



# Development and Land Use Profile

July 16, 2020



# Welcome Land Development Team!

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

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2. Planning Area and Jurisdictions
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7. Development Capacity (Supply)
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# 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**

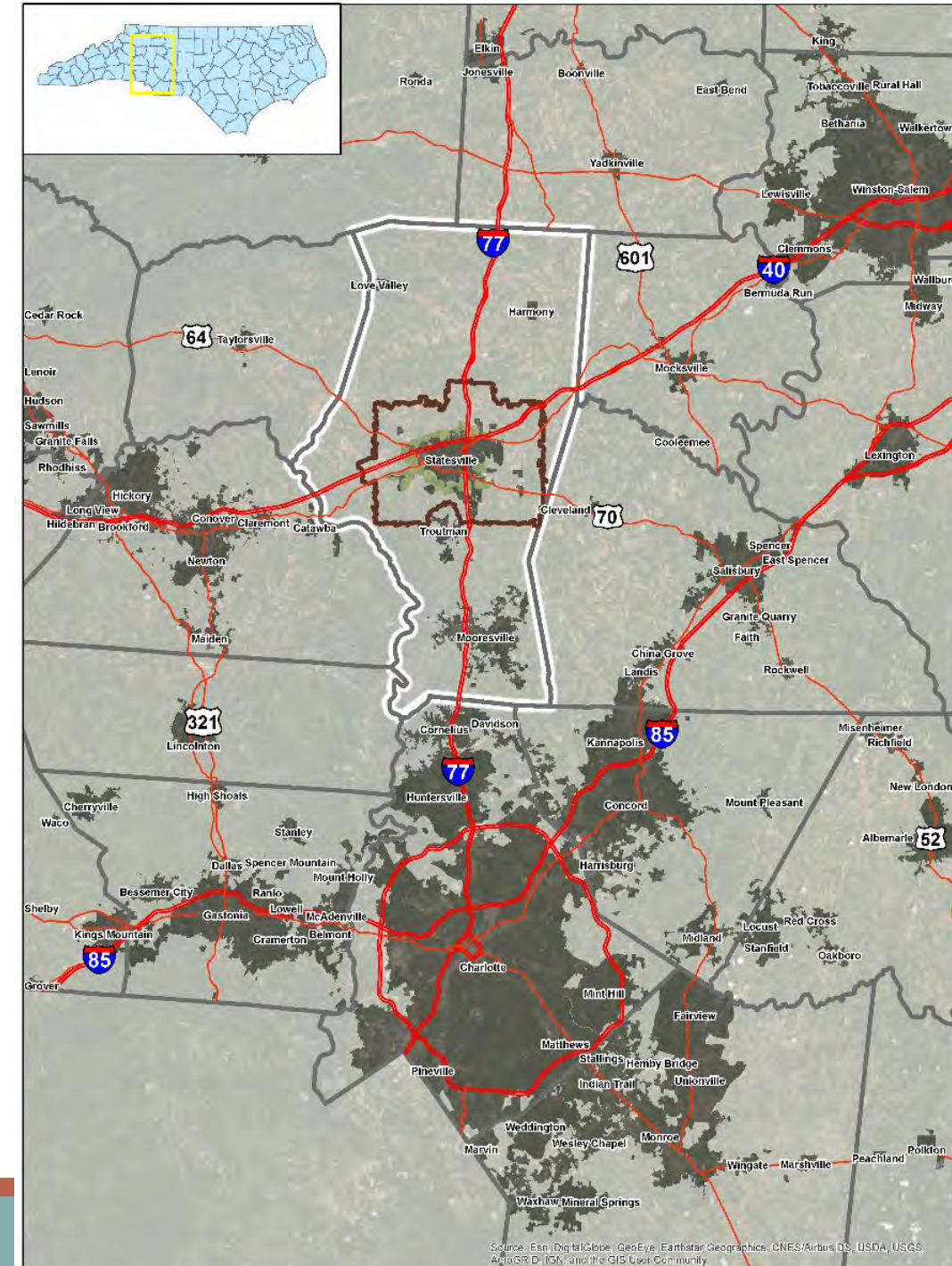
# Planning Area and Jurisdictions

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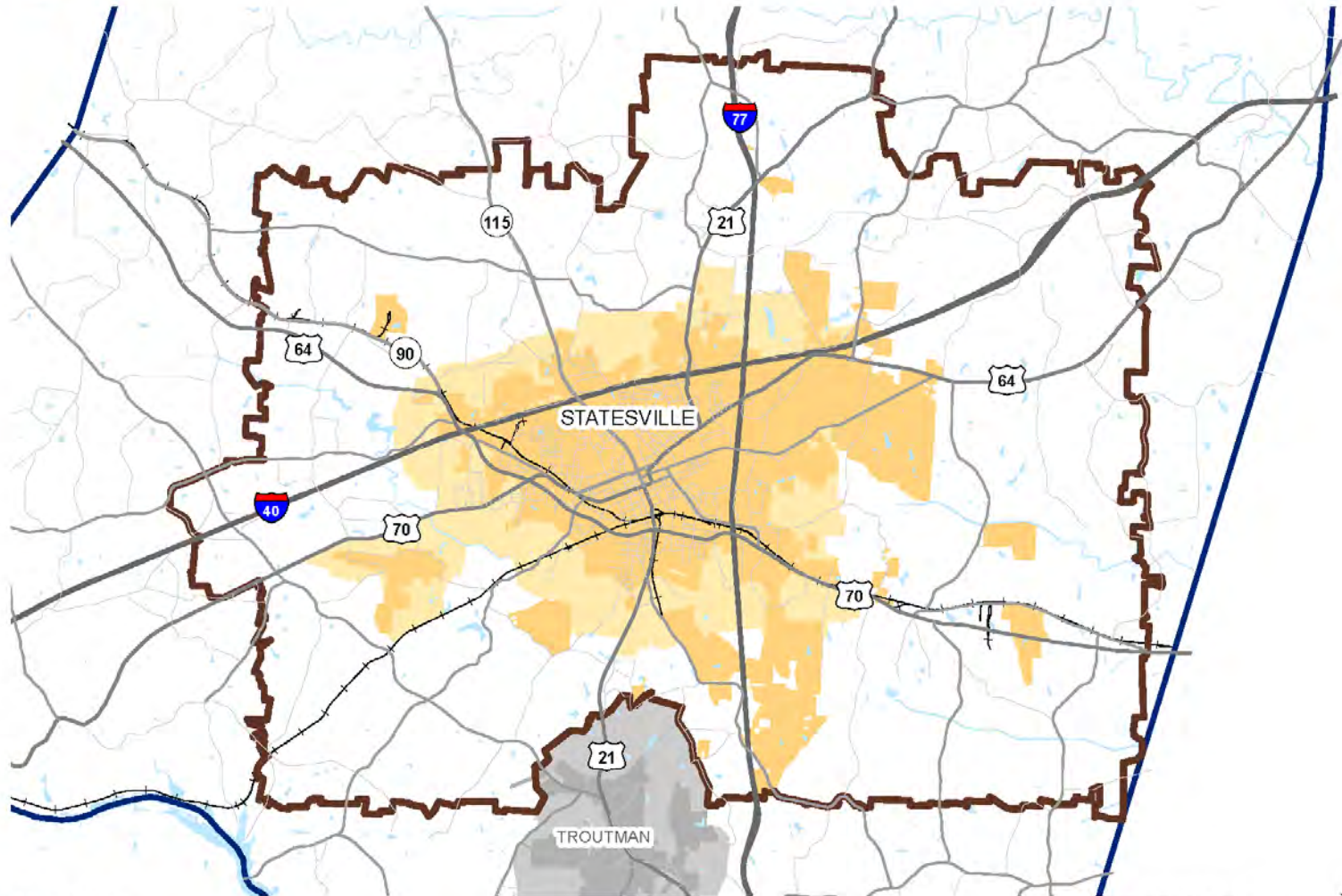


# Statesville Region

- 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

## LEGEND

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

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# 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

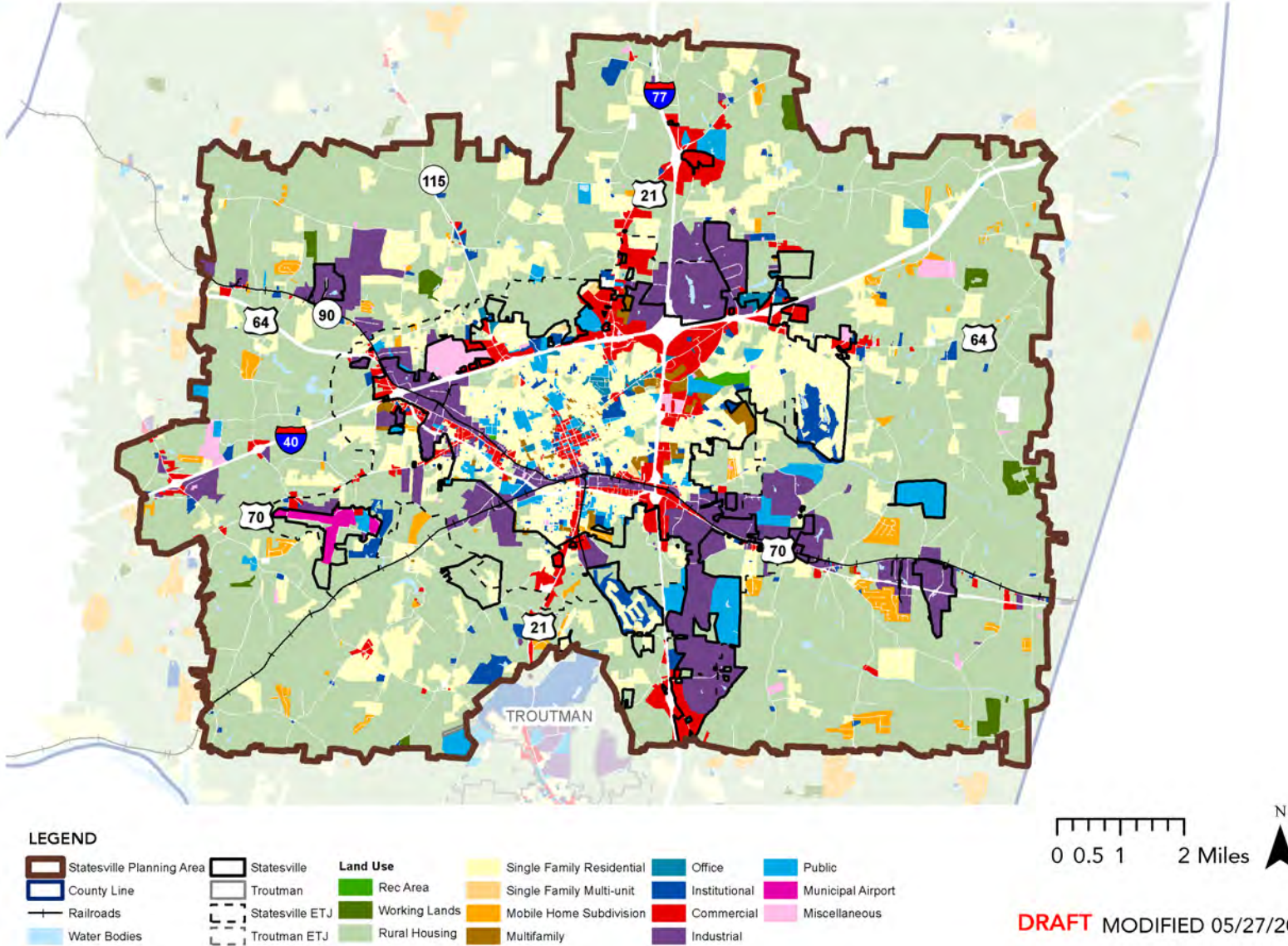
71%

Planning Area within **Iredell County's**  
Planning and Zoning Jurisdiction

# Current Assets and Conditions

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# 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
<b>Single Family Residential</b>	<b>3,940</b>	<b>28%</b>
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%
<b>Industrial</b>	<b>3,163</b>	<b>23%</b>
<b>Commercial</b>	<b>1,910</b>	<b>14%</b>
<b>Rural Housing</b>	<b>1,454</b>	<b>10%</b>
<b>Public</b>	<b>1,251</b>	<b>9%</b>
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%
<b>Grand Total</b>	<b>13,910</b>	<b>100%</b>

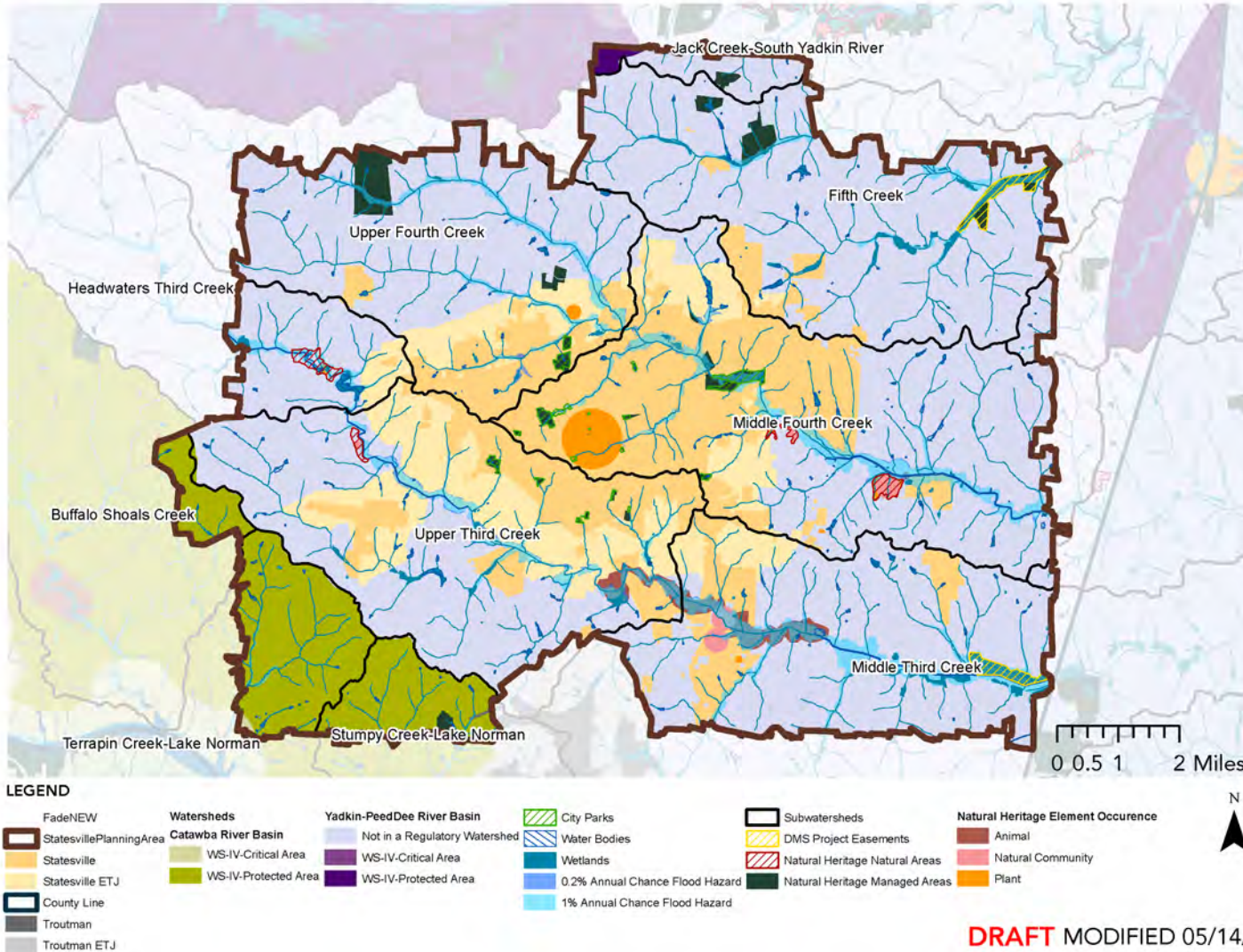
# Existing Land Use (Planning Area Limits)

Land Use	Sum of Acreage	% of Acreage
<b>Rural Housing</b>	<b>50,455</b>	<b>65%</b>
<b>Single Family Residential</b>	<b>10,300</b>	<b>13%</b>
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%
<b>Industrial</b>	<b>6,633</b>	<b>8%</b>
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%
<b>Grand Total</b>	<b>78,181</b>	<b>100%</b>



# Statesville Natural Features Map



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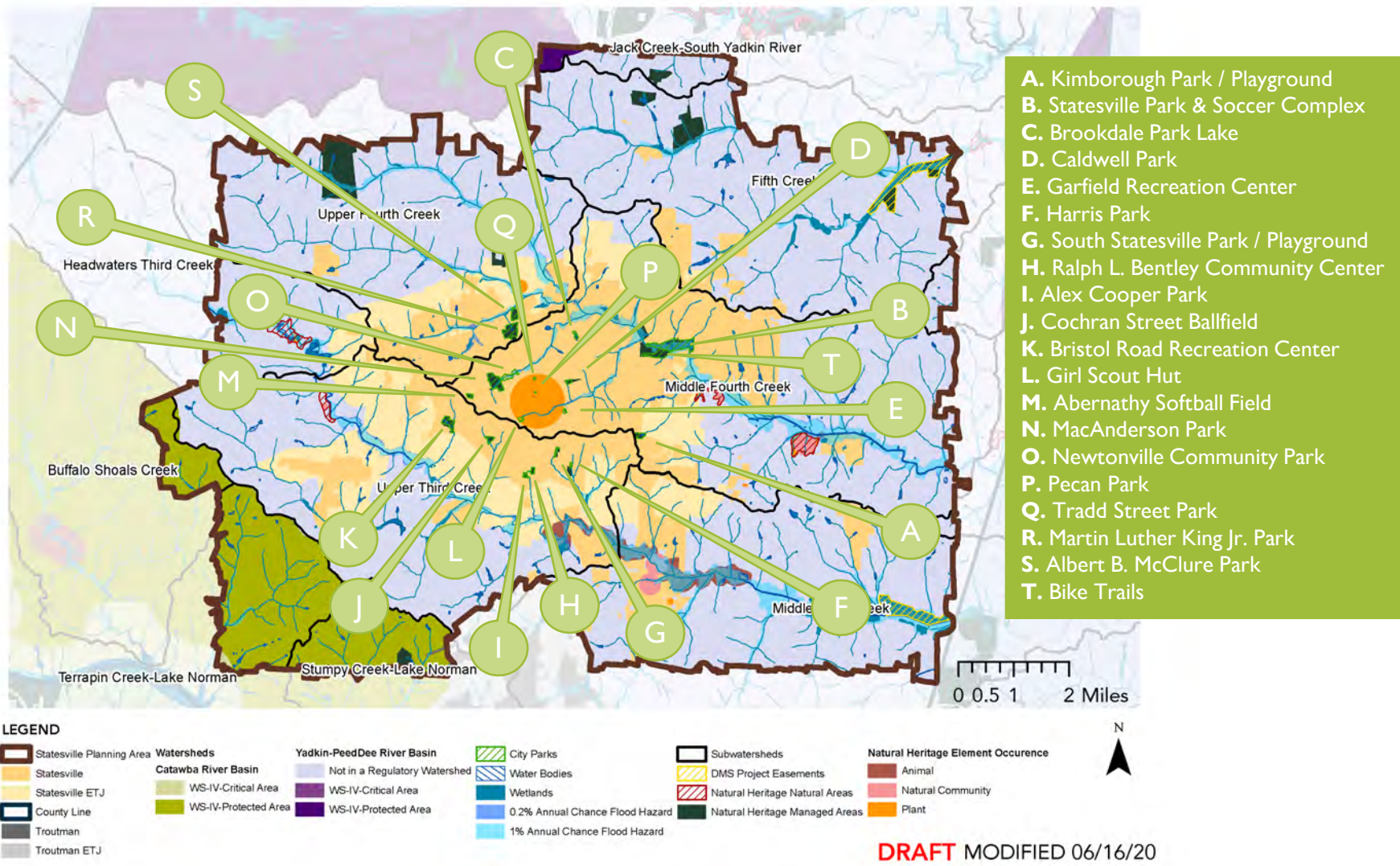
Catawba River Basin  
Protected Area to SW

Some wetlands and  
floodplains found  
throughout planning  
area

Heritage Element  
occurrences within city  
limits



# Parks, Open Space, & Natural Features



- A. Kimborough Park / Playground
- B. Statesville Park & Soccer Complex
- C. Brookdale Park Lake
- D. Caldwell Park
- E. Garfield Recreation Center
- F. Harris Park
- G. South Statesville Park / Playground
- H. Ralph L. Bentley Community Center
- I. Alex Cooper Park
- J. Cochran Street Ballfield
- K. Bristol Road Recreation Center
- L. Girl Scout Hut
- M. Abernathy Softball Field
- N. MacAnderson Park
- O. Newtonville Community Park
- P. Pecan Park
- Q. Tradd Street Park
- R. Martin Luther King Jr. Park
- S. Albert B. McClure Park
- T. Bike Trails

278

Acres of **City parklands**

286

Acres of **Natural Heritage Natural Areas** within Planning Area

1,829

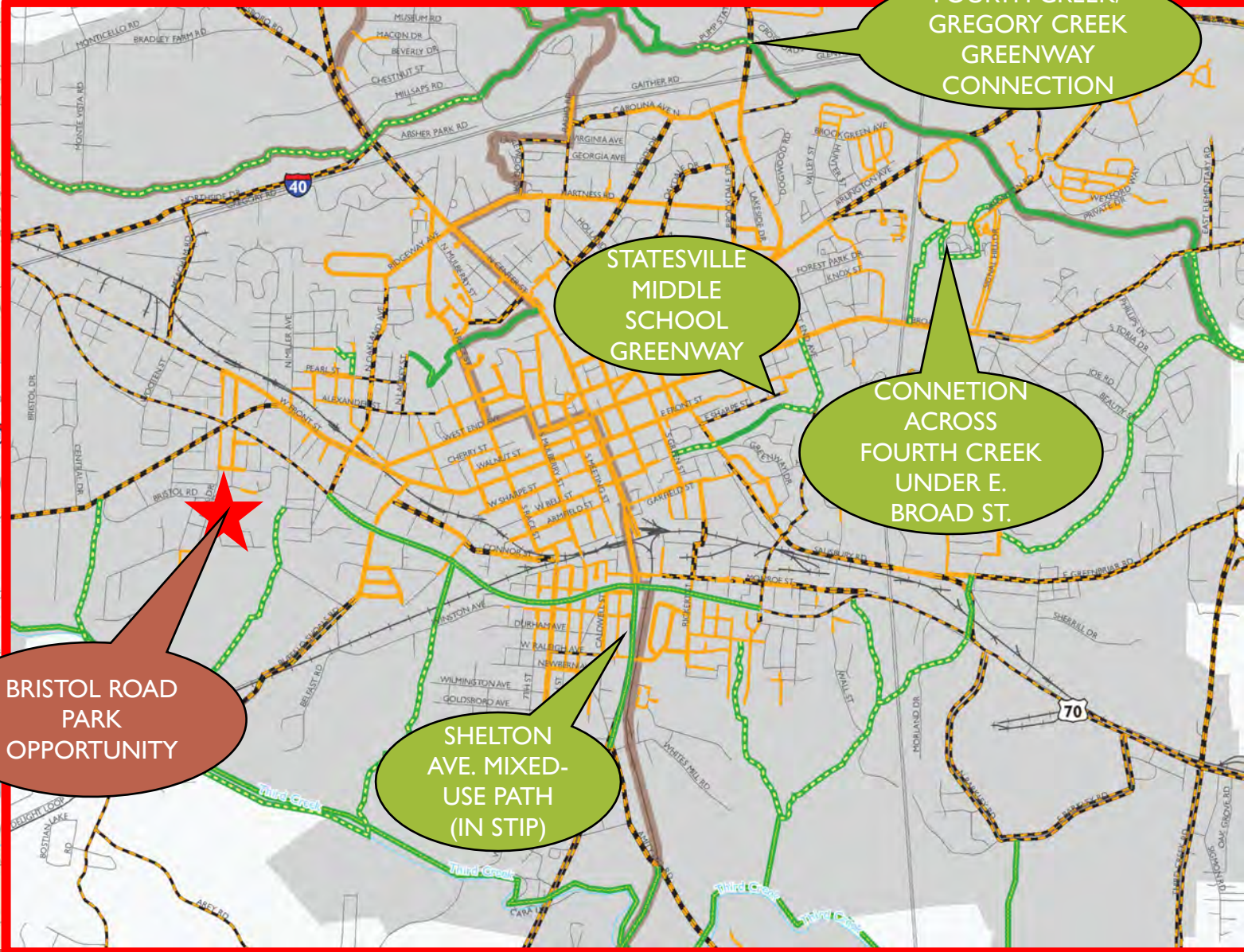
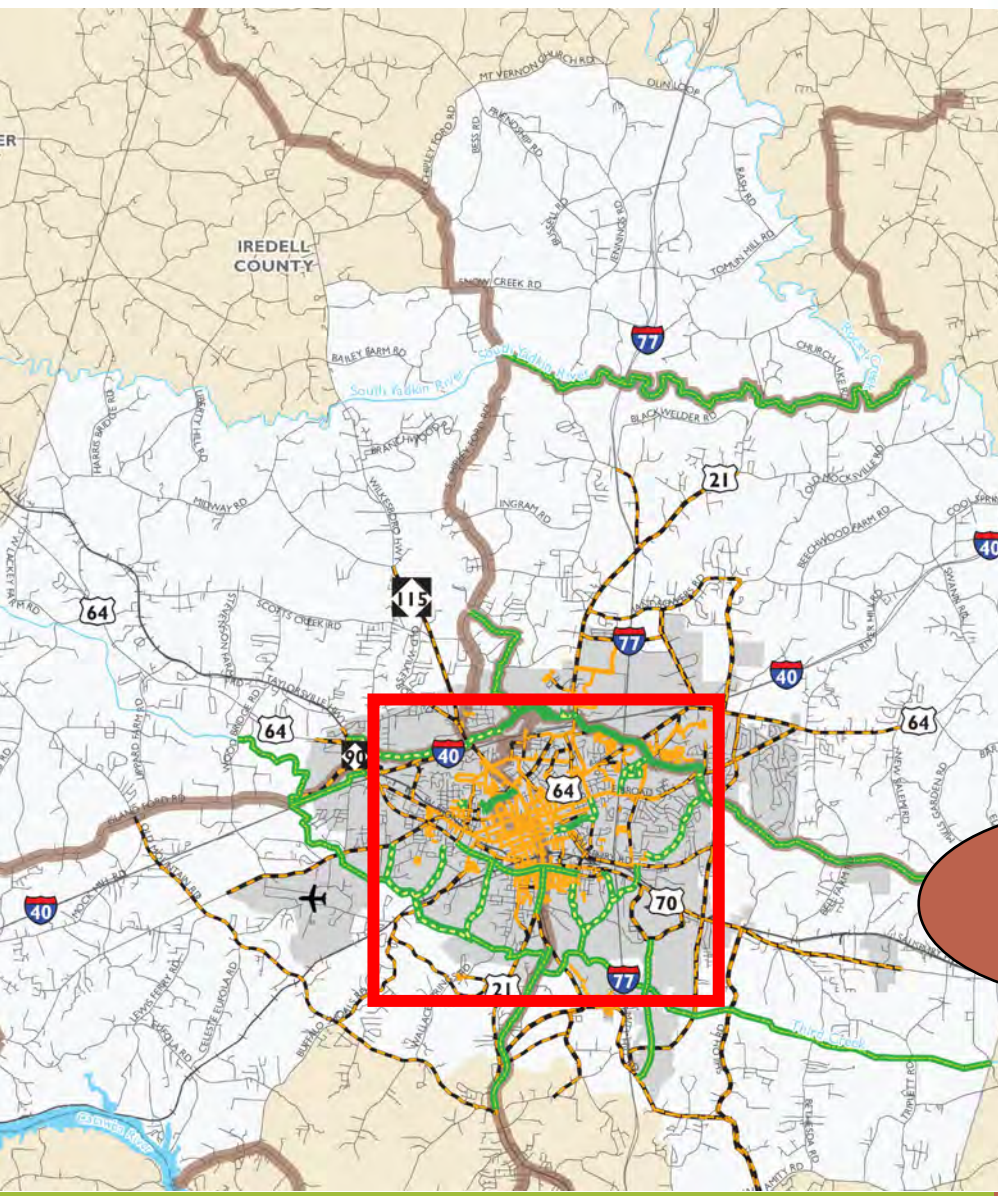
Acres of **Natural Heritage Managed Areas** within Planning Area

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# Multi-use Paths (Greenways) & Thread Trail from the MDP

- Existing Multi-Use Path
- Proposed Multi-Use Path
- Carolina Thread Trail (Proposed)



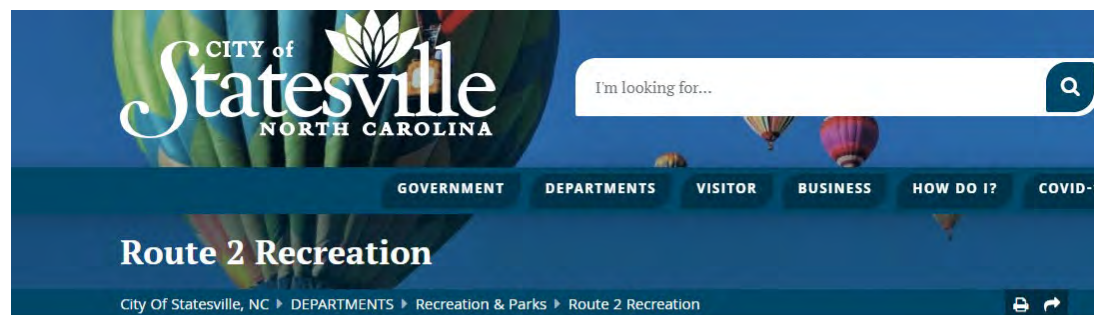


# Bristol Road Park

- 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

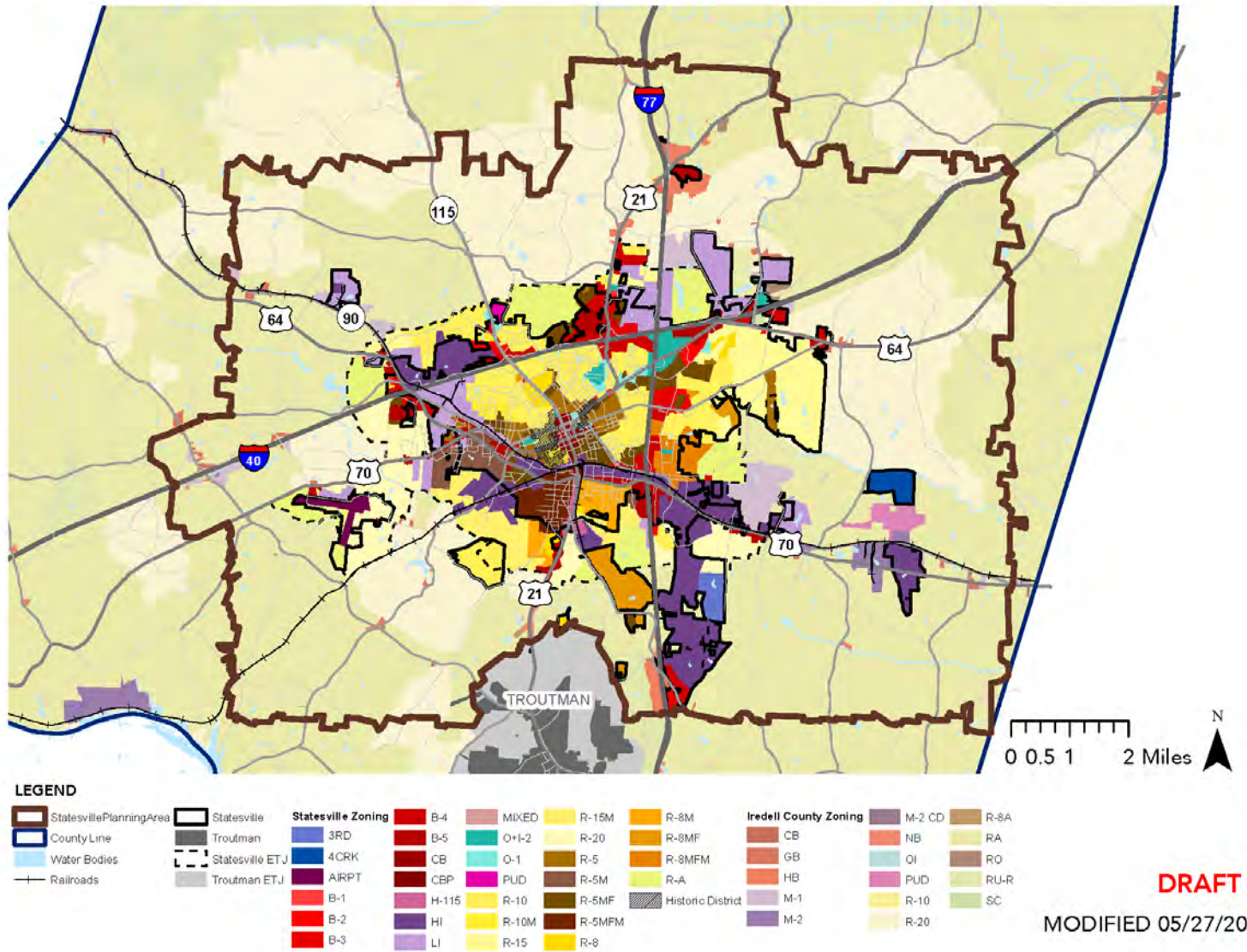


## [TAKE THE SURVEY](#)

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





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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

# City of Statesville Historic Districts

## LEGEND

- Academy Hill
- Davie Ave/Broad St
- Mitchell College
- South Race St

264 Parcels  
250 Structures

109 Parcels  
68 Structures

46 Parcels  
44 Structures

86 Parcels  
84 Structures

\* Surveys conducted at different times using different numbering conventions. For structures, these values count only "contributing" or "pivotal" structures where possible



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## Available Historic District Surveys

State of North Carolina  
Division of Archives and History  
INDIVIDUAL PROPERTY FORM FOR  
Tinsell County

**1 NAME**  
256 E. Broad St.

**2 LOCATION**  
256 E. Broad St.

**3 CLASSIFICATION**

**4 OWNER OF PROPERTY**

**5 LOCATION OF LEGAL DESCRIPTION**

Academy Hill - 1980

Inventory Number, Name, Address, Date, Assessment, and Description

1. House  
257 E. Broad St.  
1918-1925 (CR)

2. House  
258 E. Broad St.  
by 1918 (CR)

3. House  
305 E. Broad St.  
by 1918 (CR)

4. House  
306 E. Broad St.  
by 1918 (CR)

Davie Ave. /Broad St.- 1980

United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

Section number 2 Page 33

**SOUTH RACE STREET East Side**

186. John Tombar House (186)  
101 South Race Street  
1952  
Noncontributing

**SOUTH RACE STREET West Side**

187. M.J. Colvert House (51)  
214 South Race Street  
ca. 1900  
Contributing

Mitchell College Historic District (Additional Documentation)  
Bedell County, N.C.

Mitchell College - 2002

South Race Street Historic District  
Teeffell County, NC

**1. Classification**

**2. Ownership of Property**

**3. Name of related multiple property listing**

**4. Function or Use**

**5. Description**

South Race St - 1995



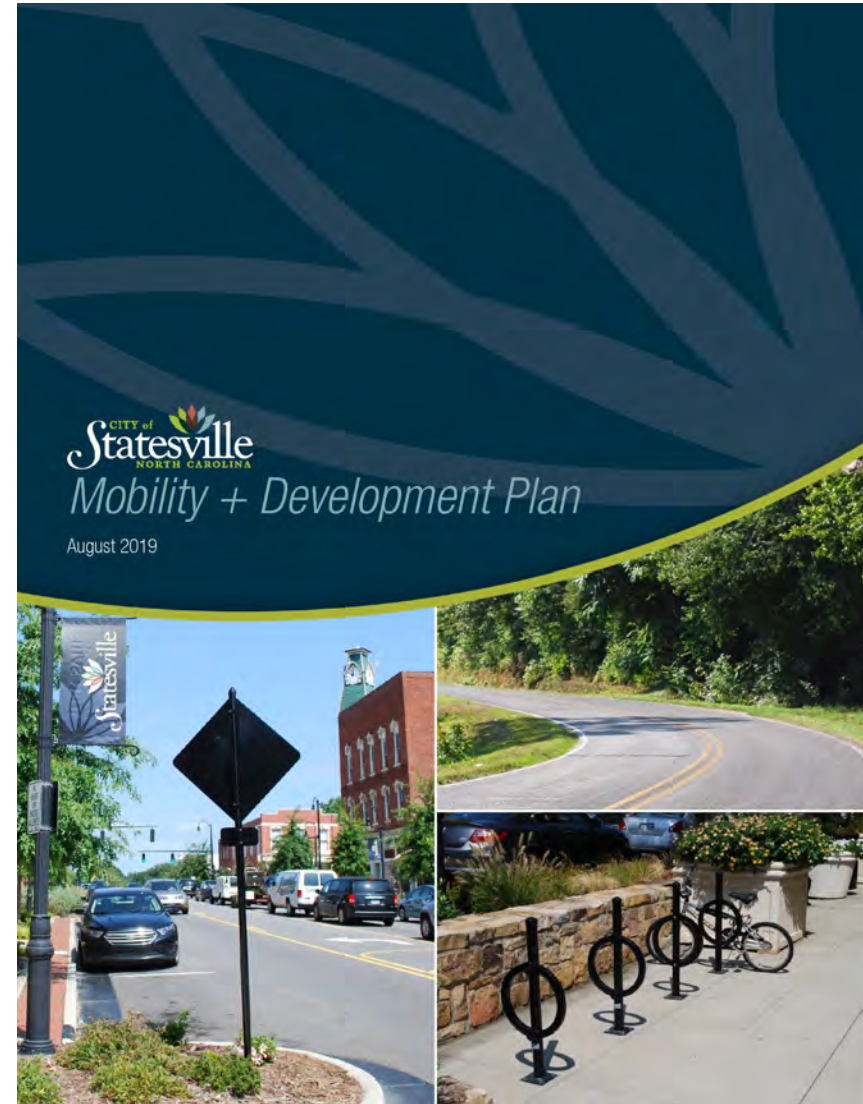
# Infrastructure Plans

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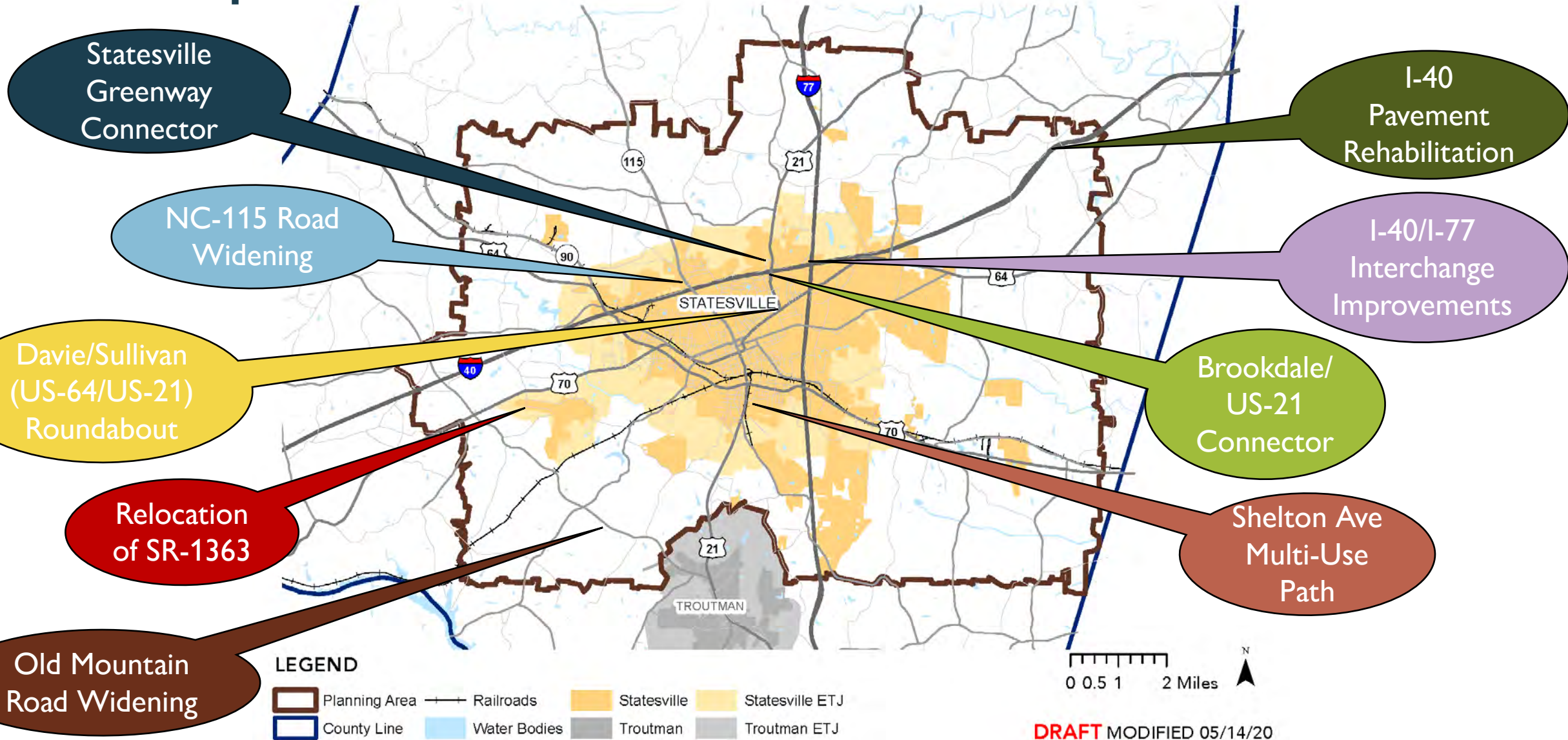
# Mobility & Development Plan

- 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

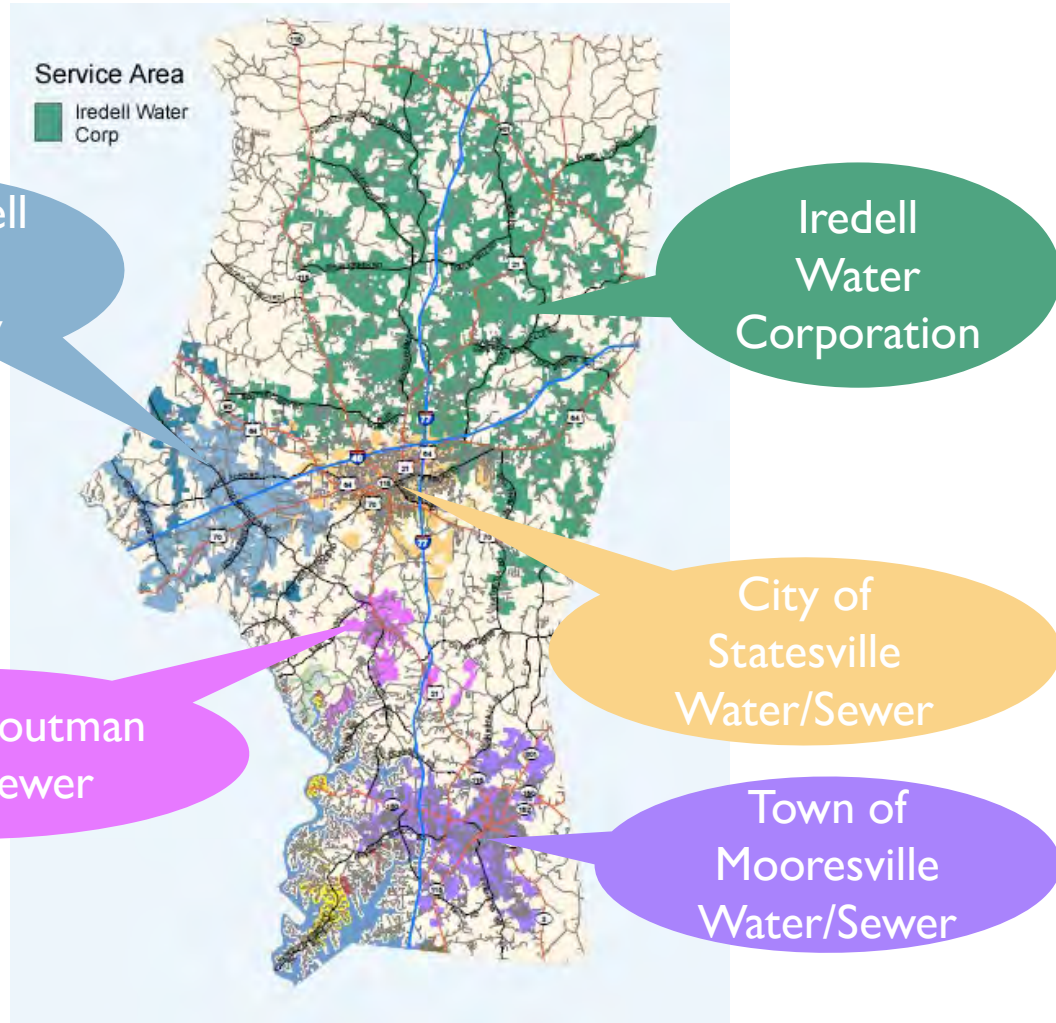


# Transportation Infrastructure Investments





# 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.

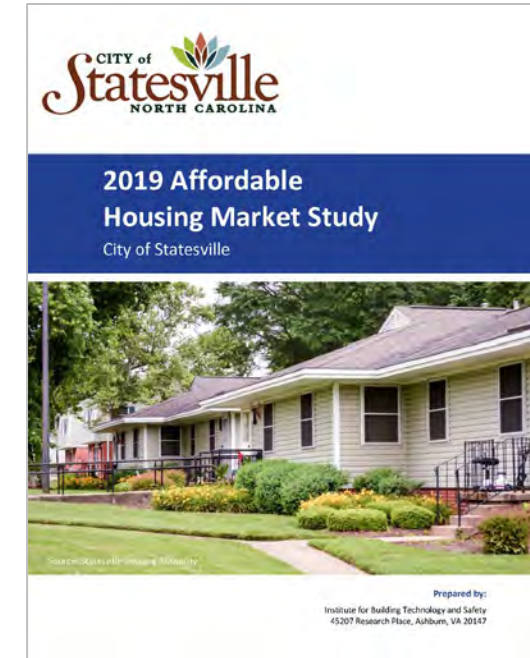
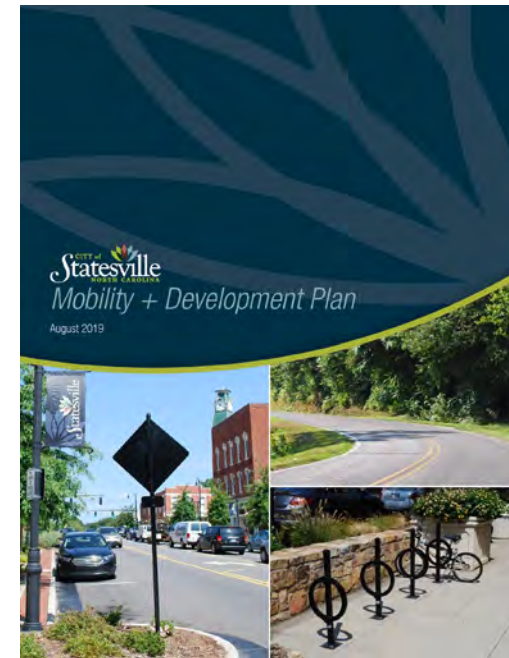
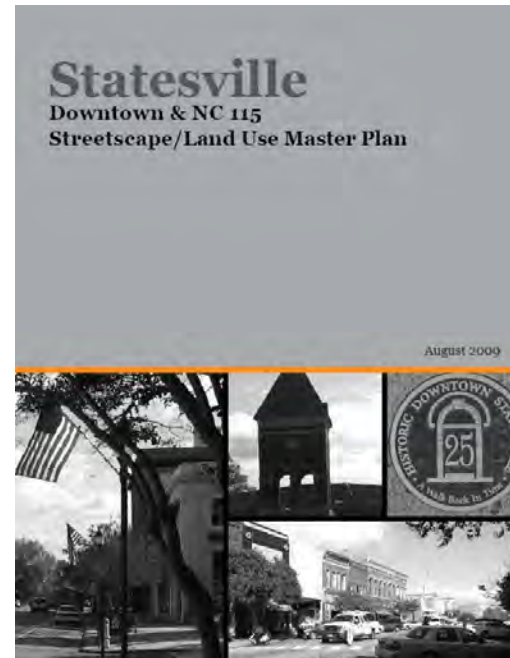
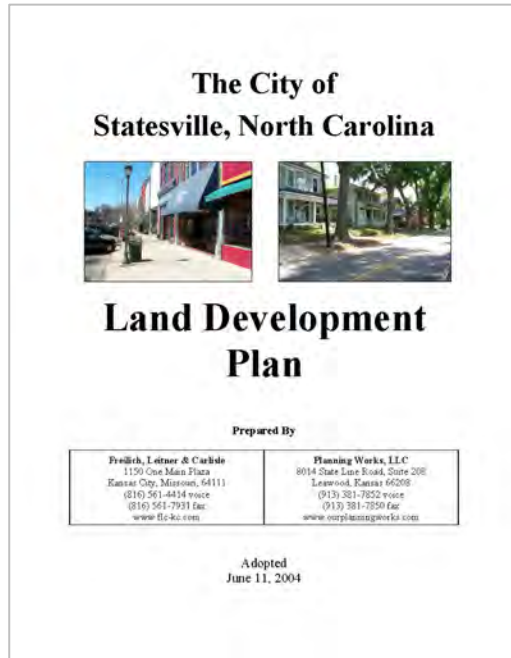


- Statesville a part of “ElectriCities” which supports and promotes municipal electricity providers in NC

# Land Use Planning

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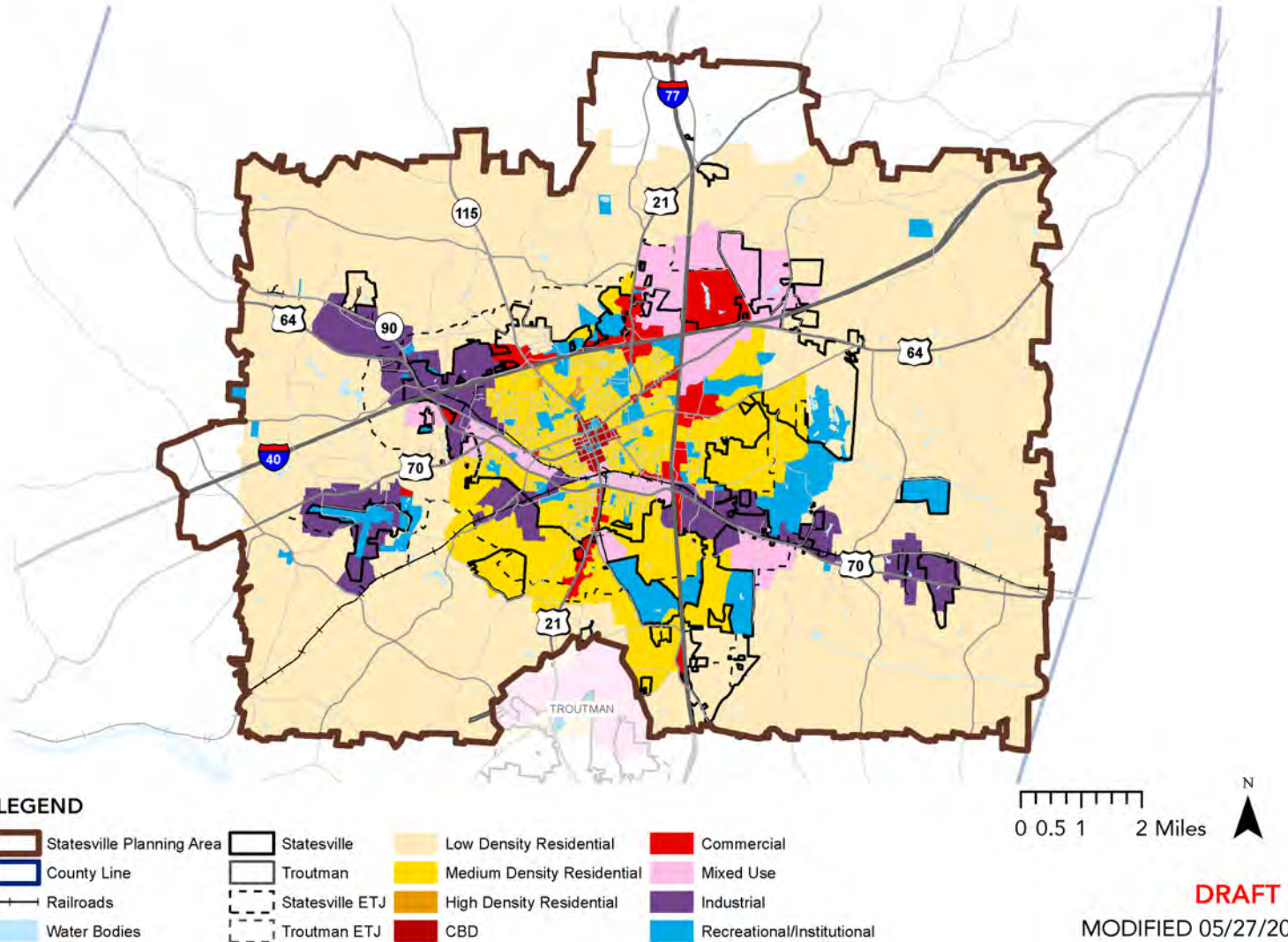
# Land Use Planning Foundations



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

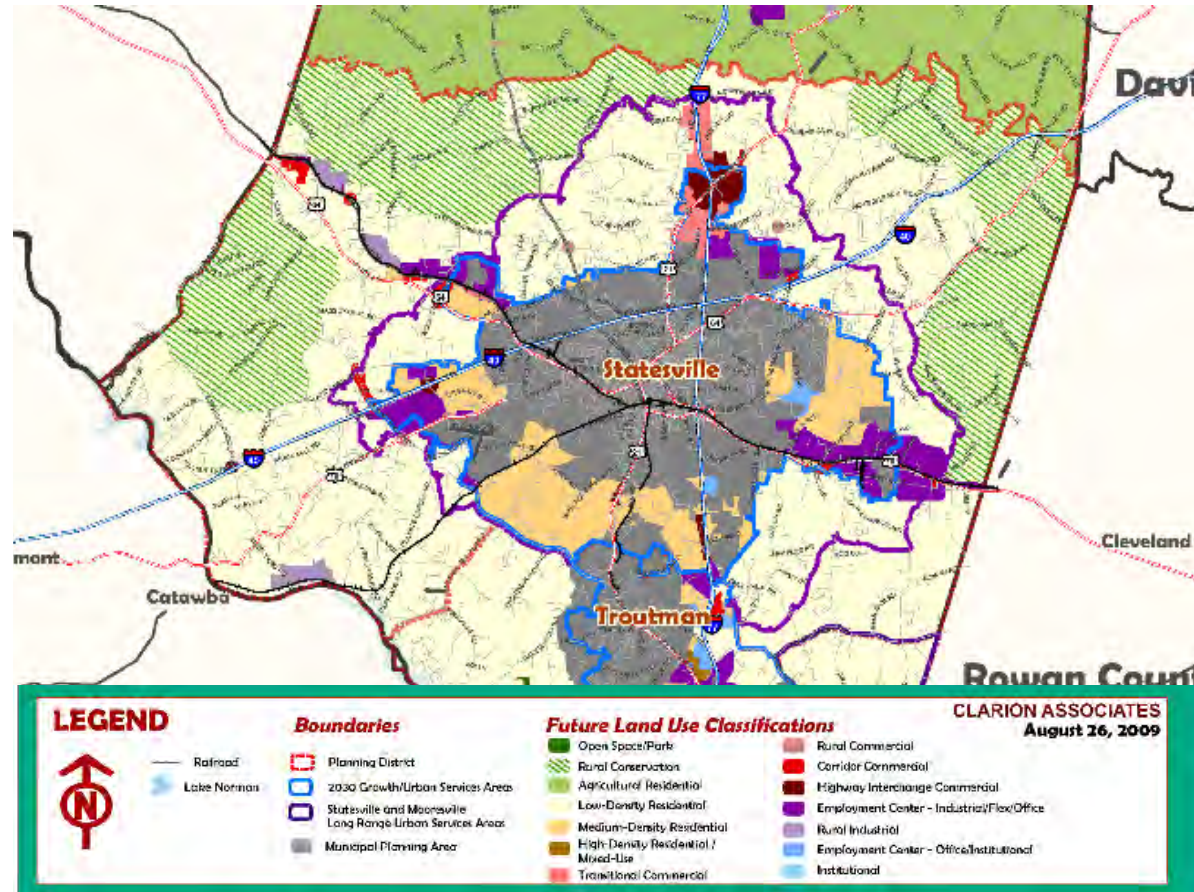
# Iredell County Future Land Use Map

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

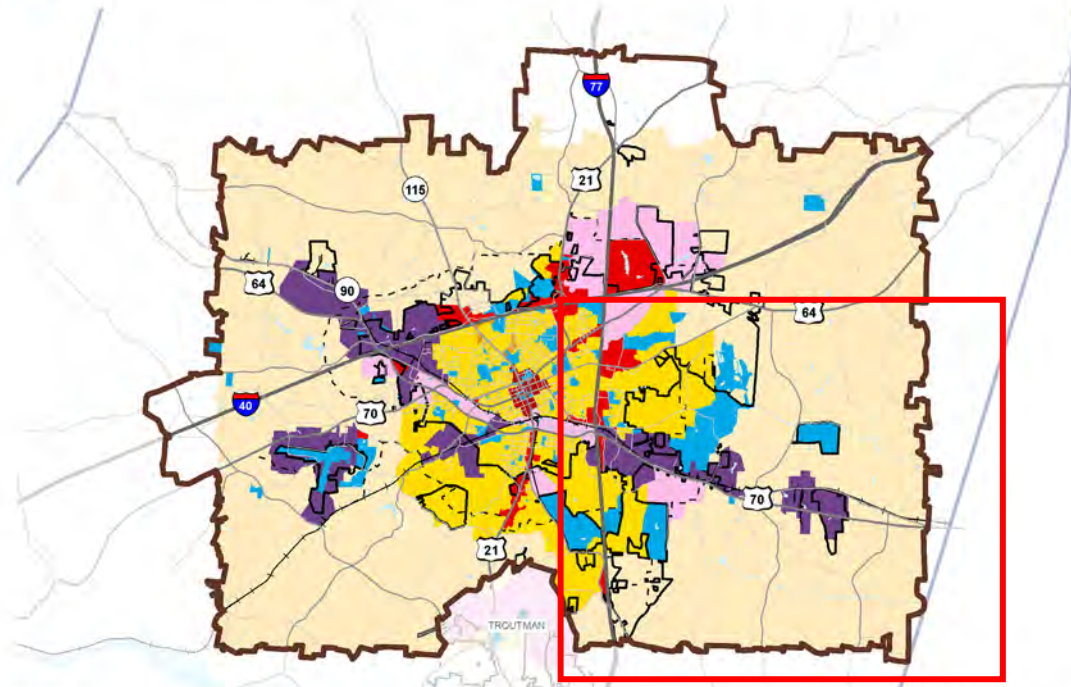




# Iredell County Future Land Use

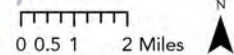


## Statesville Future Land Use Map

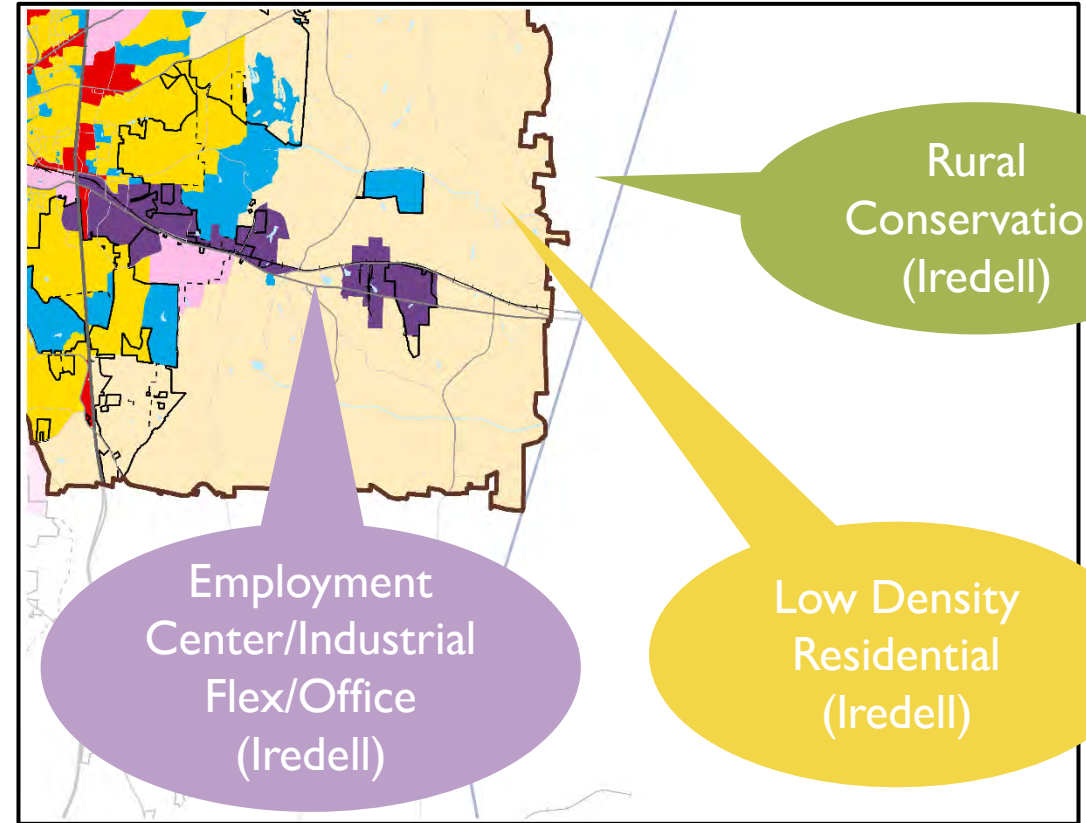


### LEGEND

Statesville Planning Area	Statesville	Low Density Residential	Commercial
County Line	Troutman	Medium Density Residential	Mixed Use
Railroads	Statesville ETJ	High Density Residential	Industrial
Water Bodies	Troutman ETJ	CBD	Recreational/Institutional



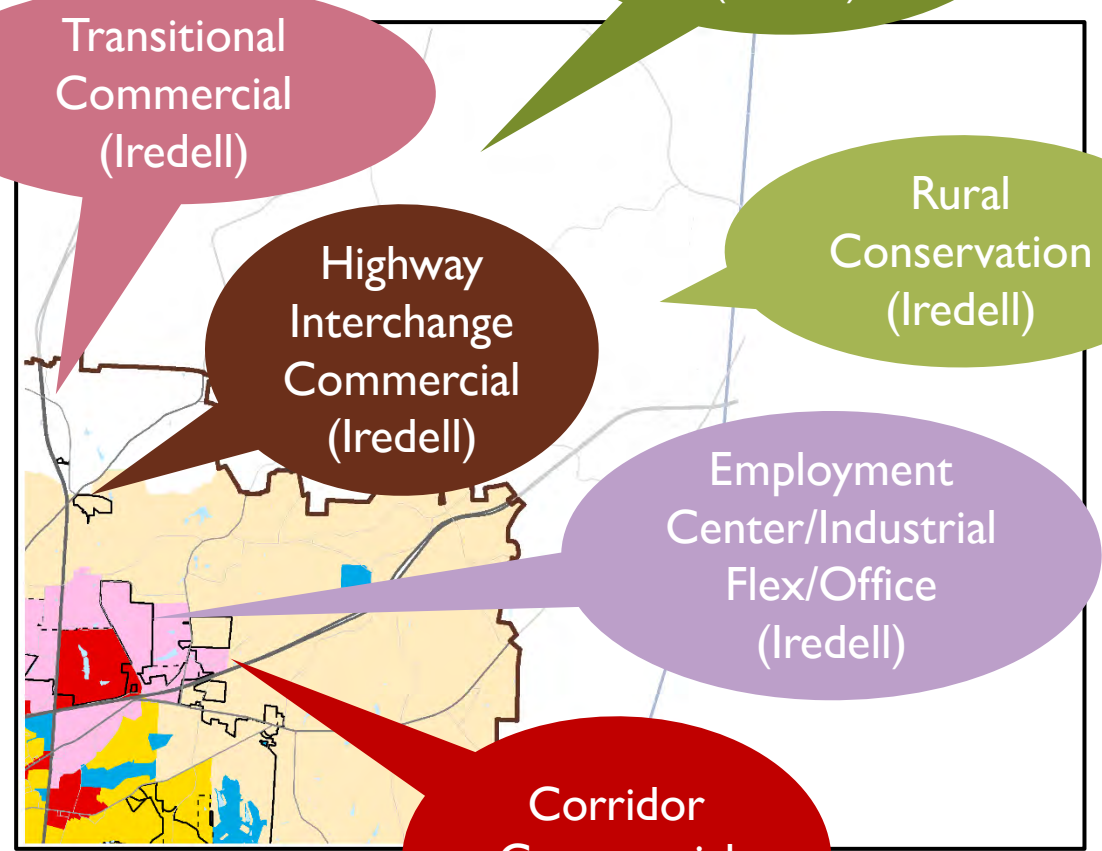
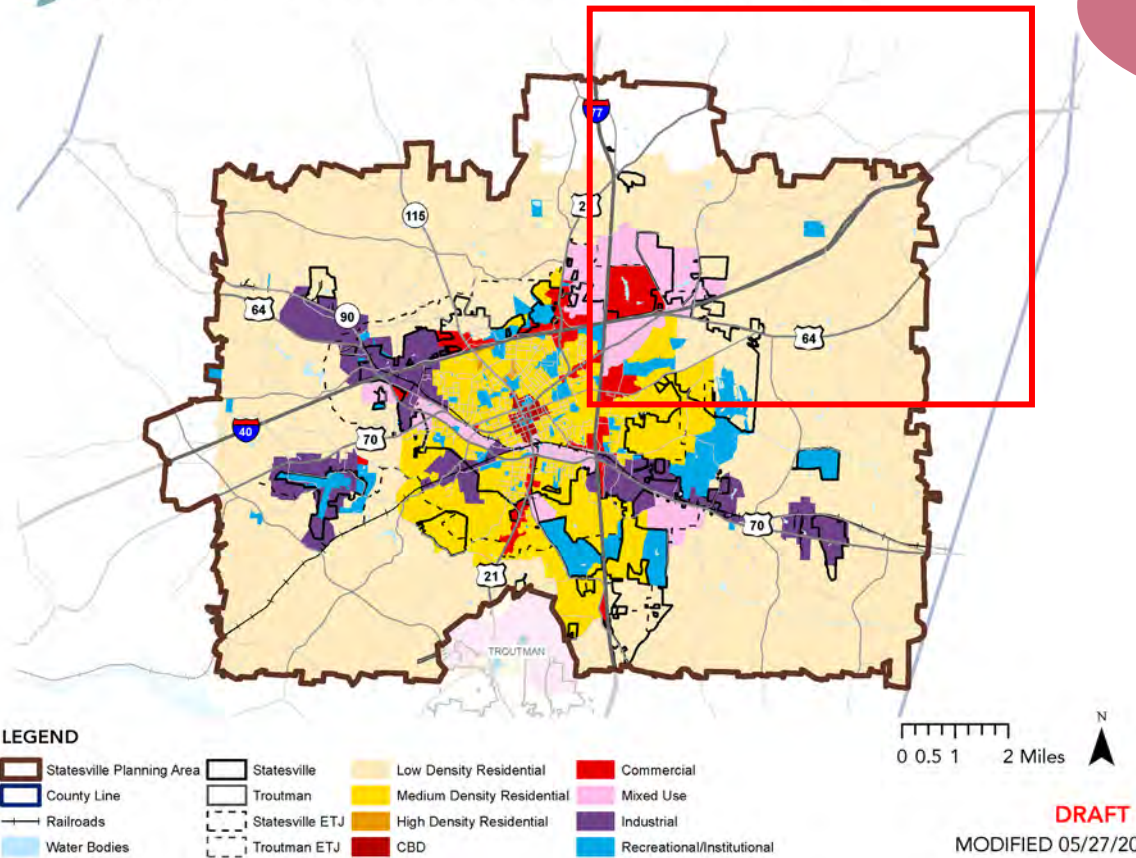
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# Iredell County Future Land Use



Statesville Future Land Use Map

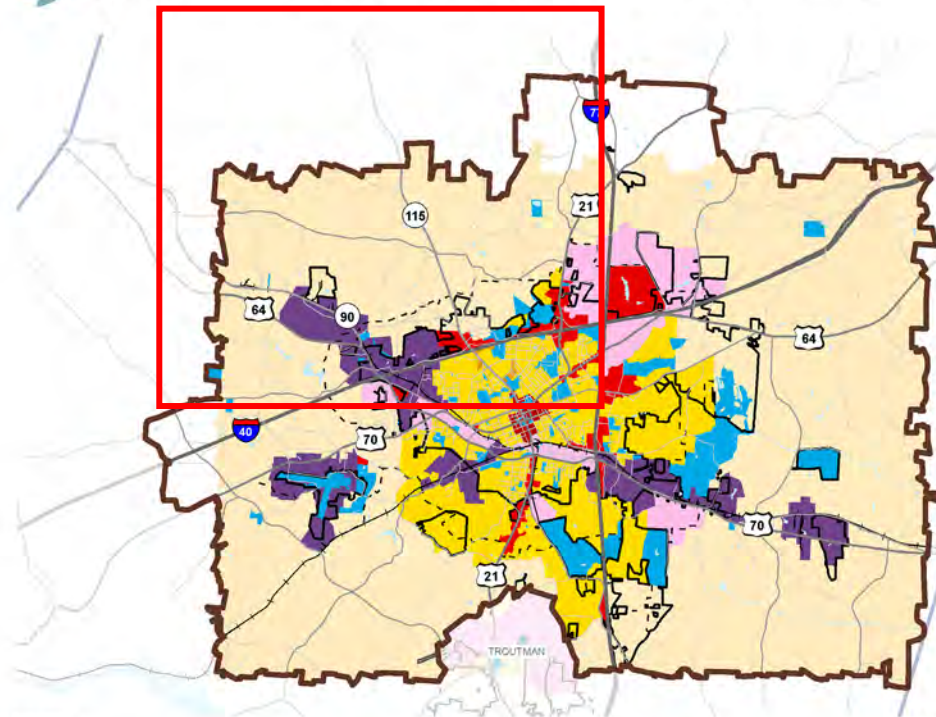




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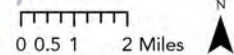


Statesville Future Land Use Map



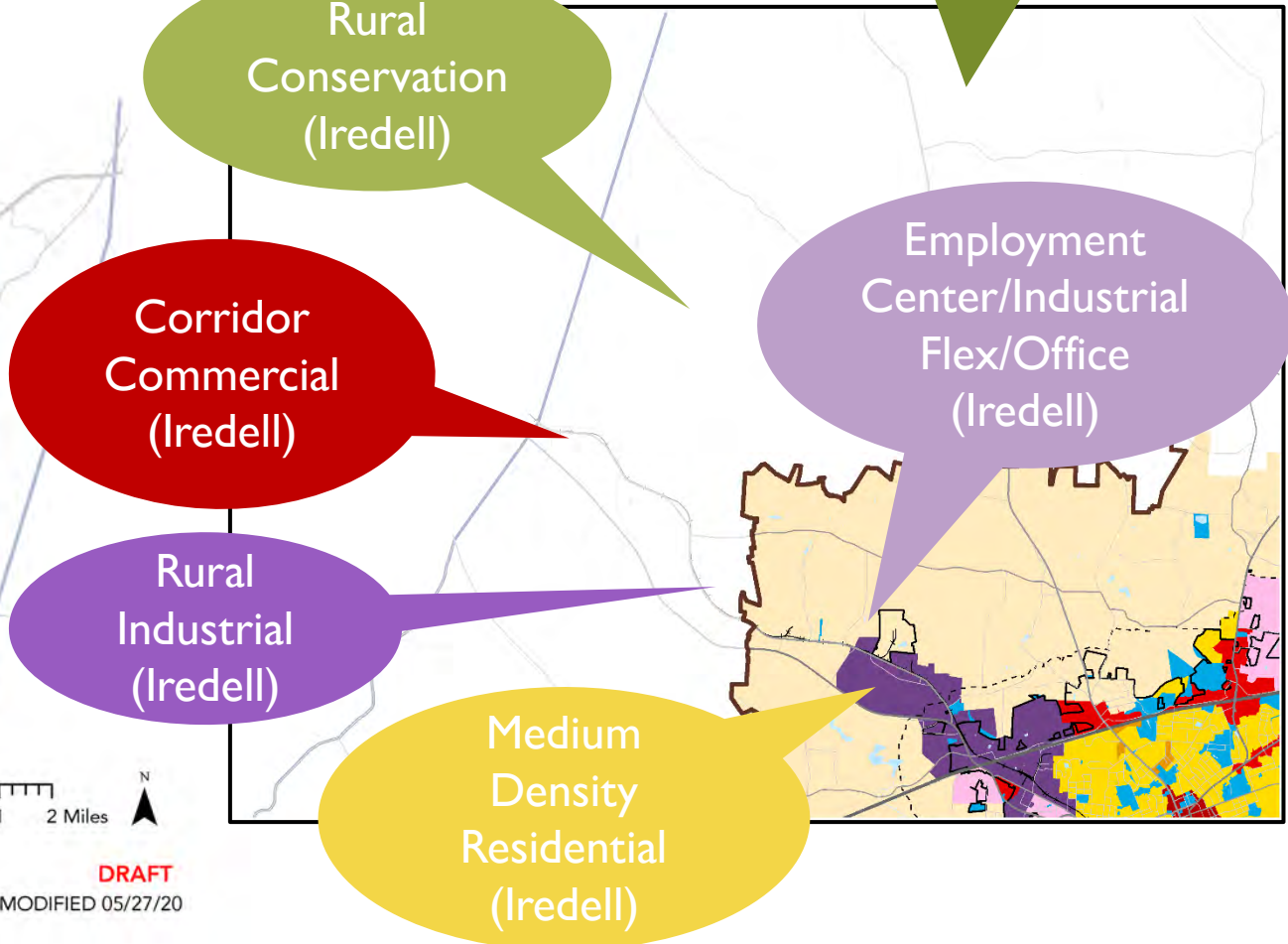
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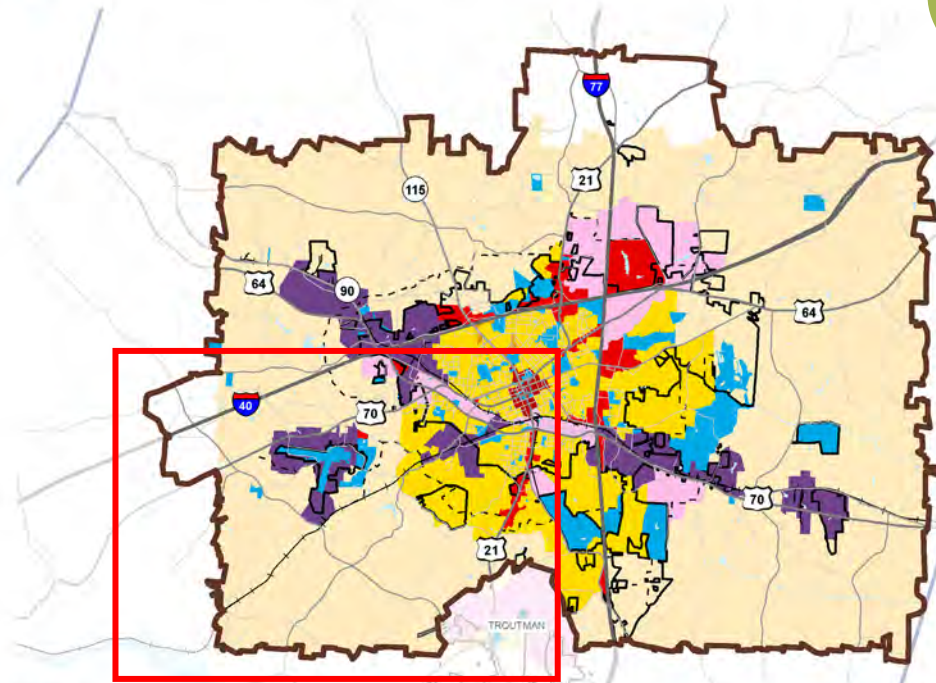
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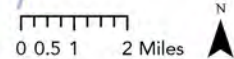


Statesville Future Land Use Map

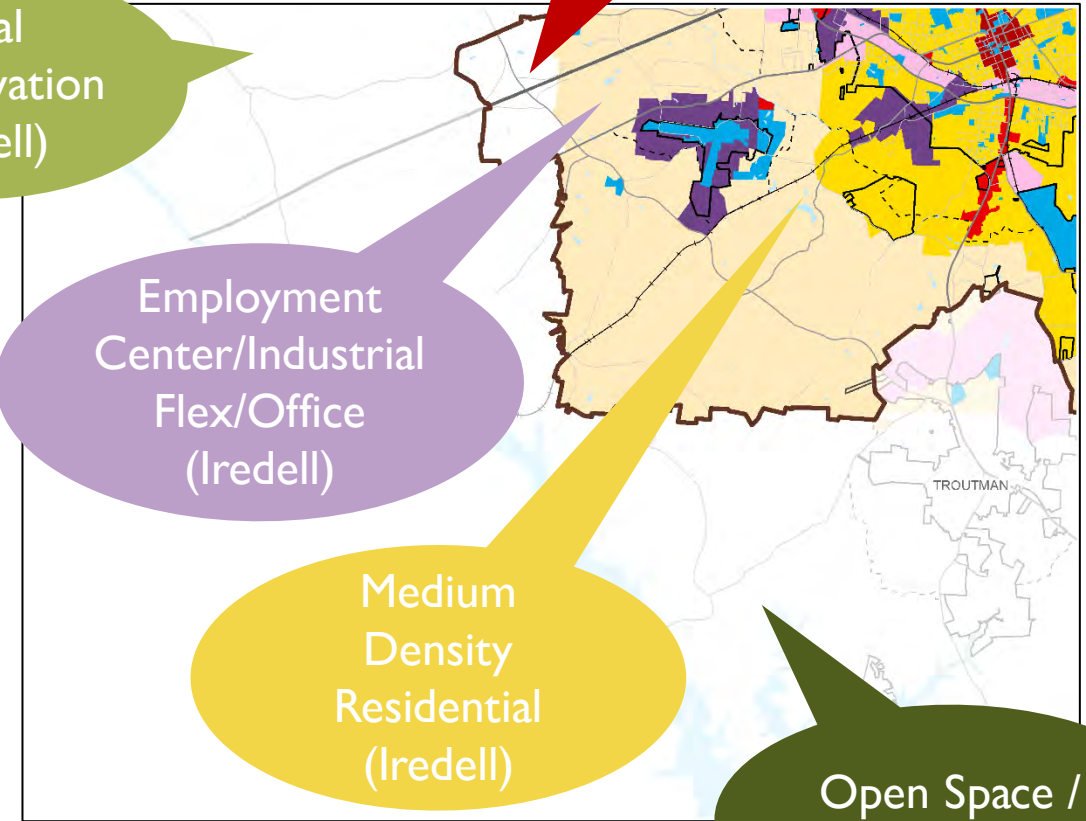


**LEGEND**

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Rural Conservation (Iredell)

Corridor Commercial (Iredell)

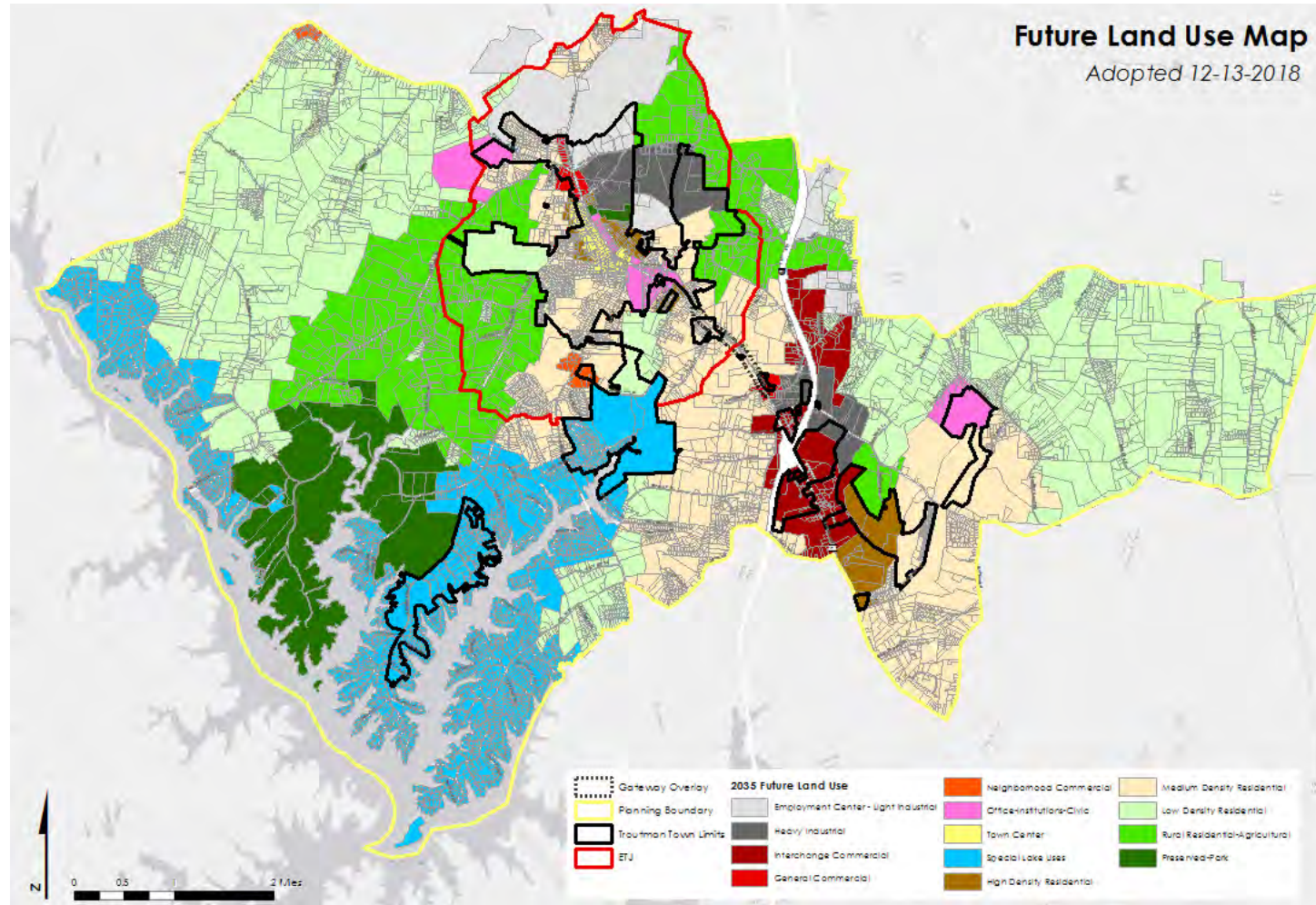
Employment Center/Industrial Flex/Office (Iredell)

Medium Density Residential (Iredell)

Open Space / Park (Iredell)



# Troutman Future Land Use Map



Plan adopted in 2018

Coordinated planning in “edge” areas will be important

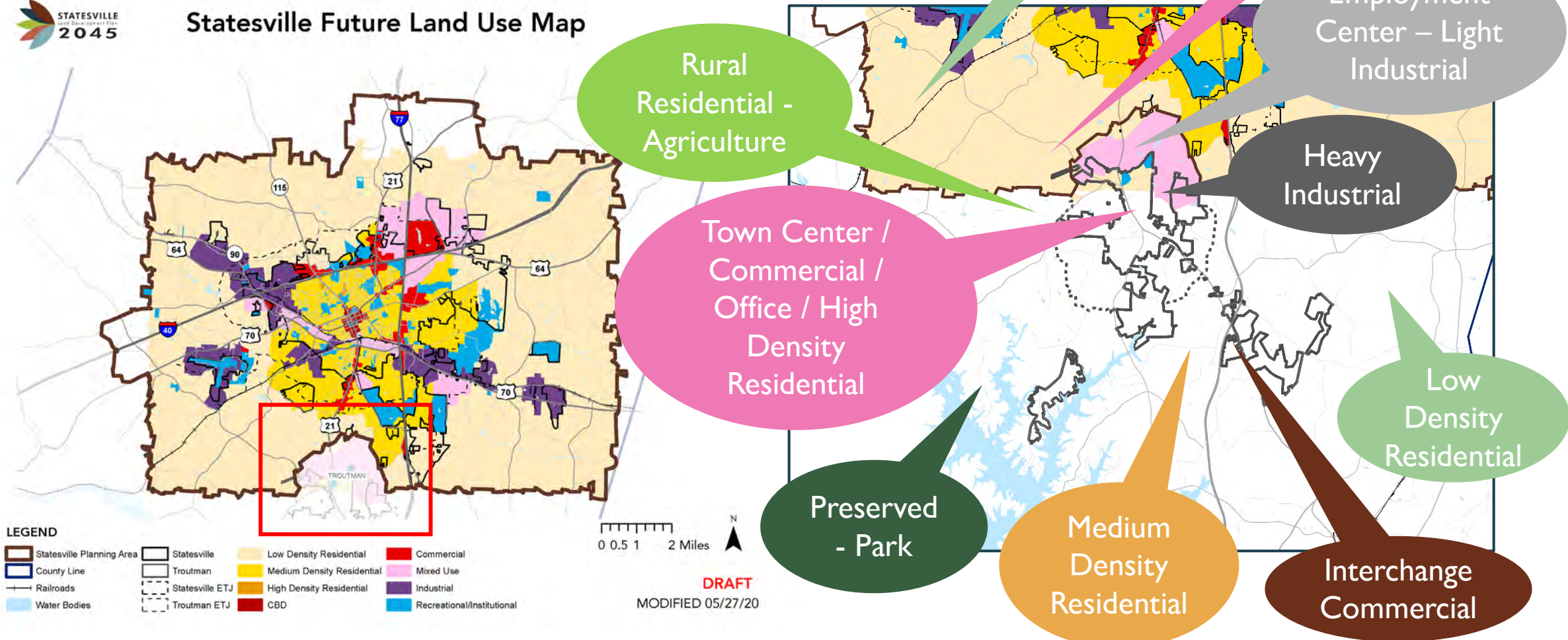
Will watch as progress on Barium Springs and annexation area is made



# Troutman Future Land Use



Statesville Future Land Use Map

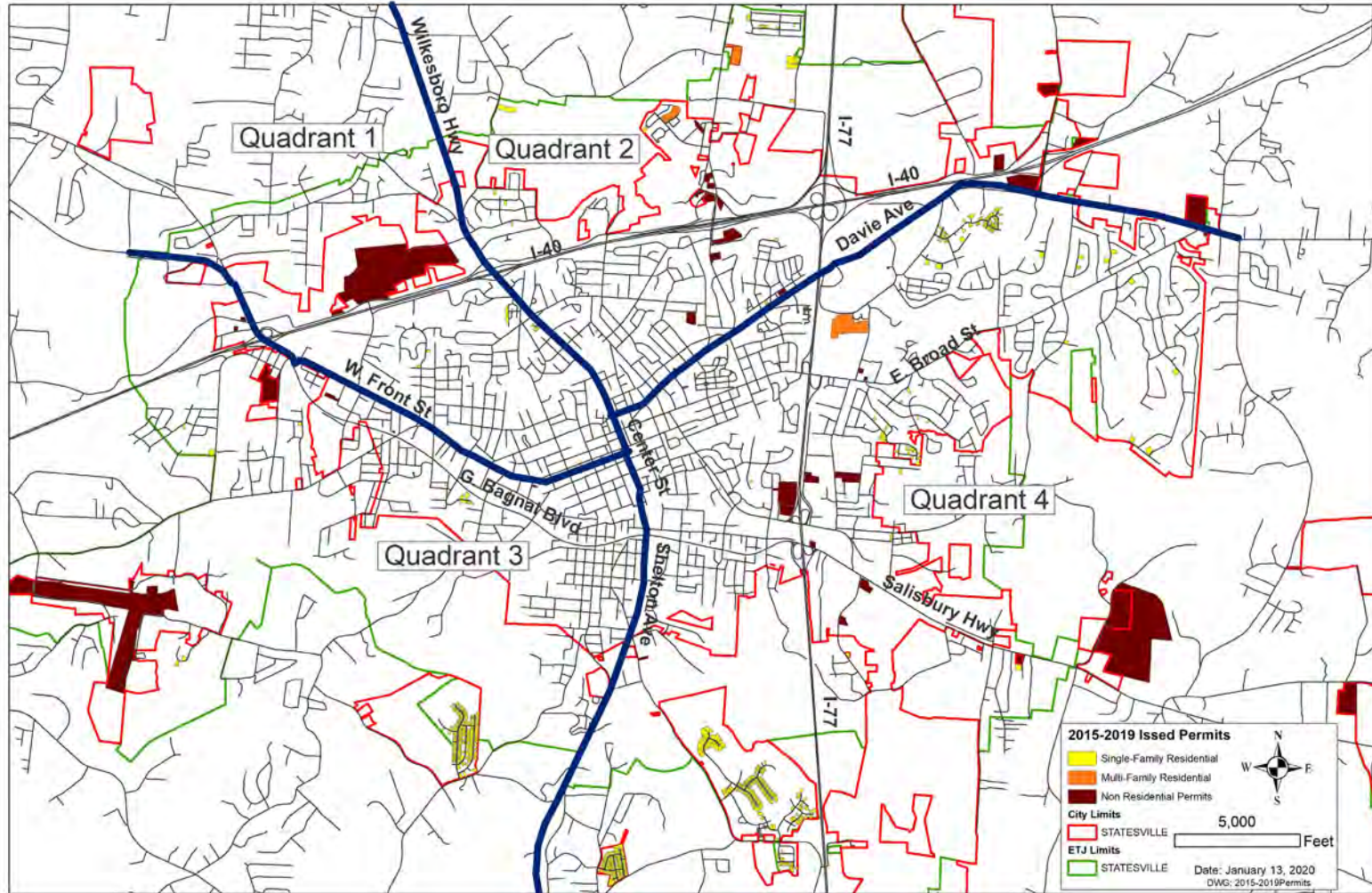


# Development Trends

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# Statesville Permits Issued 2015-2019

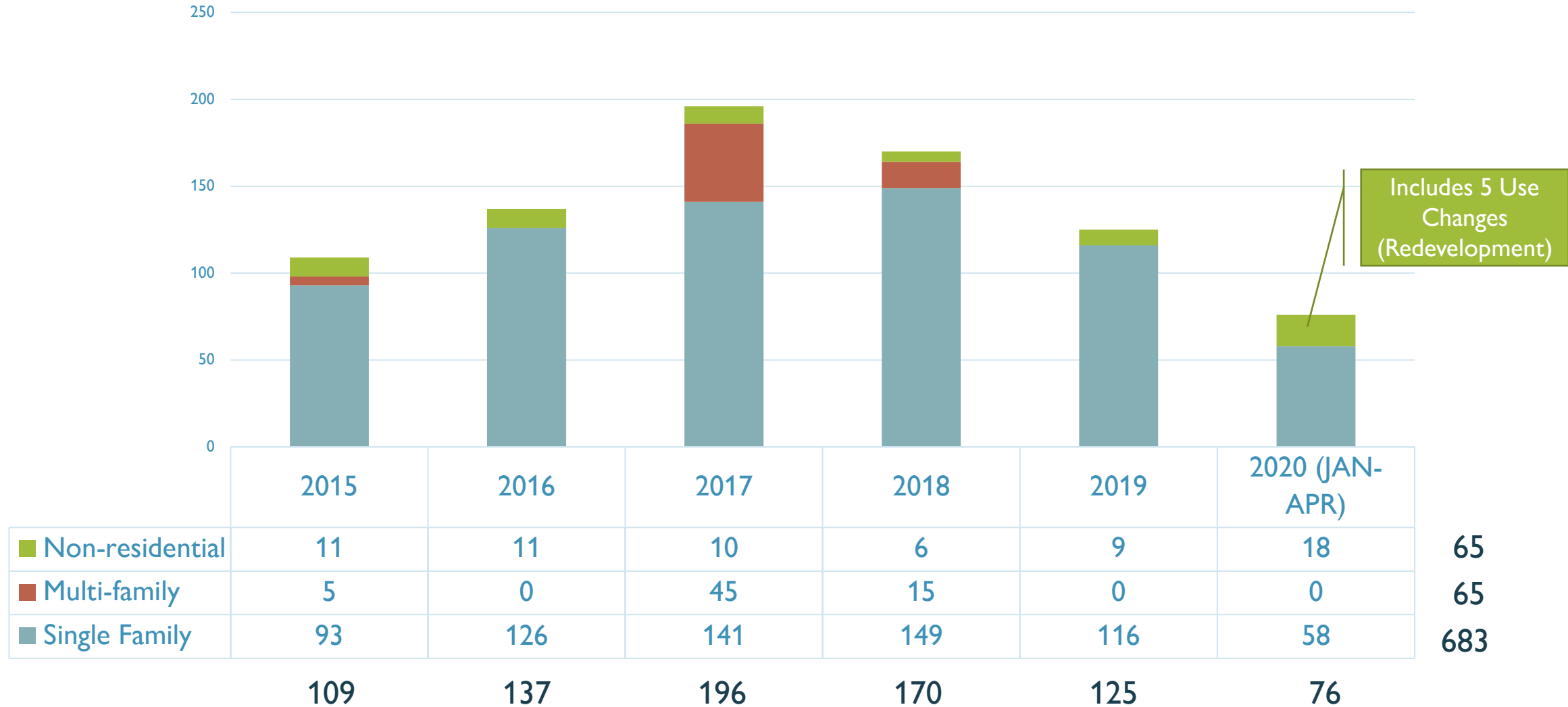


Majority of acreage devoted to non-residential development located along edges of community

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

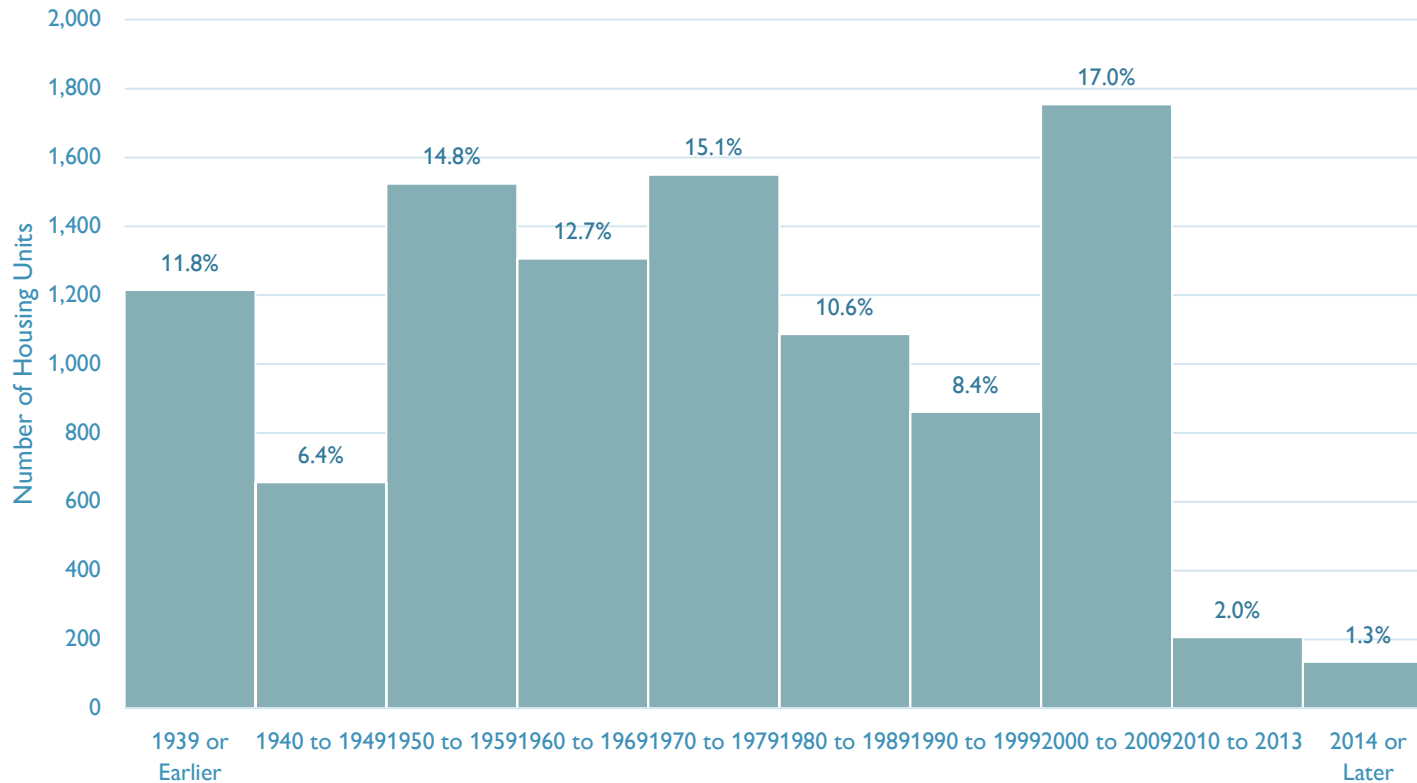


# Permits Issued by Year



# 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**

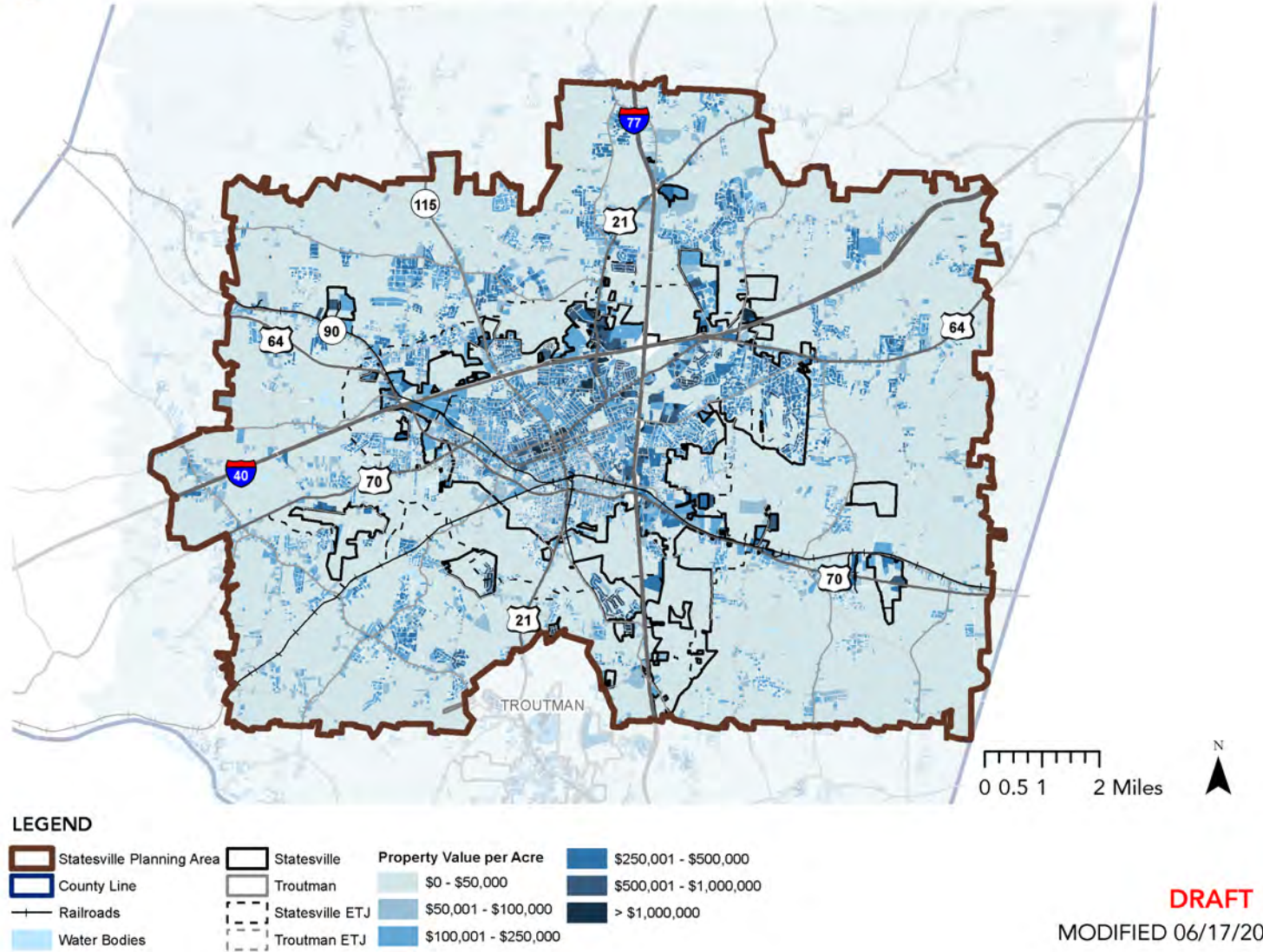
**60.8%**

Of housing units were built  
between **1939 or Earlier -1979**

**28.7%**

Of housing units have been  
built **since 1990**

# Statesville Property Value per Acre



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



**CHARLOTTE**  
REGIONAL BUSINESS  
**ALLIANCE**

Planning and coordination in the works

# Development Capacity

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# Development Capacity Analysis

## Vacant/Rural

Agricultural lands  
Rural homes  
Undeveloped lands

## Developed

Single-family  
Multi-family  
Commercial  
Industrial  
Office

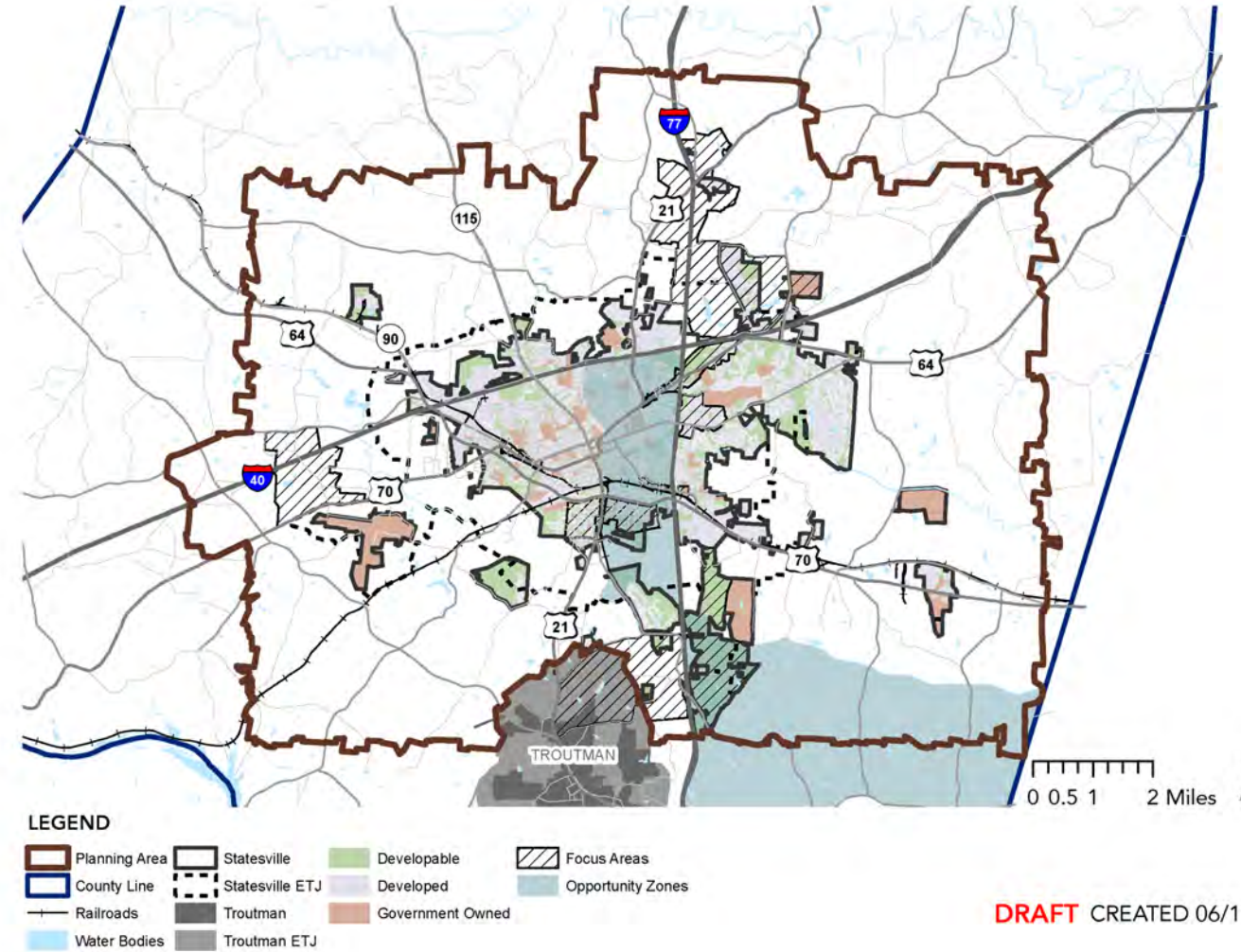
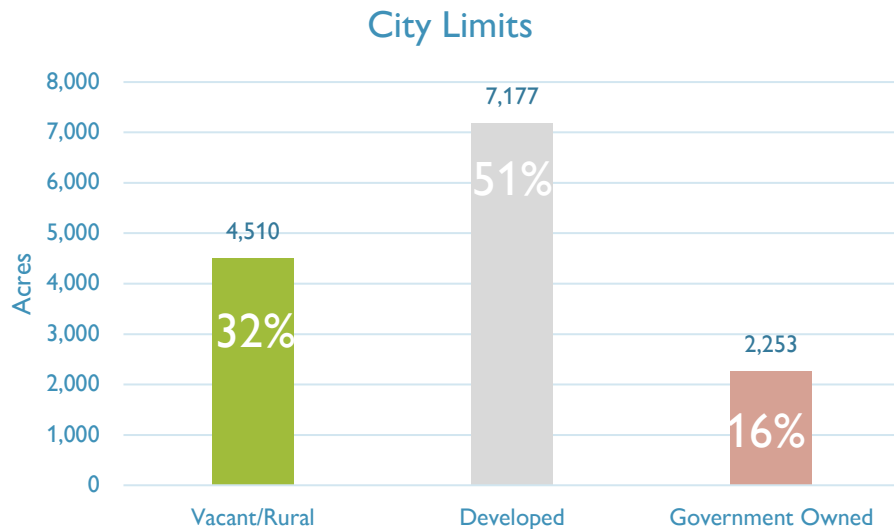
*\*properties may have  
redevelopment potential*

## Govt. Owned

City  
County  
State  
School District

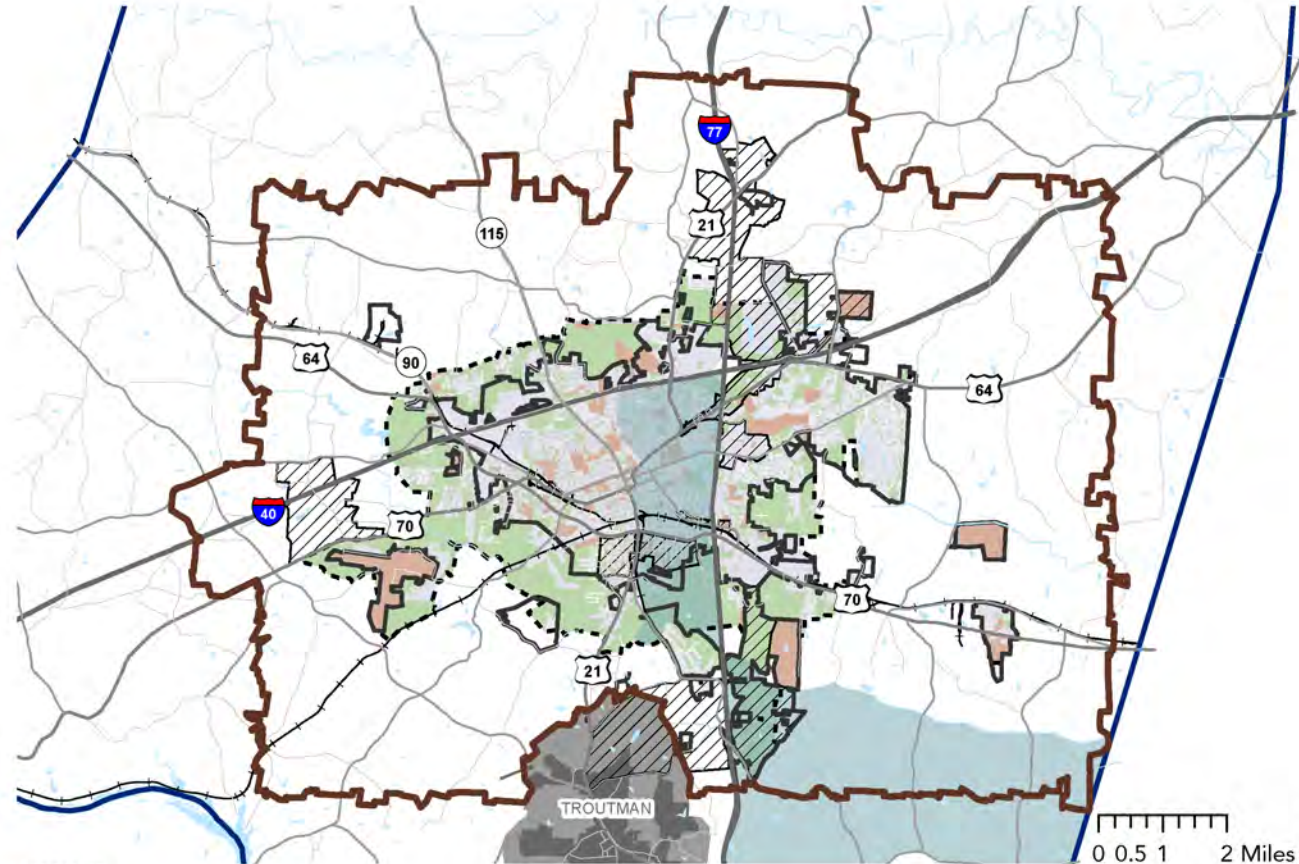
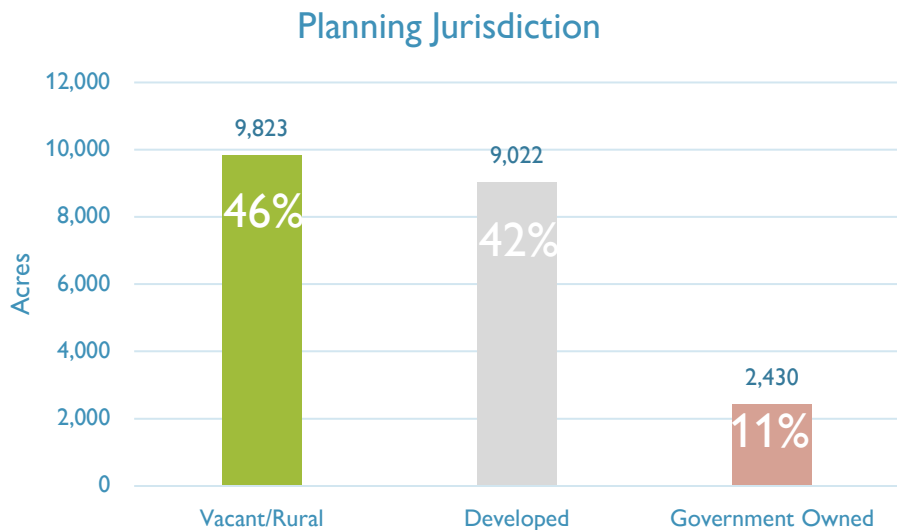
# Development Status in City of Statesville

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



**LEGEND**

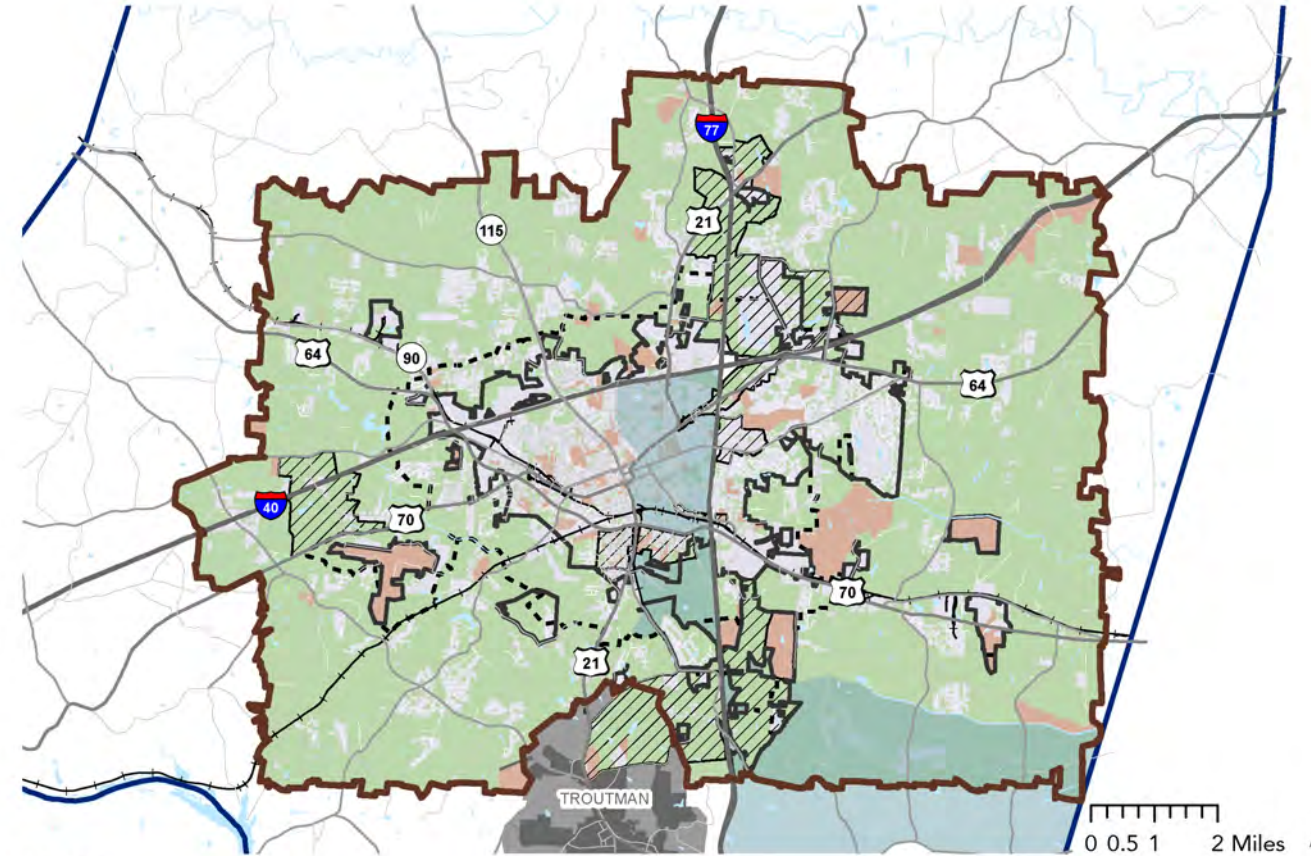
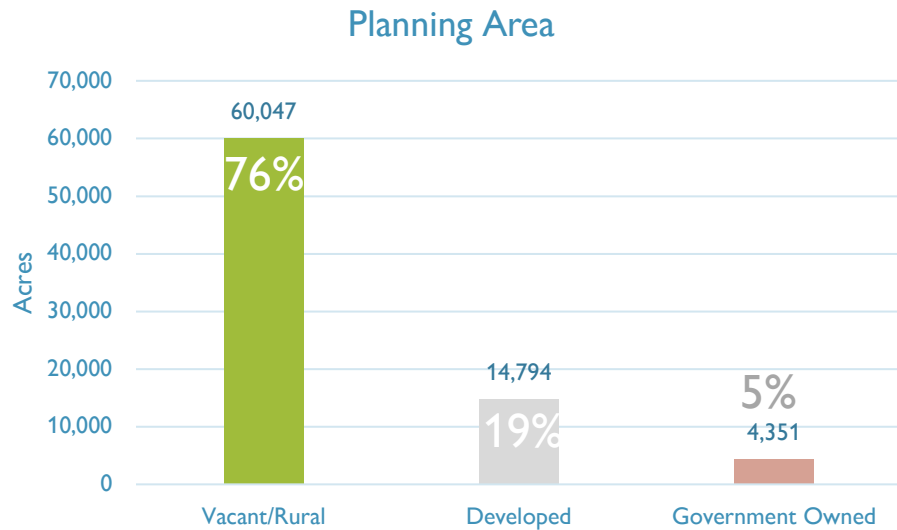
- Planning Area
- County Line
- Railroads
- Water Bodies
- Statesville
- Statesville ETJ
- Troutman
- Troutman ETJ
- Developable
- Developed
- Government Owned
- Focus Areas
- Opportunity Zones

**DRAFT** CREATED 06/11/20



# Development Status in Planning Area

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

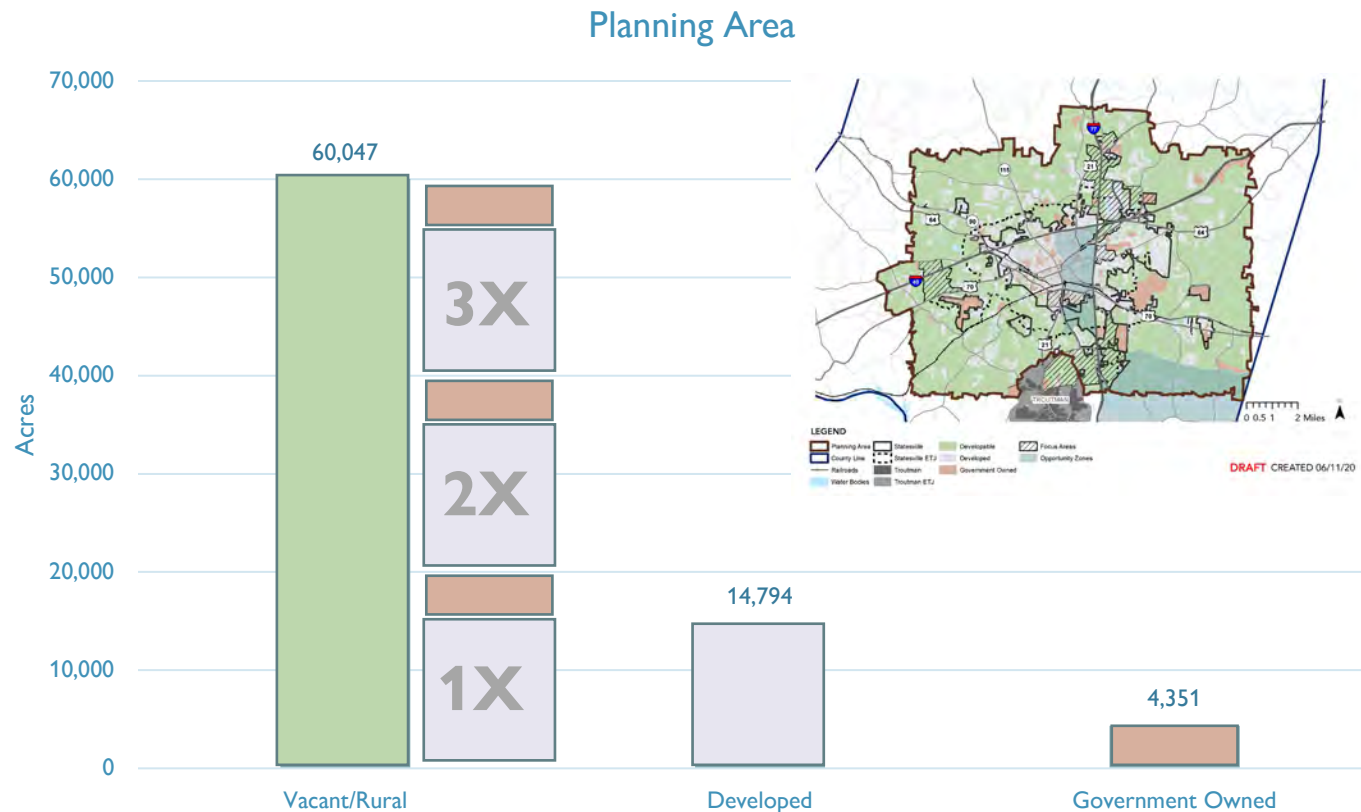


**LEGEND**

- Planning Area
- County Line
- Statesville ETJ
- Railroads
- Water Bodies
- Developable
- Developed
- Government Owned
- Troutman
- Troutman ETJ
- Focus Areas
- Opportunity Zones

**DRAFT** CREATED 06/11/20

# Supply in Context

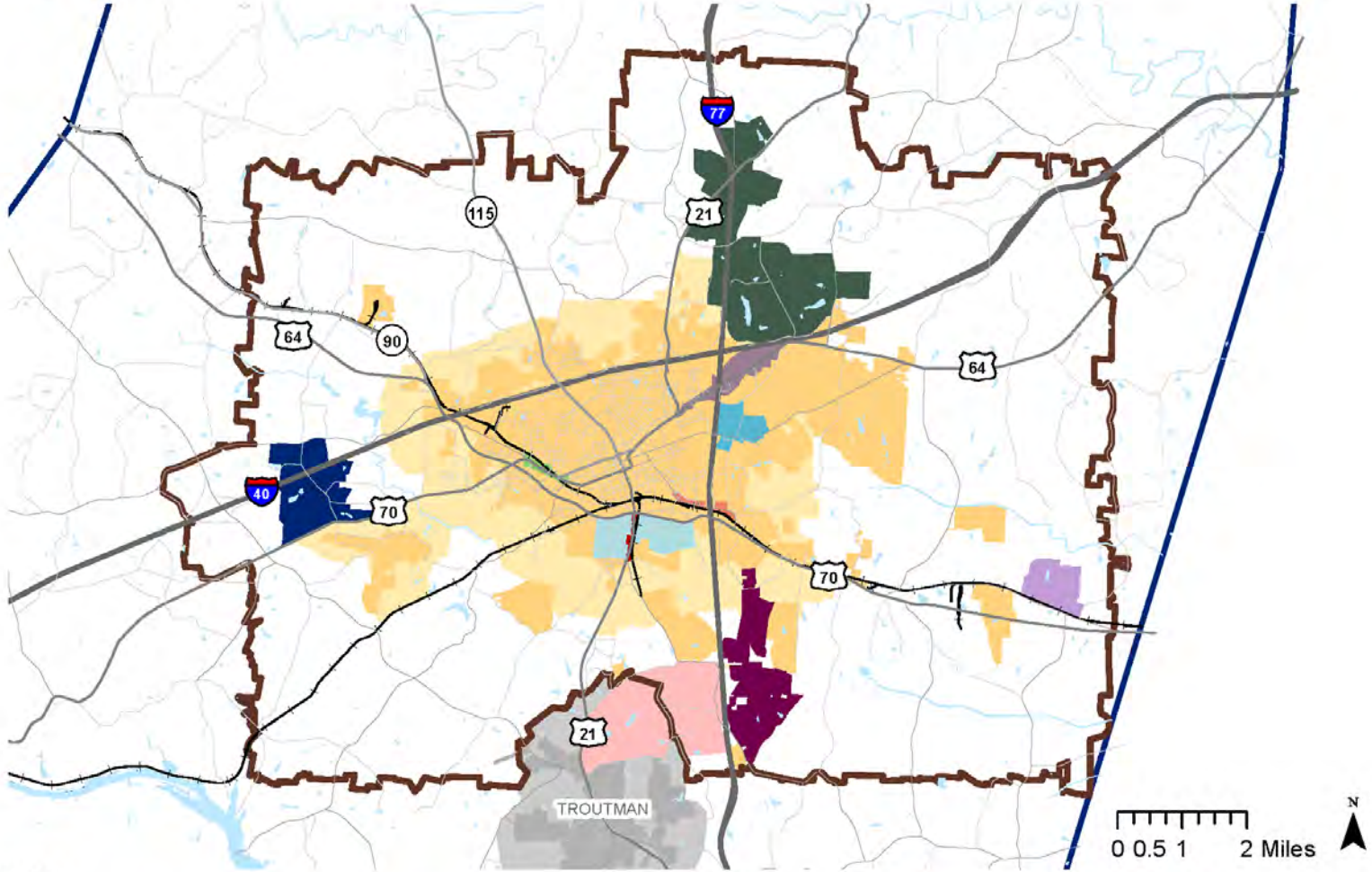


- The supply of vacant/rural land in the planning area could support 3x currently developed and government land (= 3 new Statesvilles)
- Development trends and market analysis suggest a fraction of supply will be demanded over next 20 years
- Important to be strategic with growth to get highest ROI on 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 identified from stakeholder interviews and Mobility & Development Plan

5 New Development Focus Areas

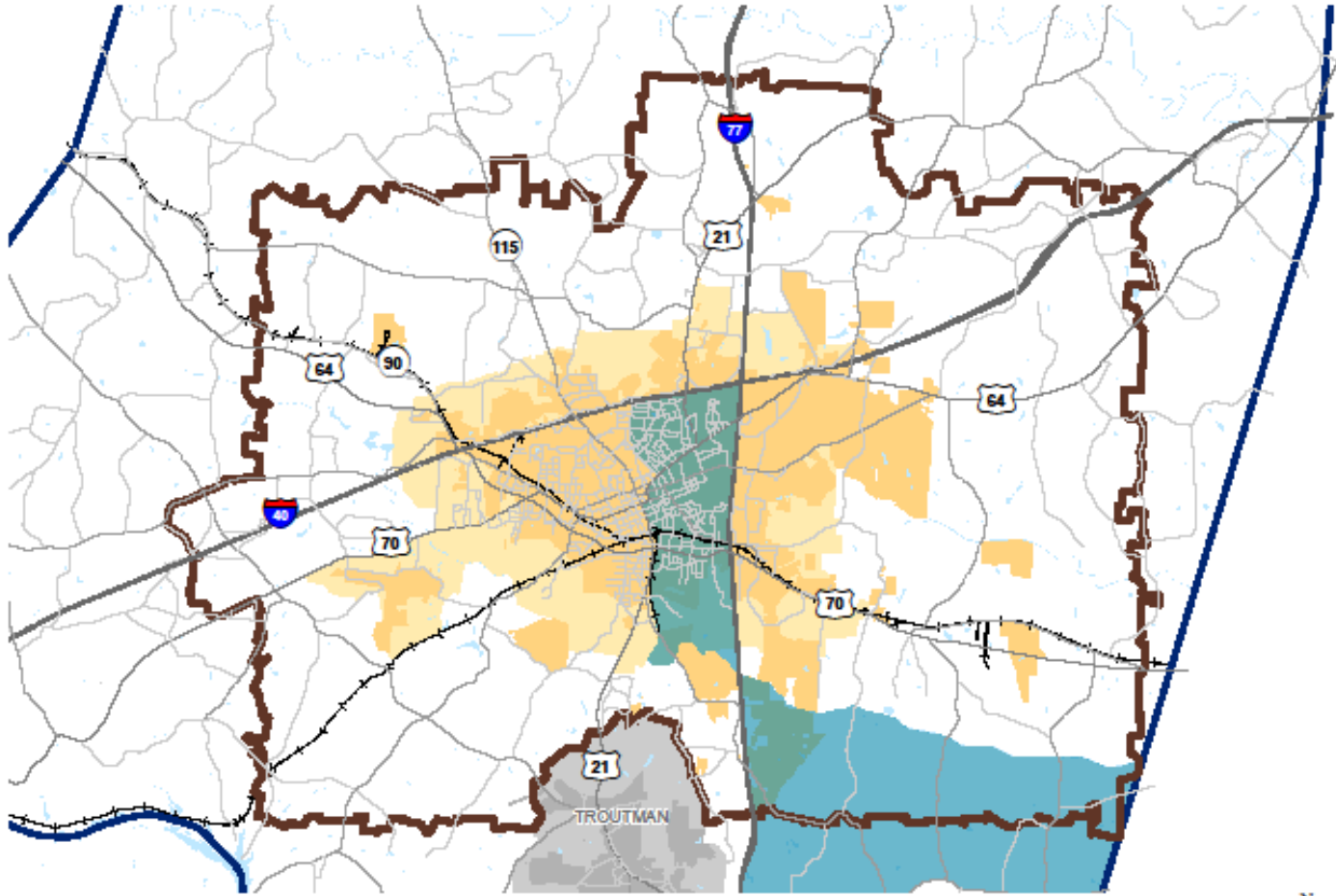
6 Reinvestment Focus Areas

**LEGEND**

— Railroads	<b>Statesville Focus Areas</b>	— Elmwood	— Salisbury Road	— Statesville
— Water Bodies	— Barium Springs	— Front Street / US-64	— Shelton Avenue	— Troutman
— Planning Area	— Broad Street/ Signal Hill Mall Area	— Jane Sowers North	— South Side Neighborhoods	— Statesville ETJ
	— Davie Avenue	— Larkin Regional Commerce Park	— Stamey Farm Road	— Troutman ETJ
			— County Line	

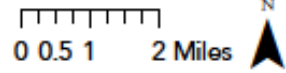
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# Opportunity Zones



## LEGEND

Statesville Planning Area	Water Bodies	Statesville	Statesville ETJ
County Line	Railroads	Troutman	Troutman ETJ
Opportunity Zones			



**DRAFT** MODIFIED 05/14/20

Investment area promoted through Federal program

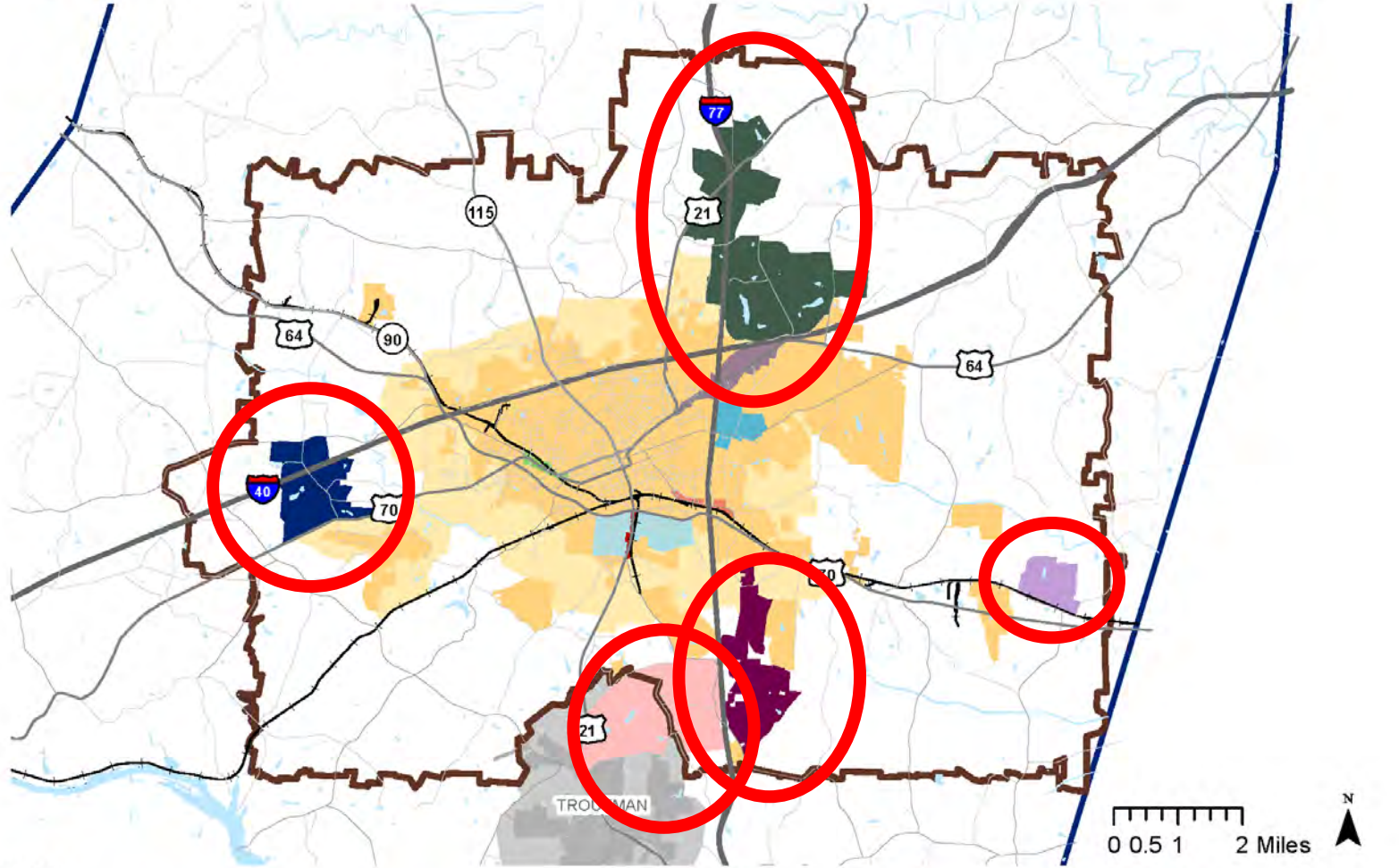
Areas designate lower-income areas that could benefit from reinvestment

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



**LEGEND**

— Railroads	<b>Statesville Focus Areas</b>	■ Elmwood	■ Salisbury Road	■ Statesville
■ Water Bodies	■ Barium Springs	■ Front Street / US-64	■ Shelton Avenue	■ Troutman
■ Planning Area	■ Broad Street/ Signal Hill Mall Area	■ Jane Sowers North	■ South Side Neighborhoods	■ Statesville ETJ
	■ Davie Avenue	■ Larkin Regional Commerce Park	■ Stamey Farm Road	■ Troutman ETJ
			■ County Line	

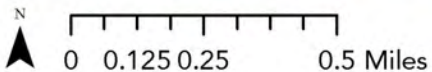
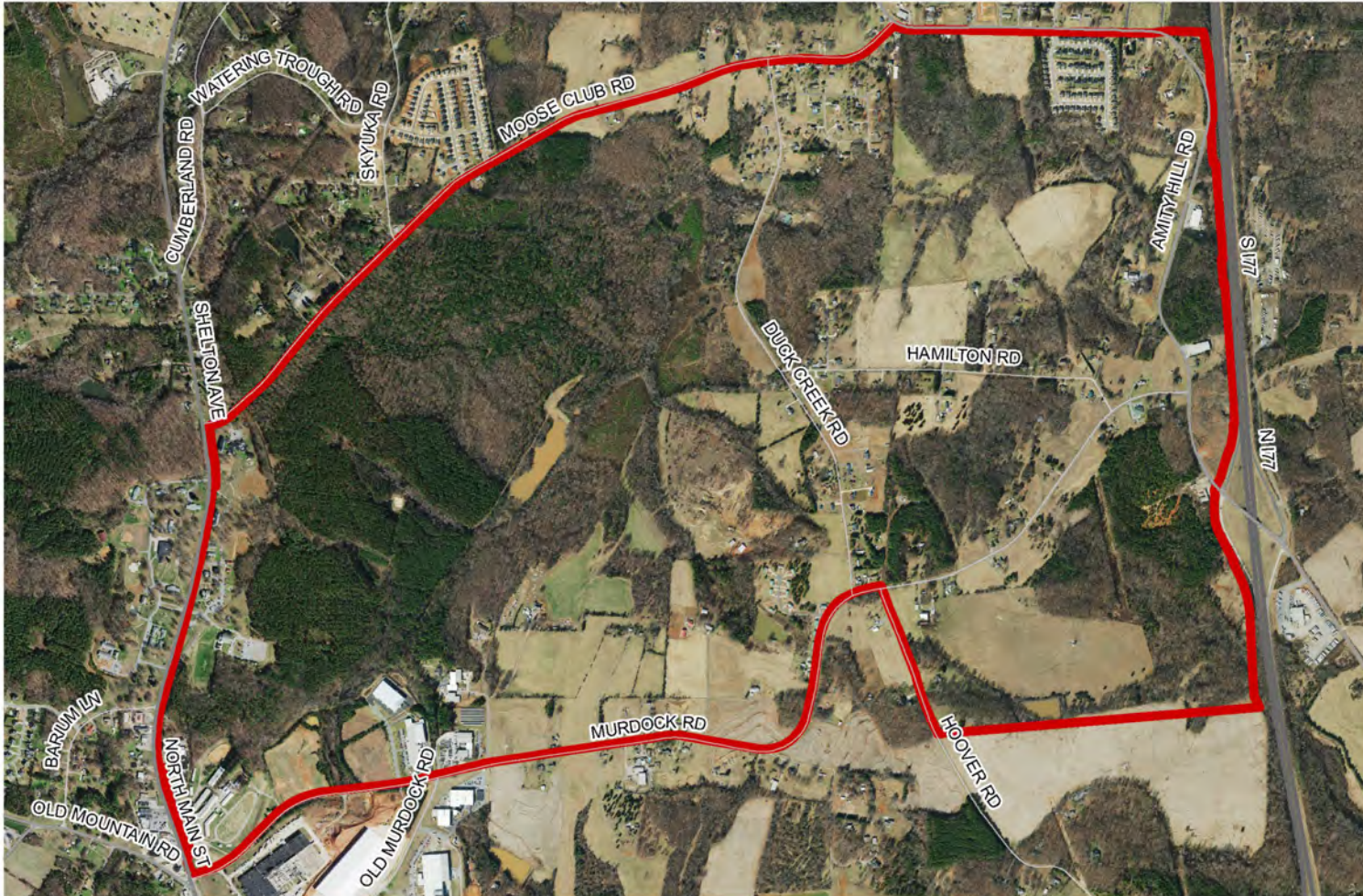
**DRAFT** MODIFIED 06/25/20

## New Development Focus Areas (~6,800 acres)

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



## Barium Springs Focus Area



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- 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/Rural

165 acres Developed

70 acres Government property

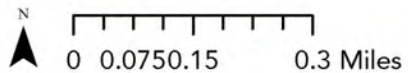
**Utility Potential:**

**Water/Sewer** Nearby Capacity Available

**Electric** Feasible



## Elmwood Focus Area



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

**361 acres Vacant/Rural**

**0 acres Developed**

**0 acres Government property**

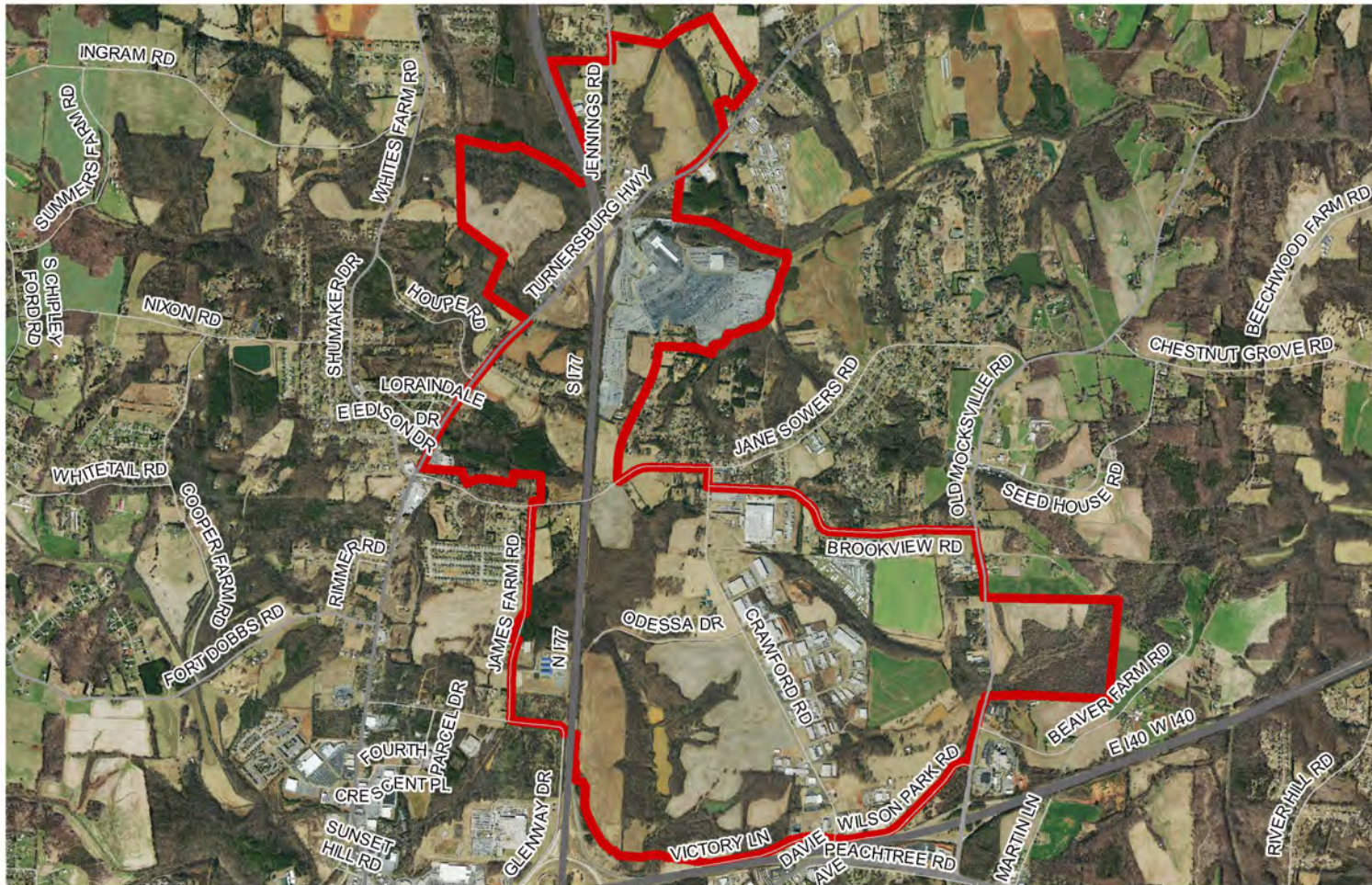
**Utility Potential:**

**Water/Sewer** Minimal Nearby Service

**Electric** Feasible



## Jane Sowers North Focus Area



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- 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)

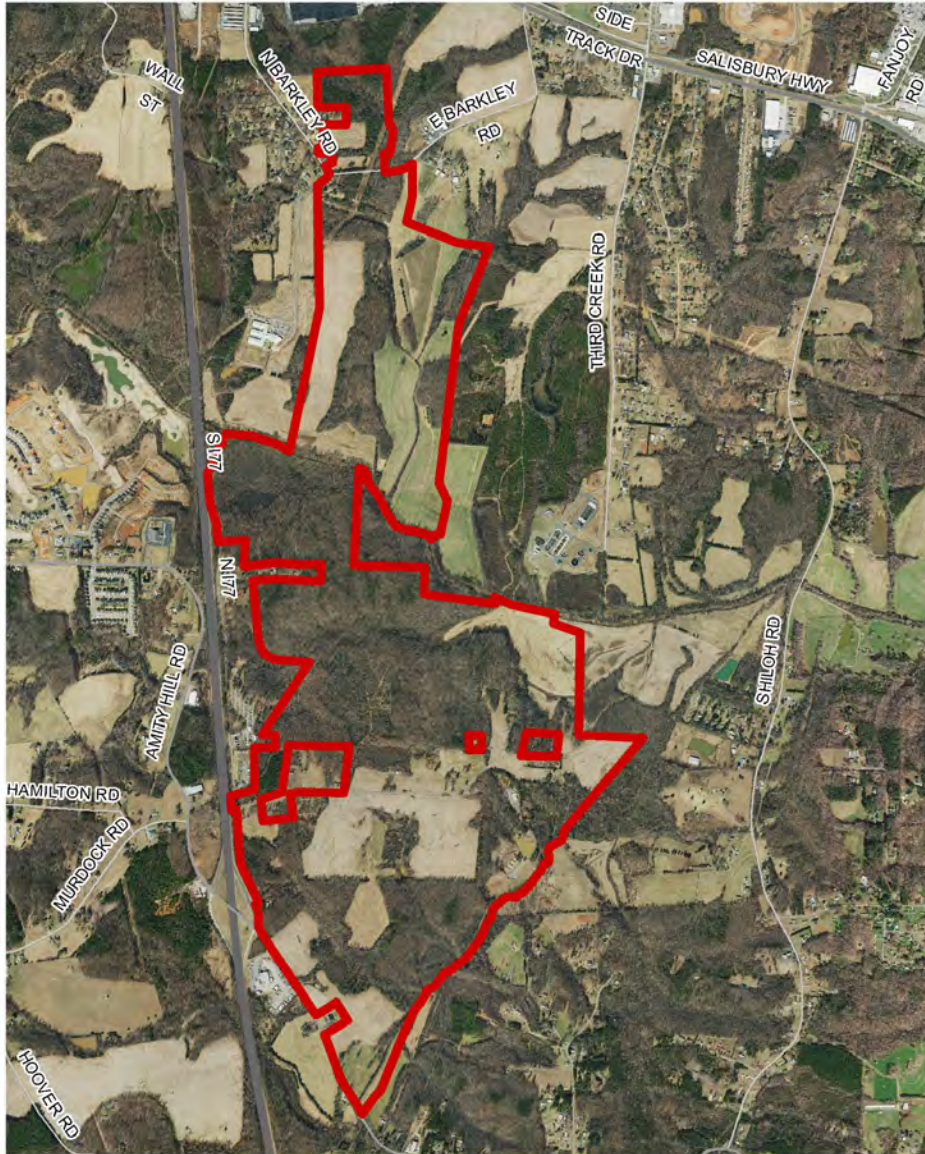
1,562 acres	Vacant/Rural
876 acres	Developed
176 acres	Government property

### Utility Potential:

**Water** Nearby Capacity Available

**Electric** City Electric Feasible for Some of This Area





- 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

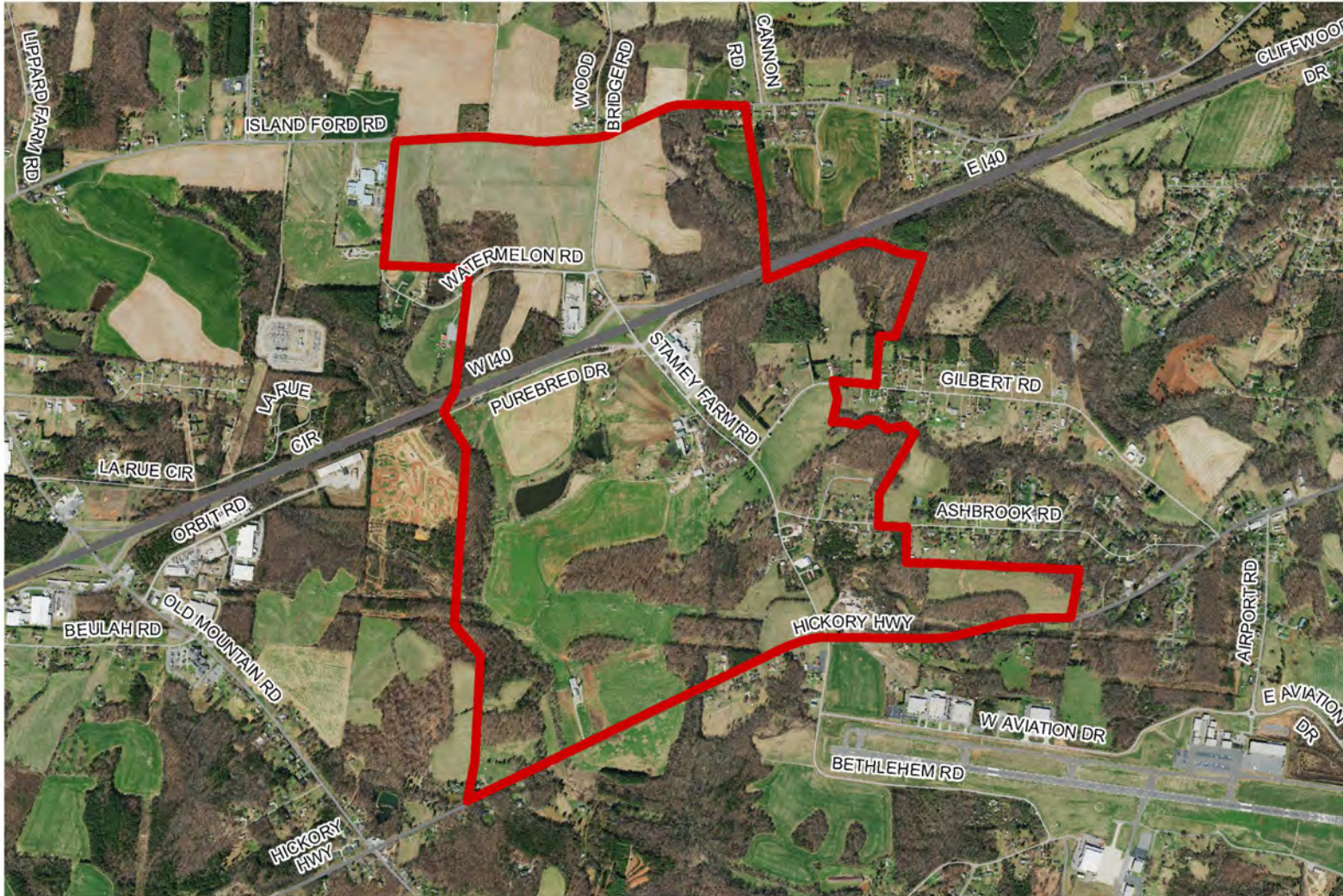
**968 acres** Vacant/Rural  
**42 acres** Developed  
**0 acres** Government property

**Utility Potential:**

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



# Stamey Farm Focus Area



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

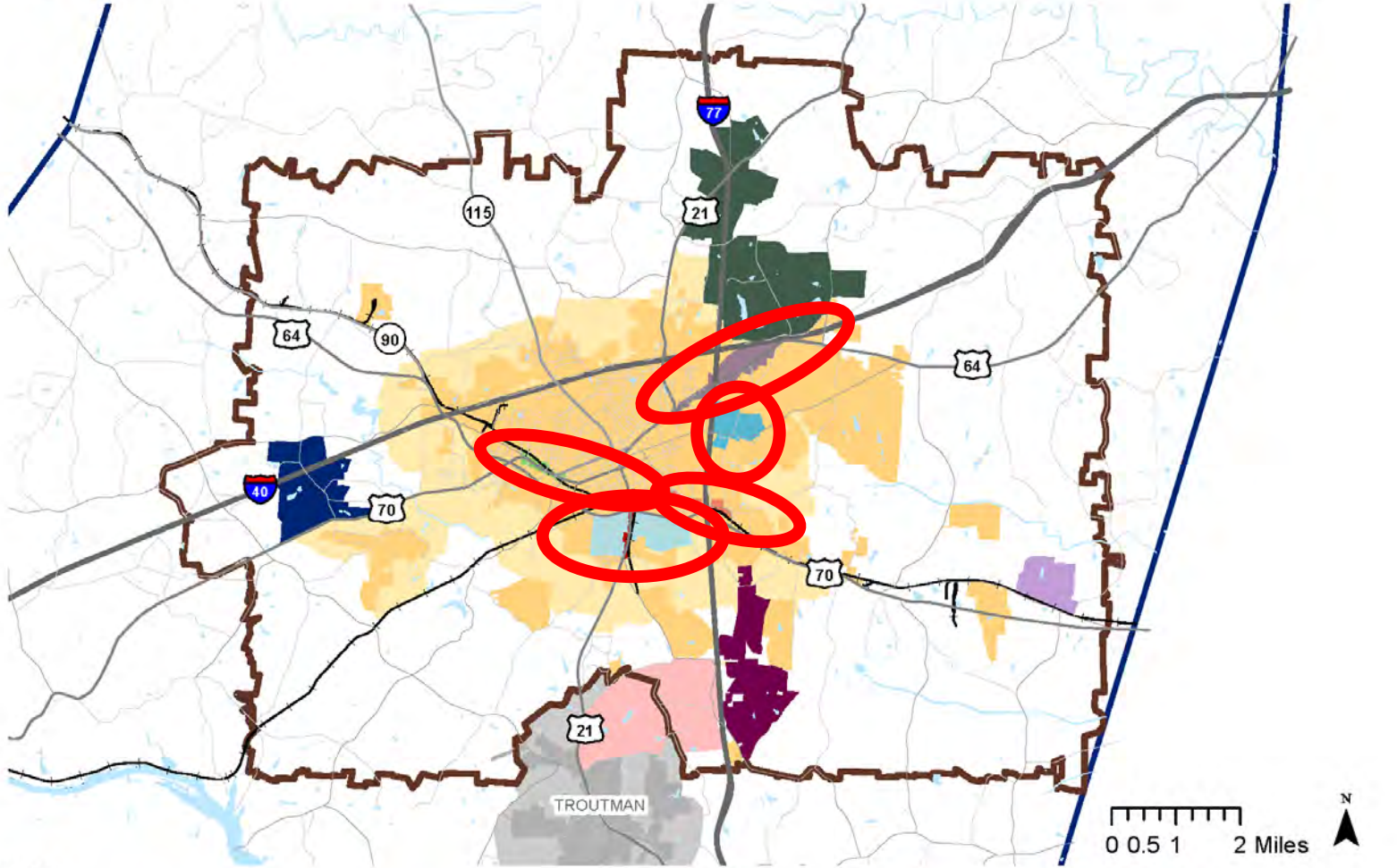
686 acres	Vacant/Rural
43 acres	Developed
0 acres	Government property

**Utility Potential:**  
**Water/Sewer** Minimal Nearby Service  
**Electric** Feasible

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# Statesville Focus Areas



**LEGEND**

— Railroads	<b>Statesville Focus Areas</b>	■ Elmwood	■ Salisbury Road	■ Statesville
■ Water Bodies	■ Barium Springs	■ Front Street / US-64	■ Shelton Avenue	■ Troutman
■ Planning Area	■ Broad Street/ Signal Hill Mall Area	■ Jane Sowers North	■ South Side Neighborhoods	■ Statesville ETJ
	■ Davie Avenue	■ Larkin Regional Commerce Park	■ Stamey Farm Road	■ Troutman ETJ
			■ County Line	

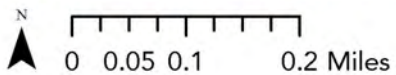
**DRAFT** MODIFIED 06/25/20

## 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



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- 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/Rural

208 acres Developed

0 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/Rural**

**113 acres Developed**

**13 acres Government property**

**Utility Potential:**

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

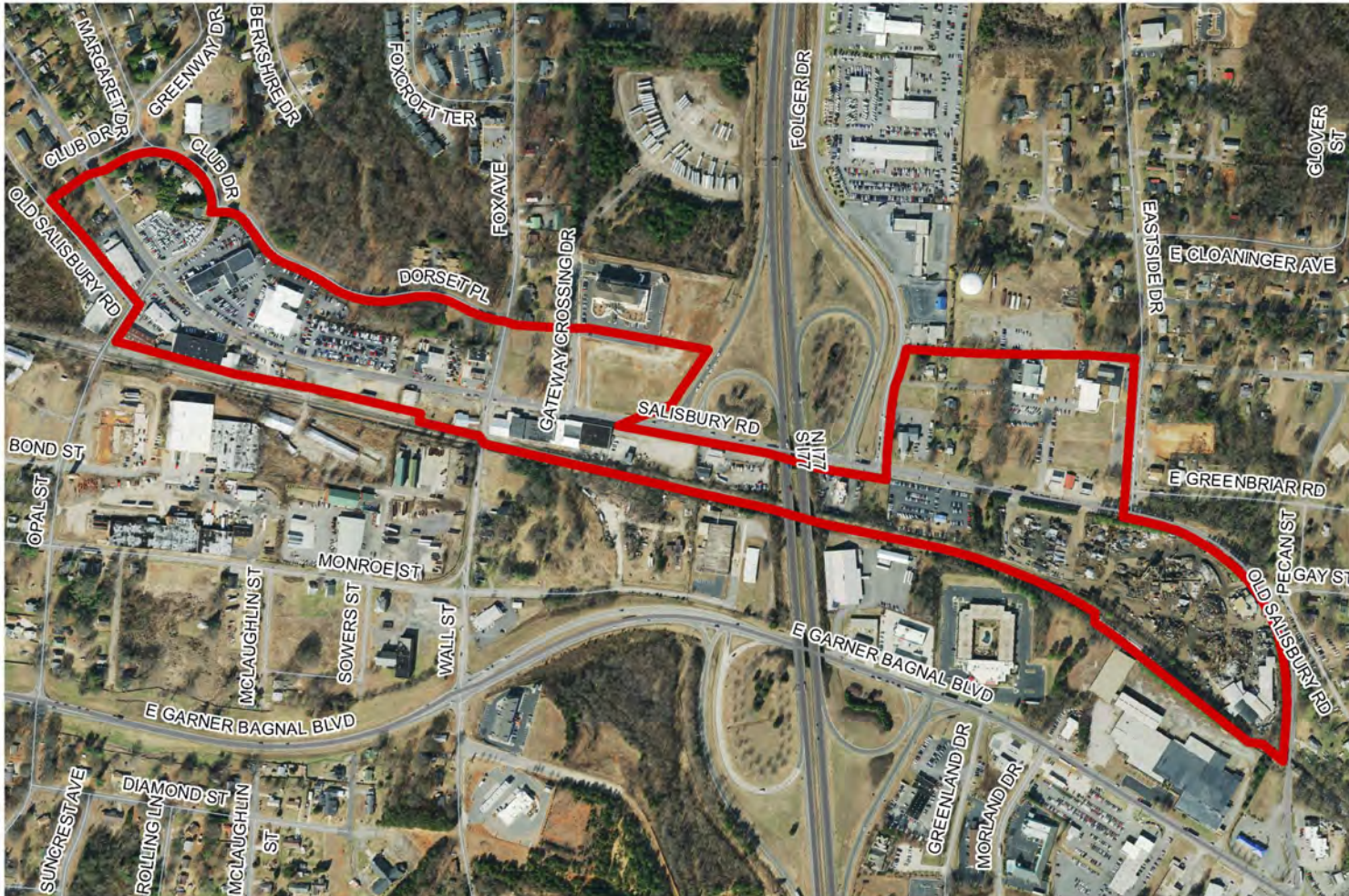
**Electric Existing Capacity (Infill)**







# Salisbury Road Focus Area



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- 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

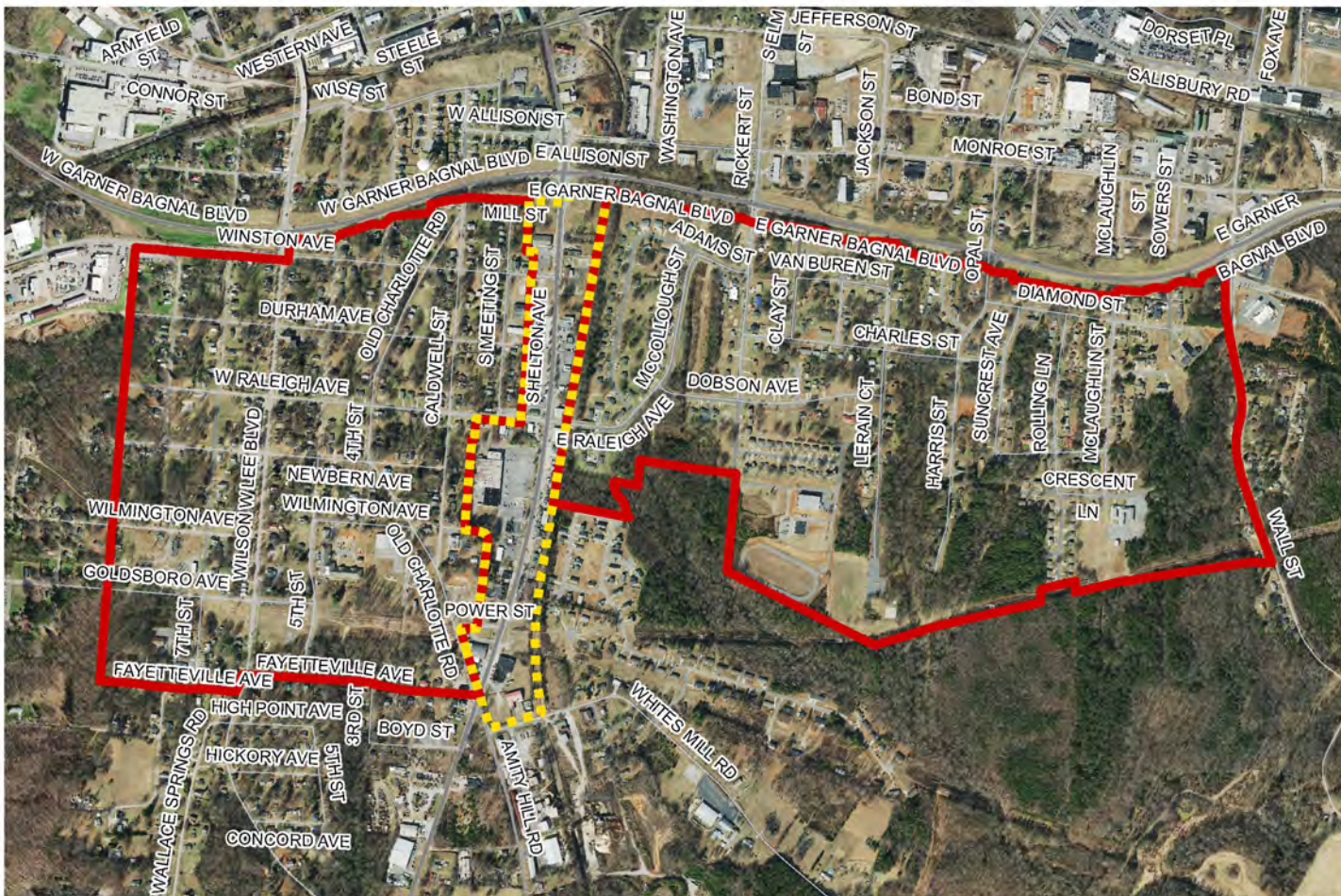
**14 acres** Vacant/Rural  
**36 acres** Developed  
**13 acres** Government property

**Utility Potential:**



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

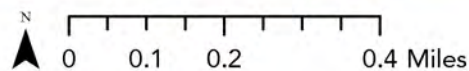


# South Side & Shelton Avenue Focus Areas



**LEGEND**

-  Shelton Ave Focus Area
-  South Side Focus Area



DRAFT MODIFIED 05/26/20

- 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)



