









Development and Land Use Profile



Welcome Land Development Team!

Name	Affiliation
Jenn Bosser	Iredell County Economic Development Corporation
Steve Johnson	Statesville City Council
Todd Lange	Statesville Planning Board
Kenny Miller	Iredell-Statesville Schools
William Morgan	Mayor Pro Tem, Statesville City Council
Bernard Robertson	Statesville Planning Board
Collin Santorine	Development Community Representative (Nandina Properties)
Shannon Viera	Statesville Chamber of Commerce

What We Accomplished Last Meeting

- Learned about project approach, team, schedule, and roles
- Reviewed preliminary market and development data
- Discussed SWOT Analysis (Strengths, Weaknesses, Opportunities, Threats
- Reviewed and Discussed the 2004 LDP Vision Statement

Profile Overview

- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment

Background & Summary of Key Findings

- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment

Purpose of Development & Land Use Profile



Snapshot of development and land use trends important to consider when updating LDP



Includes capacity analysis – "supply" side of equation



Identifies and compares future opportunity sites for growth and change

Summary of Key Findings

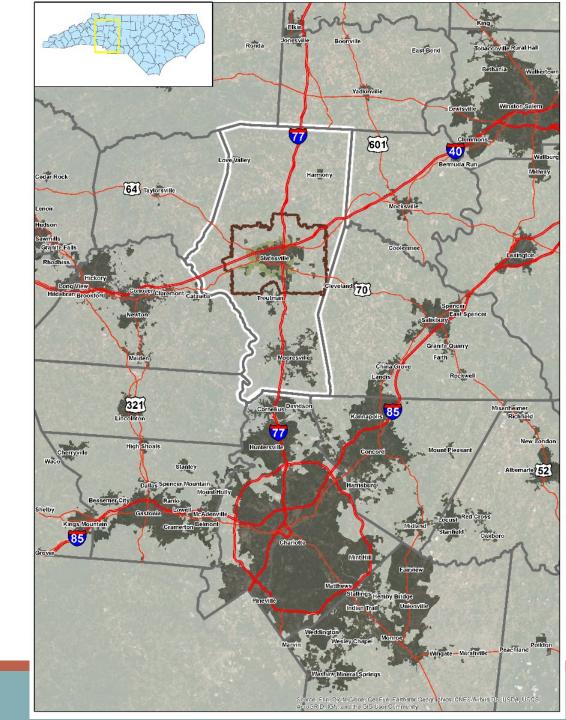
- Majority of land in planning area is within Iredell County's Planning and Zoning jurisdiction suggesting that coordinating planning is important
- Supply of land for future development is 3x the size of Statesville and it will be important to guide growth to strategic areas to increase return on public investments
- While there are many opportunities for new greenfield investment, reinvestment and redevelopment in several key corridors, particularly gateway areas, is needed to strengthen the economic position of the city

Planning Area and Jurisdictions

- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment

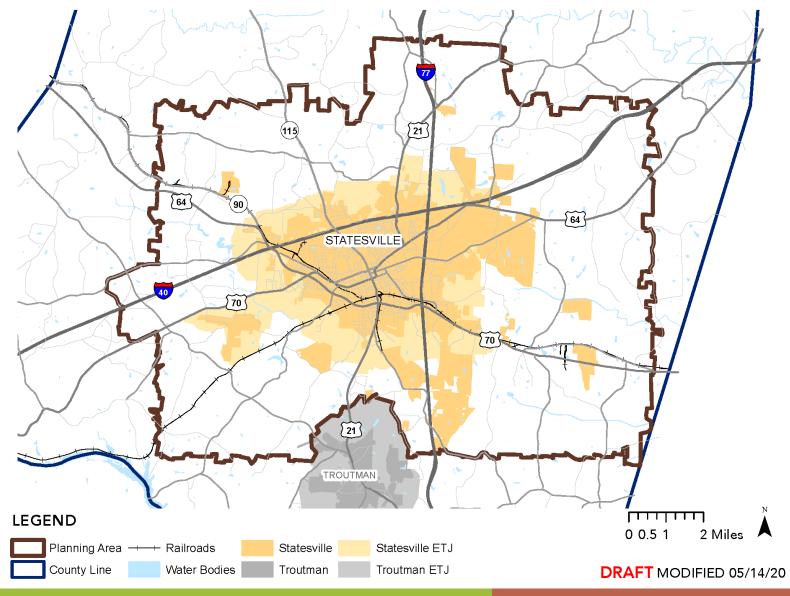
Statesville Region

- Equidistant between Charlotte,
 Winston-Salem, and Hickory
- Crossroads of I-77 and I-40
- Unique position to be located close to several regions





Statesville Planning Area



Planning area similar to previous LDP and Mobility & Development Plan

Expands to the north and west and excludes Troutman ETJ

Planning Area and Jurisdictions

	Total Acreage	% of Total
Statesville City Limits	15,928	19%
Statesville Planning Jurisdiction (City + ETJ)	24,222	29%
Planning Area	83,665	100%

29%

Planning Area within **Statesville's**Planning and Zoning Jurisdiction

71%

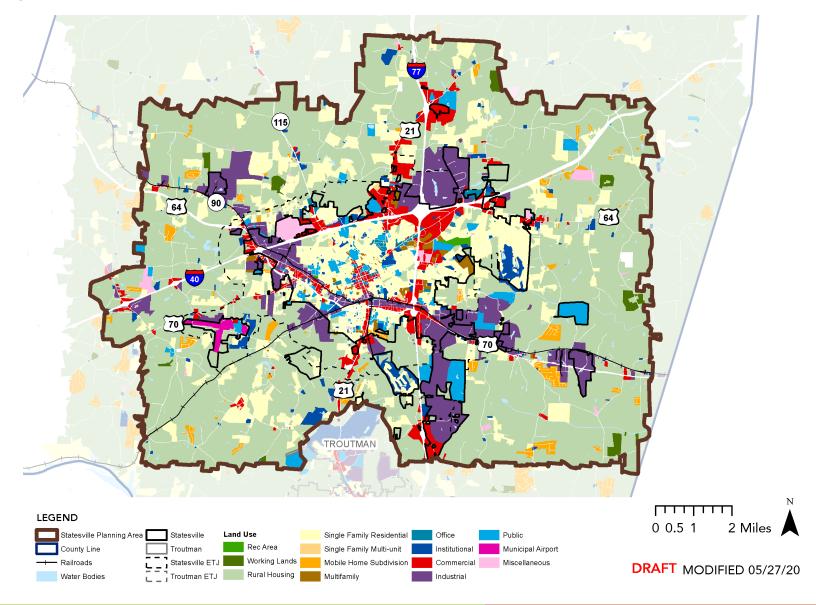
Planning Area within Iredell County's
Planning and Zoning Jurisdiction

Current Assets and Conditions

- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment



Statesville Existing Land Use



Iredell County Tax
Assessor Data used to
define existing land uses

Summary categories used to create easier to read land use pattern

34% of parcels are completely undeveloped (\$0 building value)

Existing Land Use (City Limits)

Land Use	Sum of Acreage	% of Acreage
Single Family Residential	3,940	28%
Single Family Residential	3,745	95%
Single Family Residential Golf Course Frontage	136	3%
Single Family Residential Common Area	42	1%
Single Family Residential Pond	16	0.4%
Industrial	3,163	23%
Commercial	1,910	14%
Rural Housing	1,454	10%
Public	1,251	9%
Institutional	788	6%
Multifamily	384	3%

Land Use	Sum of Acreage	% of Acreage
Miscellaneous	356	3%
Municipal Airport	230	2%
Office	211	1.5%
Single Family Multi-unit	85	0.6%
Condominium Common Area	38	44%
Condominium	34	40%
Town House SFR	9	11%
Town House Common Area	4	4%
Rec Area	82	0.6%
Mobile Home Subdivision	35	0.3%
No Data	17	0.1%
Working Lands	0.005	0%
Grand Total	13,910	100%

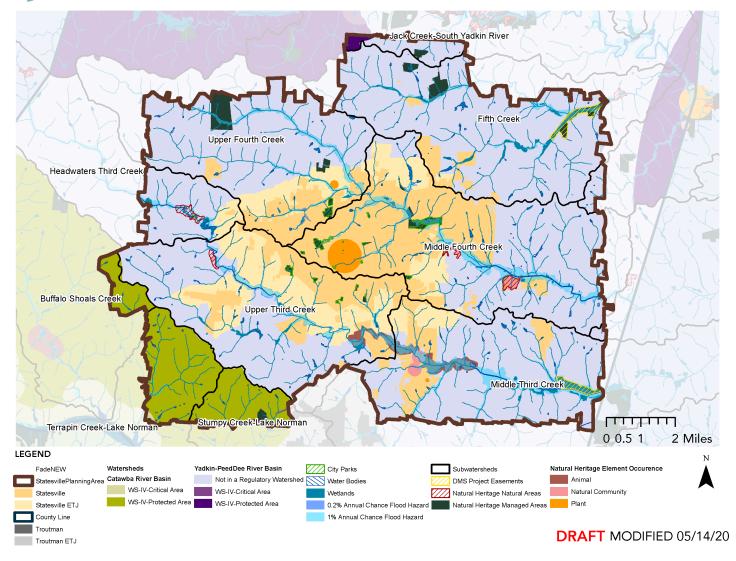
Existing Land Use (Planning Area Limits)

Land Use	Sum of Acreage	% of Acreage
Rural Housing	50,455	65%
Single Family Residential	10,300	13%
Single Family Residential	10,064	98%
Single Family Residential Golf Course Frontage	136.7721	1.33%
Single Family Residential Common Area	59.9873	0.58%
Single Family Residential Pond	38.4117	0.37%
Single Family Residential Water Frontage	0.0657	0.00%
Industrial	6,633	8%
Commercial	3,300	4%
Public	2,050	3%
Institutional	1,659	2%
Mobile Home Subdivision	1,229	1.6%

Land Use	Sum of Acreage	% of Acreage
Miscellaneous	667	0.9%
Working Lands	569	0.7%
Multifamily	449	0.6%
Office	279	0.4%
Municipal Airport	230	0.3%
No Data	194	0.3%
Single Family Multi-unit	85	0.1%
Condominium Common Area	38	45%
Condominium	34	40%
Town House SFR	9	11%
Town House Common Area	4	4%
Rec Area	82	0.1%
Grand Total	78,181	100%
Grand Total	78,181	100%



Statesville Natural Features Map

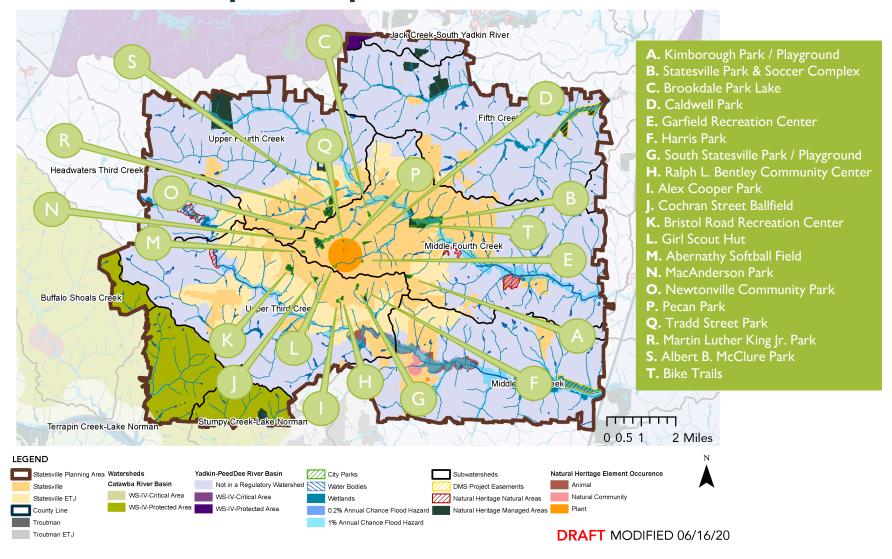


Catawba River Basin
Protected Area to SW

Some wetlands and floodplains found throughout planning area

Heritage Element occurrences within city limits

Parks, Open Space, & Natural Features



278

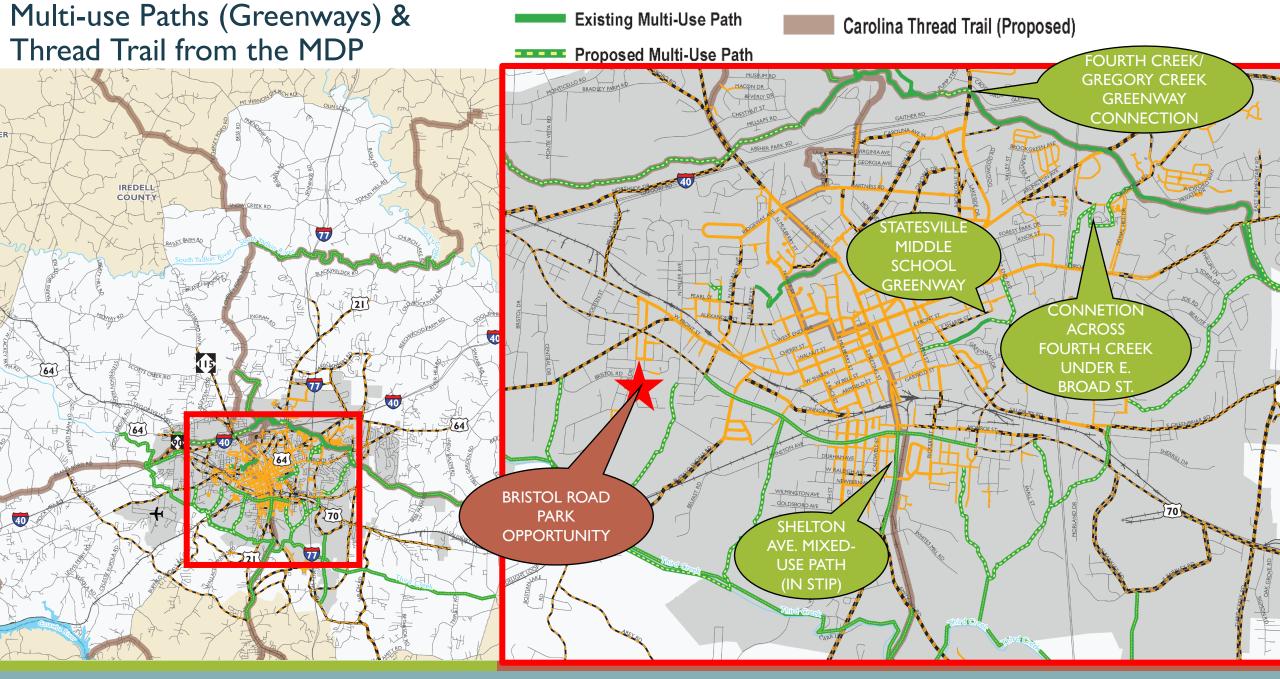
Acres of City parklands

286

Acres of Natural Heritage
Natural Areas within
Planning Area

1,829

Acres of Natural Heritage
Managed Areas within
Planning Area



Bristol Road Park

- Established community center and park at north end of city properties (parking lot, playground, and basketball courts)
- Opportunity to utilize city-owned properties to the south (included within red boundary) to create connected trail network & other facilities
- Could potentially tie to the planned multi-use path to the east that is part of planned trail loop around city



Route 2 Recreation Plan





TAKE THE SURVEY

The City of Statesville Recreation & Parks Department is preparing for the development of a new Comprehensive Recreation and Parks Master Plan, which we have named "Route 2 Recreation" or "R2."

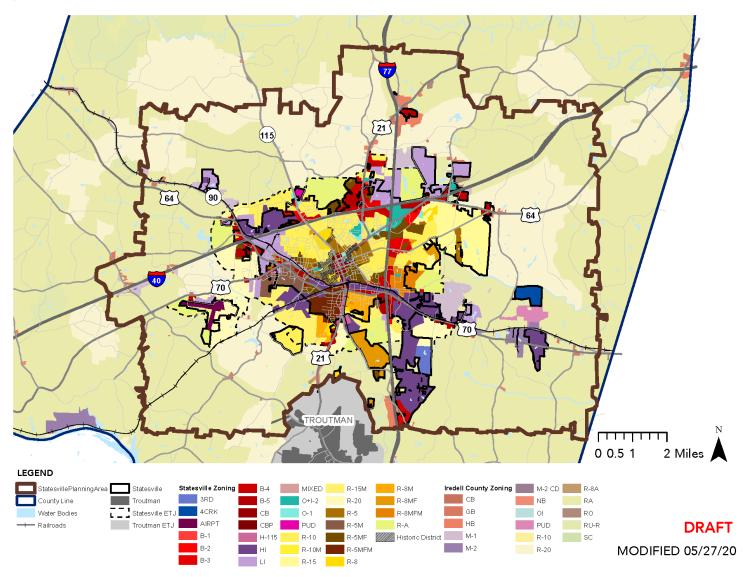
Concurrent city planning effort

 Opportunity to align land use planning and parks/trails planning

City website has R2 information



City of Statesville and Iredell County Zoning Map



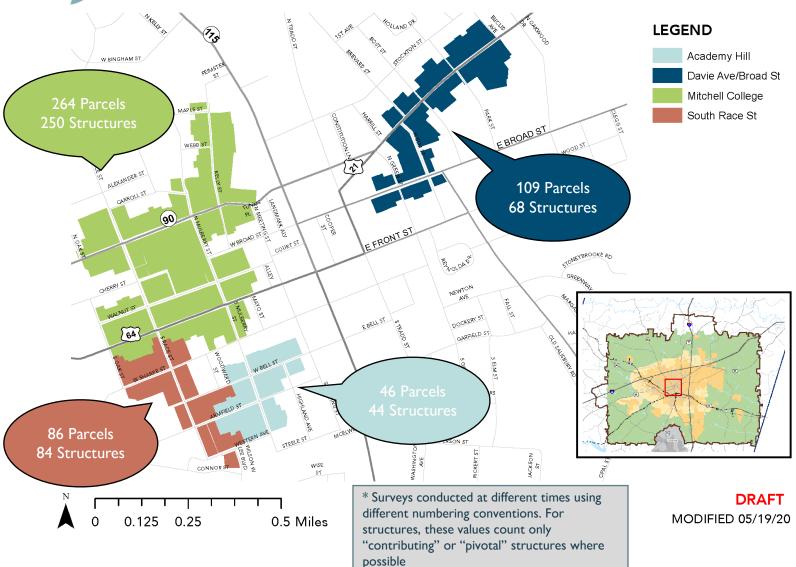
Most of land within ETJ in R-A and R-20 zoning districts

Vast majority of Iredell County land in RA and R-20 zoning districts

Will be important to manage areas to ensure the right zoning is in place to encourage the envisioned development pattern

STATESVILLE Land Davidoprent Plan 2 0 4 5

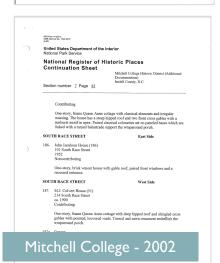
City of Statesville Historic Districts

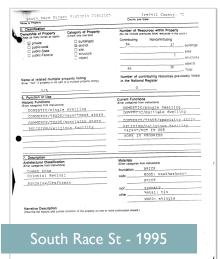


Available Historic District Surveys

State of North Ivision of Archiv			Irede	11 COUNTY
	-			COUNTY
	PROPERTY FO	ORM FOR		QUAD
Iredell Cou			1 10 10 10 10 10	
A MUI	LTIPLE RESOURCE	OR THEM	ATIC NOMINATION	
	-			the same of
NAME				
HISTORIC				
Acade AND/OR COMMON	my Hill Historic	District		
AND GR COMMON				
LOCATIO	N 0 - 7- 10			
STREET & NUMBER	. See Item 10	and attached map.		
			NOT FOR PUBLICATION	
OTT. TOWN			CONGRESSIONAL DIST	BICT .
	esville	Cool 037	COUNTY	0004
	h Carolina	037	Iredel1	097
CLASSIFIC	CATION			
CATEGORY	OWNERSHIP	STATUS	100	
XOSTRICT	X PUBLIC	Z.occureo	_AGRICULTURE	ENT USE
BUILDING(S)	X PRIVATE	S.UNOCCUPIED	I. COMMERCIAL	-2055
STRUCTURE	X ROTH	_WORK IN PROGRESS	LEGUCATIONAL	XPRIVATE RESIDENCE
SFTE	PUBLIC ACQUISE		INTERTANMENT	_PEUGIOUS
OBJECT	_IN PADCESS	LYES RESTRICTED	_GOVERNMENT	TOTAL .
	_BEING CONSIDERED	X YES UNRESTRICTED	I.INDUSTRIAL	_ PRANSPORTATION
		X.vo	MILITARY	OTHER
OWNER O	F PROPERTY			
NAME				
	ple ownership. (See attached list.)		
STREET A NUMBER			The Street of	manifest year.
STREET & NUMBER				
STREET & NUMBER			STATE	
STREET & NUMBER	OFTEGALDE	SCRIPTION	STATE	i - Topenia
CIT. TOWN	N OF LEGAL DE		STATE	
COUNTHOUSE, NEGISTAY OF DEEDS			STATE	
COUNTROLAS			STATE	
COUNTHOUSE, NEGISTAY OF DEEDS			7.0 (A), (
CITE TOWN CITE TOWN LOCATION COUNTROUSE, NEGISTRY OF DEEDS, STREET & NUMBER			STATE	
CIT. TOWN LOCATION COUNTRIGUES REGISTRY OF CEOS STREET & NUMBER CITY. TOWN	ere .	SCRIPTION	STANK	
CIT. TOWN LOCATION COUNTRIGUES REGISTRY OF CEOS STREET & NUMBER CITY. TOWN	ere .	SCRIPTION	STANK	
CIT. TOWN LOCATION COUNTRIGUES REGISTRY OF CEOS STREET & NUMBER CITY. TOWN	ere .	SCRIPTION	STANK	
CIT. TOWN LOCATION COUNTRIGUES REGISTRY OF CEOS STREET & NUMBER CITY. TOWN	ere .		STANK	Jest Jest Jest Jest Jest Jest Jest Jest
ETRETA NUMBER CIT. TOWN LOCATION COUNTYDUSE RESISTED OF CESS STREET & NUMBER CIT. TOWN	ere .	SCRIPTION	980	10 July 10 Jul
STREET & NUMBER CITY, TOWN LOCATION COUNTRIONES MICHITHOUSES MICHITHOUSE	ere .	SCRIPTION	STANK	10 July 10 Jul

Dat	entory Number, Name, Address, c. Assessment, and Description
1.	House 257 E. Broad St. 43 15 540 1918-1925 (SN)
	Ca. 1920. (House may date from late 19th C. but took on preme between 1918 and 1925.) Two-story frame, 3 % 2 min block doe with pedimented gable ends and raking cornice boxing in chimer lapped siding in tympanum, 6/6 sash. Exterior end SS chimney one to seven common bond. One-story porch with fluted Boric o Com-story frame storage building at left rear of structure.
2.	House 256 E. Broad St. 43 19 A.S by 1918 (SM) C
	Early 20th C. Two-story frame structure with hip roof and fr hipped dorner, 3 X l main block with brick chinney at rear. $\%$ /houvered shutters, and one-story front and side porch with box Doric posts, turned balustrades, and a cross gable on center by
з.	House 305 S. Broad St. 55 CD A III by 1918 (SM) C
	Ca. 1900. Rambling two-story late Victorian dwelling with 3) bay main block and front one-story right angled wing. Mooden fit same adhighles cover gable ends. Front one-story bay with filat same and the same and 4/4 small. Now altered porch originally lined 1-shaped front.
4.	House 304 E. Broad St. 63 17 F12 by 1918 (SM) C.
	Ca. 1918. One and one-half-story frame Tudor Prairie style bu low with clipped-head roof gables and heavy eave brackets. Heav front porh ports of brick. Side porte-cochere.



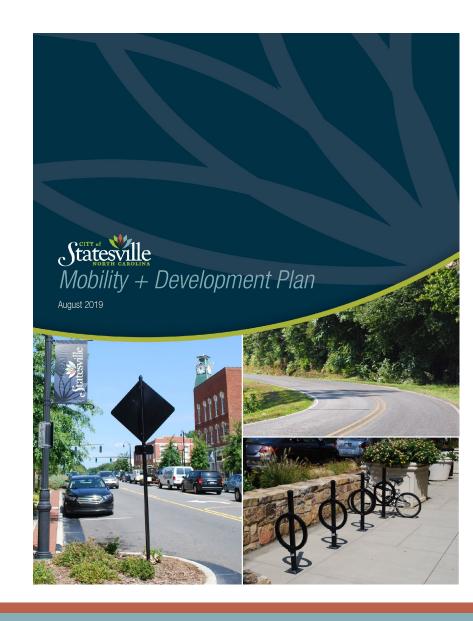


Infrastructure Plans

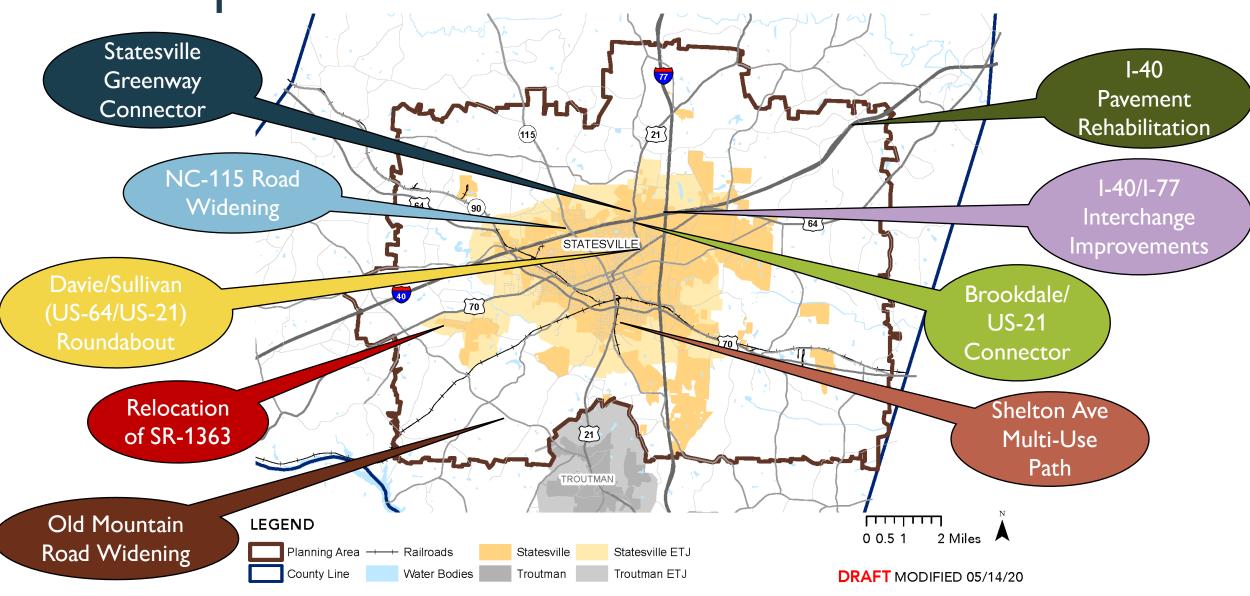
- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment

Mobility & Development Plan

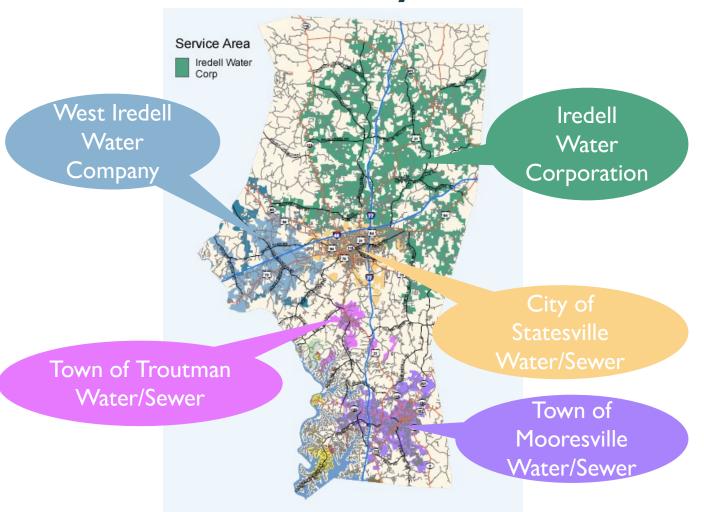
- Comprehensive Transportation Plan
 - Roadway Element
 - Bicycle and Pedestrian Element
 - Transit, Freight, and Aviation Element
 - Strategic Corridors *
 - Land Use Focus Areas *
- * Inform focus areas for LDP



Transportation Infrastructure Investments



Iredell County Water Providers

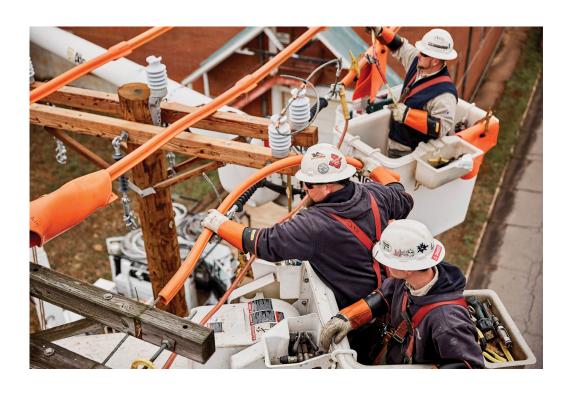


Multiple utility providers within Statesville's planning area:

- City of Statesville
- Iredell Water Corp.
 - Some parallel service lines (north & east)
- W. Iredell Water Co.
 - Minimal existing overlap
- "Interconnects" with Iredell, W. Iredell, and Troutman
- City sometimes provides water when demand on a parcel is beyond capacity of others
- City is the only sewer provider north of Mooresville

Important to consider applicable service areas when planning for future growth

Electricity Providers



Multiple utility providers within Statesville's planning area:

- Statesville Electric Utilities is ready, willing and able to serve the planning area.
- Additional private providers exist and compete with the city utility.



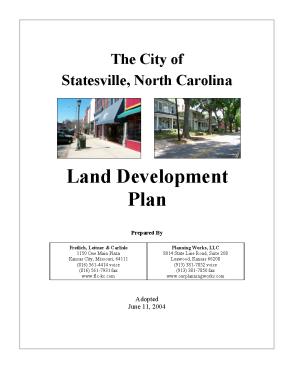


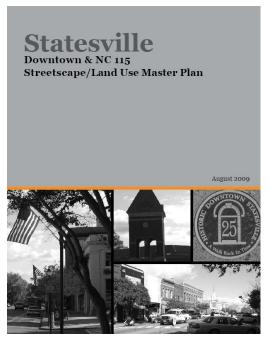
 Statesville a part of "ElectriCities" which supports and promotes municipal electricity providers in NC

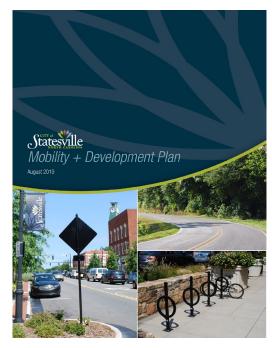
Land Use Planning

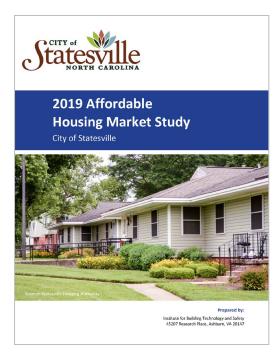
- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment

Land Use Planning Foundations





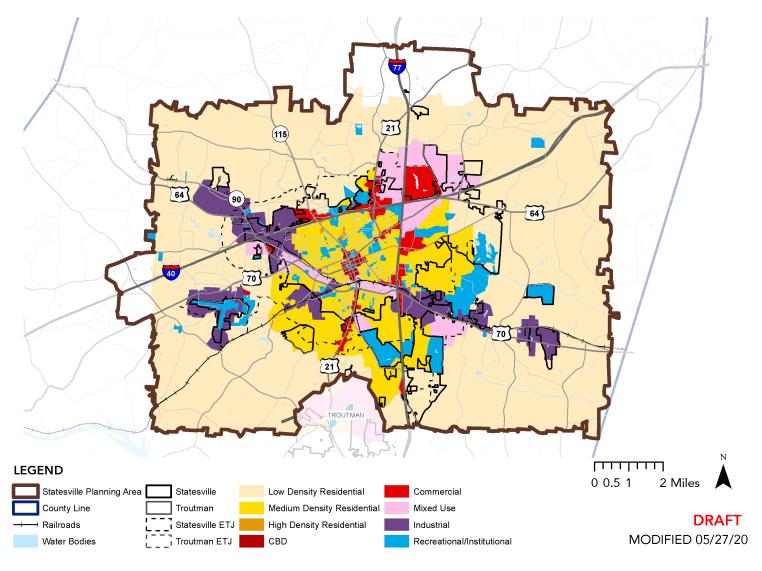




R2 Parks and Recreation & Fiscal Analysis Efforts occurring in tandem to this effort and will be incorporated into the updated Land Use Plan



Statesville Future Land Use Map

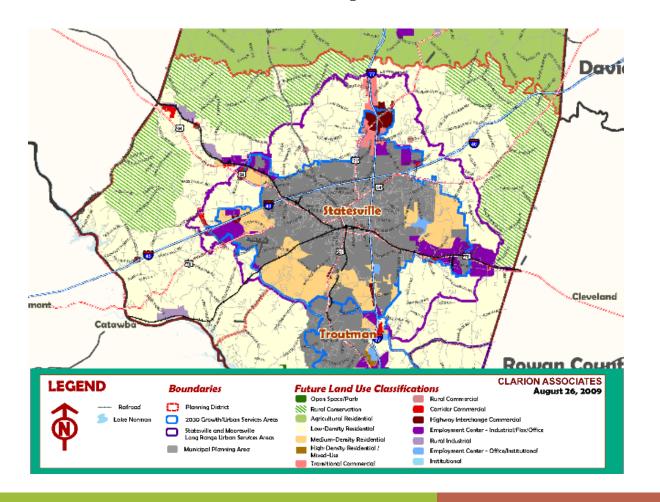


Established in 2004 Land
Development Plan

Areas in white were not in planning area of 2004 LDP

Plan laid framework for growth; limited achievement of this growth between 2004-today

Iredell County Future Land Use Map



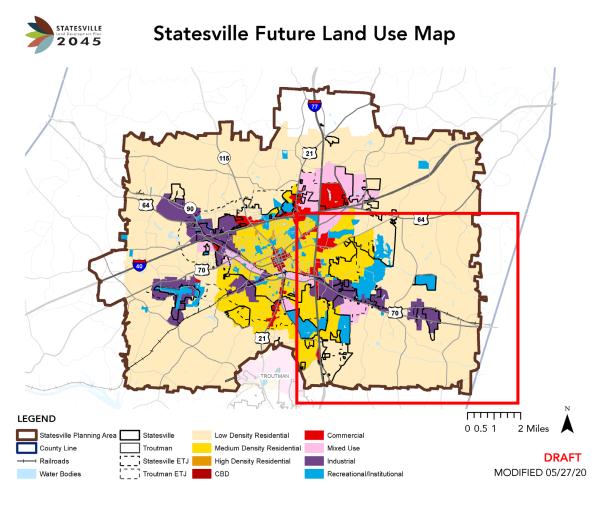
Plan adopted in 2008

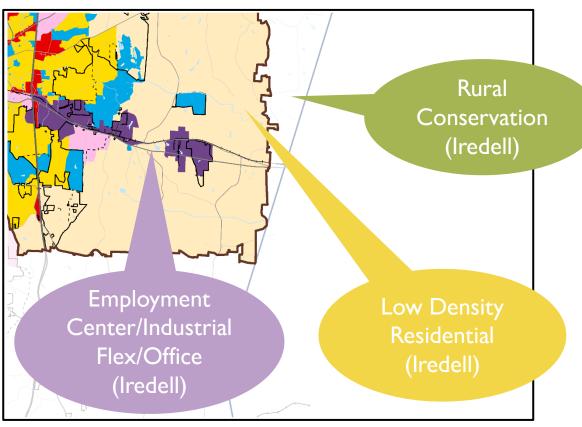
Planning area similar but different than city plan – focused on utility service area

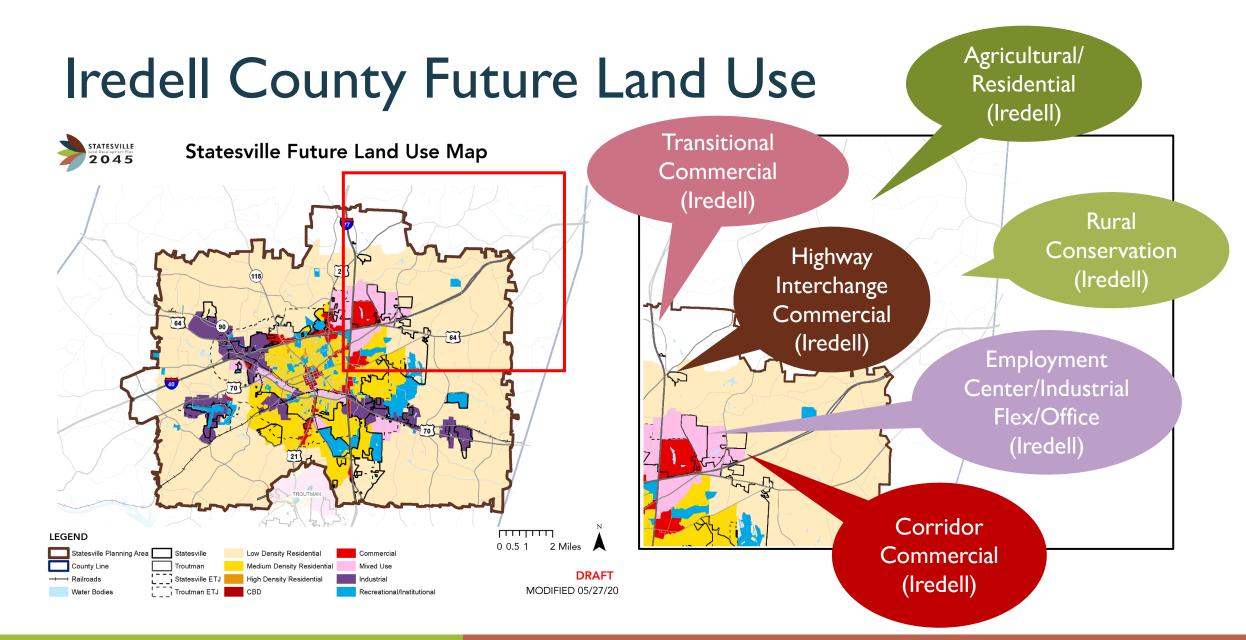
County likely to update their plan in the near future

Coordinated planning in "edge" areas will be important

Iredell County Future Land Use

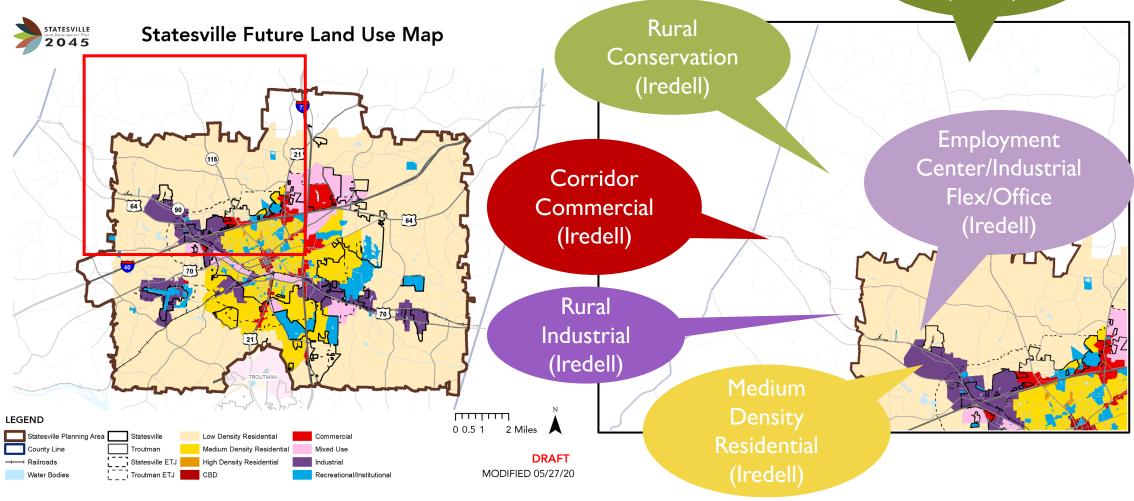






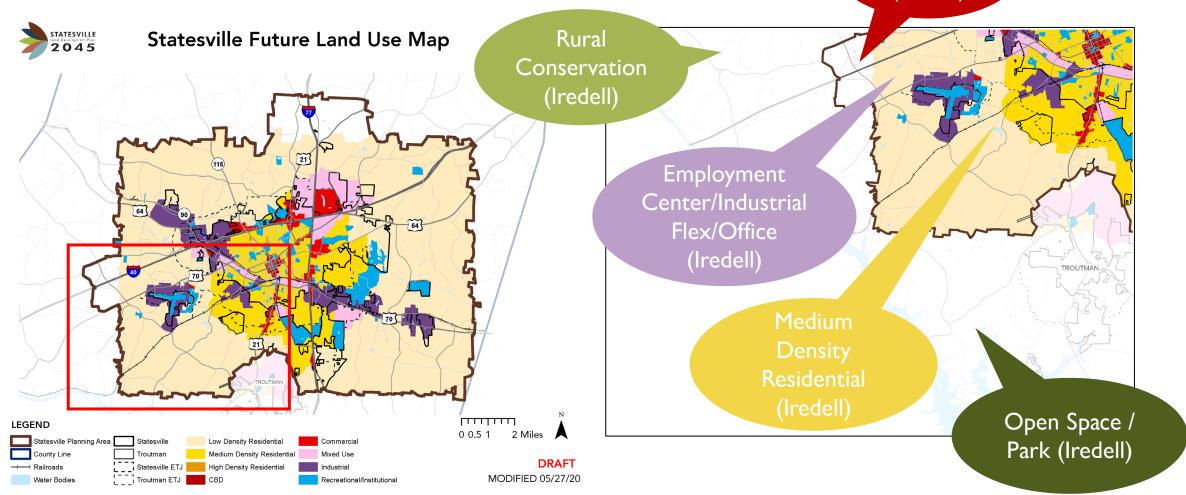


Agricultural /
Residential
(Iredell)

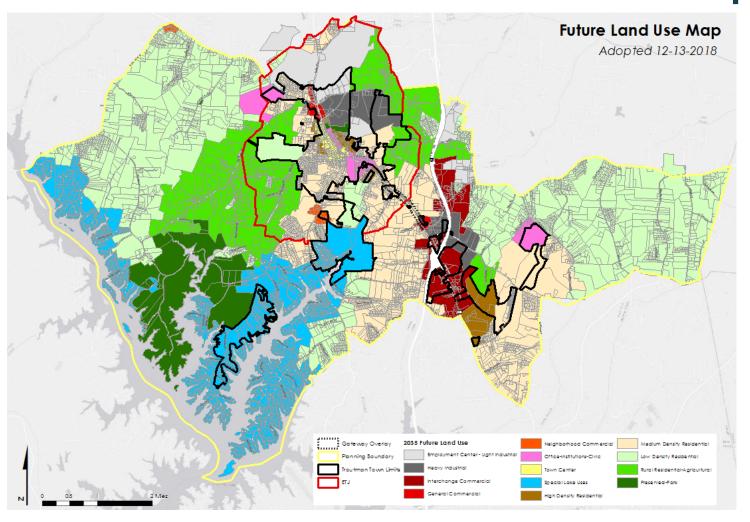


Iredell County Future Land Use

Corridor Commercial (Iredell)



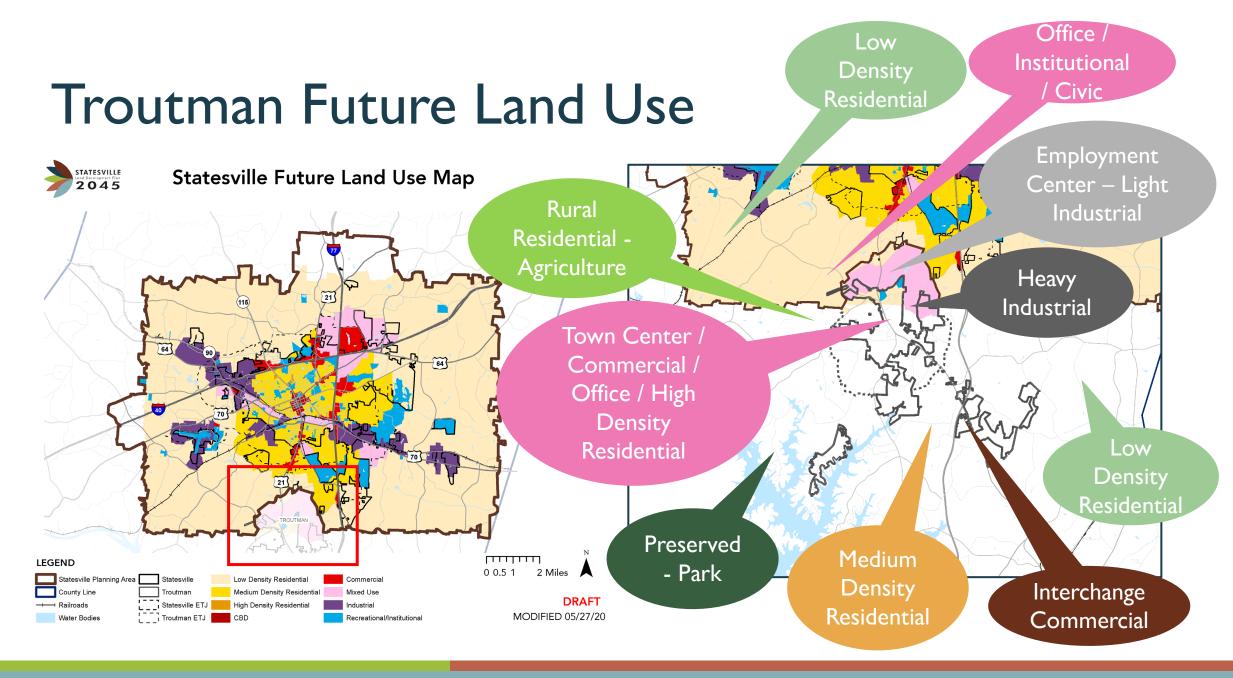
Troutman Future Land Use Map



Plan adopted in 2018

Coordinated planning in "edge" areas will be important

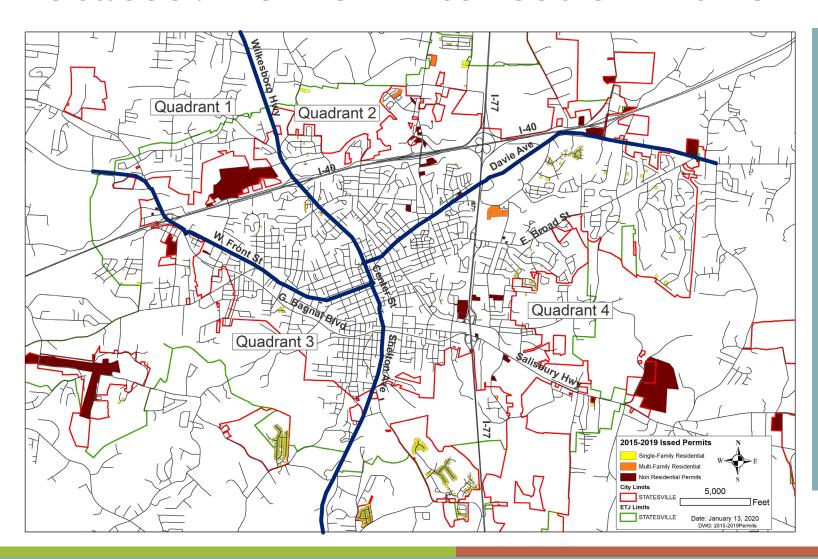
Will watch as progress on Barium Springs and annexation area is made



Development Trends

- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- 8. Opportunities for Future Development / Redevelopment

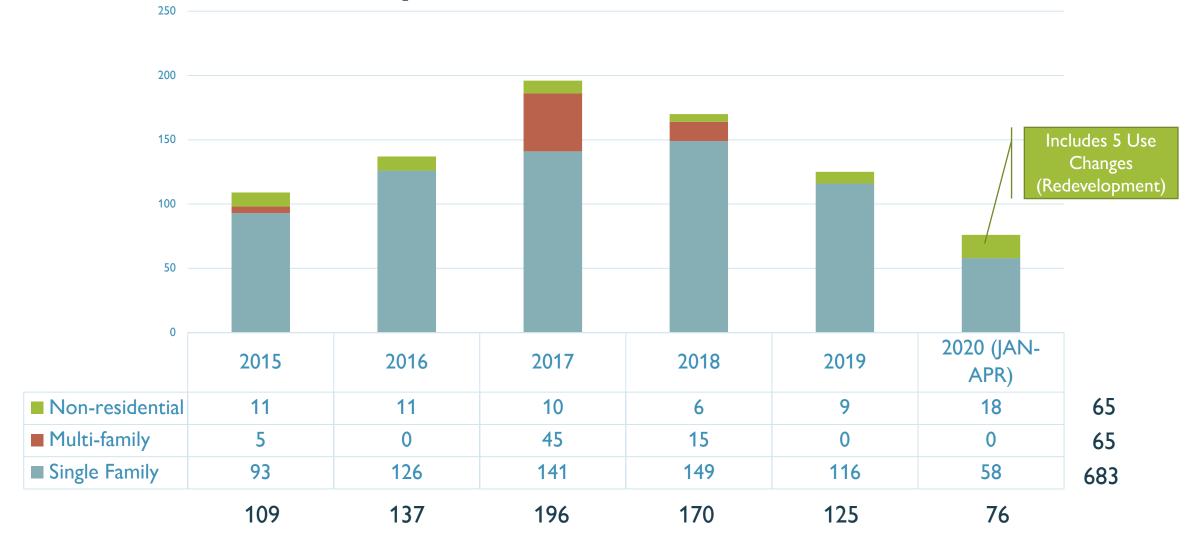
Statesville Permits Issued 2015-2019



Majority of acreage devoted to non-residential development located along edges of community

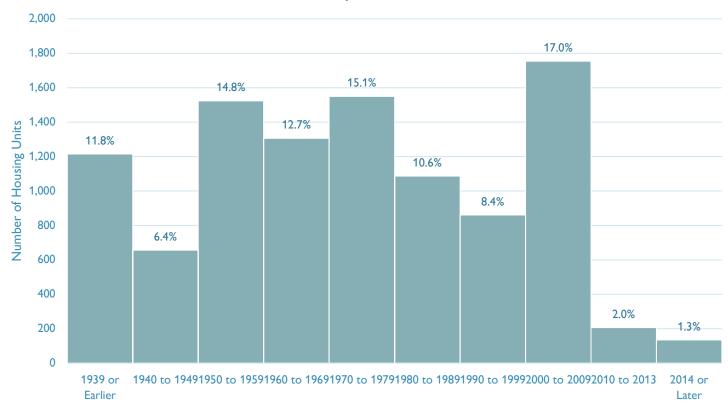
Majority of permits dedicated to single-family units in edge areas

Permits Issued by Year



Age of Properties

Year Structure Built for Occupied Housing Units in the City of Statesville



Source: American Community Survey (2014-2018)

18.2%

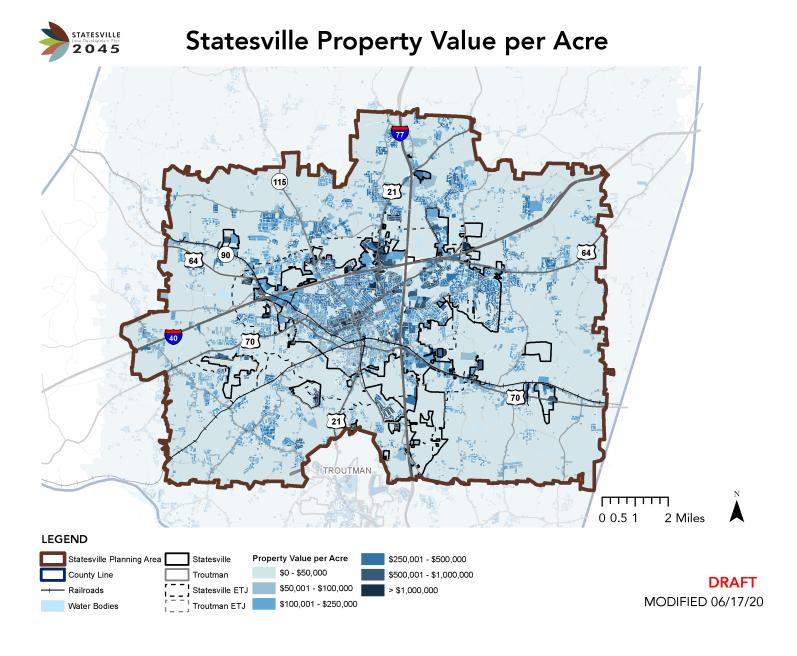
Of housing units were built prior to 1950

60.8%

Of housing units were built between 1939 or Earlier -1979

28.7%

Of housing units have been built since 1990



Map depicts value of each parcels' 1 acre value (normalized to the acre)

Allows for comparison of smaller to larger parcels

Higher value properties are located within city limits primarily in edge areas and downtown

Property Values (Normalized to the acre)

	Percentage of Total Parcels in Planning Area
\$0 - \$50,000	34%
\$50,001 - \$100,000	10%
\$100,001 - \$250,000	25%
\$250,001 - \$500,000	20%
\$500,001 - \$1,000,000	6%
> \$1,000,000	4%

Nearly half of parcels in the planning area fall within the range of \$0 -\$100,000 per acre

About 90% of properties are valued between \$0 - \$500,000 per acre

Economic Development Context





Planning and coordination in the works

Development Capacity

- 1. Background and Summary of Key Findings
- 2. Planning Area and Jurisdictions
- 3. Current Assets and Conditions
- 4. Infrastructure Plans
- 5. Land Use Planning
- 6. Development Trends
- 7. Development Capacity (Supply)
- Opportunities for Future Development / Redevelopment

Development Capacity Analysis

Vacant/Rural

Agricultural lands
Rural homes
Undeveloped lands

Developed

Single-family
Multi-family
Commercial
Industrial
Office

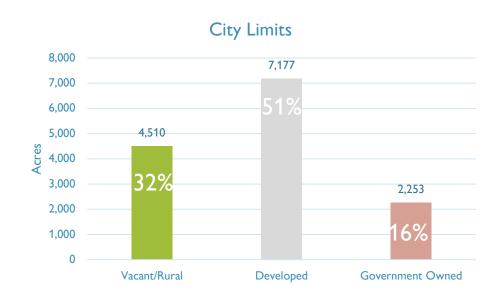
*properties may have redevelopment potential

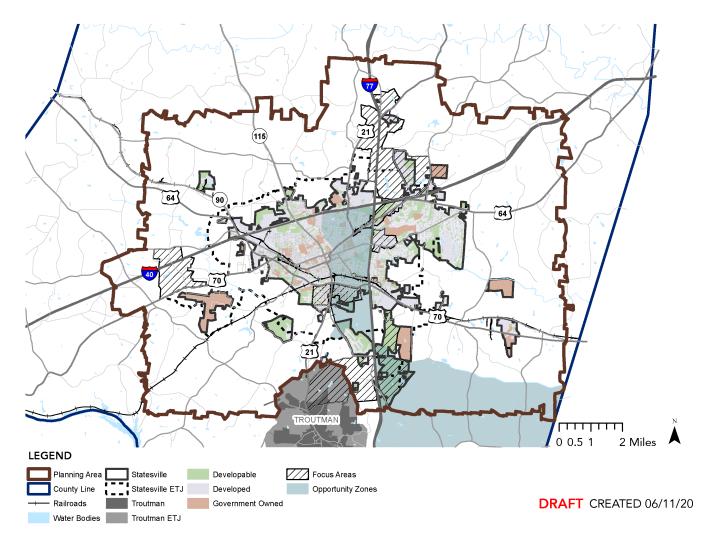
Govt. Owned

City
County
State
School District

Development Status in City of Statesville

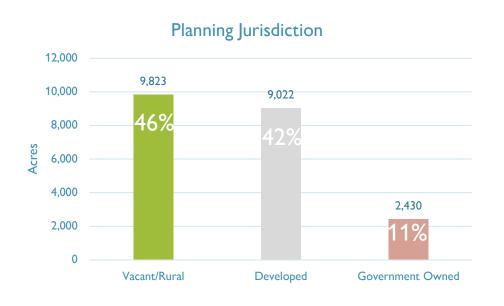
Category	Acres
Vacant/Rural	4,510
Developed	7,177
Government Owned	2,253

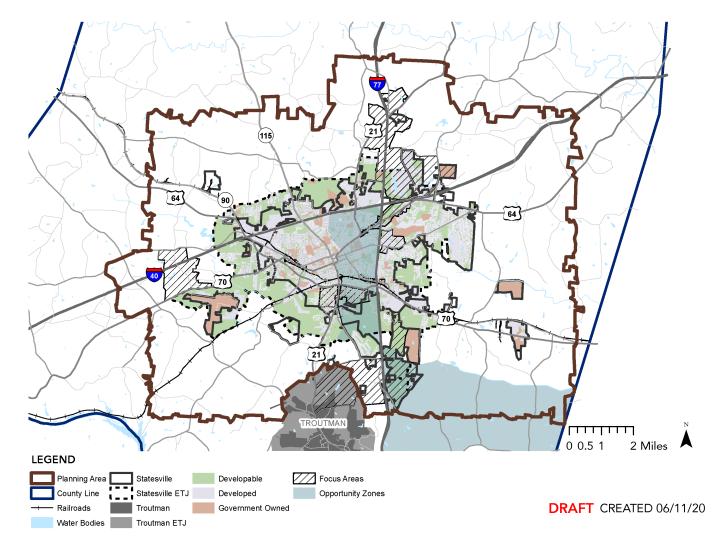




Development Status in Statesville's Planning Jurisdiction (City + ETJ)

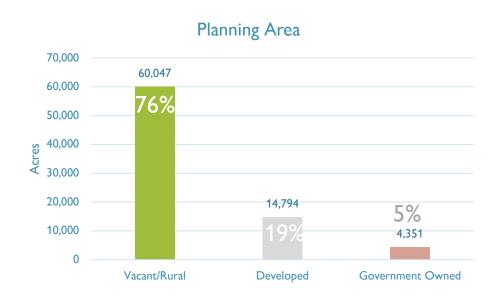
Category	Acres
Vacant/Rural	9,823
Developed	9,022
Government Owned	2,430

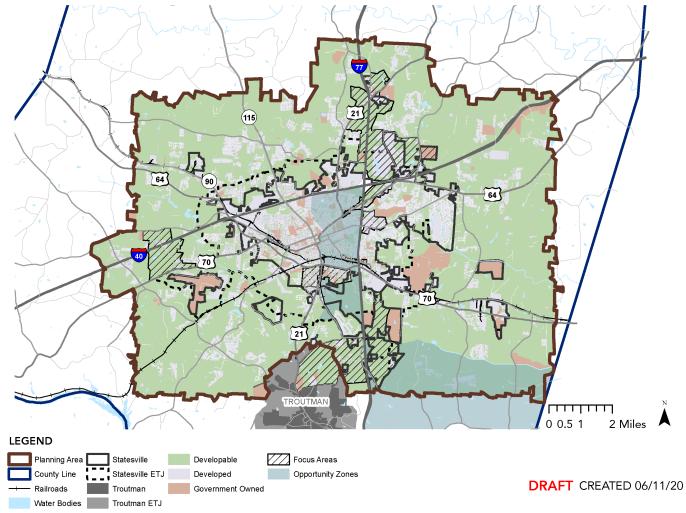




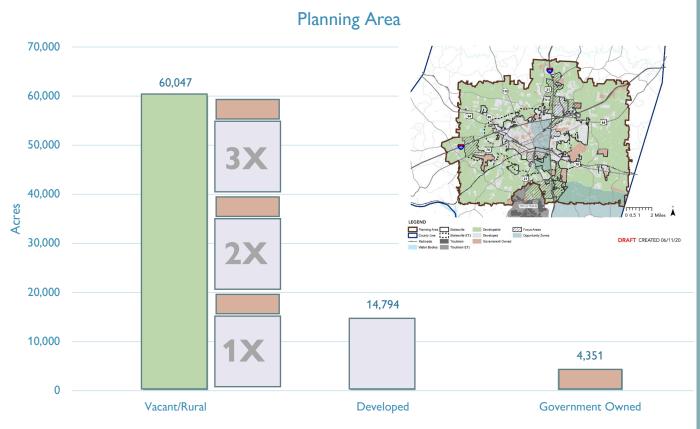
Development Status in Planning Area

Category	Acres
Vacant/Rural	60,047
Developed	14,794
Government Owned	4,351





Supply in Context

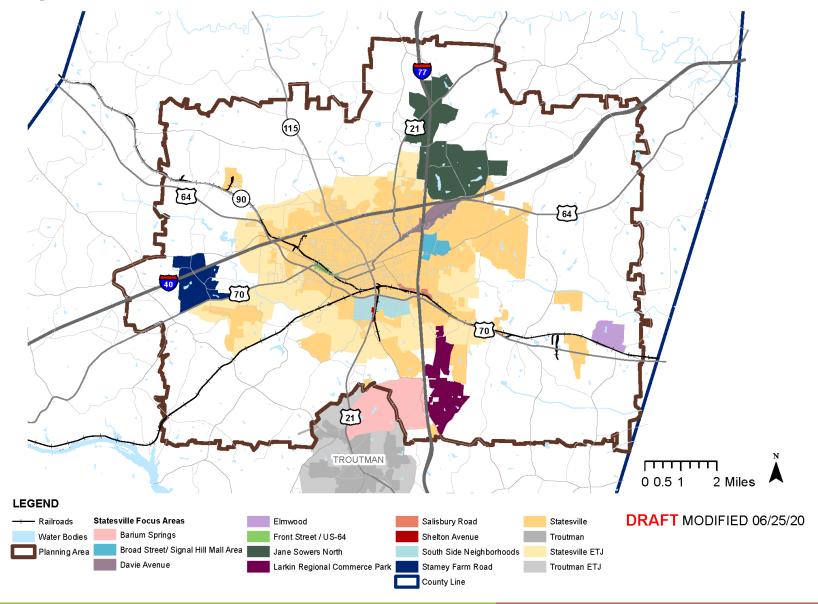


- The supply of vacant/rural land in the planning area could support 3x currently developed and government land (= 3 new Statesvilles)
- Development trends and market analysis suggest a fraction of supply will be demanded over next 20 years
- Important to be strategic with growth to get highest ROI on public expenditures
- LDP Market Analysis Report findings identify market opportunities
- Important to consider not only new development, but reinvestment in existing developed areas

Opportunities for Future Development & Reinvestment



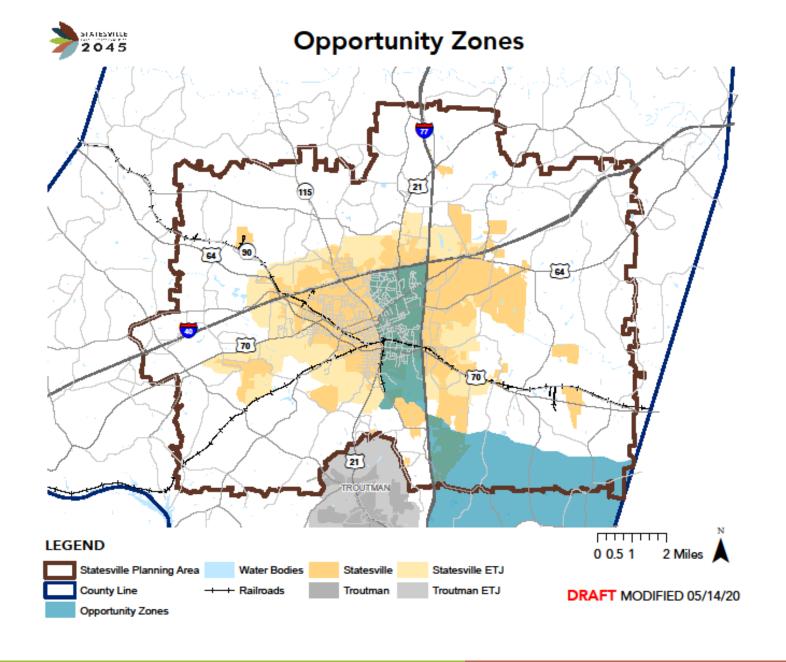
Statesville Focus Areas



11 focus areas identifiedfrom stakeholderinterviews and Mobility& Development Plan

5 New Development Focus Areas

6 Reinvestment Focus Areas



Investment area promoted through Federal program

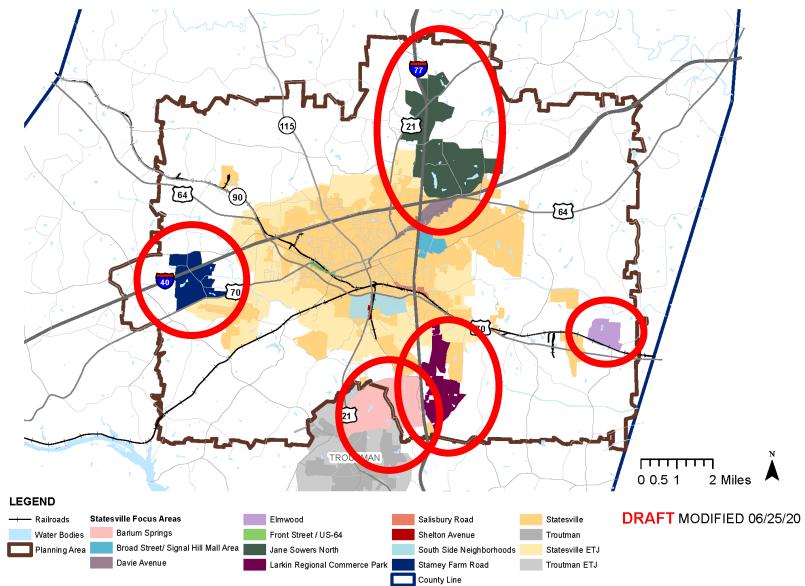
Areas designate lowerincome areas that could benefit from reinvestment

Intent is to benefit communities that live in these areas

Opportunity for reduction in capital gains tax for investments made in opportunity zones



Statesville Focus Areas

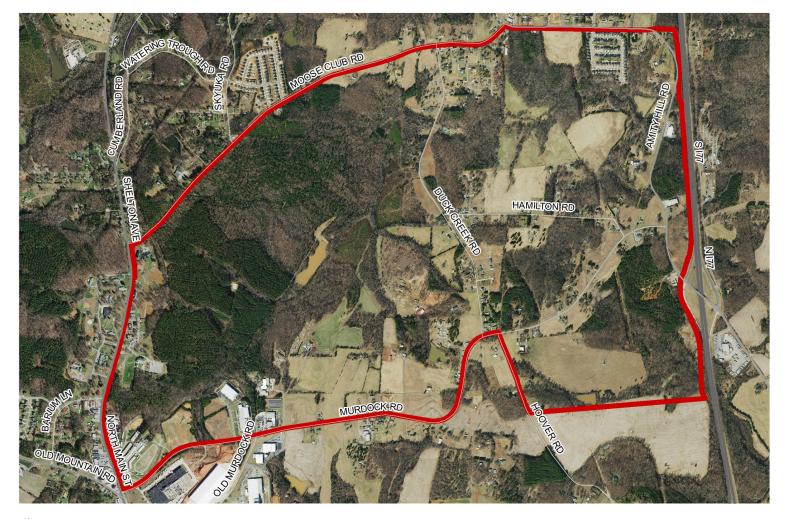


New Development Focus Areas (~6,800 acres)

- Barium Springs
- Elmwood
- Jane Sowers North
- Larkin RegionalCommerce Park
- Stamey Farm Road



Barium Springs Focus Area



DRAFT MODIFIED 05/20/20

- New development opportunity
- No current utility service
- Few property owners
- Identified as prime industrial property (2011 study)
- Annexation agreement boundary for area currently being discussed by Statesville and Troutman

1,811 acres Vacant/Rural165 acres Developed70 acres Government property

Utility Potential:

Water/Sewer Nearby Capacity Available Electric Feasible



Elmwood Focus Area



DRAFT MODIFIED 06/25/20

- New development opportunity
- No current utility service
- Few property owners
- Proximate to rail and Statesville Industrial Park

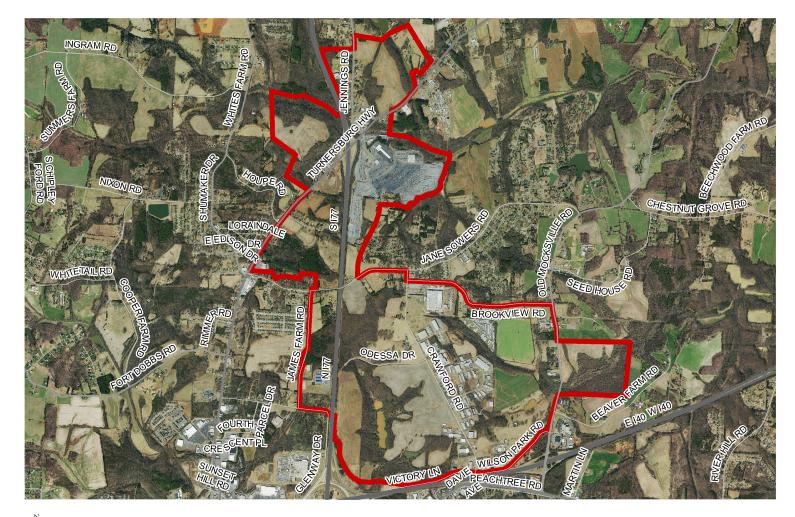
361 acres Vacant/Rural0 acres Developed0 acres Government property

Utility Potential:

Water/Sewer Minimal Nearby Service Electric Feasible



Jane Sowers North Focus Area



DRAFT CREATED 05/20/20

- New development opportunity
- Sewer service to portion of area
- Access to I-77 and I-40
- Few landowners
- Focus Area and Strategic Corridor in Mobility & Development Plan (Market Analysis)

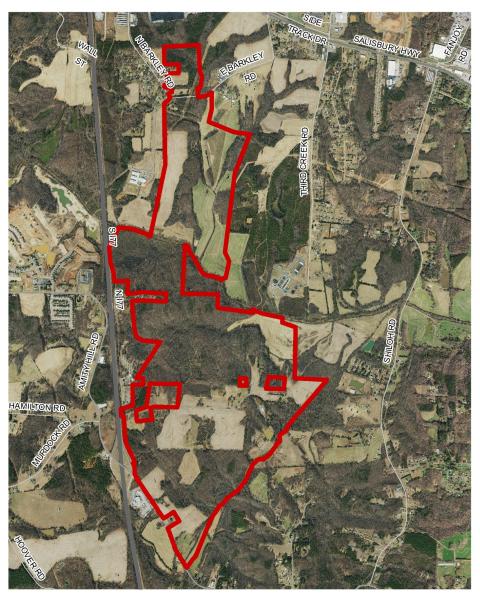
1,562 acres Vacant/Rural876 acres Developed176 acres Government property

Utility Potential:

Water Nearby Capacity Available
Electric City Electric Feasible for Some of
This Area

1 Miles





- New development opportunity
- Extension of utility service underway
- Access to I-77
- Partially within Opportunity Zone
- Two economic development grants awarded (Plasgad & Ashley Furniture)
- Few landowners
- Phase 1 Developer Agreement approved

968 acres Vacant/Rural 42 acres Developed

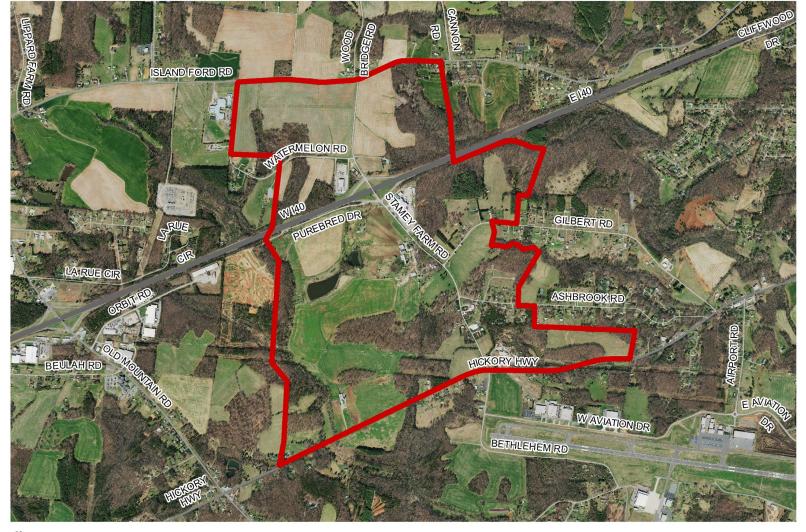
Government property 0 acres

Utility Potential:

Water/Sewer Service lines underway **Electric** City Electric chosen provider; infrastructure in construction



Stamey Farm Focus Area



DRAFT CREATED 05/20/20

- New development opportunity
- No planned utility service
- Access to I-40 and Statesville Airport
- Few landowners

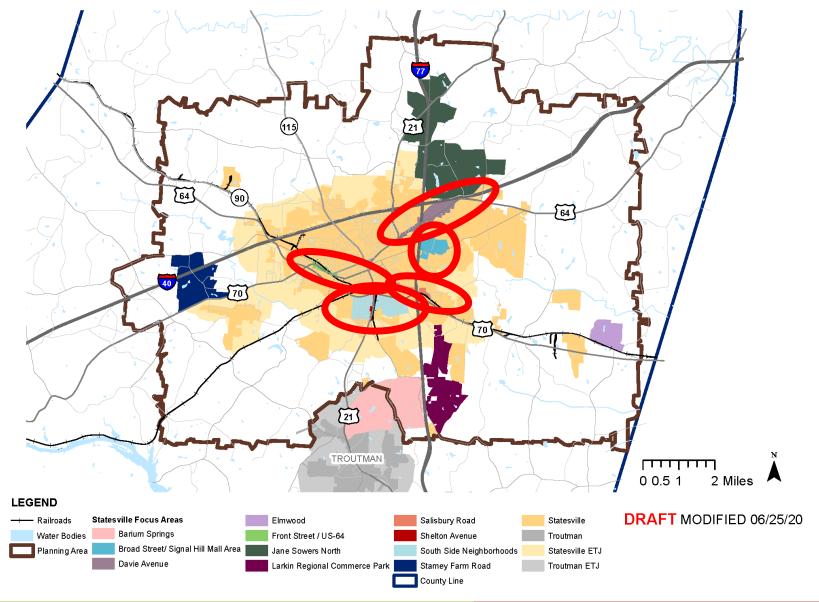
686 acres Vacant/Rural43 acres Developed0 acres Government property

Utility Potential:

Water/Sewer Minimal Nearby Service Electric Feasible



Statesville Focus Areas



6 Reinvestment Focus Areas (~1,000 acres)

- Broad Street/Signal Hill Mall
- Davie Avenue
- Front Street
- Salisbury Road
- Shelton Avenue & South Side Neighborhoods



Broad Street/Signal Hill Mall Focus Area



0 0.05 0.1 0.2 Miles

DRAFT MODIFIED 05/26/20

- Redevelopment opportunity
- Gateway & core activity center
- Existing utility service
- Access to I-77 and downtown
- Focus Area & Strategic Corridor in Mobility & Development Plan

14 acres Vacant/Rural208 acres Developed0 acres Government property

Utility Potential:

Water/Sewer Existing Capacity (Infill)
Electric Existing Capacity (Infill)



Davie Avenue Focus Area



DRAFT MODIFIED 05/21/20

- Redevelopment & new development opportunity
- Gateway
- Existing utility service
- Access to I-77 and I-40
- Strategic Corridor in Mobility & Development Plan

137 acres Vacant/Rural113 acres Developed13 acres Government property

Utility Potential:

Water/Sewer Existing Capacity (Infill)
Electric Existing Capacity (Infill)

0.5 Miles



Front Street Focus Area



DRAFT MODIFIED 05/26/20

- Redevelopment opportunity
- Gateway
- Existing utility service
- Access to downtown, railroad, US-70, proposed Carolina Thread Trail
- Strategic Corridor in Mobility & Development Plan

6 acres Vacant/Rural52 acres Developed0.1 acres Government property

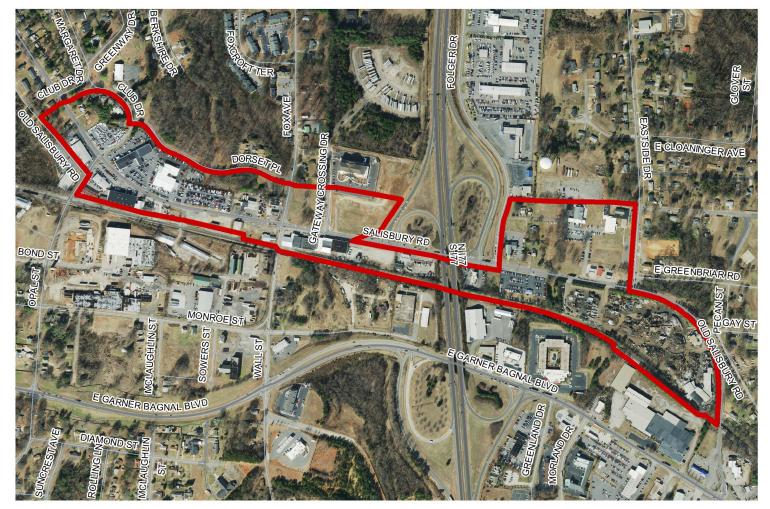
Utility Potential:

Water/Sewer Existing Capacity (Infill)
Electric Existing Capacity (Infill)

0.2 Miles



Salisbury Road Focus Area



DRAFT MODIFIED 05/26/20

- Redevelopment opportunity
- Some active businesses
- Existing utility service
- Gateway
- Partially within Opportunity Zone
- Land between railroad and Garner Bagnal may have high redevelopment potential
- Access to I-77, US-70, and railroad
- Strategic Corridor in Mobility & Development Plan

14 acres Vacant/Rural

36 acres Developed

13 acres Government property

Utility Potential:

Water/Sewer Existing Capacity (Infill)
Electric Existing Capacity (Infill)



South Side & Shelton Avenue Focus Areas



LEGEND





- Redevelopment opportunity, particularly along corridor
- Existing utility service
- Gateway
- Partially within Opportunity
 Zone
- Highest poverty area in planning area

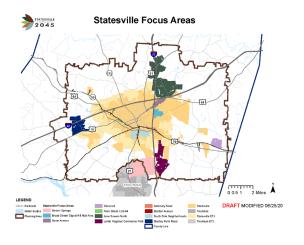
113 acres Vacant/Rural
216 acres Developed

71 acres Government property

Utility Potential:

Water/Sewer Existing Capacity (Infill)
Electric Existing Capacity (Infill)

Serving Focus Areas



Reinvestment Focus Areas

- Existing capacity
- Efficiency through using existing infrastructure
- Broad Street/Signal Hill Mall
- Davie Avenue
- Front Street
- Salisbury Road
- Shelton Avenue & South Side Neighborhoods

New Development Focus

- Nearby water and sewer capacity
- Some new infrastructure required
- Barium Springs
- Jane Sowers North
- Larkin Regional Commerce
 Park
- Minimal nearby service
- More additional infrastructure required
- Stamey Farm Road
- Elmwood