

1. Agenda

Documents:

[PB AGENDA APRIL 2026.PDF](#)

1.1. Staff Report

Documents:

[2604-1_JOHNSON_PB STAFF REPORT.PDF](#)

1.1.i. BoC Staff Report

Documents:

[2604-1_JOHNSON_BOC STAFF REPORT.PDF](#)

IREDELL COUNTY PLANNING BOARD

Kristi Pfeufer, Chair
Doug Holland, Vice-Chair
Jerry Santoni
Richard Renegar, Alt.

Tracy Jenkins
Robert Palmes
Raymond Burnette
Larry Payne, Alt.

Lisa Meier
Andy Webster
Ronda Hoke

April 1, 2026

NC Cooperative Extension Center
444 Bristol Dr
Statesville, North Carolina
6:00 p.m.

AGENDA

Call to Order

Consideration of Rezoning Request

Case #2604-1

Owner/Applicant Phillip Johnson, *Doris Johnson Revoc. Living Trust* is requesting to rezone the southern portion of a parcel of land along Weeping Cherry Lane, approximately 18 acres, from Urban Low Density Residential (R-10) to Residential Agricultural (RA). This is a conventional request resulting from a City of Statesville release of planning and zoning jurisdiction. The property will become part of the landowner's existing family subdivision.

Other Business

Approval of **February 4, 2026**, Meeting Minutes

Committee Assignments – **Site Visits: Friday, April 17, 2026**

Adjournment

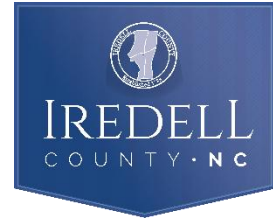
Iredell County

PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

REZONING CASE # 2604-1

STAFF PROJECT CONTACT: Leslie M. Meadows



EXPLANATION OF THE REQUEST

This is a request to rezone the southern portion of a parcel of land along Weeping Cherry Lane, approximately 18 acres, from City of Statesville's Urban Low Density Residential (R-10) to Residential Agricultural (RA). This is a conventional request resulting from a City of Statesville release of planning and zoning jurisdiction. The property will become part of the landowner's existing family subdivision.

OWNER/APPLICANT

OWNER/APPLICANT: Phillip Johnson, *Doris Johnson Revoc. Living Trust*

PROPERTY INFORMATION

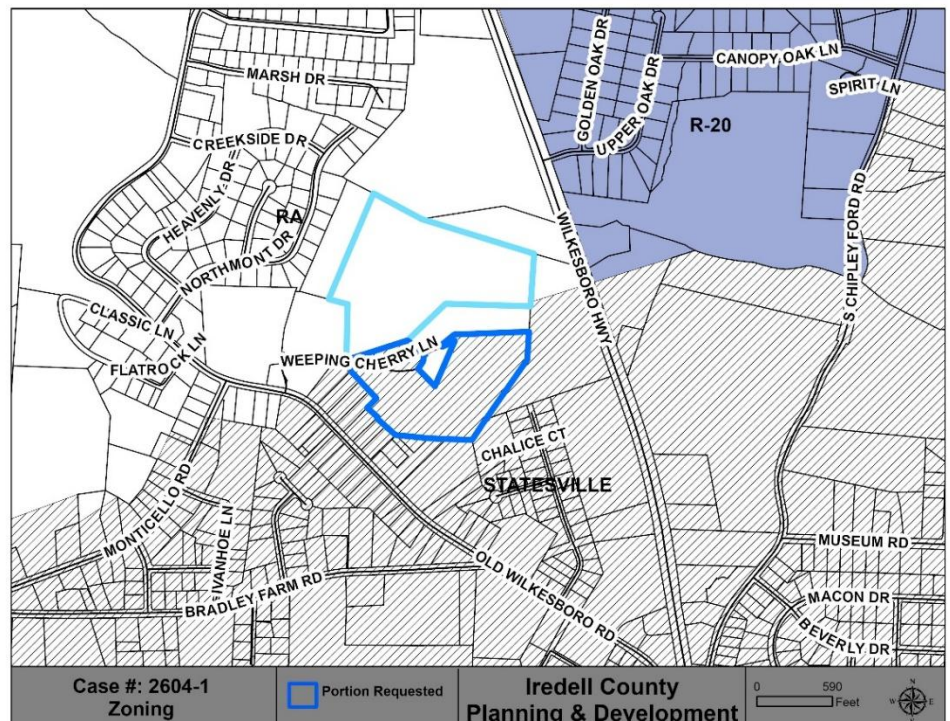
ADDRESS/LOCATION: 149 Weeping Cherry Lane. More specifically, the southern portion of PIN:4735173043.000

SURROUNDING LAND USE: Along a private drive (Weeping Cherry Lane), the properties surrounding the site in all directions remain primarily residential in nature.

SIZE: The acreage to be rezoned includes approximately 18 acres of the southern portion of a larger parcel totaling 40.485 acres.

EXISTING LAND USE: Former residence built circa 1965. Rural area, timber land.

ZONING HISTORY: The portion of the parcel in Iredell County's Jurisdiction has been zoned Residential Agricultural (RA) since county-wide zoning was originally established in 1990. The portion of the parcel falling within



Statesville's ETJ was assigned Urban Low Density Single-Family (R-10) zoning by the city. The middle parcel, 177 Weeping Cherry Lane, was released from Statesville's ETJ in January of 2002 and assigned zoning by the County, R-10 to RA.

OTHER JURISDICTIONAL INFORMATION: Per the 2045 Horizon Plan, the property is identified to be within the City of Statesville's municipal utility tier 3 at this time. The third utility tier is where service provision is eventually anticipated, perhaps over 20 years or within the municipality's planning horizon, or where the municipality has not formally adopted its own set of growth tiers. The City of Statesville is aware of this request, which is actually the result of a Statesville City Council action to release this portion of the parcel from the City's Extra Territorial Jurisdiction (ETJ) to Iredell County's jurisdiction.

OTHER SITE CHARACTERISTICS: The property is not located within a regulated Watershed Area. Proposed new residential development will not be limited by built-upon area calculations. The property is not located in a flood hazard zone.

UTILITIES: Currently served by well and septic only.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: While private drive Weeping Cherry Lane is not mentioned, the CRTPO Comprehensive Transportation Plan (CTP) recognizes this portion of Old Wilkesboro Road as a minor thoroughfare. The closest and most recent NCDOT annual average daily traffic count is farther north of Weeping Cherry Lane, along Old Wilkesboro Road near the intersection with Wilkesboro Highway, approximately 450 vehicles per day in 2023. The speed limit along Weeping Cherry Lane is not posted, and the speed limit along this section of Old Wilkesboro Road is 35 mph.

SCHOOLS: This rezoning will result in family subdivision. There should be minimal to no additional impacts on local schools' capacity.

EMERGENCY SERVICES: This proposal has been reviewed by the Iredell County Fire Marshal's Office and Iredell County EMS. Neither office expressed any concerns regarding the request.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: An official site plan must be submitted to the Planning & Development Department for residential subdivision review in order to develop the property. Zoning requirements such as minimum lot size and residential setbacks will be reviewed at such time. Erosion & sedimentation control standards will also be reviewed for compliance.

STATE: Other than building code, there should be no formal state agency review at this time.

FEDERAL: None at this time.

STAFF AND BOARD COMMENTS

STAFF COMMENTS: The County has been made aware of a Statesville City Council action request to remove a portion of the parcel in question, approximately 18 acres, from the City's Extra-Territorial Jurisdiction (ETJ) zoning to Iredell County's jurisdiction. Provisions under NC General Statute 160A-360(f1) allow the County a period of 60 days to assign and adopt zoning and subdivision/development regulations upon properties relinquished from a municipality, to ensure proper zoning designation in a timely manner.

The property owner/applicant, Phillip Johnson, is considering subdividing their property into large tracts of land for family members that could be served without municipal utilities. Mr. Johnson has requested for this portion of the parcel to be released from Statesville's jurisdiction to allow for such family subdivision and subsequent development to occur entirely under the County's rules. The remaining, approximately 23 acres of the parcel, is already located within Iredell County's jurisdiction and zoned Residential Agricultural (RA).

The northern portion of the parcel already located within Iredell County's jurisdiction lies inside the 2045 Horizon Plan Medium-Density Residential designation. Therefore, staff supports a land use plan amendment to expand the existing Medium-Density Residential area to include the entirety of this property. Medium-Density Residential lands provide more dense development opportunities and a broader range of housing choices than low-density residential. These lands are intended to be developed as residential areas at a medium density, and they should be served by public or private water and sanitary sewer systems. These lands can also include commercial uses scaled to serve the neighborhood.

The Planning staff can support the proposed rezoning map and 2045 Horizon Plan amendments based on the following: a portion of the parcel already exists within the Medium-Density Residential designation, the property is located within an existing residential area, and approval of the request fulfills County obligation to assign appropriate zoning to the released ETJ portion of the property.

SITE REVIEW COMMITTEE: Staff performed a site visit on March 13, 2026, to post property and take photo documentation.

ACTION NEEDED:

TO APPROVE: Motion to recommend approval of the zoning map and 2045 Horizon Plan amendments; making a finding that said approval is consistent with the adopted 2045 Horizon Plan, it is reasonable and in the public interest because: a portion of the parcel already exists within the Medium-Density Residential designation, the property is located within an existing residential area, and approval of the request fulfills County obligation to assign appropriate zoning to the released ETJ portion of the property.

TO DENY: Motion to recommend denial of the zoning map amendment and to make a finding that said denial is inconsistent with the 2045 Horizon Plan; however, is still reasonable and in the public interest because....

Attachments:

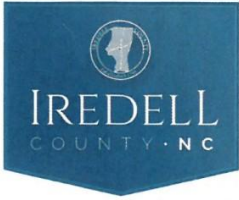
Rezoning Application

Zoning Map

Future Land Use Map

Aerial View Map

* See also List of Permitted Residential Agricultural (RA) Uses



Iredell County

Application for Conventional Rezoning

Case: 2604-1
No Fees
3.2.26
Lmm

Subject Property Identification

- 1. Street Address 149 Weeping Cherry Lane Statesville NC
- 2. PIN(s) 4735173043.000 28625

Description of Subject Property

- 1. Size to be rezoned (square feet or acres) 18 acres
- 2. Current Land Use of Property timber

Request

- 1. Change Zoning From: City (R-10) to: County (RA)
- 2. Please describe the Purpose for Request/Proposed Use

dividing property between 3 grandchildren
& easier for permits if they want to
build or move onto property

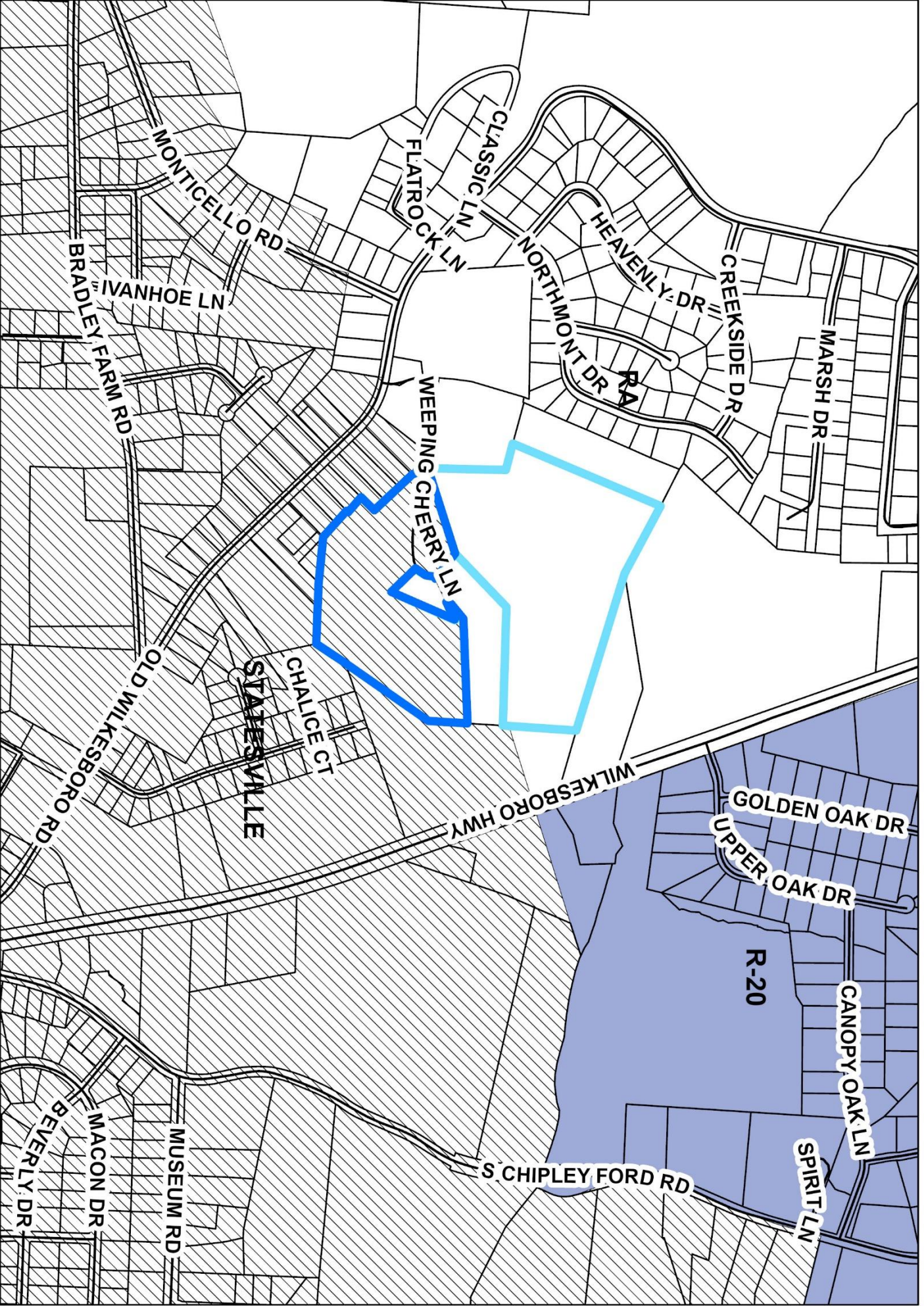
- 3. Existing Utilities (if public utilities are available, please list service provider)
water well & septic

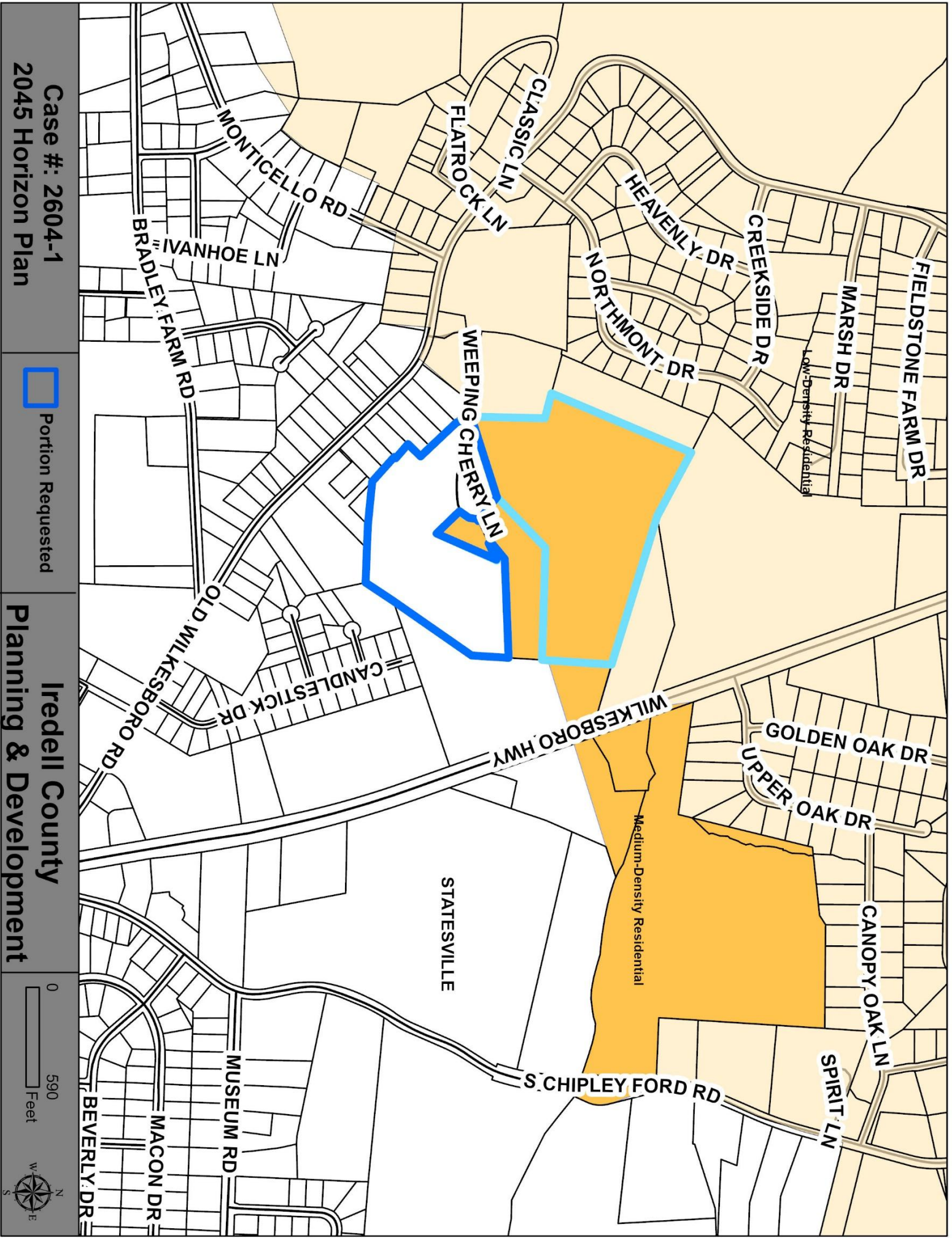
Case #: 2604-1
Zoning

 Portion Requested

Iredell County
Planning & Development

0 590 Feet





Case #: 2604-1
2045 Horizon Plan

 Portion Requested

Irredell County
Planning & Development

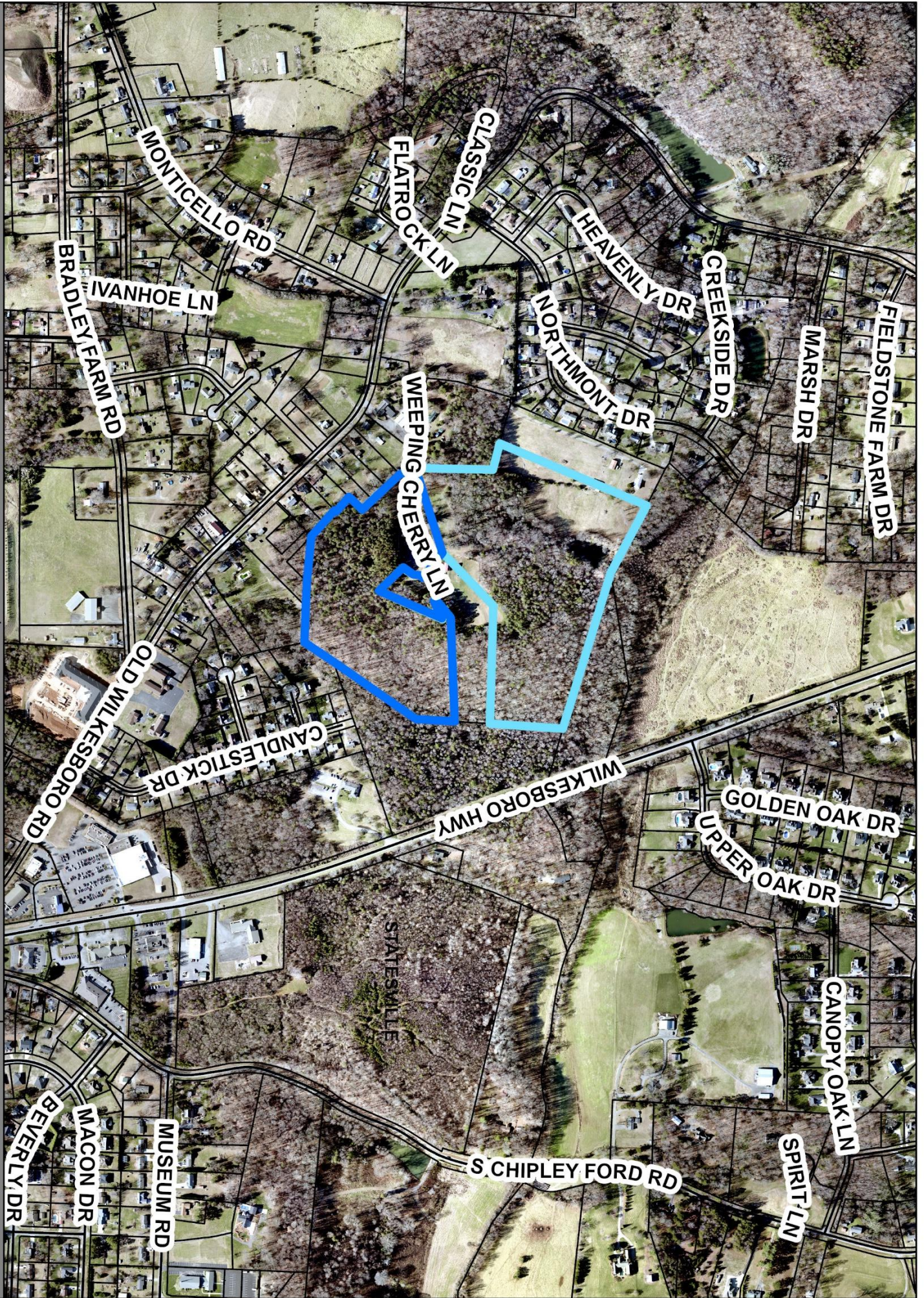


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2024 Aerial

 Portion Requested

Iredell County
Planning & Development

0 590
Feet



Iredell County

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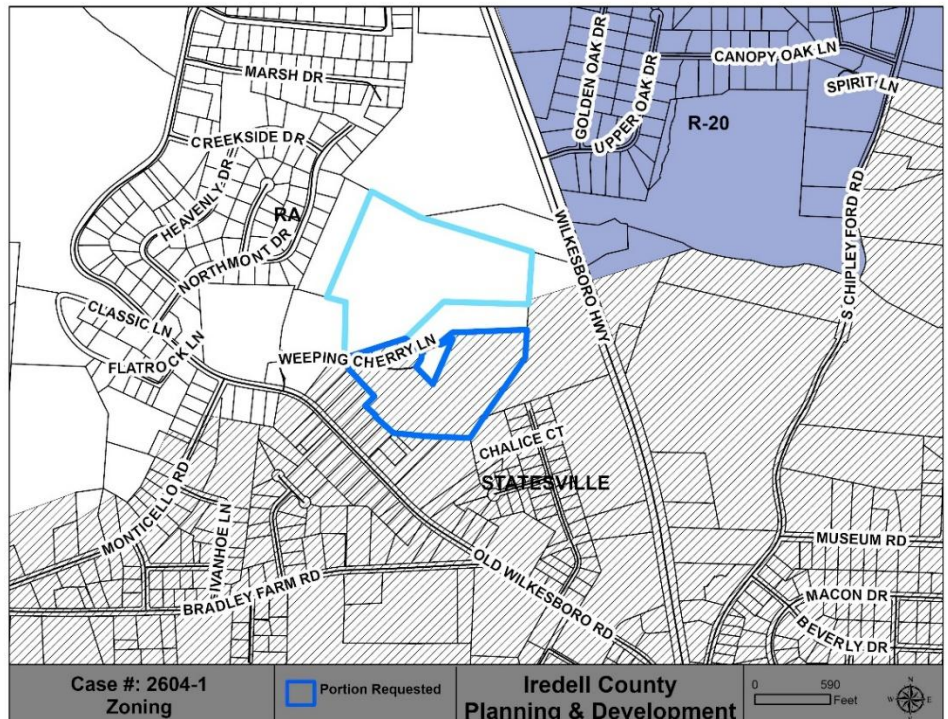
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SITE REVIEW COMMITTEE: Staff performed a site visit on March 13, 2026, to post property and take photo documentation.

PLANNING BOARD ACTION: On April 1, 2026, the Planning Board held a public meeting to consider the rezoning request. The applicant/landowner, Phillip Johnson, as well as his brother, were present for questioning. No nearby landowners were in attendance to speak either for or against. The board voted unanimously, 9-0, to recommend approval of the rezoning request with the following motion:

Motion to recommend approval of the zoning map and 2045 Horizon Plan amendments; making a finding that said approval is consistent with the adopted 2045 Horizon Plan, it is reasonable and in the public interest because: a portion of the parcel already exists within the Medium-Density Residential designation, the property is located within an existing residential area, and approval of the request fulfills County obligation to assign appropriate zoning to the released ETJ portion of the property.

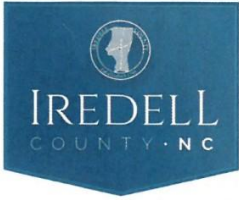
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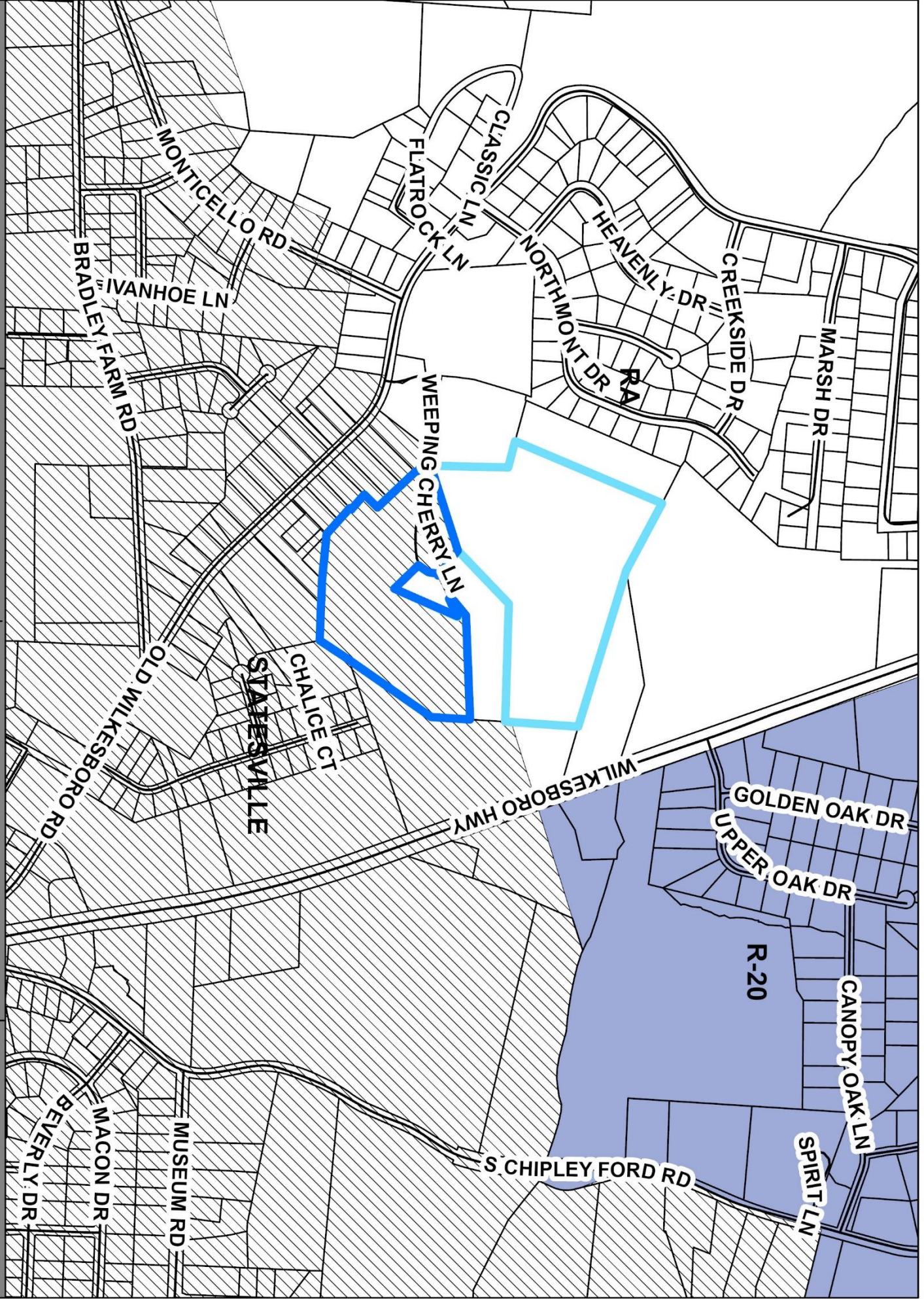
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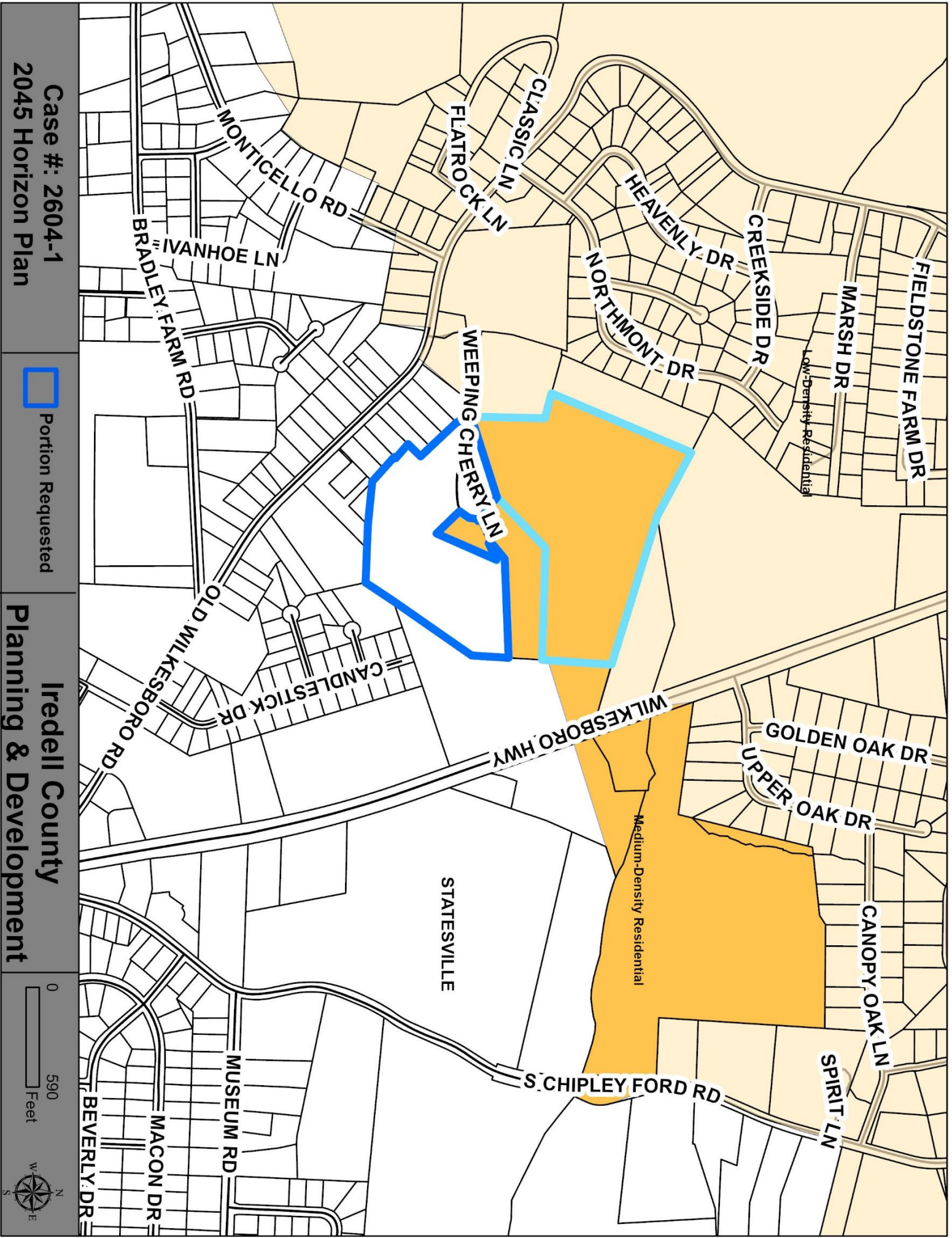
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Iredell County
Planning & Development

0 590 Feet





Case #: 2604-1
2045 Horizon Plan

Portion Requested

Irredell County
Planning & Development



Case #: 2604-1
2024 Aerial

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Iredell County
Planning & Development

0 590
Feet

