

**MINUTE BOOK 25, PAGE 389  
CITY OF STATESVILLE COUNCIL MEETING – March 16, 2015  
CITY HALL COUNCIL CHAMBERS – 7:00P.M.  
STATESVILLE, NORTH CAROLINA**

**Mayor Costi Kutteh presiding:**

**Council Present:** J. Johnson, Watt, Morgan, Schlesinger, M. Johnson, West, Williams

**Council Absent:** Phifer

**Staff Present:** Pressley, Davis, Fugett, Gaines, Currier, Ashley, Hutchens, Billings, Anderson

**Visitors:** 33

**Media Present:** Jim McNally-Statesville Record & Landmark, David Veiser-Charlotte Observer, Chris Hoke-WSIC

**I Call to Order**

Mayor Kutteh called the meeting to order.

**II Invocation**

The City Clerk gave the Invocation.

**III Pledge of Allegiance**

Girl Scout Troop 1343 led the Pledge of Allegiance.

**IV Public Comment -** During the second meeting of each month citizens are invited to speak about matters not on the current agenda.

There were no speakers.

**Regular Agenda**

**V Receive a report from Jim Prosser regarding Request for Qualification submittals.** Mayor Kutteh advised that the Downtown Steering Committee met today and the information is not complete and will be presented to City Council at a later date.

**VI Consider approving site plan P14-19 for Energy United located at 567 Mocksville Highway; Tax Map 4765-34-0565.**

Mayor Kutteh swore in Assistant Planning Director Sherry Ashley and Mr. Gerald Grant, engineer for the project.

Sherry Ashley stated the site is located at 567 Mocksville Highway. The property consists of approximately 24.092 acres and is zoned B-4. Energy United would like to remove the small building up front that currently houses the engineering department and the antenna equipment and construct a new 16,000 sq. ft. IT building for engineering and a separate 12' x 20' antenna building. As part of this addition some of the existing parking will be removed and new parking will be added to meet the city's requirements (165 required, 170 provided). The existing solar unit will also be relocated to meet the 40' front yard setback and a portion of the driveway that is between the solar unit and the new IT building will be removed. The portion from Mocksville Highway to the new parking area must remain to provide access to AT&T's equipment.

All of the new structures meet the setbacks. The exterior walls of the IT building will be constructed of brick. The roof will be metal and windows have been provided along the front elevation. The new antenna building will be pre-cast concrete. Both structures meet the architectural requirements.

Landscaping has been provided along Mocksville Highway and within the new parking areas that meet the city's requirements. Energy United will pay fee in lieu of installing the sidewalk along Mocksville Highway. Curb and gutter will not be required per NCDOT. In addition, 15' of additional right-of-way will be reserved for future widening per the Thoroughfare Plan.

The Technical Review Committee approved the site plan on February 4, 2015 contingent upon relocating the solar panels outside the 40' setback, adding a parking lot tree, paying fee in lieu of for the sidewalk and receiving a copy of the driveway permit. All of these have been corrected. Therefore, staff recommends approval contingent upon receiving a copy of the driveway permit before issuing the CO. The Planning Board's recommendation was favorable as presented with a unanimous vote based on the fact that the site plan met all the ordinance requirements.

Council member Schlesinger asked if there is another means of egress. Mrs. Ashley replied there are two; one on the side and one on the rear of the property.

Council member M. Johnson asked if the proposed easement shown on the site been secured. Mr. Grant replied the easement has not been acquired.

**Based on the testimony heard, Council member M. Johnson made a motion to approve site plan P14-19 for Energy United located at 567 Mocksville Highway; Tax Map 4765-34-0565 subject to acquisition of the easement, seconded by Council member Morgan. The motion carried unanimously.**

**VII Consider approving site plan P12-15 for Love's Travel Stop located at 261 Mocksville Highway; Tax Map 4755-65-1790.**

A transcript of this quasi-judicial hearing will be incorporated into the minutes by reference- Attachment A.

**Council member M. Johnson made a motion to continue this meeting to Monday, March 23, 2015 at 6:30 p.m., seconded by Council member J. Johnson. The motion carried unanimously.**

Attest:



Constantine H. Kutteh, Mayor

Brenda Fugett, City Clerk