



Statesville Land Use Plan

11.10.2020



Mission

To Promote economic growth and stability by enhancing the quality of life in Iredell County through the cultivation of jobs and investment.

Board Leadership

Private Sector Leadership

Jim Marshall

ICEDC Chair

President &
CEO

blueharbor

David Alexander

ICEDC Secretary

President

J.T. Alexander & Sons. Inc.

Bob Palmes

ICEDC Vice

Chair

VP, Business Development

G.L. Wilson Building

Ron Johnson

ICEDC Co-

Treasurer Chair

of the Board

Mooresville Convention &

Visitors Bureau

Paul Cook

ICEDC Co-Treasurer

Vice President

Wells Fargo Bank, N.A

Jeff Cernuto

President

Princeton

Communities

Steve Dailey

President

NGK Ceramics USA, Inc.

Gary Thomas

Partner

Pressly, Thomas &

Conley Attorneys at Law

Public Leadership

Mayor Miles Atkins

Town of Mooresville

Bryan Gruesbeck

Town Manager

Town of Troutman

Randy Hemann

Town Manager

Town of

Mooresville

Mayor Costi Kutteh

City of Statesville

Mayor Teross

Young

Town of

Troutman

County Manager

Iredell County

Chairman James Mallory

Board of Commissioners

Iredell County

Ron Smith

City Manager

City of Statesville

Ex Officio Leadership

Jenn Bosser

President & CEO

Iredell County Economic

Development

Corporation

Mark Brady

President

South Iredell Community

Development Corporation

Dr. Tim Brewer

President

Mitchell Community

College

Key Pillars

- Existing Industry & Retention
- Workforce & Talent
- New Business Development
- Product Development
- Marketing & Communications
- Collaboration & Community



ICEDC Our Year in Review FY1920



**STRONGER
TOGETHER**



Industry Offers



ACCESS Charlotte Region,
Intersection of I77, I40, I85



SKILLED TALENT
with a labor force of
85,000



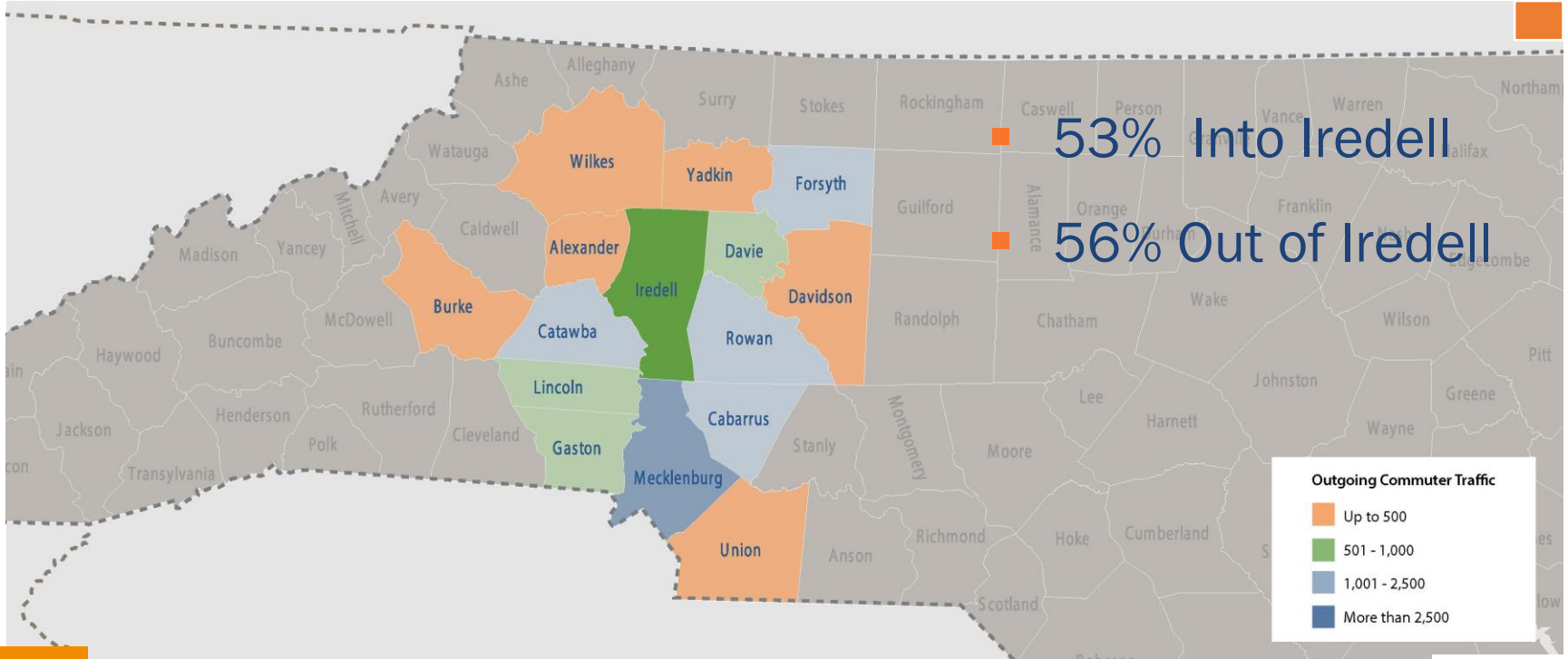
AFFORDABILITY
Lowest tax rate in
Charlotte Region
13th lowest in the State &



QUALITY OF LIFE
Lake Norman, top rated schools,
quaint downtowns



Commuter Traffic



Workforce Development

- CNC Partnership with NASCAR Tech Institute
- NC Manufacturing Institute
- Career Academy & Technical School (CATS)
- EDGE Factor – Digital Platform



No. 1
State for Economic
Growth
Business Facilities, July 2019



No. 13th
Lowest Property Tax
Rate
in the State of North Carolina



No. 14th
Largest County
in the State of North
Carolina



Population Growth

County	Population 2018	Growth Rate
Mecklenburg County	1,093,900	18.4826 %
Cabarrus County	211,342	18.3757 %
Iredell County	178,435	11.6838 %
Lincoln County	83,770	7.2544 %
Davie County	42,733	3.5826 %
Catawba County	158,652	2.5109 %
Rowan County	141,262	2.0915 %
Alexander County	37,353	0.3169 %
Wilkes County	68,557	-1.0293 %
Yadkin County	37,543	-2.3183 %

Unemployment

◆	Area	◆ Rate	Unemployment	Employment	◆ Labor Force
	North Carolina	6.8%	327,976	4,485,131	4,813,107
	Charlotte-Concord-Gastonia, NC-SC Metropolitan Statistical Area	7.2%	94,230	1,223,261	1,317,491
	Charlotte-Concord, NC-SC Combined Statistical Area	7.1%	99,218	1,296,099	1,395,317
	Mooresville town, NC	7.4%	1,487	18,572	20,059
	Statesville city, NC	10.1%	1,180	10,447	11,627

Industry Employment Distribution

Rank	Industry Sector	Number of Establishments	Number of Employees	Percentage of Workforce
1	Manufacturing	322	12023	19.45%
2	Retail Trade	678	9839	15.93%
3	Health Care and Social Assistance	505	8984	14.54%
4	Accommodation and Food Services	386	7528	11.75%
5	Educational Services	95	5347	8.66%
6	Construction	647	4890	7.92%
7	Administrative and Support Waste Management	438	4578	7.41%
8	Wholesale Trade	470	3464	5.61%
9	Public Administration	32	2749	4.45%
10	Professional, Scientific, and Technical Service	689	2651	4.29%
		3573	61,222	100%
Labor & Economic Analysis Division, Quarterly Census of Employment and Wages *QCEW) Program				
October 05. 2020				



Industry Clusters



Manufacturing

- 300+ employers



Healthcare

- 3 Hospitals



Logistics & Distribution

- 145 Employers



Agriculture

- Largest dairy producing county in the state



Financial Services

- 1,200+ employers



Information Technology

- 100+ Employers



New Business Development FY 19-20



129

Projects
Submissions



24

New &
Expanding
Companies



381

New
Jobs



\$92 M

Investment
s



1.3 Million

Square Feet
Occupied

Ashley Furniture

95 New jobs / \$3 M Investment

BestCo Inc.

15 New jobs / \$19 M Investment

Pactiv

60 New jobs / \$28 M Investment

Plasgad USA LLC

10 New jobs / 2.6 M Investment

Symmetric Composite Tooling

37 New jobs / \$2.2 M Investment

ZNDUS, Inc.

43 New jobs / \$5.7 M Investment



Announcements FY20-21

Statesville



29

Projects
Submissions



6

New &
Expanding
Companies



37

New
Jobs



\$27 M

Investment
s



79,268

Square Feet
Occupied

Iredell



65

Projects
Submissions



14

New &
Expanding
Companies



183

New
Jobs



\$68 M

Investment
s



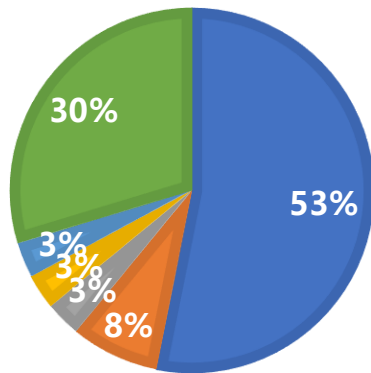
308,000

Square Feet
Occupied

New Business Development FY20-21

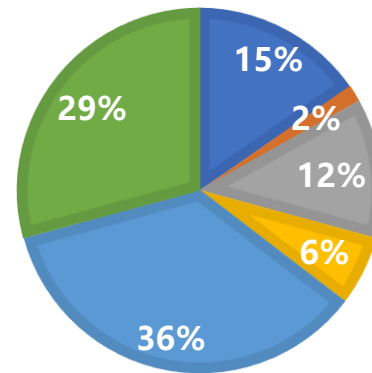
PROJECTS BY CLUSTER

- Manufacturing
- Logistics & Distribution
- Agriculture
- Information Technology
- Health
- Other



BUILDING SIZE

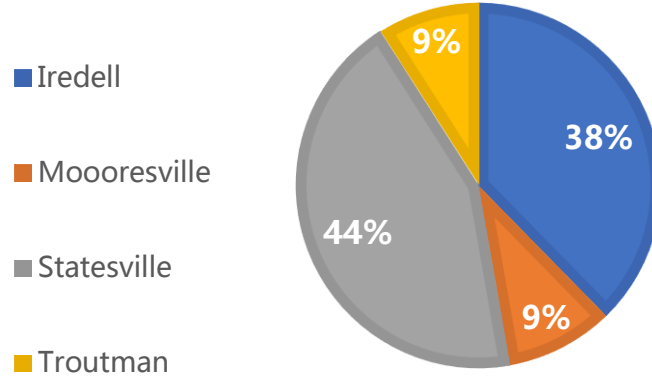
- Up to 9,999
- 10,000 - 20,999
- 21,000 - 50,999
- 51,000 - 99,999
- 100,000+
- Unspecified



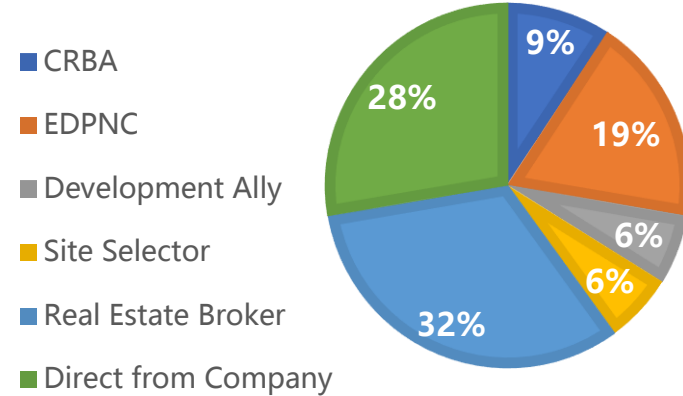


New Business Development FY20-21

PROJECT BY LOCATION



LEAD SOURCE



*81 Sites were submitted for the 65 projects

Product Development



Mooresville Business Park East



Troutman Spec Development



Larkin Regional Commerce Park

COVID-19 Impacts to the State of the County

- New Report released by **Kenan Institute of Private Enterprise at UNC-CH**
Seven Forces Shaping the Economy
- Economic Growth has stalled
- Shift e-commerce, major disruption in supply chain and labor force
- 15% unemployment rate, greatest impact has been on blue collar jobs
- Next wave will hit the middle income families
- Hospitals have been impacted – losses exceeded \$200 Billion Dollars
- Small rural hospitals closing at an alarming rate
- We are going to see migration patterns shift. More people will move to NC, but there will be a bigger disparity between communities that gain and those that lose
- <https://kenaninstitute.unc.edu/sevenforces/Seven-Forces-Shaping-the-Economy-09142020R.pdf>



CEcD

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