

**MINUTE BOOK 26, PAGE 043
CITY OF STATESVILLE PRE-AGENDA MEETING – March 21, 2016
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 5:30 P.M.
STATESVILLE, NORTH CAROLINA**

Mayor Costi Kutteh presiding:

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

Council Absent: J. Johnson

Staff Present: Pressley, Fugett, Gaines, Davis, Smyth, Currier, Ferguson, Barone, Gregory, Harrell, Cornelison, Styers, Shelton, Staley

Media Present Amy Fuhrman-Statesville Free News, Chris Hoke-WSIC

Others: 2

I Call to Order

II Invocation (Only at Council Meeting)

III Pledge of Allegiance (Only at Council Meeting)

IV Public Comment - During the second meeting of each month citizens are invited to speak about matters not on the current agenda. (Only at Council Meeting)

Receive and Comment on the Airport Study from Parrish & Partners

Jeff Kirby with Parrish & Partners stated this is the final draft of the study and he is seeking comments from City Council. Mr. Kirby reviewed the Organizational Assessment & Market Analysis.

Mayor Kutteh said the report is too general and he was surprised that this was not conveyed by staff in September. Mr. Kirby stated that Council comments were incorporated in the report.

Council member M. Johnson said the report should be expanded to include the Winston-Salem and Charlotte airports and show what our market share could be and how many hangars we are going to need if we are going to be a jet port or have twin engine turbo prop planes. He said he would like to know the economics of those airports such as their available hangar space, absorption, lease rate, tax incentives. Council member M. Johnson said this report is information to answer "do we want to build it" instead of "build it and they will come".

Mayor Kutteh asked that the report include what the economic return would be if the runway was lengthened and who we can capture with that addition. Council member M. Johnson added that we need to know what additional business the airport will get with a 29,000 lb. strength runway and how much will it cost to get there. Mr. Kirby stated that a lot of this information is in the other documents that are in the Airport Layout Plan. Council member M. Johnson said Council also needs to know at what rate the airport needs to develop at also.

Council member M. Johnson stated that infrastructure at the airport is not an issue; however funding might be. He asked Mr. Kirby to inform Council how to go after large companies and if the FBO is working let Council know, if it's not then tell us. Tell Council what has declined or is rising to help Council expand the airport where it needs to be expanded.

Mayor Kutteh added that Council wants Parrish & Partners to show them where energy should be spent in leveraging the city's greatest asset. He asked Mr. Kirby to bring back the other document or the sections of it that relate to this.

V 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 so 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 minutes of the February 11, 2016 Retreat meeting.**
Removed this item from the agenda. Minutes not complete.
- B. **Consider approving 2nd reading of TA16-01 filed by the City of Statesville to amend Article 3 - Zoning, Table 3-1: Use Matrix, Table 6-4 - Required Parking and Article 9, Section 9.02 Definitions.**
Mayor Kutteh stated that the brewery has asked to add this to the B-5 zoning district as well. The Planning Department would like for Council to proceed with this as it is, and they will bring a text amendment to add the B-5 zoning separately.
- C. **Consider approving 2nd reading of TA16-02 filed by the City of Statesville to amend Article 1, Section 1.04(A) Responsibilities for Application of the Code, City Council; Article 2, Section 2.01(A) Procedures for the Application Processes; Article 2, Table 2-1: Summary of Application Procedures; Article 2, Section 2.17 Certification of Zoning Compliance; and Article 3, Section 3.03(F) Uses Not Specifically Listed.**
- D. **Consider approving 2nd reading of an ordinance to annex the Venture Properties VII, LLC Property (Dollar General) located at 2046 Salisbury Highway.**
- E. **Consider approving 2nd reading of ZC16-01 filed by The Johnson Group, Inc. for the property located adjacent to 2516 Amity Hill Road; Tax Map 4742-58-9712; from IC-RA (Iredell County Residential Agricultural) District to R-5MF (High Density Residential Multi-Family) District.**

REGULAR AGENDA

- VI **Present the 2015 Mayor's Cup Award to "The Gordon Family".**
- VII **Tree City USA designation.**
- VIII **Receive a report regarding the Vance Hotel Preliminary Development Agreement.**
- IX **Continue the public hearing and consider approving first reading of ZC16-02 filed by Lisa Valdez for a portion of the properties located adjacent to 422 Turnersburg Highway; Tax Maps 4746-57-8039, 4746-40-5653 & 4746-40-8229; from B-4 (Highway Business) District to R-5MF CU (High Density Residential Multi-Family Conditional Use) District.**
David Currier reported that the entrance has been moved slightly to the north in an effort to alleviate traffic issues.

Council member Schlesinger asked why people are opposed to this. Mr. Currier replied mainly due to additional traffic in an already high traffic area. Mr. Currier explained that these are not Section 8 apartments but there have been some concerns expressed regarding that as well.
- X **Consider approving a sketch plan for the Larkin Golf Club Subdivision (Formerly Fox Den) located off Amity Hill Road; Tax Maps 4743-62-1050, 4743-34-4709 & 4743-49-5987.**
Mr. Currier stated a rezoning request was approved back in 1994 for the Fox Den Development for a total of 509 units. The first subdivision plans for the Fox Den and golf course were approved in 2004 with 207 single-family lots and 78 attached dwelling units. Currently there are 393 platted lots and 97 single-family homes and 4 condos constructed. Fox Den Golf Club changed its name to Larkin Golf Club in 2014. The Fox Den development is located off Amity Hill Road and is zoned R-8MF. Mr. Christopher Borst with US Developments, LLC is requesting approval of a sketch plan for 456 units Larkin Golf Club will be added to the current development. 420 multi-family units will be added northwest of the creek and 36 town home units will be added near the club house entrance off Amity Hill Road. This is considered a cluster subdivision which allows lots to be reduced from 8,000 sq. ft. to 6,000 sq. ft. provided the difference is put into open

space. The sketch plan meets this requirement with the golf course being the open space. Multi-family developments will be required to come back before Planning Board and Council prior to final approval. A TIA or another ingress/egress point to the development may be required and will be determined once the final plan is submitted. Sketch plans require TRC, Planning Board and City Council approval. The TRC reviewed and approved the sketch plan on December 16, 2016. The Planning Board's recommendation is favorable. Two residents from Larkin and the developer commented on the proposal at Planning Board meeting.

XI Consider site options for the construction of a dog park.

XII Consider approving funds for repair of the Woods Drive Dam and Budget Amendment #15.

Scott Harrell explained that this action is simply to budget the funds to do the work.

Council member Schlesinger asked if the right-of-ways were obtained from the last two landowners. City Attorney Eddie Gaines replied that he sent 30 day letters to their attorney and the land owners have indicated that they will give the right-of-ways.

Council members agreed by consensus to move this item to the Consent Agenda.

XIII Conduct a public hearing and consider approving first reading of an ordinance to annex the properties owned by Tsumas Family LTDP & Wheeler Investments, LLC located at and around 1068 Elmwood Road.

Mayor Kutteh explained the procedure he will follow for this public hearing stating that he would allow someone in favor to speak, then someone opposed until all have been heard.

Mayor Kutteh asked for a motion to move to Closed Session to discuss an Economic Development matter and a Land Acquisition matter and preserve the attorney-client privilege for all.

Council member Watt made a motion to move to Executive Session in accordance with N.C.G.S. 143-318.11(a)(4) to discuss an economic development matter, N.C.G.S. 143-318.11(a)(5) to discuss a land acquisition matter and N.C.G.S. 143-318.11(a)(3) to preserve the attorney-client privilege, seconded by Council member Schlesinger. The motion carried unanimously.

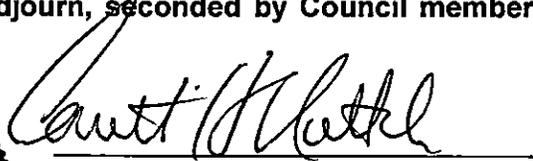
Upon return to open session Mayor Kutteh advised that an economic development matter and a land acquisition matter were discussed and no action was taken.

Council member West made a motion to adjourn, seconded by Council member Morgan. The motion carried unanimously.

Attest:


Brenda Fugett, City Clerk




Constantine H. Kutteh, Mayor