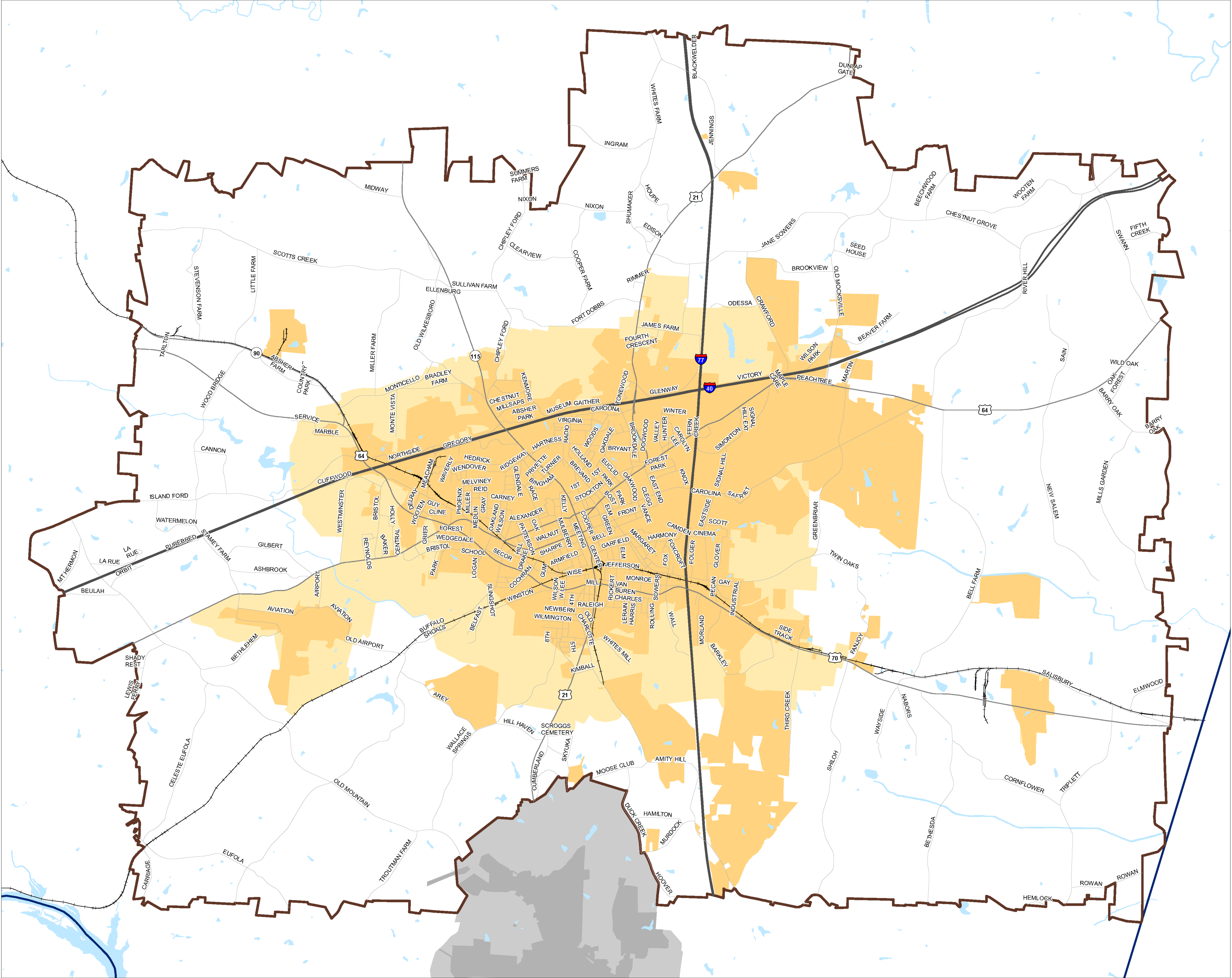
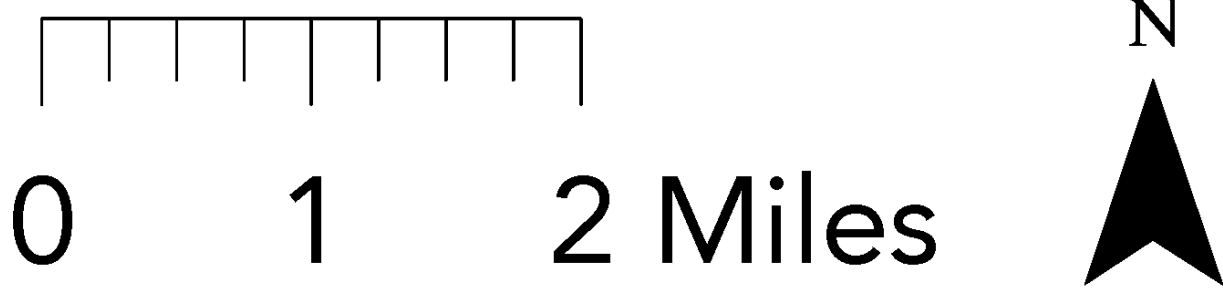


Where do you work? Where do you live?



LEGEND

- Planning Area
- County Line
- Railroads
- Water Bodies
- Statesville
- Statesville ETJ
- Troutman
- Troutman ETJ



Instructions

Place the red dot where you live and the blue dot where you work. If you live or work outside of the planning area place the dot on the edge of the map in the direction to which you travel.

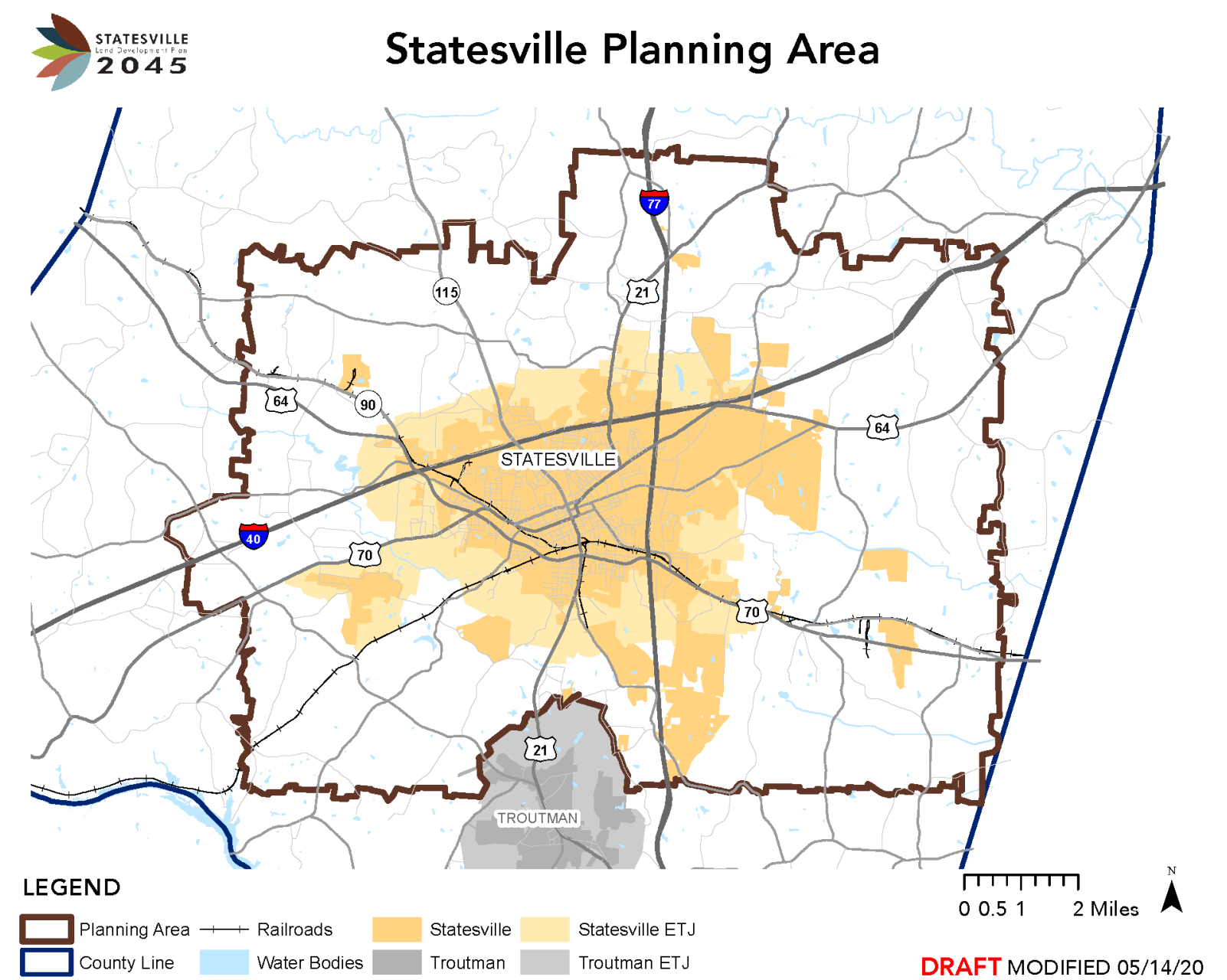
- Where you live
- Where you work

# About Statesville 2045 Land Development Plan

## History

The City of Statesville last updated their Land Development Plan in 2004. The Land Development Plan is a statement of the City of Statesville's vision for its future and a guide to achieve that vision throughout the year 2020. It was adopted by the City Council in 2005 and is utilized by elected and appointed officials in making future development decisions.

## The Area



The Planning Area for the Land Development Plan merges the planning areas of the currently adopted Land Development Plan and the recently adopted Mobility and Development Plan into one geography. This includes the City's corporate limits, extraterritorial jurisdiction (ETJ), and a long-range planning area where the City could grow and annex in the future.

## What is a Land Development Plan?

Statesville's Land Development Plan provides a vision for the City. The plan guides future growth, design of new development, and public investments. The new 2045 Land Development Plan will be tailored for the City's long-term opportunities and regional economic and market trends. This strategic approach will guide land development through clear goals and implementable actions. Following adoption of the new plan, the goals and strategies will be incorporated into current City codes and ordinances.

## About the Project

A lot has changed in our community, region, and nation since 2004. To ensure we are planning for a successful future for our beloved City, Statesville is updating the City's Land Development Plan (2004). The updated Land Development Plan will guide growth and development for the next 25 years. City leaders and staff will use this plan as a guidebook for making land use and community investment decisions. This new plan will be guided by community input such as the feedback you are providing today. We encourage you to review the materials at each station and share your responses to the Draft Plan.



The Land Development Plan is the first phase of planning for the City's future. It sets the stage for (2) City department work plans, (3) public funding priorities, (4) implementation priorities, and (5) assessing our progress over time.

# About Statesville 2045 Land Development Plan

## Who is leading the planning effort?

Statesville's Planning Department is collaborating with other City departments, a consultant team, and the Land Development Team to guide this effort. The Land Development Team is the steering committee for the project and includes members of the Statesville City Council, Planning Board, Iredell County-Statesville Schools, Iredell County Economic Development Corporation, the Statesville Chamber of Commerce, and other community stakeholders.



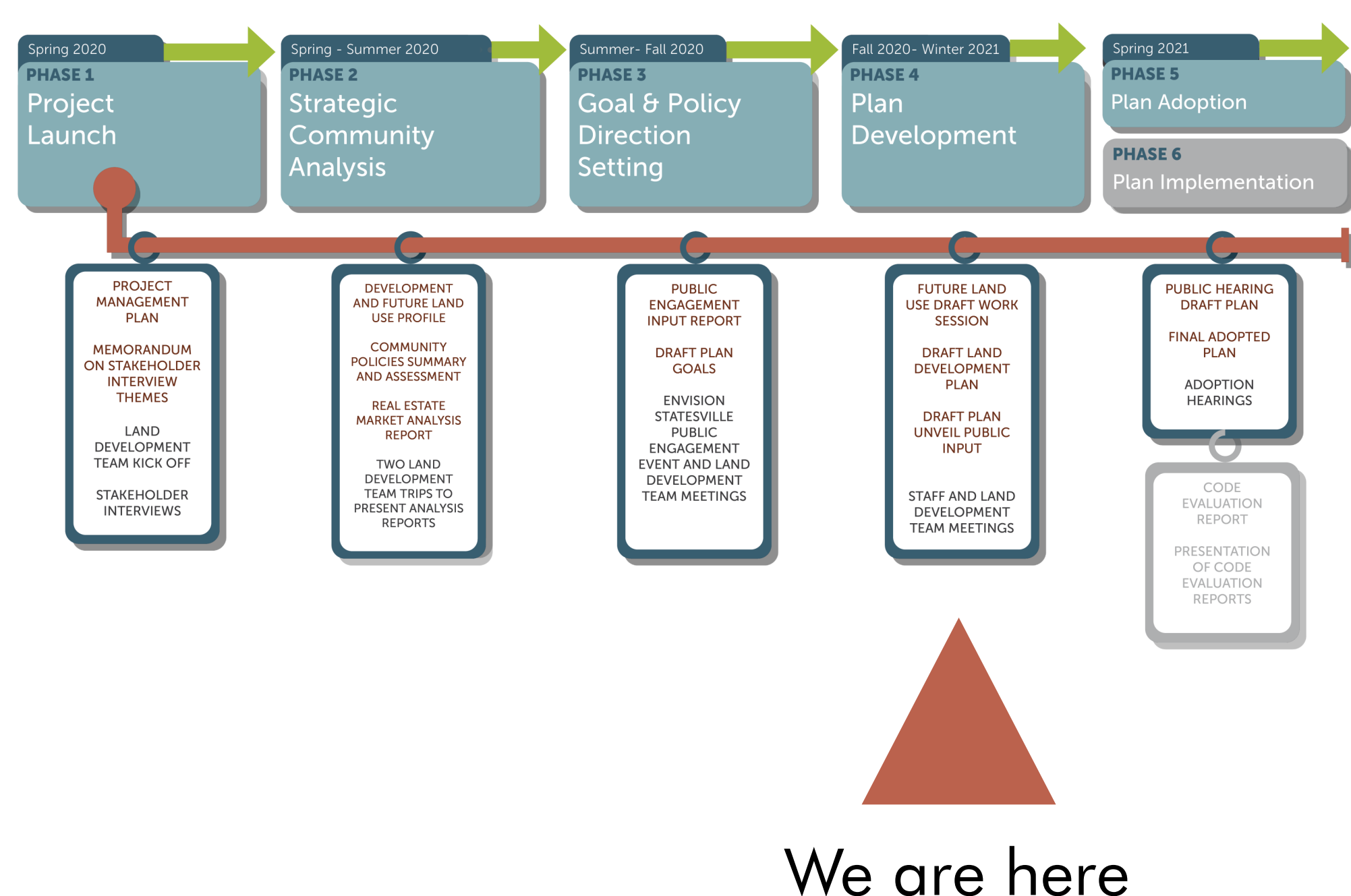
Photo from the socially-distanced community reconnaissance caravan.

## What has happened so far?

The Land Development Team is finishing up the public-driven planning process and the Draft Plan is now ready to view! The process included a round of public engagement in 2020 and numerous meetings with the Land Development Team. A SWOT analysis was conducted, a Development and Future Land Use Profile was created, a Policies and Summary Assessment was prepared, and a Real Estate Market Analysis Report was generated as part of the planning process.



## What's the timeline?



## What's the next in the process?

Public input from the open house and online component will be taken into account in revising the draft plan. A joint workshop of the City Council and Planning Board is anticipated before formal adoption hearings begin.

## How can I learn more?

You can head to the project website. Check back frequently for updates!



## Statesville's Vision Elements

The vision for the Statesville Land Development Plan is a unifying set of values that the City wishes to embody in its growth over the next 25 years. The vision for the future of Statesville was developed through analysis of local planning trends, shaped by input from residents, and informed by insights from the Land Development Team and community stakeholders. The vision consists of three distinct, yet interconnected, elements reflecting the core principles driving Statesville's growth and investment.

1

### Prioritize Growth and Investment

Statesville will leverage its current civic assets and development patterns as it continues to grow. New development and reinvestment in currently developed areas will be located in strategic focus areas.

2

### Support Expansion of the Local Economy

The local economy of Statesville will grow and diversify providing new opportunities for its residents and workers. The City will build its reputation as a center of economic growth in the region through the consistent application of clear goals and policies that support economic development.

3

### Enhance Quality of Life

Investments in quality-of-life amenities will help the City remain competitive and attract economic development, sparking a virtuous cycle of growth and improvement in Statesville.

## Plan Organization

The Statesville LDP is organized by the 3 components of the vision framework and set out in the following chapters:

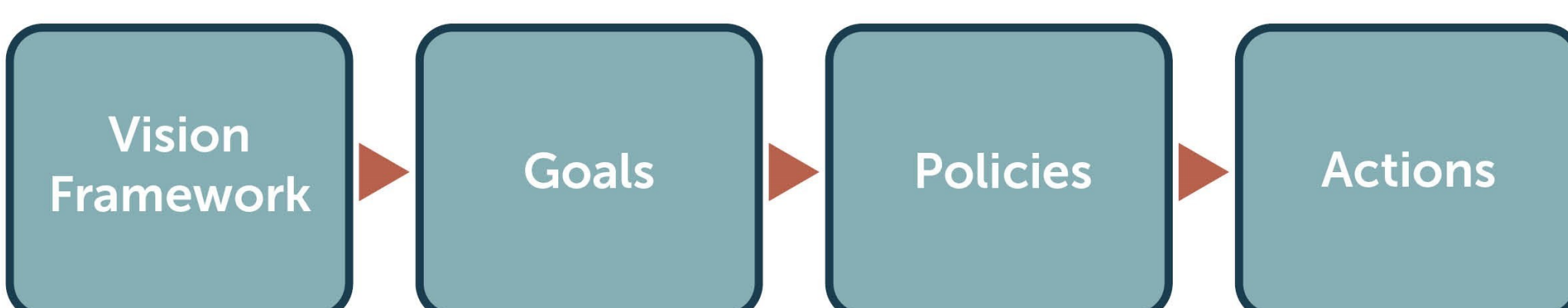
Chapter 1: Introduction

Chapter 2: Prioritize Growth and Redevelopment

Chapter 3: Support Expansion of the Local Economy

Chapter 4: Enhance Quality of Life

Chapter 5: Implement the Plan



Chapters 2-4 include the introduction, each of the vision statements, goals, and policy guidance. Chapter 5 includes the action plan to implement the vision.

- **Goals** identify the end conditions or outcomes the plan is setting out to achieve.
- **Policies** are detailed descriptions of guiding principles that provide guidance for day-to-day decisions.
- **Actions**, located in Chapter 5 (see page 115), are tangible initiatives or projects that implement the Goals and Policies.

The 4 levels of guidance work together to describe where Statesville is going, declare the reasoning used for new policy direction, and chart a specific path to get there.

## Why these vision elements?

Statesville is at an important point in its history. With this new Land Development Plan, the City declares a strategic approach to guiding growth and community investments that takes advantage of Statesville's unique strengths and opportunities and addresses its weaknesses and threats. This LDP was developed with consideration of national, regional, and local development trends that show critical shifts where successful communities are modernizing the way they invest today for economic success tomorrow. The three vision elements identify the critical strategies the City will undertake to harness its unique strengths and become a more economically successful and vibrant community in the future.

An important cornerstone of the City's strategic vision is the understanding that Statesville's physical attractiveness, quality of life, and sense of place are critical to attracting new talented workers and the businesses that want to hire them. Pages 19-20 of the LDP describe the growing importance of quality of life on the economic success of communities.

One important example of a community leveraging quality of life investments to achieve economic objectives is the City of Wilson, NC. Public investments in downtown Wilson, totaling approximately \$5 million over a ten-year period, resulted in more than \$55 million of private investment. This means that approximately for every \$1 that Wilson invested in downtown, the private sector invested \$11.

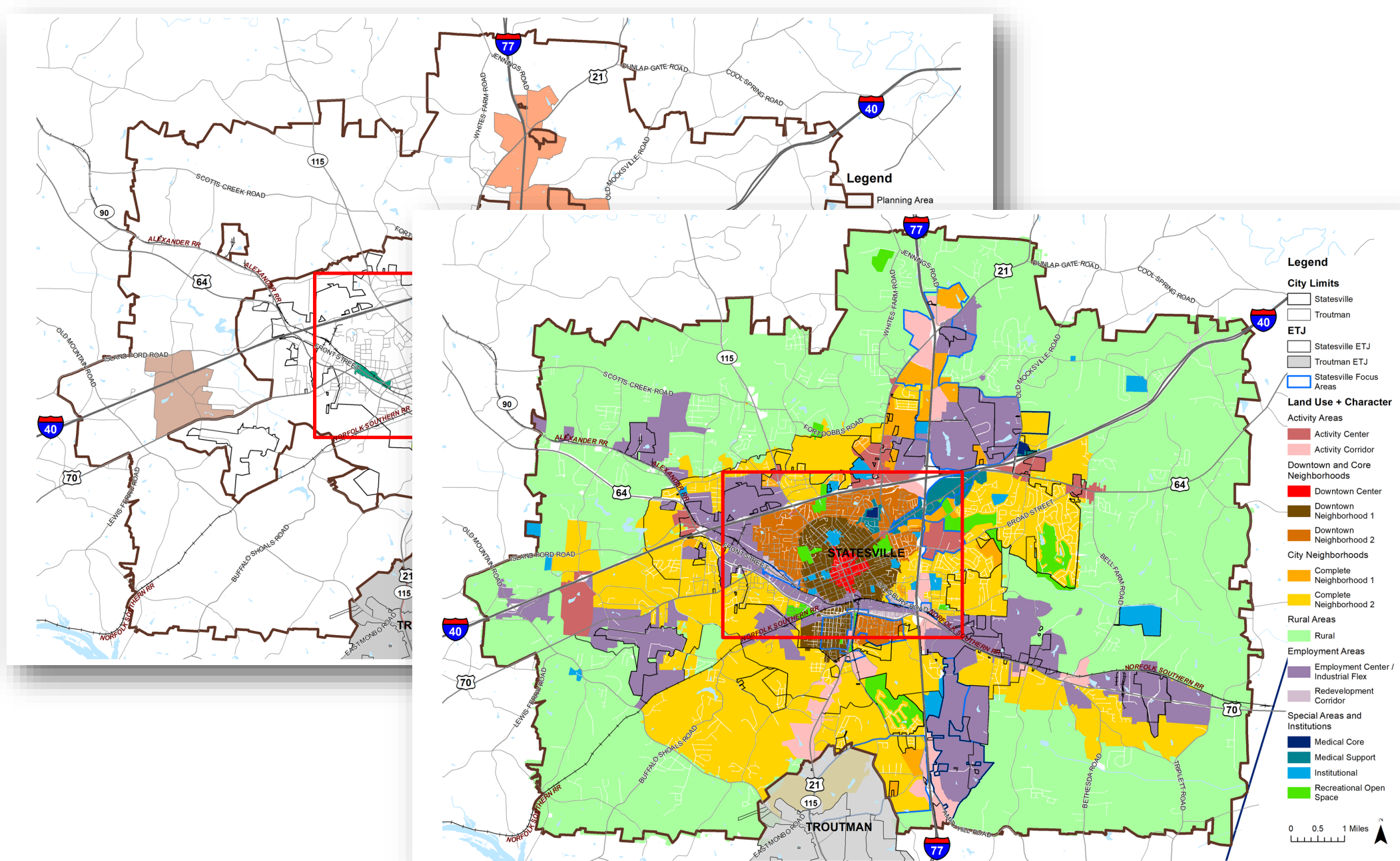
# Prioritize Growth & Investment

## Key Components

- Gateway Corridors
- Infill, Redevelopment, and Adaptive Reuse
- Priority Development and Reinvestment Opportunities (Strategic Focus Areas)
- Land Use and Character
- Guidance for Decisions

## Important Maps

Planning Area, Strategic Focus Areas, Land Use and Character



## Key Factors

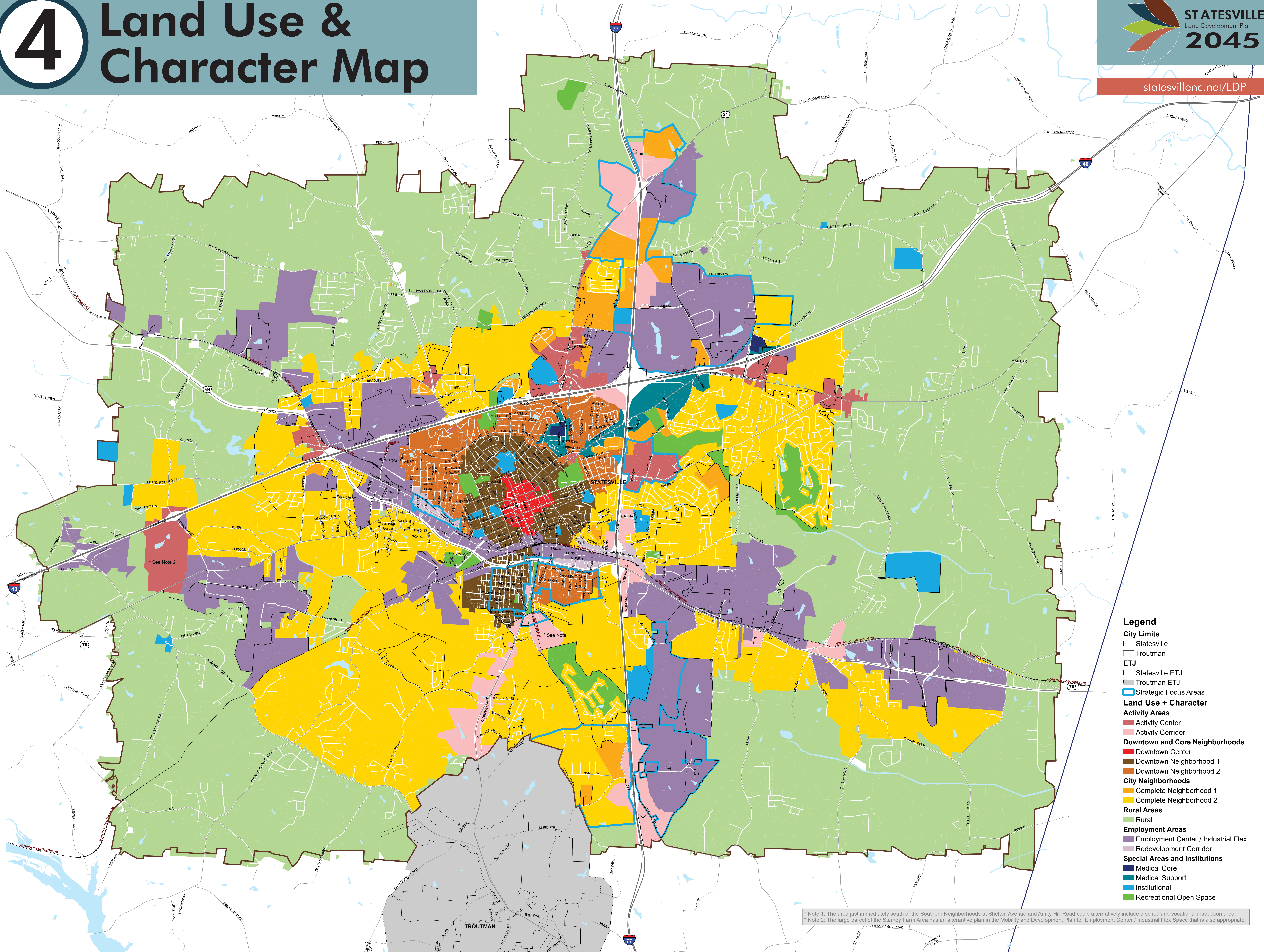
Key factors that are relevant to prioritizing growth and reinvestment include:

- Previous planning efforts have identified many development opportunities but did not identify priorities among them. Identifying **priorities for growth and strategic investments** can maximize the City's return on public investments and serve as a catalyst for private development efforts.
- **Gateways** are critical areas for prioritizing aesthetic improvements as they provide the first impression of the City.
- The city has many infrastructure rich areas that can support redevelopment opportunities. Future **investments should be prioritized for Redevelopment Strategic Focus Areas** to maximize return on investments.
- There is more than ample land in the City's planning area to accommodate future growth. The City should **steer growth to New Development Strategic Focus Areas** to maximize public investments and reduce sprawl.

## Chapter 2 Goals

- 2A** Maintain a sustainable mix of land uses in and around the city through effective, coordinated growth management.
- 2B** Growth in the Redevelopment Strategic Focus Areas will be prioritized through development incentives, such as fast-track permitting or fee waivers, and public investments.
- 2C** Compatible redevelopment, brownfields mitigation, revitalization, and changes of use that preserve existing character will be supported in alignment with priority reinvestment opportunities, particularly those located in Strategic Focus Areas. Revitalized areas will support surrounding neighborhoods while preserving neighborhood character, increase the fiscal return on investments to the City, and mitigate any hazards.
- 2D** Attractive gateway corridors will welcome visitors, residents, and workers into the community from common entryways.

# Land Use & Character Map



Key Components	Key Factors
<ul style="list-style-type: none"><li>• Services that Enable Economic Development</li><li>• Tiered Growth Map</li><li>• Other Factors Influencing Economic Development</li><li>• Guidance for Decisions</li></ul>	<p>Statesville has several opportunities to assist in expansion of the local economy.</p> <ul style="list-style-type: none"><li>• The city is “<b>infrastructure rich</b>” in terms of transportation (air, interstate, rail), utilities (water, sewer, electricity), and land and can leverage its proximity to the Charlotte metro, Piedmont Triad, and Hickory/eastern foothills to secure new economic growth.</li><li>• <b>Expanding housing choices</b> for new executives and workers will make the city a more appealing choice for businesses looking for a new site.</li><li>• <b>Improving quality of life amenities</b> and the visual appearance of the city, particularly community gateway corridors, is an important part of improving the city’s economic competitiveness.</li><li>• The City will need to be strategic as it makes land use decisions, investments in capital improvements, and community programs to <b>maximize return on investments in the Strategic Focus Areas.</b></li></ul>
Chapter 3 Goals	
<div>3A</div> <p>The City will coordinate development within the extraterritorial jurisdiction (ETJ) and corridors outside of City limits with Iredell County, as well as Iredell water and other utility providers, to facilitate long-term growth as set out in this plan, provide equity for property owners, and protect existing property owners from bearing undue costs of new growth.</p>	
<div>3B</div> <p>Residents will enjoy appropriate levels of services throughout the city.</p>	
<div>3C</div> <p>The City will partner with area utility providers to support expansion of employment areas, particularly within the six Strategic Focus Areas.</p>	
<div>3D</div> <p>Wastewater service will efficiently serve long-term urban development needs within the City’s planning area.</p>	
<div>3E</div> <p>Fire protection, EMS and law enforcement services will remain responsive and efficient to enhance public safety.</p>	
<div>3F</div> <p>A diverse array of quality employment opportunities will be available in Statesville through partnerships with the Iredell County Economic Development Corporation.</p>	
<div>3G</div> <p>The City will establish community development and housing programs to partner with property owners and tenants to maintain or enhance the existing housing stock.</p>	

## Key Components

- Improving Quality of Life and Economic Prospects
- Improving Existing Neighborhoods
- Valuing Historic Resources
- Facilitating Community Events
- Providing Greenways, Parks, and Recreation Needs
- Connecting Hazard Mitigation and Greenways
- Coordinating with Civic Partners
- Guidance for Decisions

## Chapter 4 Goals

- 4A** Stable neighborhoods will form the backbone of Statesville. Residents will enjoy widespread public amenities and safe, context-appropriate development.
- 4B** Historic resources will be preserved and recognized for the economic and cultural benefits they provide.
- 4C** A superior system of parks and recreational facilities and programs will serve neighborhood and community recreational needs.
- 4D** Cultural opportunities will enhance the life of residents and help attract employers.
- 4E** A system of greenways will serve the community's recreational and mobility goals and protect water quality and property from degradation or damage due to stormwater runoff and frequent flooding.
- 4F** The development of neighborhoods, parks and recreational facilities and transportation improvements will be coordinated with the development of schools to meet the needs of the City's increasing population.

## Key Factors

- Statesville will benefit from investments that improve quality of life and community identity.
- **Enhancements to community gateways** will make the city a more attractive and inviting place for potential residents and businesses.
  - **Strategic improvements to existing neighborhoods** can promote an improved quality of life for current residents and attract new residents.
  - Investments in Statesville's rich history, historic districts, sites, and buildings can **support local tourism and commerce**. The City's investment in downtown streetscape improvements is an example of this effect.
  - **Providing new greenways, parks, and recreation amenities** can improve health outcomes for residents, create better connectivity within the City, and protect important natural areas.
  - The City will need to **cooperate with other partners** such as Iredell County, Iredell County Economic Development Corporation, and Iredell Statesville Schools to secure and market quality of life amenities.



# Implementation Action Plan

## Survey Instructions

*Opportunity to provide feedback will be available online* beginning August 10 through August 22 via a survey. You can leave feedback in person by filling out a survey on the table at this station or at the following link: [statesvillenc.net/LDP](https://statesvillenc.net/LDP). You can also scan the QR code with your phone to access the link.



## Implementation Categories and Actions

The LDP recommends four categories of actions: **Future Planning Efforts and Planning Tools, Capital Investments, Regulatory Updates, and Programs and Initiatives.** In the full text of the LDP, each action also identifies related goals, policies, and SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis components. Eight actions are identified as short-term implementation priorities. Priority actions are identified at this station by a star beneath the action number.

### Future Planning Efforts & Planning Tools

Key  
★ - Priority Action

#### A1 Support Implementation of the 2018 Airport and Environs Master Plan

Preserve the potential for future growth of the airport and its surrounding environs. Promote and develop the significant interests of the area surrounding the Statesville Airport, without compromising operations. Some physical improvements to the airport and immediate area have been planned, and further development will require coordination with Iredell County, with land acquisition and development regulation required to maintain appropriate land use mixtures.

**Freight:** In order to promote efficient freight movement and preserve the downtown area, the City should work with NCDOT to identify and enforce appropriate truck routes within the City. The City should seek improvements along these routes to accommodate freight traffic.

**Other Considerations:** The City should continue efforts to emphasize safety through targeted transportation improvements along I-77 and I-40, and at other high crash locations using the Governor’s Highway Safety Program. These and other improvements should be coordinated with the impacts of new development to maintain safe and efficient traffic patterns.

#### A2 Implement the Mobility & Development Plan

The Statesville Mobility and Development Plan (MDP) was created in 2019 to establish multimodal transportation priorities for the City and surrounding areas. The initiatives and recommendations from the MDP should be implemented and monitored to improve the movement of people and goods throughout Statesville. These efforts should be coordinated with NCDOT and the Charlotte Regional Transportation Planning Organization (CRTPO) to leverage funding partnerships and enhance regional connectivity. In addition to standard roadway improvement recommendations, the focus areas for implementation of the MDP are broken down according to transportation mode:

**Bicycle/Pedestrian:** Bicycle and pedestrian improvements will improve the accessibility, mobility, and safety improvements through State and Federal grant programs, betterments through NCDOT projects, and similar opportunities. Significant improvements along corridors like Shelton Avenue will catalyze reinvestment and highlight the City’s commitment to bicycle and pedestrian infrastructure. The City should also prioritize on-road bicycle improvements like appropriate signage, striping, and wide outside lanes. The City should continue to develop and connect existing greenway systems along Fourth Creek, Third Creek, Gregory Creek, and Statesville Middle School. In this process, trail and greenway acquisitions should be coordinated with the City’s development review process to ensure equitable funding.

**Transit:** Statesville is focused on improving access (frequency of service and additional transit stops) to link South Statesville, downtown, and future park and ride stations into Charlotte. There are opportunities to provide better connections to the South Statesville Neighborhoods Strategic Focus Area. Coordination with the Charlotte Area Transit System (CATS) and Iredell County Area Transit System (cats) is critical to establishing alternative transportation options for Statesville’s residents that commute to Charlotte and destinations internal to the city. The City should explore partnership options and evaluate locations for park-and-ride lots to develop quick and cost-effective access to employment centers. Park-and-ride lots should be located proximate to high-density residential and employment areas.

The City should continue to participate in discussions for the Western North Carolina Passenger Rail Service or other inter-city rail projects. As this service becomes a reality, the City should explore the option to provide direct transit service between the historic Statesville train station and downtown.

#### A3 Implement the Comprehensive Recreation and Parks Master Plan

The Comprehensive Recreation and Parks Master Plan should be coordinated with the goals outlined in this LDP as well as the Mobility and Development Plan. Key opportunities include coordinating with the development of the Carolina Thread Trail, developing an interjurisdictional Bicycle and Pedestrian Plan with Iredell County and surrounding municipalities, and identifying easements or rights-of-way that are appropriate for greenway and park development.

#### A4 Implement the Downtown & NC-115 Streetscape/Land Use Master Plan

The Downtown & NC-115 Streetscape and Land Use Master Plan was developed in 2009 with the goal to enhance the economic vitality and visitor experience of downtown. Goals outlined within the plan are still relevant today, and the continued work to revitalize downtown is a major focus of this LDP. Downtown revitalization focuses on updates to physical infrastructure as well as marketing initiatives. The plan should be implemented, and updated as necessary with a form-based approach as it applies to the Shelton Avenue gateway corridor. The form-based approach should be used to allow more uses provided they meet design standards that match the character of the area. The City should continue efforts to implement branding programs that contribute to the visibility and vibrancy of Downtown Statesville, including wayfinding, signage, and streetscape improvements. The City should also collaborate with Mitchell Community College to highlight its function as an anchor institution in downtown and plan improvements to the campus and surrounding areas. Key downtown landmarks should be redeveloped to highlight their historic significance.



## Future Planning Efforts &amp; Planning Tools

Key



- Priority Action

A5

**Continue to refine and implement the fiscal impact model to assist with efficient land use decisions**

Continue to refine and implement the fiscal impact model to have more complete information for reviewing land development applications and for considering extension of public utilities. The model could be used when deviation from the Land Use and Character Map is being considered, when edge developments along different designations are considered, and when the timing of extension of infrastructure or utilities is considered. The model can help City staff and leaders by providing a modeled projection of the fiscal impacts of proposed annexations and rezoning cases.

A6

**Develop a small area plan for the Broad Street /Signal Hill Mall area**

As described in this LDP, the Broad Street / Signal Hill Mall area is a challenge requiring flexibility of land uses and coordination between the City and landowners to undergo a transformation back into more productive use. Work with landowners to identify the best options to retrofit this area into a more vibrant destination, employment hub, and/or mixed use urban center. A small area plan will allow for the thoughtful consideration of opportunities that respects existing residential neighborhoods, the prominence of other commercial centers, and the desire to maximize connectivity throughout the area.

A7

**Develop plans for gateway corridors**

Produce studies and small area plans for the individual gateway corridors identified in Chapter 2, prioritizing corridor planning efforts for those gateways that pass through and serve strategic focus areas (Broad Street, Salisbury Road, Front Street, Shelton Avenue, Turnersburg Highway). Use Salisbury Road as a primary test case to develop a more detailed action plan to serve corridor needs. Consider the need to prepare gateway corridor overlay districts, particularly for priority commercial corridors designated as Activity Corridors on the Land Use and Character map. Work with Iredell County to protect the commercial character of corridors that cross jurisdictional boundaries through ETJ extensions or coordinated City & County overlay districts.

A8

**Develop a unified identity for gateway corridors**

Develop general design standards for City signage, wayfinding, and landscaping along the gateway corridors. The identity should be replicable as a consistent identity across all gateway corridors and should apply the unified design language already developed for Statesville-wide branding.

A9

**Develop a small area plan for Shelton Avenue and the Southern Neighborhoods focus area**

Develop a small area plan of the Shelton Avenue / Southern Neighborhoods focus area. The two key intersections on either end of Shelton Avenue in this area should be included in the small area plan: The connection to downtown at Garner Bagnal Boulevard, and the southern gateway to the city at the intersection with Amity Hill Road / Fayetteville Avenue / Old Charlotte Road, which sits at a crucial junction of expected commercial, industrial, and residential development, and planned greenways. The small area plan should identify an appropriate detailed vision for land uses, public amenities, connectivity within the area, and opportunities for investment. It should consider and reinforce the recommendations of the Downtown & NC 115 Streetscape/Land Use Master Plan and ongoing Housing Authority planning efforts within this area.

A10

**Partner with Troutman and Iredell County on a coordinated small area plan and annexation agreement for Barium Springs**

Clarify future annexation opportunities through the development of an annexation agreement with Troutman and Iredell County to defining the southern annexation boundary of the City. Jointly pursue a small area plan that encompasses the Barium Springs strategic focus area to create a comprehensive plan for the area, particularly if development will occur across the two municipal jurisdictions. The statutory rules on annexation are not likely to lead to orderly development in this area. The thoughtful and coordinated planning of the Barium Springs area will benefit both communities and the County.

A11

**Develop a long-term annexation policy and criteria to evaluate annexations based on the Tiered Growth Map**

Develop a formal annexation policy and criteria that utilizes the Tiered Growth Map. Tier Growth 2 areas should be prioritized for annexation and Tier Growth 3 areas should be considered. Annexation criteria also should include factors such as fiscal impact, impact on long-term growth potential, and the phasing of development with the City's CIP. In outlying areas that are not relatively contiguous with existing development, the City may defer approval of the development or agree to a phased development plan that is tied to provision and full funding of all public facilities. Relative contiguity, which should be defined in the City's development regulations, is not intended to preclude development of a parcel that does not directly abut existing development. The City recognizes that environmental conditions, property ownership patterns and other factors will create situations where development is desirable, even though the property does not abut an existing development.

A12

**Coordinate development with neighboring utilities**

Coordinate growth policies and monitor area-wide utility capacities in partnership with neighboring utility providers in the County, including Iredell Water Corporation and West Iredell Water Corporation, to ensure available capacity can serve expected eventual land use and to identify needs for utility expansion.

A13

**Develop an intergovernmental agreement with Iredell County**

Enter into an Intergovernmental Agreement with Iredell County to establish mutually acceptable standards and procedures for development within Tiers 2, 3, and 4 of the Tiered Growth Map, or within the Urban Service Area recognized by the county. This may include reserving land for commercial development on the portion of gateway corridors that do not annex into the city upon development. In discussing an appropriate intergovernmental agreement, expansion of Statesville's extraterritorial jurisdiction (ETJ) should be considered targeting land that is in Tiers 2 and 3 or that connects the primary city limits to previous or expected satellite annexations.

A14

**Coordinate with Iredell-Statesville Schools**

Coordinate with Iredell-Statesville Schools to identify high growth areas that require new school capacity; and to consider leveraging existing capacity when residential infill development and redevelopment occurs. Work with ISS to consider land banking for future school needs and locating new schools in neighborhoods that would benefit from public investment such as the Southern Neighborhoods near Shelton Avenue, the area south of Whites Mill Road and east of Amity Hill Road, within the Barium Springs strategic focus area, and as a part of the Signal Hill Mall/ Broad Street redevelopment. Coordinate by sharing information with ISS on new residential development projects and learn from ISS about future projections for student generation and impacts on school capacity. Help preserve school sites in areas of need. Continue to coordinate on recreation and cultural programming.

## Capital Investments

Key



- Priority Action

**A15** Evaluate enhanced subdivision and development requirements or impact fees to provide adequate services and facilities.

Evaluate enhanced subdivision and development requirements related to the provision of park and recreation services, development of sidewalks and greenways, expansion of water/wastewater utilities, and road improvements. Consider the use of new development or subdivision exactions, impact fees, facility benefit assessments, and other techniques that are linked to the CIP and ensure that development provides its proportional share of public facilities.

**A16** Strengthen the Capital Improvement Program (CIP)

In updating both a short-term (5 years) and long-range (10 years) capital improvement program:

- Establish level of service standards and maintain adequate levels of services in a cost-effective manner.
- Identify existing service deficiencies and include plans to resolve existing service deficiencies within 5 years of adoption of the plan and to accommodate demands from new development.
- Distinguish between costs for resolving existing deficiencies and providing new capacity.
- Prioritize capital investment opportunities within the strategic focus areas of this LDP.

Use the program to coordinate capital Improvements with Iredell County, the Iredell-Statesville School District and other service providers. Share information on planned improvements with these agencies to efficiently coordinate the timing of construction.

**A17** Plan for utility infrastructure improvements in partnership with service providers.

Study and plan for infrastructure improvements during the design process of transportation and streetscape improvements to ensure capacity for future growth and continued functionality (water, sewer, electricity, and wired and wireless communication). Secure adequate water rights and construct conveyances and treatment capacity to serve projected demands within the City and throughout its planning area. Require all new public and private utilities be placed underground or relocated away from the street frontage in new residential neighborhood projects, and when new construction occurs.

**A18** Maintain and grow the improved streetscape

Extend and maintain pedestrian, cultural, and artistic amenities (e.g., streetscape, public art, public buildings, etc.) to attract residents and visitors to the downtown area. Provide enhanced pedestrian amenities and streetscape improvements and maintain comprehensive design standards for the downtown area, and priority gateway corridors set out in Action-7, and Activity Centers, Activity Corridors, and Traditional Neighborhood 1 Land Use and Character categories. Enhance pedestrian connections between downtown commercial areas, Mitchell College, activity centers, gateway corridors, and adjacent neighborhoods.

**A19** Secure capacity for brownfields technical assistance

Incentivizing and administering permits for redevelopment of brownfields requires specialized knowledge to account for the challenging conditions on the brownfield sites. This effort could be achieved by a coordinator at the City, a consultant, or, if a mutual understanding is reached, ICEDC staff. Through the coordinator, the City can build capacity to pursue federal, state, and private grants for brownfields remediation and revitalization and to recruit projects as catalysts for revitalization.

**A20** Secure capacity for professional services to support community development and housing efforts

Evaluate City staff capacity to administer existing programs and standards as well as ongoing improvements that are a result of the actions in this LDP, such as development of a housing strategy and supporting future planning efforts for Redevelopment Strategic Focus Areas. Consider adding an additional full-time staff member to oversee community development and housing actions, including administering minimum housing regulations; facilitating private redevelopment efforts that achieve plan goals through ombudsman services in partnership with property owners, the Statesville Public Housing Authority, and ICEDC; applying for redevelopment related grants and funding sources for neighborhood improvement projects; maintaining an accurate inventory of vacant properties for reinvestment; and promoting economic development at a more local scale than the recruitment activities that the ICEDC may undertake. This staff member could be a liaison between zoning and code enforcement and private redevelopment interests to proactively advocate for better design on particular projects, could help maintain a list of available existing properties available for infill and redevelopment, and could keep track of federal, state, or private grant opportunities to assist in their efforts.

## Regulatory Updates

**A21** Update the Unified Development Code (UDC) consistent with this plan

The Land Development Plan (LDP) and Unified Development Code (UDC) work best to help guide development when they are consistent. As a part of this LDC process a Code Assessment will be produced to identify areas of the UDC that need adjustment to conform to the guidance of the LDP. The City can use the assessment and the goals and policies of this LDP to adopt UDC amendments that are consistent with this plan, including:

- Update the zoning districts of the UDC to achieve the intended character of the Land Use and Character section of this plan.
- To provide more clarity for development applicants, develop user-friendly flow charts that depict each step required for each of the various development review processes.
- Formally Include Policy 2-3 as guidelines for staff's assessment of rezoning cases within the text of the UDC. Prior to amending the Land Use and Character Map, the City should consider the following criteria and address these within required comprehensive plan consistency statements:
  - Will the project be consistent with the Plan's Vision Framework, goals, and policies?
  - Will the project be compatible with existing and future land uses for surrounding areas of the city?
  - Will the project enhance the overall quality of life in the city?
  - Will the project allow for the reasonable growth of private businesses that are dependent on specific geographic features or existing investments?

- Codify design standards for apartment buildings or complexes, mixed use buildings, and accessory dwellings. The standards should be sufficiently detailed to ensure a quality addition to the housing stock without being overly prescriptive.
- Improve multifamily design standards, including elevating design standards for Low Income Housing Tax Credit (LIHTC)-eligible developments to make them a more attractive and successful product.
- Add guidelines and standards for quality infill development. Standards may include neighborhood compatibility requirements such as matching the dimensional features of adjacent developments (setbacks, building height, massing, etc.)
- Create incentives for redevelopment within Strategic Redevelopment Focus Areas, such as a reduction or waiver of development fees, reduction in development review procedural requirements, preferred placement in the order of reviewed applications, or reducing development standards (e.g., landscaping or parking requirements)
- Consider creating form-based overlay districts for the gateway corridors listed in Action-7.
- Add guidelines or standards for transitions between different development intensities or use categories such as buffers, transitions in height, land use transitions illustrated in the Transect model, and shared architectural features.

## Programs and Initiatives

Key



- Priority Action

A22

**Provide incentives for development of compatible redevelopment projects, including on brownfields; and investigate programs to encourage development in gateways**

Redevelopment and adaptive reuse projects may be located in any developed area of the city. Incentives should be applicable where existing development, parcel configurations, infrastructure, a history of pollution from past uses, or other constraints create economic obstacles to the development or redevelopment of land for planned uses. Incentives may include expedited permitting; relaxation of certain development standards such as setbacks, parking, or landscaping; waiver of development fees; and available bonus densities. These incentives should be prioritized for developments within the Redevelopment Strategic Focus Areas. Targeted programs such as tax incentives or special rules for the area may also be considered. Gateways are another priority for redevelopment. While reserving flexibility of standards for the more difficult redevelopment projects, there is still room to investigate other programs that can steer growth to gateways, such as programs that support minority and women-owned businesses, technical development assistance for startups and first-time business owners, and clear accessible information about development review procedures.

A23

**Protect historic resources with appropriate permitting and maintenance**

The City of Statesville should work with Iredell County to consider coordination on downtown and historic district properties, including calibrating inspections to the North Carolina Rehabilitation Code or standards specifically designed for historic structures. Funding options should be explored, including revenue sharing (e.g., obtained using application fees) between the City and Iredell County for this specific purpose. Coordinate property maintenance assistance with historic preservation efforts. The City should ensure that financial assistance for maintenance or redevelopment does not result in the damage to or loss of significant historic properties.

A24

**Work with the Statesville Housing Authority to study and identify neighborhoods that would benefit from state or federal housing programs**

Working with the Statesville Housing Authority, conduct necessary demographic and property studies to qualify target neighborhoods for State and Federal housing and development grants that increase homeownership, improve housing conditions, redevelop blighted properties and fund needed infrastructure improvements.

A25

**Provide active assistance in securing partners for neighborhood revitalization.**

As a part of increased community development and housing assistance capacity, target unstable or declining neighborhoods for revitalization through partnerships between the City, housing and development agencies, and private property owners. Involve community outreach, education, and code compliance initiatives. Provide or ensure partners provide education for homeowners on the benefits of home maintenance and technical assistance to educate and assist homeowners in accessing financial and other tools to improve their properties.

A26

**Protect residential neighborhoods through enforcement**

With input from citizens, inventory existing development for code violations, non-conforming situations and derelict sites and develop priorities for action. Increase neighborhood stability through collaborative code enforcement, provision of public amenities (e.g., sidewalks, green-space, streetscaping), and effective compatibility standards, such as setbacks, building height, massing that align with adjacent properties. Consider enhancing standards and enforcement for maintenance of vacant properties if it proves necessary to prevent blight. Ensure that new development and redevelopment projects within and near neighborhoods are designed to protect residents from unsafe or congested streets, noise, and other impacts that reduce neighborhood stability.

A27

**Track the need for the provision of affordable or workforce housing and prepare a strategy to achieve needed supply**

The continued health of the Statesville economy and strength of the community is contingent on the ability of community members to find housing within the community that does not overburden their income. The City will track the need for affordable or workforce housing including census statistics on cost-burdened households and existing available supply for both dedicated affordable units and naturally occurring affordable housing. Dedicated units may be recorded as their development is approved. Monitor the expiration of affordable housing deed restrictions or agreements to stay ahead of future supply issues. Estimation of naturally occurring affordable housing may need to be projected from census or tax data. As a part of increased community development and housing assistance capacity, develop an affordable housing strategy to determine how an adequate supply will be achieved. Strategies may include assisting housing agencies, assisting private sector developers with appropriate incentives, pursuit of grants, and ensuring availability of low interest loans, as appropriate.

A28

**Support the development of housing for seniors and other populations with special needs**

Ensure that adequate opportunities support development of housing for seniors and other populations with special needs. Prior to sale of publicly owned properties, evaluate potential for development of age restricted housing or other special needs housing in partnership with the private sector, the Housing Authority and/or other housing agencies.

A29

**Support affordability through energy efficiency programs**

Develop standards or assist residents in accessing utility-run programs to improve the energy efficiency of housing, to moderate energy consumption, and to reduce long-term energy costs for residents. Utility-run programs may include provision of efficient light bulbs, assistance securing energy star appliances, guidance on efficient weather-proofing, disseminating information about habits that can reduce energy bills, or any similar program run by the utility.