



Statesville

Unified Development Code

Steering Committee Meeting 1 • 7.29.24



OVERVIEW

01

Team

02

Project Objectives

03

Scope & Schedule

04

Task 1 - Initiation

05

Committee Role

06

Land Use Plan

07

Discussion

08

Next Steps

1. TEAM



CHAD MEADOWS, AICP
PROJECT MANAGER

Day-to-day Contact,
Drafting Lead, Illustrations



COURTNEY TANNER, AICP

Assistance on Code Diagnosis
& Annotated Outline, UDC
Peer Review



ANGIE MANNING, AICP

UDC Drafting
Assistance



ANDREW AUSEL, CZO

Public Engagement,
UDC Formatting



neighboring
concepts



ERIC OROZCO, AICP,
LEED AP ND

Neighboring Concepts
Housing & Equity



DANIEL MCNAMEE, AIA, LEED AP BD+C

Neighboring Concepts
Housing & Equity Analysis



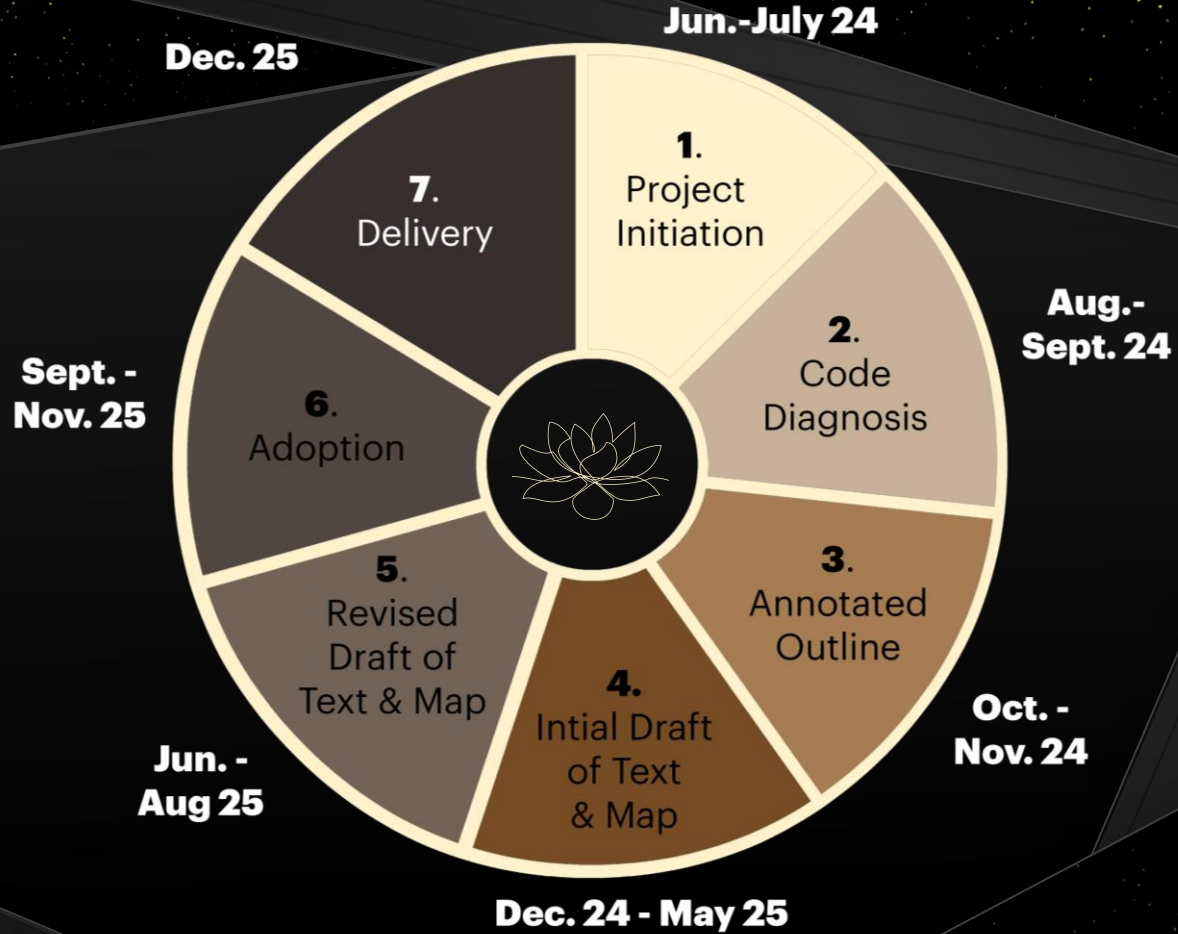
KIMBERLY WHALEY

TideWater Associates
Mapping

2. OBJECTIVES

<p>POLICY IMPLEMENTATION</p> <ul style="list-style-type: none">• 2045 Land Development Plan• 2019 Mobility Development Plan• Recreation & Parks Master Plan	<p>BROADEN HOUSING OPTIONS</p> <ul style="list-style-type: none">• ‘Missing Middle’ housing options• Incentives for workforce housing• Conservation subdivisions	<p>PROMOTE INFILL & REDEVELOPMENT</p> <ul style="list-style-type: none">• 10 Gateway Corridors• Redevelopment Areas• Infrastructure Tiers• Compliance flexibility for non-conforming sites
<p>USER-FRIENDLY CODE</p> <ul style="list-style-type: none">• Illustrations & graphics• Dynamic page layout• Summary tables & flowcharts	<p>PLACEMAKING FOR ECONOMIC GROWTH</p> <ul style="list-style-type: none">• Parks & open space• Mixed-use development• Aesthetics along corridors	<p>RAISE THE BAR FOR QUALITY</p> <ul style="list-style-type: none">• Infill compatibility standards• Multi-family design controls• Enhance landscaping & screening

3. SCOPE & SCHEDULE





4. PROJECT INITIATION TASKS

- Kickoff Meetings with Staff
- Finalize Engagement Plan
- Project Logo & Branding
- Steering Committee Meeting 1
- 8 Stakeholder Interviews
- Initial Meetings with City Council
- Webpage Launch

5. ROLE OF THE COMMITTEE

Technical Experts

People who understand development codes

Sounding Board

Group to discuss ideas, not get bogged down in details

Initial Reviews

First to see work products

30,000 feet

See the 'big picture'

Spread the Word

Inform constituencies about status

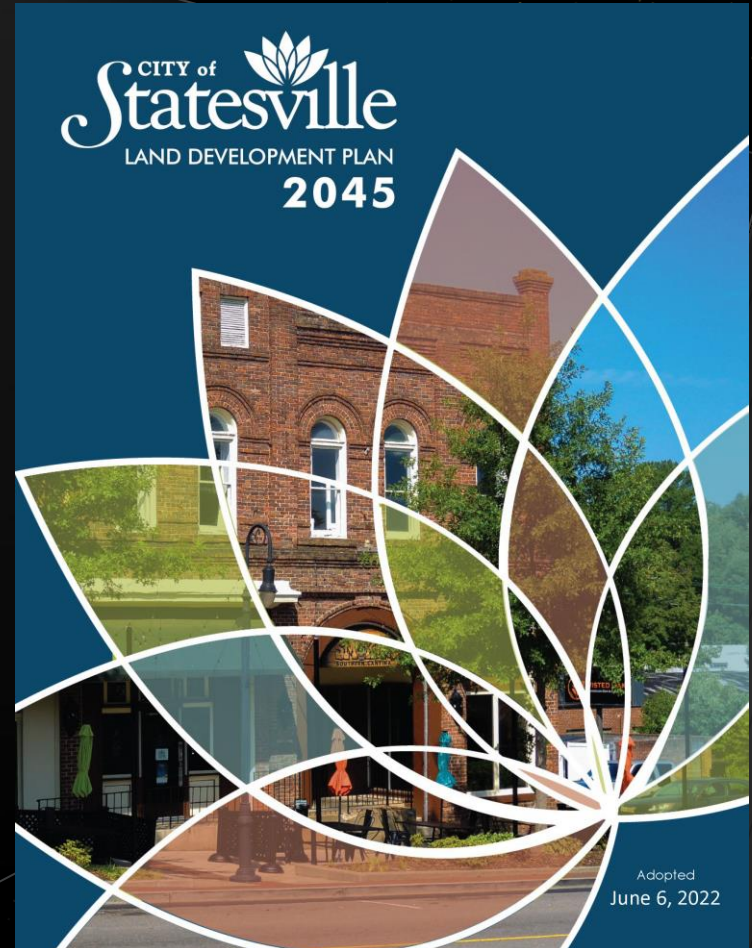
No Voting

This group does not do line-by-line reviews or voting

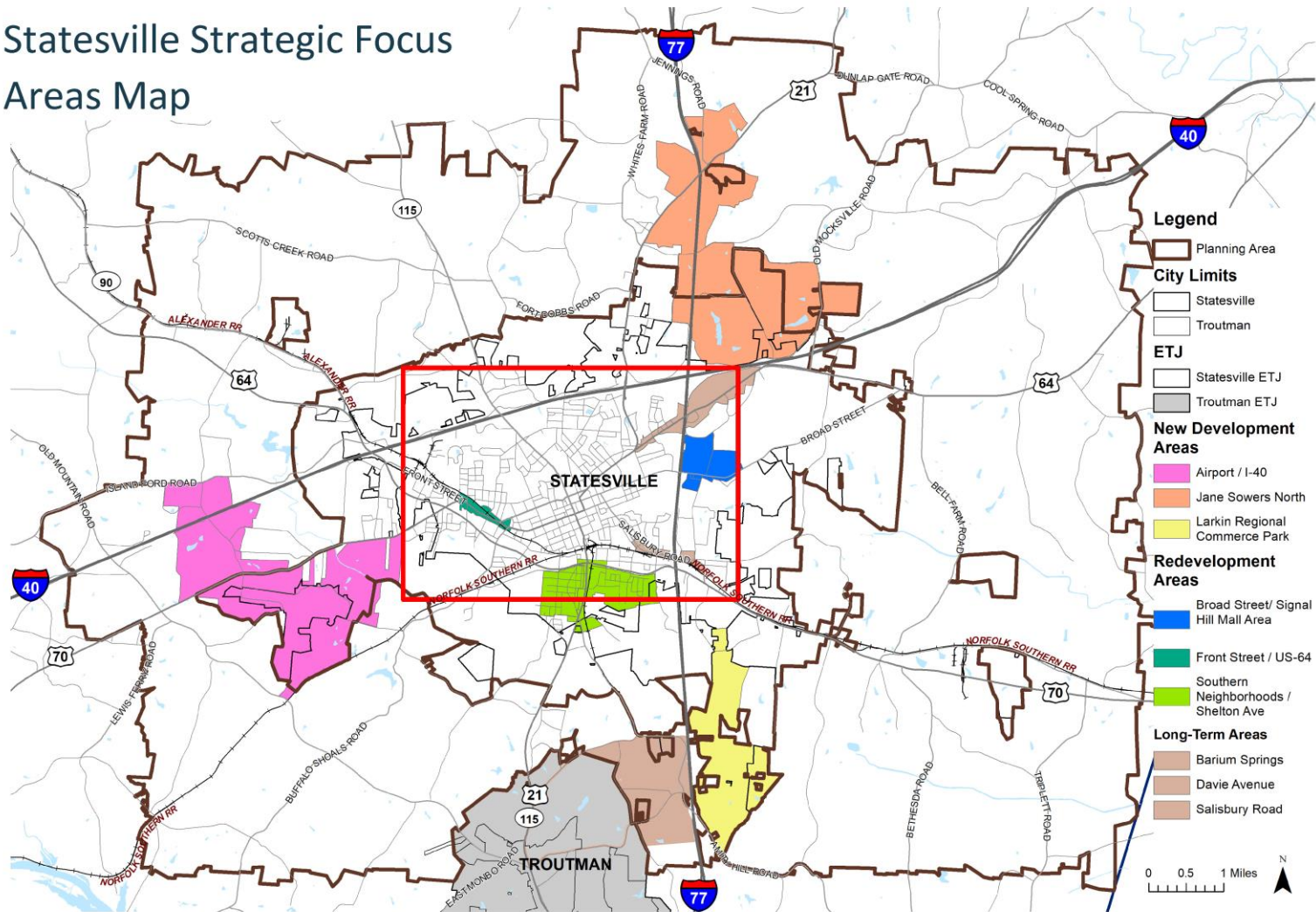
6. LAND USE PLAN

1. Prioritize Growth & Reinvestment
2. Support Expansion of the Local Economy
3. Enhance Quality of Life

City's attractiveness, sense of place, and intangibles are critical to attracting and maintaining a talented workforce



Statesville Strategic Focus Areas Map



Legend

- Planning Area
- City Limits**
 - Statesville
 - Troutman
- ETJ**
 - Statesville ETJ
 - Troutman ETJ
- New Development Areas**
 - Airport / I-40
 - Jane Sowers North
 - Larkin Regional Commerce Park
- Redevelopment Areas**
 - Broad Street/ Signal Hill Mall Area
 - Front Street / US-64
 - Southern Neighborhoods / Shelton Ave
- Long-Term Areas**
 - Barium Springs
 - Davie Avenue
 - Salisbury Road



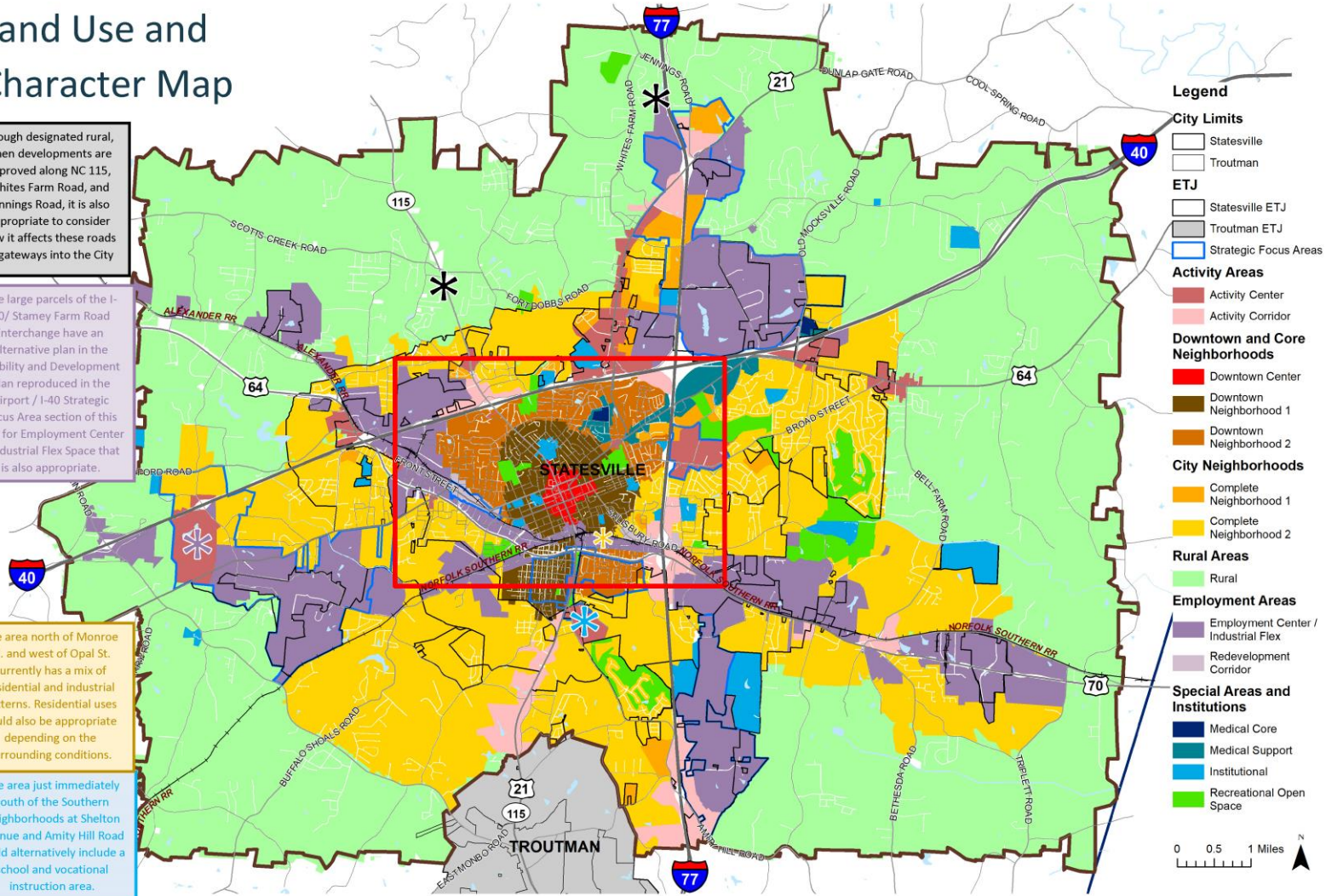
Land Use and Character Map

* Though designated rural, when developments are approved along NC 115, Whites Farm Road, and Jennings Road, it is also appropriate to consider how it affects these roads as gateways into the City

* The large parcels of the I-40/ Stamey Farm Road interchange have an alternative plan in the Mobility and Development Plan reproduced in the Airport / I-40 Strategic Focus Area section of this plan for Employment Center / Industrial Flex Space that is also appropriate.

* The area north of Monroe St. and west of Opal St. currently has a mix of residential and industrial patterns. Residential uses could also be appropriate depending on the surrounding conditions.

* The area just immediately south of the Southern Neighborhoods at Shelton Avenue and Amity Hill Road could alternatively include a school and vocational instruction area.



7. DISCUSSION

- Key issues to address
- Questions to be answered
- Topics to include in UDC
- What else?

8. NEXT STEPS

CODE DIAGNOSIS

- Review of current UDC
- Gap analysis between policy goals and current regulations
- Exploration of housing situation
- A series of recommendations

KEY THEMES FOR IMPROVEMENT - #2. Implement the Town's Adopted Policy Guidance



The Town's Adopted Policy Guidance consists of the adopted plans, studies, and policy statements that direct and inform day-to-day decision making on land use matters (like rezoning applications) and capital improvement projects. The adopted policy guidance establishes and provides the Town's vision for its future and how that vision can best be realized. It describes the Town's desired development patterns and its future infrastructure. The Town's adopted policy guidance includes the 2045 Comprehensive Plan and the Downtown Main Street and Recreation Plan. The amount of policy guidance that will be reviewed for the UDC is outlined in the table below.

2045 COMPREHENSIVE PLAN, STRATEGIC ACTION PLAN

Land Use and Housing

LU 1.1.2: Support as based on the Future

LU 1.1.3: Review and UDC Land Use 2045 Guidelines
LU 1.1.4: Encourage design in commercial development

APPENDIX - REVIEW OF CURRENT UDC

The following table provides a detailed review of the Town of Clayton's current Unified Development Code (UDC) as effective 2.15.22. The table below summarizes each major section in the UDC and provides a recommendation (or indication for further discussion, if appropriate) for how the material could best be configured in the updated UDC. This information will be used to form the recommendations in the Diagnosis Report and helps to clarify the structure in the Annotated Outline of the new UDC.

CLAYTON UNIFIED DEVELOPMENT CODE (effective 2.15.22)	
\$155.# / NAME	POTENTIAL DISPOSITION IN NEW UDC
DESCRIPTION	

ARTICLE 1: GENERAL PROVISIONS

100 Title

Sets out the title of the UDC

101 Authority & Enactment

Identifies the statutory provisions allowing the Town to regulate land uses

102 Purpose

Represents the basic purpose statements for zoning and land development and police power from the General Statutes

103 Effective Date

Identifies the effective date for the UDC

104 Jurisdiction

Discusses the Official Zoning Map, the Future Land Use Map from the Comprehensive Plan, and other maps

105 Legal Status Provisions

APPENDIX - STAKEHOLDER INPUT SUMMARY

Task 1: Initiation of the Coddy Clayton project includes a series of 10 interviews with 20 different project stakeholders, including members of the development community, Town officials, and other interested parties. This summary report details the input collected during these interviews. The table below identifies the various interview dates and stakeholders who provided comments.

INTERVIEW DATE	STAKEHOLDER GROUP	PARTICIPANTS
4.27.22	Engineering Community	Donnie Adams - Adams & Hodge Richard Brown - Kinley-Horn Austin Roland - Kinley-Horn Spencer Meekins - McGill Assoc.
4.27.22	Anchor Lodge	Mike Gordon, Manager Julie Maybee, Planning Director
5.3.22	Developer Representatives	Kent Alexander
5.3.22	Developer Representatives	Dave DeYoung - Hearsh Pointe Haley Hogg - Hearsh Pointe Emily Beddingfield - James Lipscomb
5.5.22	Developer Representatives	Trey Adams - Atlas Stark
5.5.22	Economic Development	Patrick Pierce - Clayton Economic Development Dana Wooten - Clayton Chamber of Commerce Paul AuClair - Owner, Deep River Brewing Co.
5.6.22	Town Officials	Andria Archer - Town Council Avery Everette - Town Council
5.12.22	Developer Representatives	-
5.23.22	Town Officials	Jason Thompson - Mayor Pro Tem Porter Casey - Town Council
5.23.22	Town Officials	Jody McLeod - Mayor Michael Sims - Town Council

* No attendees. Twelve developer representatives were identified and contacted about attending one of the four interviews. A total of five developer representatives participated in the stakeholder interviews (a participation rate of 42%).

The next pages provide a summary of the input collected from the 20 stakeholders interviewed. Individual responses are held in confidence, but the following pages provide a summary of comments, organized by ten different topic areas.



Thanks!

