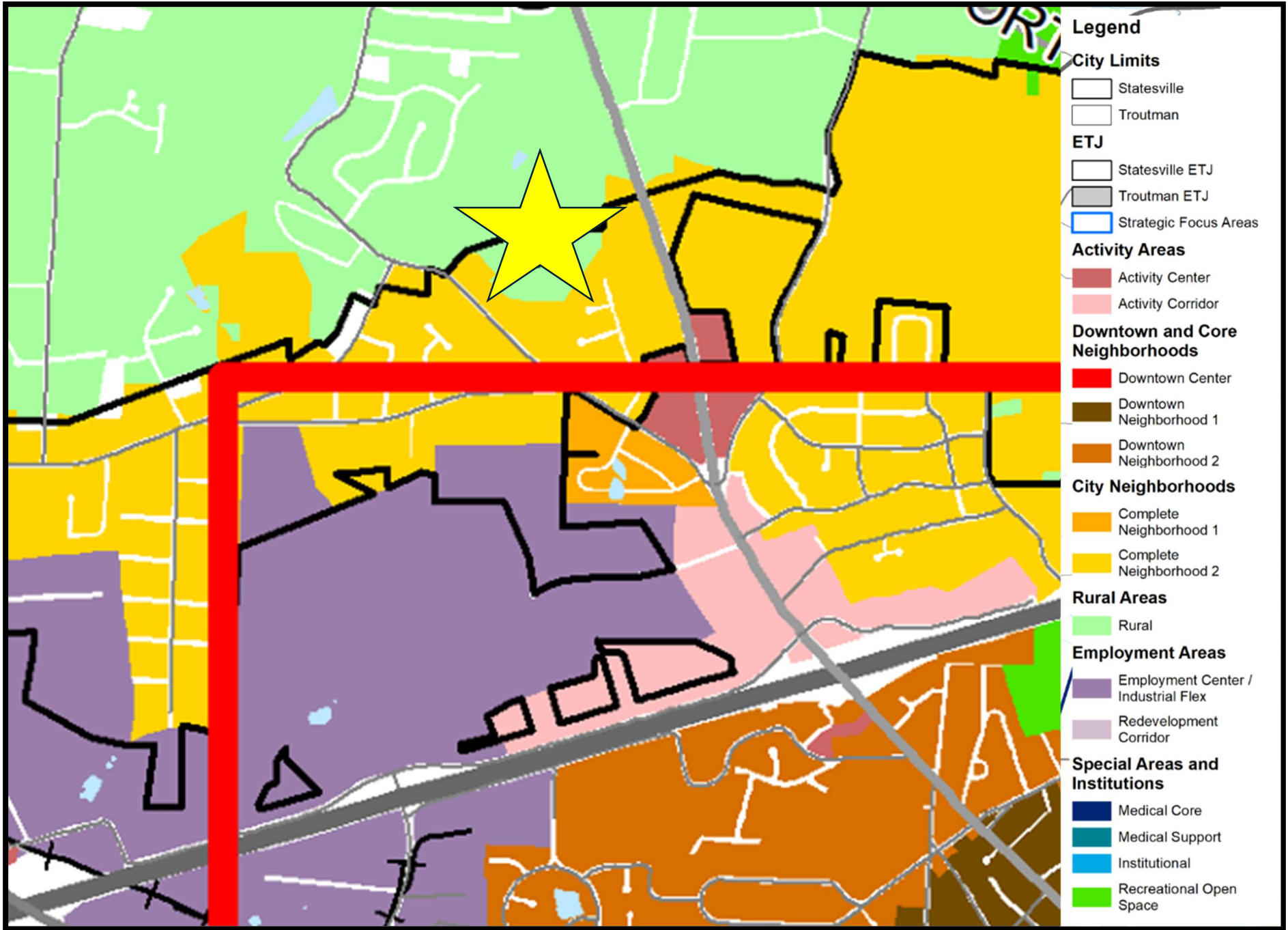
Site Photo – 149 Weeping Cherry Lane – From Old Wilkesboro Highway





Site Photo – 149 Weeping Cherry Lane – From Weeping Chery Lane





2045 Land Development Plan – 149 Weeping Cherry Lane



# Rural

## Character Intent

On the edges of the planning area outside of the City’s corporate limits and ETJ are areas of undeveloped land, farmhouses, agricultural uses, forests, large rural homesteads, and lower density residential neighborhoods built in the county. Some rural commercial uses that support residents and farming operations are appropriate at rural crossroad intersections. Properties in the Rural Character Area are not expected to be a target of growth over the horizon of this Plan; City extension of water and sewer infrastructure is not planned. Some areas may be developed at higher intensity in the future and some may be retained as rural indefinitely, providing a rural band of land surrounding the city. Where utilities become available sooner than anticipated, a land use and character change to Complete Neighborhood 2 is appropriate. The City and County should develop strategies to plan for areas of common interest on the edges of jurisdictional boundaries. This collaboration is particularly important to ensure that future development in these areas fits the context of the surrounding communities and meets the vision of this Plan.

## Pattern & Form

Large rural lots with private drives along rural roads and open space.

## Opportunities

Rural-style residences and farms, voluntary conservation of private open space, new rural economic uses.

## Primary Uses

Rural residential, agricultural development, and undeveloped property.

## Secondary Uses

Rural commercial, institutions.

### Form Characteristics

|                             |   |
|-----------------------------|---|
| <b>Building Height</b>      | One to three stories, excluding specific agricultural uses (i.e., silos)  |
| <b>Building Orientation</b> | Residences and other uses oriented towards the primary street, 15-40 ft setbacks  |
| <b>Building Types</b>       | Single family detached homes, manufactured homes, farm and agricultural buildings, small-scale commercial convenience buildings at crossroads |
| <b>Street Character</b>     | Paved rural streets, generally without curb and gutter in the County, and with curb and gutter if annexed prior to development                |
| <b>Parking Character</b>    | Driveway parking for residences, small surface lots for businesses  |







To: Statesville Planning Board

From: Matthew Kirkendall, Senior Planner

Date: January 27, 2026

Subject: Rezoning

Case: ETJ Relinquishment – 149 Weeping Cherry Lane

Address: Property located at 149 Weeping Cherry Lane; Parcel 4735-17-3043

**Option 1: Approve (Staff Recommendation)**

The zoning amendment is hereby **recommended for approval** and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because: The 2045 Land Development Plan is supportive of this request, as it calls for this area to be Rural and no City of Statesville utilities are available.

**Option 2: Deny**

The zoning amendment is hereby **recommended for denial** because it is inconsistent with the City's comprehensive land plan and is not reasonable, nor in the public interest. Specifically, this parcel should remain under the city of Statesville's zoning regulations and future plans for development.

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Date: Alisha Cordle, Chair

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Date: Matthew Kirkendall, Senior Planner