



## **AGENDA**

DATE: April 21, 2026

TO: Statesville Planning Board

FROM: Matthew Kirkendall, Senior Planner

CC: Erika Martin, Planning Director  
Herman Caulder, Assistant Planning Director

SUBJECT: Planning Board Meeting

---

The Statesville Planning Board will hold a regularly scheduled meeting on April 28, 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.
2. TA26-02 Batch 1 Text Amendments (Old Business)
3. TA26-03 Batch 2 Text Amendments – Conduct a courtesy reading.



## Planning Board Action Request

---

**To:** Alicia Cordle, Chair

**From:** Erika Martin, AICP, Planning Director

**Meeting Date:** March 24, 2026 (Tabled)

**Re:** TA26-02 Batch 1

---

**Action Requested:** Conduct a courtesy hearing for Text Amendment-02 (TA26-02) and consider making a recommendation to the City Council for Batch 1 text changes to the Unified Development Code.

- 1. Summary of Information:** The City of Statesville is proposing several text amendments (Batch 1) to the Unified Development Code to reflect feedback from the City Council
  - Adult/Child Home Daycare:** Residential daycare capacity is currently limited by locally established numerical caps that conflict with the state's requirements. The proposed text amendment will simply require conformance with the requirements of the North Carolina Department of Health and Human Services.
  - Electronic Signage for Public Use Facilities:** Electronic signage is currently allowed in all commercial districts except for the Central Business (CB) district and Central Business Perimeter (CBP) district. The proposed text amendment will allow public use facilities in the CBP district to utilize Light-Emitting Diode (LED) signage, while keeping such signage from the CB district.
  - Innovation & Flexibility (IF) District:** The UDC is antiquated and may inadvertently discourage proposals that may be in alignment with the 2045 Comprehensive Plan, strategic initiatives of the City, or innovative uses. The proposed text amendment creates opportunities for a conditional zoning district that provides pre-determined flexibility and allows a broad mix of compatible uses or a vital singular use.
  - Public Training Facilities:** The UDC has a minimum distance of 100 ft from Public Training Facilities to residential property lines. The proposed text amendment would revise the measurement from the property line to existing residential structures.
  - Small Scale Mixed Use:** The UDC discourages small-scale mixed-use development (commercial on the bottom floor with upper story residential). The proposed amendment encourages infill, mixed residential by providing a by-right path forward and relaxing requirements for often-constrained sites.
  - Small-Scale Multifamily:** The UDC has provisions for duplexes, requiring the lot size to be significantly greater than the requirements for single-family residential. The UDC is silent on triplexes and considers four (4) or more units to be multi-family or townhomes. The proposed text amendment provides a by-right path forward for infill, missing middle housing.

- **Townhomes & Apartments:** The UDC provides an option for projects of 4 or more units to obtain a Special Use Permit or a Conditional Rezoning. The proposed text amendment would change the process to Conditional Rezoning to allow community input and more flexible consideration by the City Council.
- **Special Use Permits:** Special Use Permits are conducted through an evidentiary hearing in which public input is severely limited and facts are reviewed based on criteria established by the state. The proposed amendment would have the Board of Adjustment (instead of City Council) review certain uses to ensure properties are not adversely impacted.

2. **Previous Council or Relevant Actions:** NA
3. **Strategic Initiatives Supported:** Connecting Our City/Connecting Our Community
4. **Budget/Funding Implications:** NA
5. **Consequences for Not Acting:** Current regulations remain in place.
6. **Department Recommendation:** Option 1, approval as presented.
7. **Manager Comments:** NA
8. **Next Steps:** The item regardless of Planning Board action shall move forward to the City Council for the 1<sup>st</sup> reading and public hearing on May 11<sup>th</sup>.
9. **Attachments:**
  - Proposed Amendments (working copy)
  - Consistency Statement

# City of Statesville Staff Proposed Text Amendments – Batch One

## Key

New text = Yellow highlight

Removed text = Red strikethrough

---

## Townhomes from Special Use Permit to Conditional Rezoning

### Article 2. – Development Review Process

#### Section 2.10 – Special Use Permits

##### B. Applicability

1. Special Use Permits for those uses listed in Table 3-1 may be issued by the ~~City Council~~ Board of Adjustment after review and ~~recommendation~~ confirmation by the Technical Review Committee that the UDC has been met. In rendering a decision, the ~~City Council~~ Board of Adjustment shall hold an evidentiary hearing and follow applicable quasi-judicial proceedings.
- ~~2. Special use permits for multi-family and townhome developments may be issued by the City Council after review and recommendation by the Technical Review Committee. In rendering a decision, the City Council shall hold an evidentiary hearing and follow applicable quasi-judicial proceedings.~~

### Article 3. – Zoning

#### Section 3.04 - Zoning District Regulations

Table 3-1 lists the principal uses allowed within zoning districts, ~~and~~ uses permitted by Special Use Permits, and uses permitted with a Conditional Rezoning.

All uses are subject to the standards and regulations within this Code.

#### A. Permitted Uses

A "P" indicates the listed use is allowed by-right within the respective zoning district. Note that some **additional requirements** ~~conditions~~ may be established pursuant to Article 5 **or 6** of this Code.

#### B. Special Uses

A "S" indicates the listed use is allowed within the respective zoning district only after review and approval of a Special Use Permit. Note that some **additional requirements** ~~conditions~~ may be established pursuant to Article 5 **or 6** of this Code.

#### C. Supplemental Regulations

A "SR" indicates the listed use is allowed within the respective zoning district if additional requirements are met. **Wherever any "SR" provision conflicts with local regulation within the UDC, the use-specific requirement shall govern as ~~only after review and approval by City Staff. Note that conditions for some of these uses are~~ established in Article 5 or 6 of this Code. In addition to the "SR" all other applicable provisions of the UDC shall apply.**

#### D. Performance Standards

A "PS" indicates that performance standards have been established in Article 5 **or 6** of this Code. **Wherever any "PS" provision conflicts with local regulation within the UDC, the use-specific requirement shall govern. In addition to the "PS" all other applicable provisions of the UDC shall apply.**

#### E. Prohibited Uses

An empty cell indicates the listed use is not allowed within the respective zoning district, unless otherwise expressly allowed within this Code.

#### F. ~~Reserved.~~ **Conditional**

A “CZ” indicates that the use may be permitted with specific conditions that limit or shape how a property can be developed. Note that additional requirements for some of these uses are established in Article 5 or 6 of this Code. In addition to any conditions placed on the property, all other applicable provisions of the UDC shall apply.

### **Section 3.04 - Zoning District Regulations**

Development within the jurisdiction, including Extraterritorial Jurisdiction (ETJ), shall be consistent with the purposes and standards of the applicable zoning district and all applicable provisions of this Code.

#### **Table 3-1: Use Matrix**

X — Permitted

SR — Supplemental Regulations

SP — Special Use Permit

PS — Performance Standards

CZ – Conditional Zoning

### **Article 6. – Development Standards**

#### **Section 6.02 - Density and Dimensional Standards**

##### **B. Residential Density**

##### **2. Multi-Family and Townhomes**

R-8MF maximum nine (9) units per acre for multi-family or townhomes.

All other districts that permit multi-family or townhomes may have a maximum of (20) units per acre.

- a. Parking should be alley-loaded or as a rear parking lot. If front loaded parking is desired, a minimum width of 10ft of retained pervious (grass or landscaped) area shall be required between driveways.
- b. No more than eight (8) townhouse dwelling units shall be constructed in any single continuous row.

~~Townhome units may be increased up to nine (9) units per acre with a Special Use Permit and must meet the following criteria:~~

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

~~R-5MF 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. A Class "C" fifteen-foot buffer will be provided along adjacent residentially-zoned properties.~~
- ~~b. Development will be designed to connect internal streets.~~
- ~~c. Internal and external streets will provide curb, gutter, sidewalks and street trees whether public or private.~~
- ~~d. Entrance to development will be landscaped.~~
- ~~e. Amenities such as walking trails, playgrounds, pools, picnic shelters and community centers will be located centralized in the development.~~

- ~~f. Mix of materials such as brick, stone, stucco, hardi plank and vinyl and architectural features such as gable roof, porches, balconies, variation of height and depth will be provided in elevations.~~
- ~~g. Driveways or streets shall connect to adjoining properties to minimize number of driveways.~~
- ~~h. Development must meet the required Findings of Fact per Section 2.10, Special Use Permits.~~
- ~~i. If requested through conditional zoning, the requirements of this section shall be met and a Special Use Permit is not required.~~

### **3. Small-Scale Mixed Use**

- a. Lot size for upper story residential shall not exceed one (1) acre.
- b. No minimum lot size or width.
- c. Shall not exceed the height limits for the district.
- d. Front and corner yard setbacks for such buildings may be reduced to 10ft if parking is provided to the side or rear.
- e. Side setbacks and rear setbacks may be reduced to 5 ft.
- f. Off-street parking minimum may be reduced by 50%. On-street parking may be provided if approved by the Director of Public Works or City Engineer.
- g. Buffer yards are not required. However, any mechanical equipment and dumpsters shall be screened with vegetation or an opaque fence or wall.
- h. No common open space shall be required.
- i. The building shall contain at least one (1) permissible use listed in the B-1 zoning district on the ground floor and at least (1) one upper-story residential unit.

### **4. Small-Scale Multifamily**

- a. Must be on a lot of record that shall not exceed one (1) acre that existed on or before May 1, 2026.
- b. No minimum lot width.
- c. Small-scale attached residential may be in multiple forms; such as, but not limited to stacked, side-by-side row style, double-duplexes, fourplexes,

- converted homes, house-scale multifamily, and accessory dwelling units. However, such forms shall not exceed the height dimensions for the district.
- d. Shall not exceed four (4) units per existing lot. Upon site plan approval, units may be subdivided into conforming lots or remain on one lot.
  - e. Must meet the setbacks of the underlying zoning district (side setback shall be met for end units, 0' setback for units sharing a wall).
  - f. Parking shall be located on a small parking pad behind the unit, in a garage with a minimum width of 10ft of retained pervious (grass or landscaped) area between driveways, or on a driveway (or shared driveway) with a minimum width of 10ft of retained pervious (grass or landscaped) area between driveways.
  - g. Buffer yards are not required. However, any mechanical equipment and dumpsters shall be screened with vegetation or an opaque fence or wall.
  - h. No common open space shall be required.
- 

## **LED Sign Regulations for Public Use Facilities in the CBP zoning district**

### **Article 6. – Development Standards**

#### **Section 6.07 – Sign Regulations**

#### **R. Sign Standards for the CB, CBP, Municipal Service and H-115 Districts**

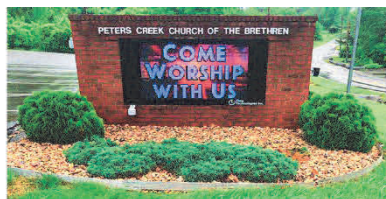
#### **2. Signs prohibited in the CB, CBP, Municipal Service and H-115 Districts. The following signs shall be prohibited:**

- a. Signs listed in Section H.
- b. Any sign designed to be internally illuminated whether or not it has any electrical or mechanical components that create internal lighting, (halo signs shall be permitted in the CBP District). ~~However, internally illuminated signs are permitted in the H-115 District.~~ However, internally illuminated signs in the H-115 District and LED signs in the CBP for public use facilities shall be permitted.
- c. Billboards.

d. Signs placed or extending over right-of-way except as otherwise regulated below.

### **S. Houses of Worship, Schools, Daycare Centers, and Public Use Facilities**

Houses of Worship, Schools, and Daycare Centers and Public Use Facilities are permitted to have changeable copy LED monument sign in all zoning districts except for the CB and CBP zoning district, with the exception of Public Use Facilities in the CBP zoning district, but shall be subject to the following conditions:



1. The changeable copy portion of the sign may consist of up to one hundred percent (100%) of the total area of the permitted monument sign, the sign cannot be a flashing, fluttering or a rotating sign. The copy area of the monument sign for Churches, Schools, Daycares and Public Use Facilities are allowed to be thirty-two (32) square feet; All other requirements for monument signs are as stated in the UDC.
2. The text on the changeable copy area cannot change more than once every fifteen (15) seconds. There may be no scrolling of messages from left to right or top to bottom;
3. All signs must be equipped with a dimmer control and photocell that automatically adjusts the display's intensity according to natural ambient light conditions. No electronic message board shall be brighter than is necessary for clear and adequate visibility, and shall not exceed a maximum of five thousand (5,000) Nits during daytime hours (sunrise to sunset) and five hundred (500) Nits during nighttime hours (sunset to sunrise).
5. The sign surround shall be clad in brick, stone or stucco matching the principal building.

4. The sign surround shall be clad in brick, stone or stucco matching the principal building.

6. No sign shall be located closer than ten (10) feet to any adjacent lot line. A minimum fifteen-foot side-yard setback shall be required if the side lot line abuts a residential district.

5. No sign shall be located closer than ten (10) feet to any adjacent lot line. A minimum fifteen-foot side-yard setback shall be required if the side lot line abuts a residential district.

---

## Section 9.02 – Definitions

Dwelling Unit - Multi Family - a building or portion thereof used or designed for ~~three (3)~~ five (5) or more dwelling units; the term includes apartments, townhomes, and condominiums.

Dwelling Unit, Small-Scale Multi-Family- a structure composed of two (2), three (3), or four (4) dwelling units on the same parent parcel. Also, known as missing middle housing, mansion apartments, small footprint apartments, duplex (side by side or stacked), triplex, fourplex, accessory dwelling units, or quadplexes.

Dwelling Unit, Small-Scale Mixed Use- a dwelling unit or units located on a floor above a non-residential use(s) on the ground floor. May include live-work buildings (built to residential code in which the operator lives and works in the same unit) or commercial with upper-story residential.

---

## Adult/Child Home Daycare

### Article 9. – Definitions

#### Section 9.02 - Definitions

*Adult/Child Home Day Care* - a residence within which child or adult care and supervision is provided for less than a twenty-four (24) hour period. ~~A family childcare home is allowed to provide care for one (1) of the following groups of~~

~~children, including the operator's own preschool-age children and excluding the operator's own school-age children up to thirteen (13) years of age:~~

~~A. A maximum of eight (8) children, with no more than five (5) children who are from birth to five (5) years of age, plus three (3) school-age children.~~

~~B. A maximum of three (3) children from birth to twenty-four (24) months of age, plus three (3) children from two (2) to five (5) years of age and three (3) school-age children up to thirteen (13) years of age, for a total of nine (9) children.~~

~~C. A maximum of ten (10) children if all children are older than twenty-four (24) months of age.~~

~~Adult care is limited to five (5) adults, unrelated to the caregiver. The childcare or adult care center must meet the requirements of the North Carolina Department of Health and Human Services. in regard to parking, handicap access, building code, fire code, and sanitation.~~

---

## **Public Training Facility Regulations**

### **Article 5. – Supplemental Regulations/Performance Standards for Specific Uses**

#### **Section 5.04 – Primary Uses and Structures**

##### **S. Schools**

3. Specific standards, Public Safety Training Facility. May be permitted subject to the following:

- a. Permitted as part of a College, University, Community College land use within the Light Industrial (LI) general use zoning district only.
- b. Land Uses shall be limited to: administrative buildings, classroom/lab training and testing facilities, physical ability test/training including outdoor exercise facilities (including locker room and shower facilities), fire training facilities (burn building, confined spaces, vehicle/airplane fire, fuel fire, rescue training, etc.), emergency medical training, vehicle extraction

training, indoor shooting range, car driving facility (competency course, precision, evasive action, etc.), and customary accessory uses (maintenance garage storage, etc.).

c. Setbacks: Individual training facilities shall observe the following:

i. Driving facility/track: one hundred (100) feet minimum from ~~all property lines~~ existing residential structures.

ii. Indoor shooting facility: two hundred (200) feet minimum from ~~all property lines~~ existing residential structures.

iii. Burn tower/fire training activities: three hundred (300) feet minimum from ~~all property lines~~ existing residential structures.

---

## **Innovation & Flexibility (IF) District**

### **Article 3. – Zoning**

#### **A. Base Zoning Districts**

To carry out the purpose and intent of this Code and provide for the orderly growth and development, the jurisdiction of the City is hereby divided into the following zoning districts:

RA Residential Agricultural District

R-20 Suburban Residential District

R-15 Urban Fringe Low Density Residential District

R-15M Urban Fringe Low Density Residential/Manufactured Housing District

R-10 Urban Low Density Residential District

R-10M Urban Low Density Manufactured Housing Residential District

R-8 Medium Density Single-Family Residential District

R-8M Medium Density Single-Family/Manufactured Housing Residential District

R-8MF Medium Density Multi-Family Residential District

R-5 High Density Single-Family Residential District

R-5M High Density Single-Family/Manufactured Housing Residential District

R-5MF High Density Multi-Family Residential District

O-1 Office Single Lot District

O & I-2 Office and Institutional Complex District

B-1 Neighborhood Service District

B-2 Neighborhood Business District

B-3 Shopping Center Business District

B-4 Highway Business District

B-5 General Business District

CB Central Business District

CBP Central Business Perimeter District

LI Light Industrial District

HI Heavy Industrial District

HD Historic District Overlay

PUD Planned Unit Development District

H-115 Highway 115/Shelton Avenue Corridor District

**IF Innovation & Flexibility District**

### 3.04 Zoning Districts

#### AA. Innovation & Flexibility (IF) District

<p><b>Purpose:</b> The Innovation &amp; Flexibility District is intended to encourage creative, adaptable development that supports emerging uses, creative entrepreneurship, evolving business models, and/or strategic higher-density residential opportunities. The district provides a flexible regulatory framework that allows a broad mix of compatible uses or a vital singular use. Development within the district should promote innovation, collaboration, and economic growth while allowing creativity in site design, building form, and land use to accommodate changing market conditions, support housing choice, and deliver vibrant, places within the City.</p> <p><b>Authorized Uses:</b> Uses permitted in this zoning district shall be limited through the Conditional Rezoning process. Uses not expressly listed in the permitted use table may also be considered through the IF district.</p>	Minimum Lot Size	Determined through CZ
	Minimum Lot Width (at front setback line)	Determined through CZ
	Front Setback	Determined through CZ
	Corner Lot Setback (lot with frontage on 2 streets)	Determined through CZ
	Side Setback	Determined through CZ
	Rear Setback	Determined through CZ
	Maximum Height Limit	Determined through CZ
<p><b>Development Notes:</b></p> <ol style="list-style-type: none"> <li>1. The Concept Plan with written conditions (or written conditions only) shall address: <ul style="list-style-type: none"> <li>• Density and Dimensional Standards</li> <li>• Parking Standards</li> <li>• Landscape &amp; Fencing Standards</li> <li>• Lighting Standards</li> <li>• Open Space Standards</li> <li>• Sign Regulations</li> <li>• Design Standards</li> <li>• Street Cross-sections</li> </ul> </li> <li>2. Development may deviate from any local land use and development regulations (with the exception of flood damage prevention, erosion and sedimentation control, stormwater, fire code, and applicable state and federal regulations) expressly requested by the Applicant through the Conditional Zoning process and agreed upon by the City Council.</li> <li>3. The proposal shall include a purpose statement that clearly demonstrates alignment with the City's Comprehensive Land Use Plan.</li> </ol>		





Use	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O & I-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF	
Dairy bars															X	X	X	X	X	X	X				CZ
Dairy, meat and seafood markets															X	X	X	X	X	X	X				CZ
Dairy, meat and seafood processing and distribution,																						PS			CZ
Dance schools or classes, Section	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	X	X	X				CZ
Delicatessens																X	X	X	X	X	X				CZ
Dental manufacturing, Section																X	X	X	X	X	X				CZ
Department stores																X	X	X	X	X	X				CZ
Designer studios																X	X	X	X	X	X				CZ
Detective agencies													X	X		X	X	X	X	X	X				CZ
Dance Clubs																X	X	X	X	X	X				CZ
Distillation of bones, Section 2.10																								SP	CZ
Distilleries																X	X	X	X	X	X	X	X	X	CZ
Discount stores																X	X	X	X	X	X				CZ
Disassembly plant																X	X	X	X	X	X	PS			CZ
Dormitories, Section 5.02	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	X	X	X	X				CZ
Dressmaking shop															X	X	X	X	X	X	X				CZ
Drinking establishments															X	X	X	X	X	X	X				CZ
Drive-in theatre																						X	X	X	CZ
Drug stores (prescription drugs)													X	X											CZ
Drug stores																									CZ
Dry cleaners, large																X	X	X	X	X	X				CZ
Dry cleaners, small																X	X	X	X	X	X	X	X	X	CZ
Dry cleaning and laundry pickup															X	X	X	X	X	X	X	X	X	X	CZ
Dry cleaning plants, Section 5.05																							PS		CZ
Dwelling Unit																									CZ
Single-family refer to Sec. 5.04 and 6.02		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SR	SR				CZ
Accessory Unit—refer to Sec. 5.02(C)		SR	SR	SR	SR	SR	SR																		CZ
Duplex refer to Sec. 6.02									X				X	X	X	X	X	X	X						CZ

	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&I-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF
Duplex — Corner lot/2 facade s— refer to Sec. 6.02							SR	SR	SR	SR	SR								SR	SR			CZ
R-A																							
Small scale mixed use- Refer to 6.02			SR		SR			SR	SR		SR	SR	SR	SR	SR	SR	SR						CZ
Small scale multi- family- refer to 6.02								SR	SR		SR	SR	SR	SR	SR	SR		SR	SR				CZ
Town home — refer to Sec. 5.04(Y, Z) prohib ited along US and NC Routes								SR/CZ	SR/ <del>SR</del> CZ		SR/CZ	SR/ <del>SR</del> CZ	SR/ <del>SR</del> CZ	SR/ <del>SR</del> CZ	SR/ <del>SR</del> CZ	SR/ <del>SR</del> CZ			SR	SR			CZ

	R-A	R-20	R-15	R-10M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&I-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF	
Multi-family — refer to Sec. 5.04(V, Z) prohibit along US and NC Routes																									
Manufactured—refer to Sec. 5.04		SR			SR				SR																CZ
Eating establishment, sit-down																X	X	X	X	X		X	X		CZ
Eating establishment, carry-out, drive-in																	X	X	X	X		X	X		CZ
Electrical equipment sales																						X	X		CZ
Electronic and electrical repair large equipment																							X	X	CZ
Electronic and electrical repair, small equipment																							X	X	CZ
Electronic and electrical equipment manufacturing, Section 5.05																								PS	CZ
Employment agencies														X			X	X	X	X		X	X		CZ
Explosive fireworks manufacturing or storage, Section 2.10																								SP	CZ
Exterminators																						X	X		CZ
Extraction of earth products, Section 2.10																								SP	CZ
Fabric stores																X	X	X	X	X		X			CZ
Family care home																									CZ
Farm and heavy equipment sales and rental		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR		X	X		CZ
Farm/garden supply stores																		X	X	X		X	X		CZ







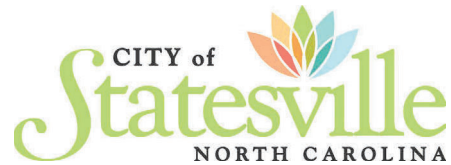












To: Planning Board  
From: Erika Martin, AICP, Planning Director  
Date: April 28, 2026  
Subject: Batch 1 Text Amendments  
Case: TA26-02

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

The proposed text amendments are **recommended for approval** as presented and are consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are reasonable and in the public interest, because they provide a greater variety of housing types, offer flexibility, and support the business community.

**Option 2: Approve with Modifications**

The proposed text amendments are **recommended for approval with the following modification** \_\_\_\_\_ . With this modification, Batch1 is consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are reasonable and in the public interest, because they provide a greater variety of housing types, offer flexibility, and support the business community.

**Option 3: Deny**

The proposed text amendments are **recommended for denial** and are not consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments fail to provide new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are not reasonable and not in the public interest, because they miss the mark on providing a greater variety of housing types, offering flexibility, and supporting the business community.

---

Date: Alicia Cordle, Chair

---

Date: Erika Martin, Planning Director



## Planning Board Action Request

---

**To:** Alicia Cordle, Chair

**From:** Erika Martin, AICP, Planning Director

**Meeting Date:** April 28, 2026

**Re:** TA26-03 Batch 2

---

**Action Requested:** Conduct a courtesy hearing for Text Amendment-03 (TA26-03) and consider making a recommendation to the City Council for Batch 2 text changes to the Unified Development Code.

1. **Summary of Information:** The City of Statesville is proposing a couple of text amendments (Batch 2) to the Unified Development Code to allow carports in front yards and include an incentive for small, affordable housing developments.
  - **Carports:** The UDC prohibits accessory structures in front yard, except gazebos. However, many homes in Statesville have carports. The proposed amendment would legally allow carports in front yards.
  - **Affordable Housing:** The proposed amendment provides a by-right incentive for small, affordable housing developments to construct up to eight (8) single-family detached units on lots that are under one (1) acre.
2. **Previous Council or Relevant Actions:** NA
3. **Strategic Initiatives Supported:** Connecting Our City/Connecting Our Community
4. **Budget/Funding Implications:** NA
5. **Consequences for Not Acting:** Code Compliance staff will enforce the code as written, requiring carports to be attached to homes (principal structure) or requiring their removal.
6. **Department Recommendation:** Option 1, approval as presented.
7. **Manager Comments:** NA
8. **Next Steps:** Recommendation from the Planning Board and City Staff moves to City Council for the 1<sup>st</sup> Reading of the TA26-03 and public hearing on May 11, 2026.
9. **Attachments:**
  - Proposed Amendments (working copy)
  - Proposed Amendments to Permitted Use Table (working copy/see Batch 1)
  - Consistency Statement

# City of Statesville Staff Proposed Text Amendments – Batch Two

## Key

New text = Yellow highlight

Removed text = ~~Red strikethrough~~

---

## Carports

### Section 5.02 Accessory Uses and Structures

#### A. Generally

1. No permit for an accessory use or structure shall be issued until and unless a permit has been issued for the principal use or structure.
2. An accessory building or structure is a subordinate building or structure, the use of which is secondary to and supports the principal building.
3. Accessory structures shall not be located between the front of a principal building and the street right-of-way or front property line with the exception of gazebos and carports which shall meet a ten (10) foot front setback, five (5) foot side setbacks, and be located outside the site distance triangle.
4. Accessory structures shall conform to the setback requirements of the underlying zoning district, except as herein modified.
  - a. Maximum building coverage of a required rear yard shall not exceed thirty percent (30%).
  - b. The required side and rear yard setback shall be increased two (2) feet for every one (1) foot an accessory structure exceeds twenty (20) feet in height, provided the accessory structure shall not exceed the height of the principal building.
  - c. An accessory structure intended for human occupancy shall conform to the requirements of Section 5.02C.

d. Accessory structures in residential districts may be allowed a side and rear yard setback of three (3) feet, in Historic Districts zero (0) feet (to be verified by submittal of a property boundary survey), provided the accessory structure is located entirely behind the principal building, and is no closer than five (5) feet to another structure on same lot. Corner lots must meet front setbacks. Accessory structures in non-residential districts O&I, B-1, B-2, B-3, CB and CBP shall be located on the same lot as the principal structure and all storage shall be within an enclosed structure; any type of outdoor storage is prohibited. Accessory structures in non-residential districts B-4 and B-5 shall be located on the same lot as the principal structure. In B-4, B-5, LI and HI districts outdoor storage is permitted in the side and rear yards provided that the area devoted to outdoor storage is screened from view with vegetation.

e. When an accessory structure is located on a lot abutting more than one (1) public right-of-way, it shall comply with setbacks in the underlying zoning district along all streets.

5. Accessory structures may be used for a home occupation provided the requirements of Section 5.02 I. can be met.

## **Attainable Housing Incentives**

### **Section 6.02 Density & Dimensional Standards**

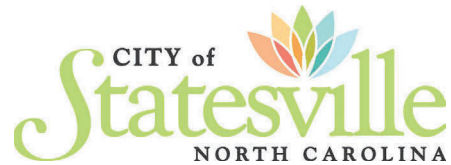
#### **B. Residential Density**

1. Density (except in PUDs) shall be calculated by dividing the number of residential dwellings by the gross acreage of the site minus the acreage used for commercial or industrial uses, as shown in Figure 6-1. For a mixed-use building, the non-residential area need not be deducted from total area.

#### **2. Affordable Housing Incentive**

a. In the R5, R5M, R5MF, R8, R8M, R8MF, and R10 districts, the minimum lot width and setbacks may be reduced per the section below for affordable housing development in compliance with the following requirements:

- i. Dwellings must be single-family detached.
  - ii. A Declaration of Affordable Housing Restrictions and an Affordable Housing Agreement must be entered into with the City before receiving a Certificate of Occupancy for the dwelling(s).
  - iii. Development shall not exceed 8 units per project.
  - iv. Development must be on a lot of record no greater than one (1) acre that existed on or before May 11, 2026.
- b. Minimum lot width at the building line may be reduced to thirty (30) feet.
  - c. Minimum setbacks: 25' for the front, 5' for the sides, and 20' for rear.
  - d. Up to 50 percent of the total housing units in a development utilizing this option may be market-rate.
  - e. No open space shall be required.



To: Planning Board  
From: Erika Martin, AICP, Planning Director  
Date: April 28, 2026  
Subject: Batch 2 Text Amendments  
Case: TA26-03

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

The proposed text amendments are **recommended for approval** as presented and are consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages the accommodation of growth in areas that can be readily serviced and offer a variety of housing forms. Furthermore, the Batch 2 text amendments are reasonable and in the public interest because they allow additional flexibility for single family homes.

**Option 2: Approve with Modifications**

The proposed text amendments are **recommended for approval with the following modification** \_\_\_\_\_ . With this modification, Batch 2 is consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages the accommodation of growth in areas that can be readily serviced and offer a variety of housing forms. Furthermore, the Batch 2 text amendments are reasonable and in the public interest because they allow additional flexibility for single family homes.

**Option 3: Deny**

The proposed text amendments are **recommended for denial** and are not consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments fail to provide new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 2 text amendments are not reasonable and not in the public interest, because they miss the mark on providing a greater variety of housing types and offering flexibility.

---

Date: Alicia Cordle, Chair

---

Date: Erika Martin, Planning Director