



PO Box 1111 Statesville, NC 28687

June 5, 2025

Norton Property, LLC
Attn: Michael Norton and Brandi Mosley
28 N. Commerce Drive
Ringgold, GA 30736

Reference: International Drive (2216, 2329, 2331, 2333) (Parcel Number: 4755-14-3591)
Zoning Confirmation Letter
Zoned: B-5 (General Business District)

To Whom it May Concern:

The above-referenced property is located within the zoning jurisdiction of the City of Statesville. This property is currently zoned B-5 (General Business). The purpose of the B-5 district is to accommodate retail, services, warehousing and low intensity manufacturing businesses.

Authorized uses permitted in this 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. A trucking storage company is a permitted use in the B-5 zoning district with supplemental regulations (see below).

Section 5.02 – Accessory Uses and Structures

(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.**

The Statesville Unified Development Code is accessible on the following webpage:
https://www.statesvillenc.net/departments/planning/unified_development_code.



PO Box 1111 Statesville, NC 28687

Should you have questions or concerns, please contact Christopher Hooper in the Planning Department.

Sincerely,

Christopher Hooper

Christopher Hooper
Planner II
(704) 878-3560
chooper@statesvillenc.net

www.statesvillenc.net