



Development and Land Use Profile

July 16, 2020



Welcome Land Development Team!

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

What We Accomplished Last Meeting

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

Profile Overview

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

Background & Summary of Key Findings

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2. Planning Area and Jurisdictions
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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

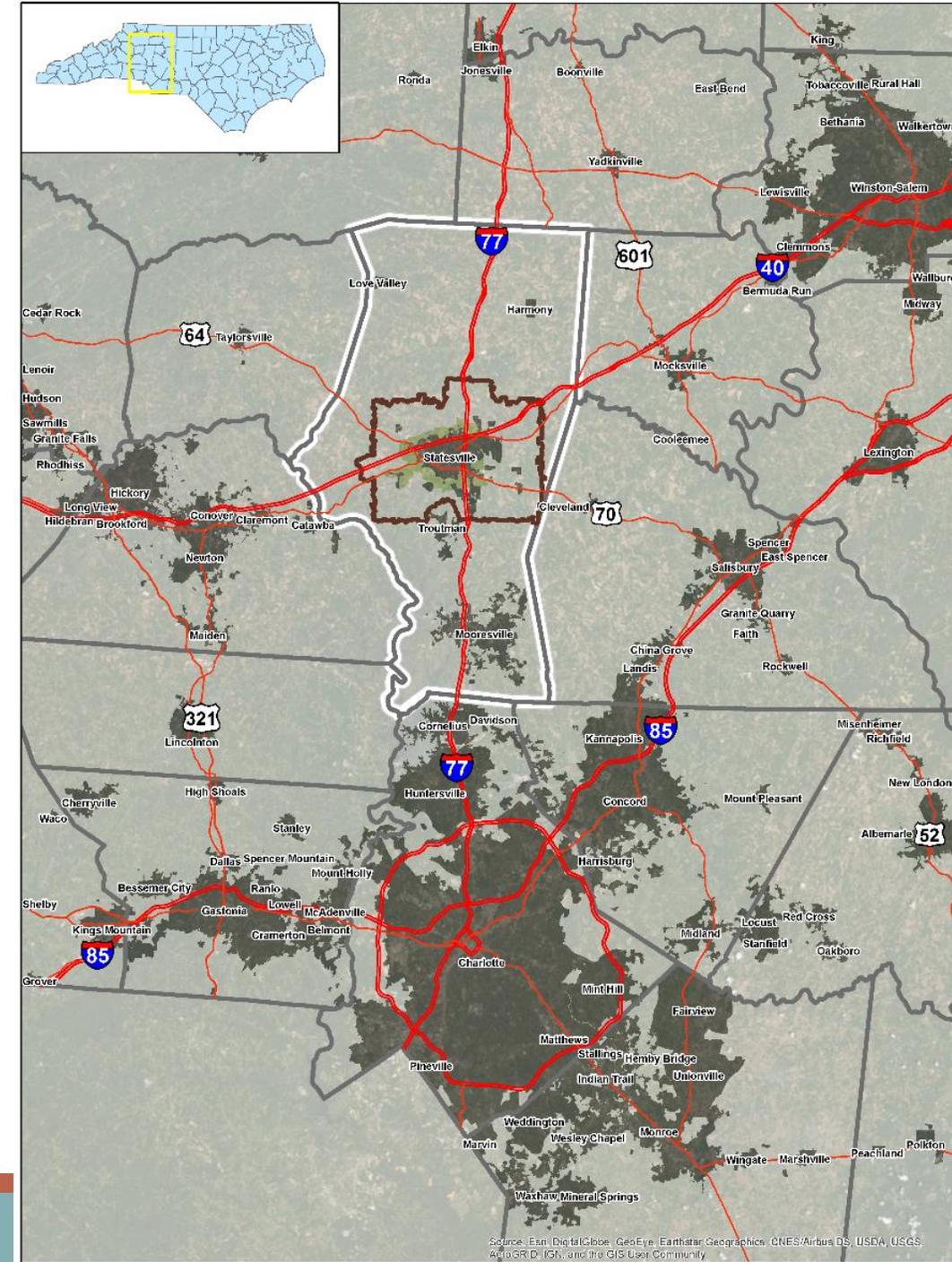
- **Majority of land in planning area is within Iredell County's Planning and Zoning jurisdiction** suggesting that coordinating planning is important
- **Supply of land for future development is 3x the size of Statesville** and it will be important to guide growth to strategic areas to increase return 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

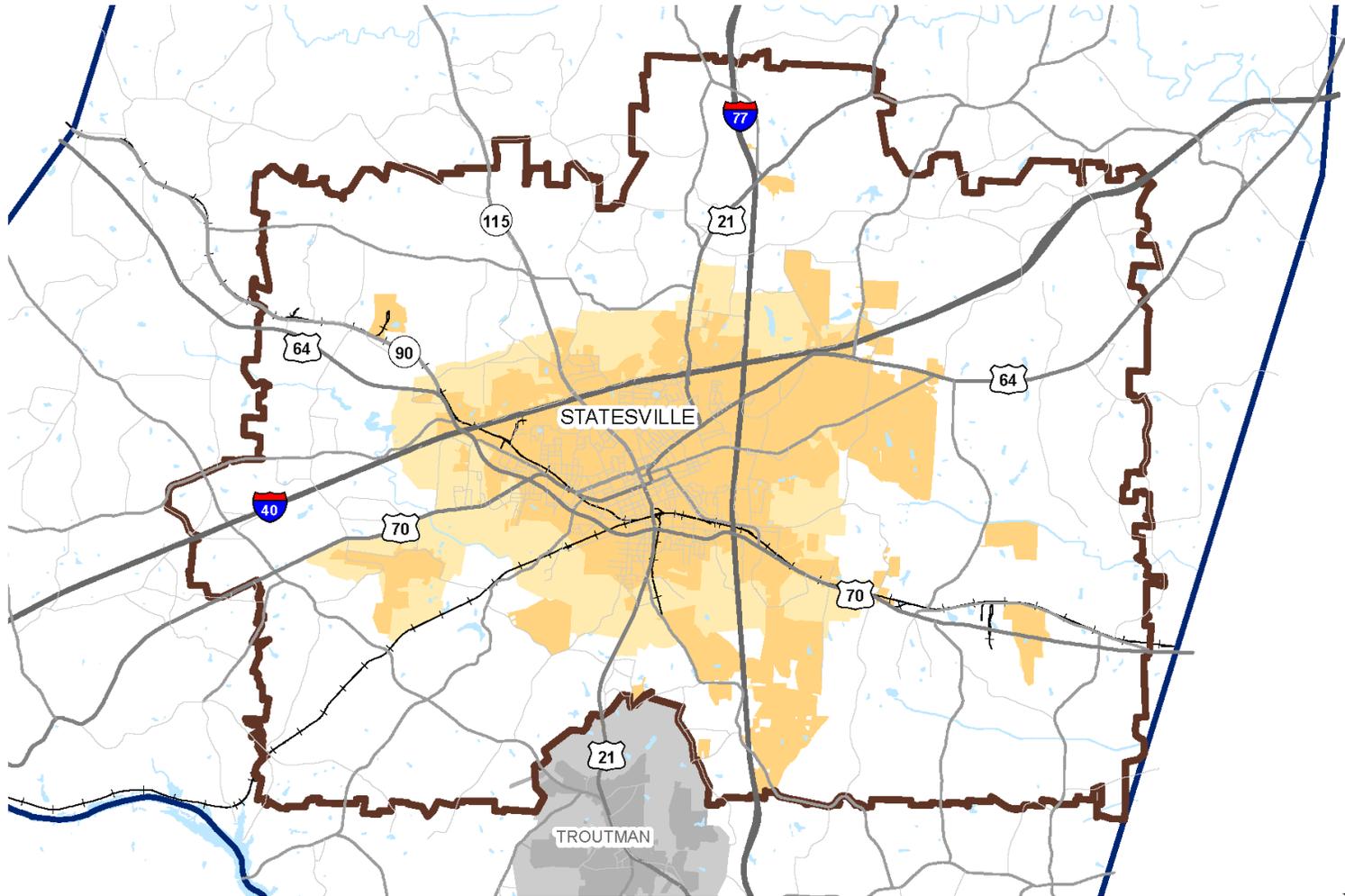
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Statesville Region

- 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
- Troutman
- Statesville ETJ
- 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

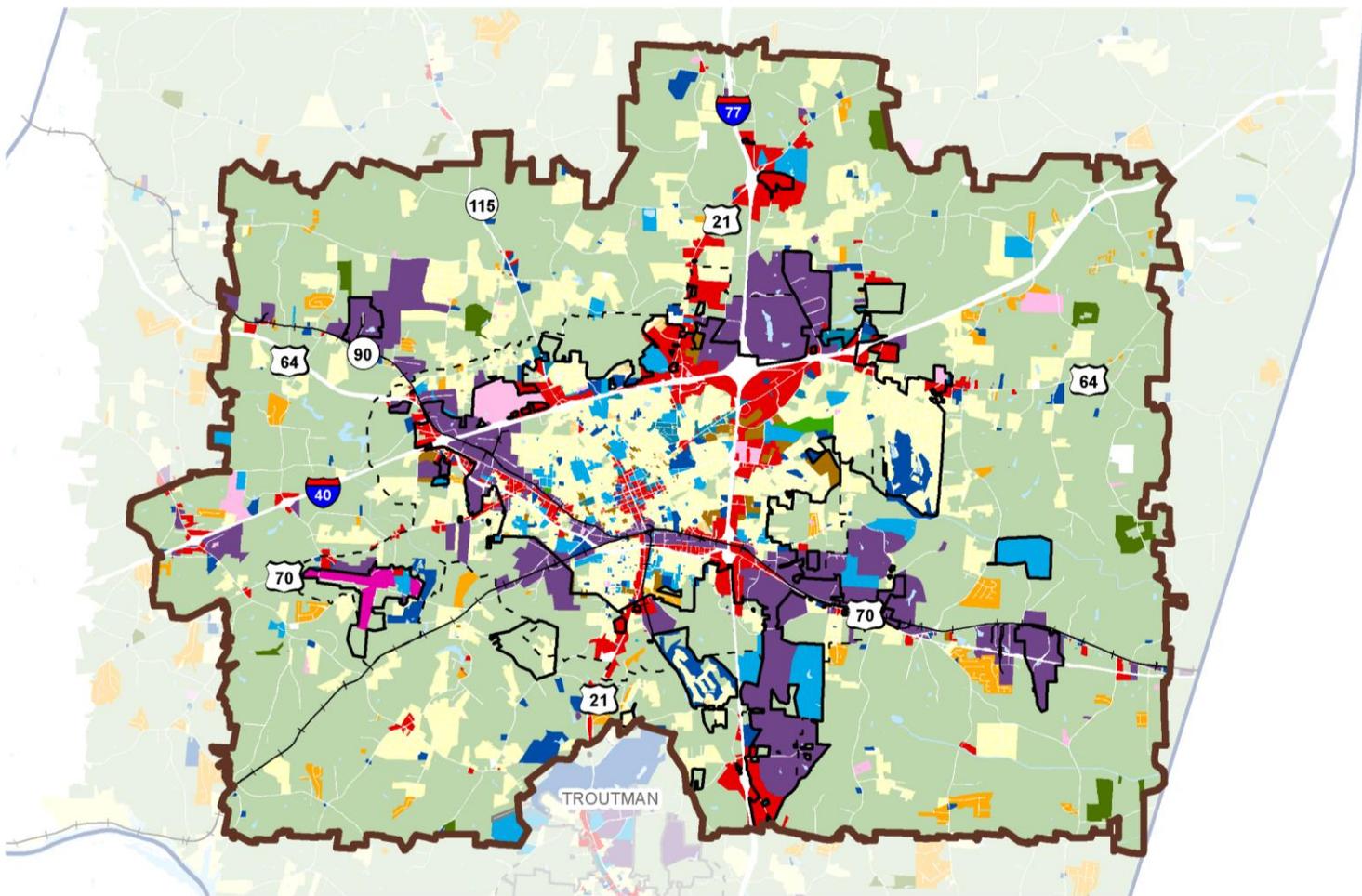
71%

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

Current Assets and Conditions

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Statesville Existing Land Use



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Statesville Planning Area	Statesville	Land Use	Single Family Residential	Office	Public
County Line	Troutman	Rec Area	Single Family Multi-unit	Institutional	Municipal Airport
Railroads	Statesville ETJ	Working Lands	Mobile Home Subdivision	Commercial	Miscellaneous
Water Bodies	Troutman ETJ	Rural Housing	Multifamily	Industrial	



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Iredell County Tax Assessor Data used to define existing land uses

Summary categories used to create easier to read land use pattern

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

Existing Land Use (City Limits)

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

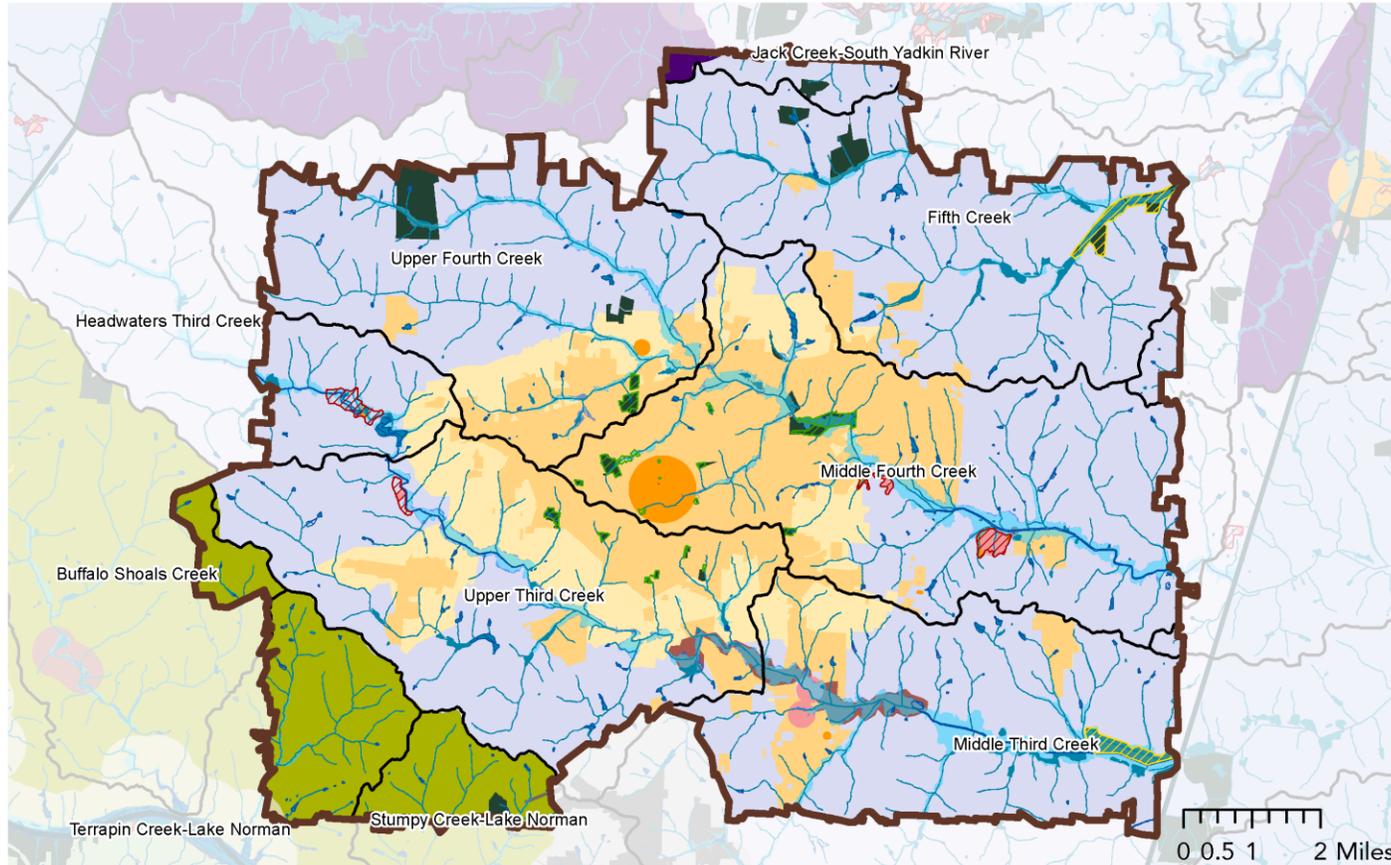
Land Use	Sum of Acreage	% of Acreage
Miscellaneous	356	3%
Municipal Airport	230	2%
Office	211	1.5%
Single Family Multi-unit	85	0.6%
Condominium Common Area	38	44%
Condominium	34	40%
Town House SFR	9	11%
Town House Common Area	4	4%
Rec Area	82	0.6%
Mobile Home Subdivision	35	0.3%
No Data	17	0.1%
Working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

Existing Land Use (Planning Area Limits)

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

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

Statesville Natural Features Map



LEGEND

FadeNEW	Watersheds	Yadkin-PeedDee River Basin	City Parks	Subwatersheds	Natural Heritage Element Occurrence
Statesville Planning Area	Catawba River Basin	Not in a Regulatory Watershed	Water Bodies	DMS Project Easements	Animal
Statesville	WS-IV-Critical Area	WS-IV-Critical Area	Wetlands	Natural Heritage Natural Areas	Natural Community
Statesville ETJ	WS-IV-Protected Area	WS-IV-Protected Area	0.2% Annual Chance Flood Hazard	Natural Heritage Managed Areas	Plant
County Line			1% Annual Chance Flood Hazard		
Troutman					
Troutman ETJ					

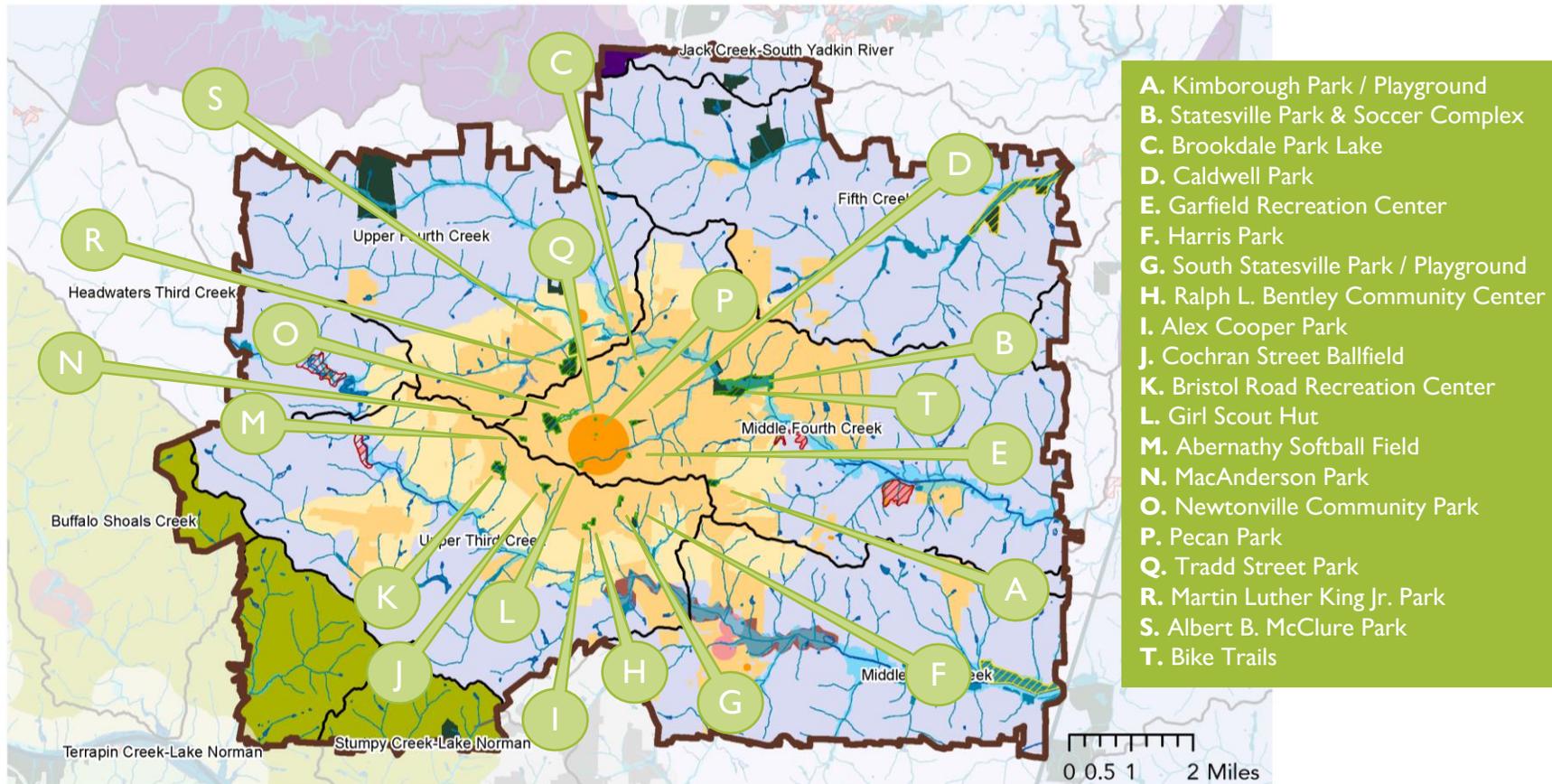
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Catawba River Basin
Protected Area to SW

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

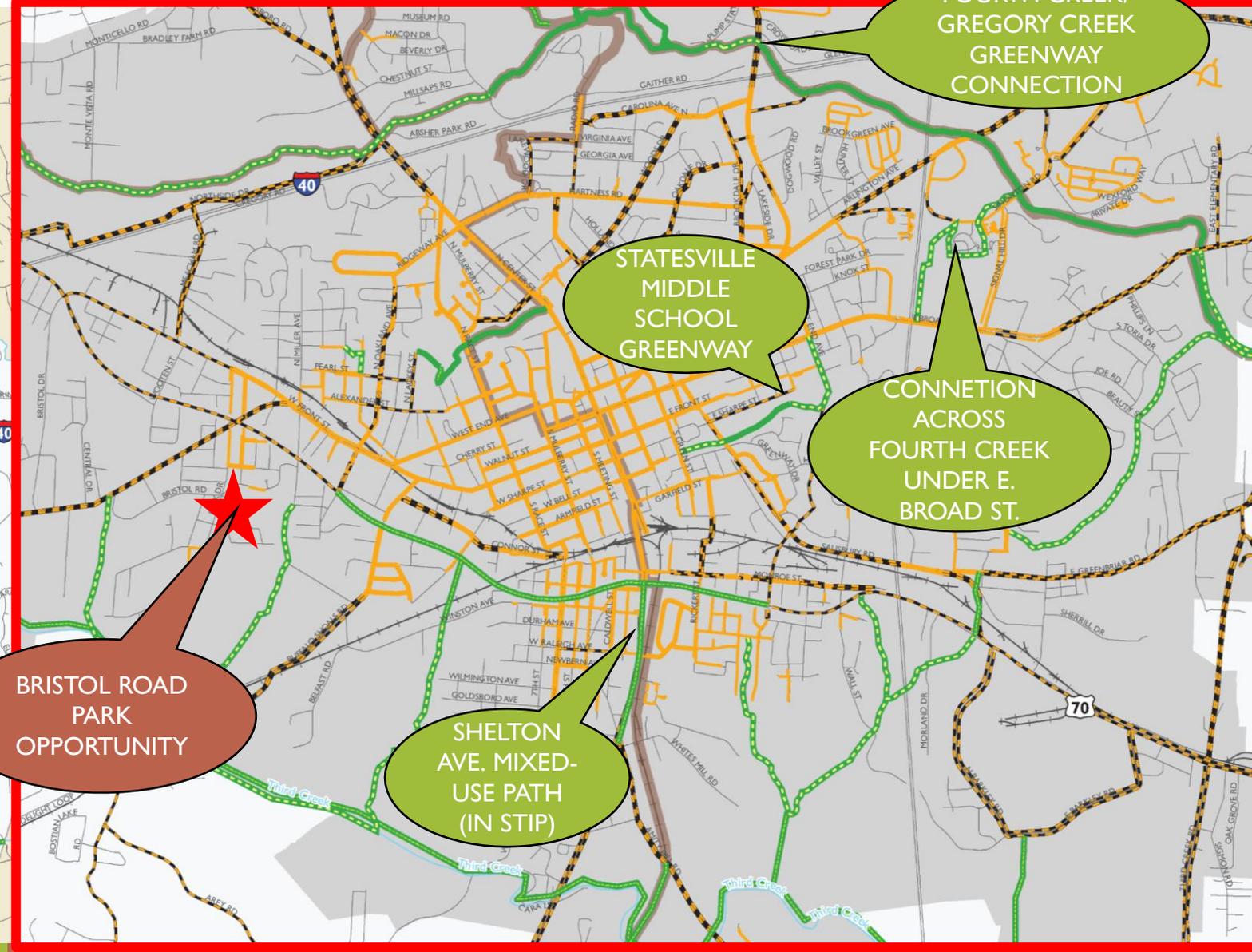
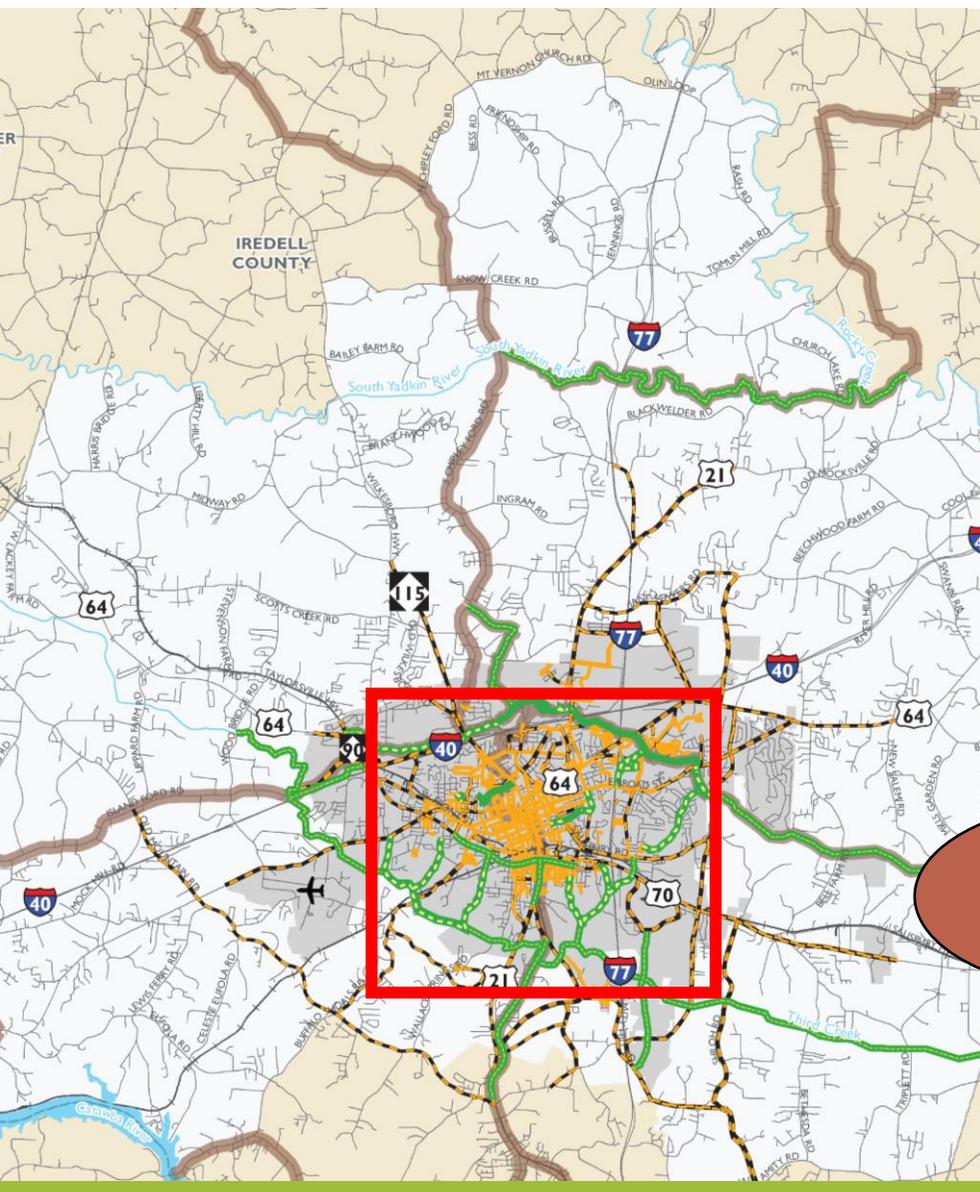
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Statesville Planning Area	Watersheds	Yadkin-PeedDee River Basin	City Parks	Subwatersheds	Natural Heritage Element Occurrence
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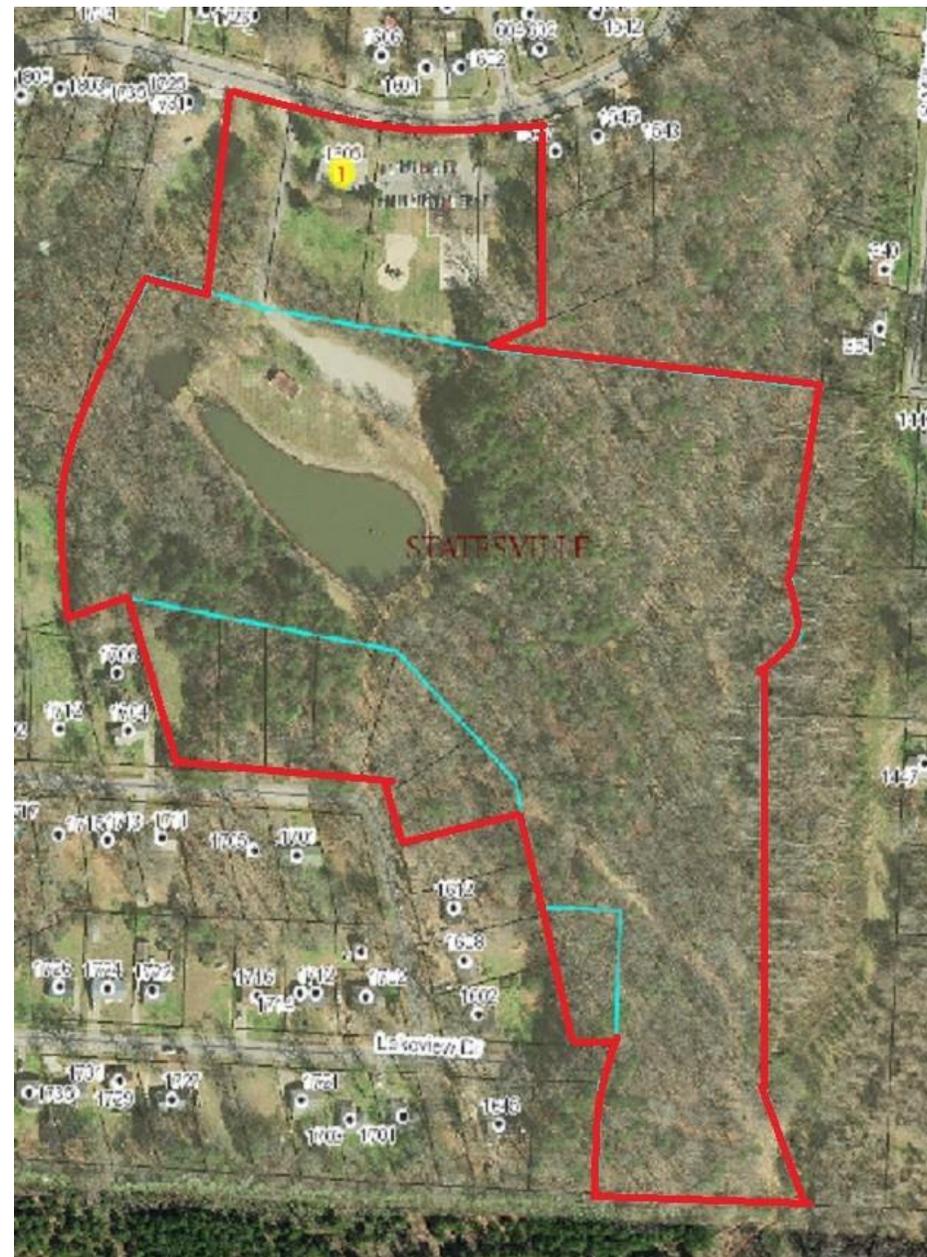
Multi-use Paths (Greenways) & Thread Trail from the MDP

- 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



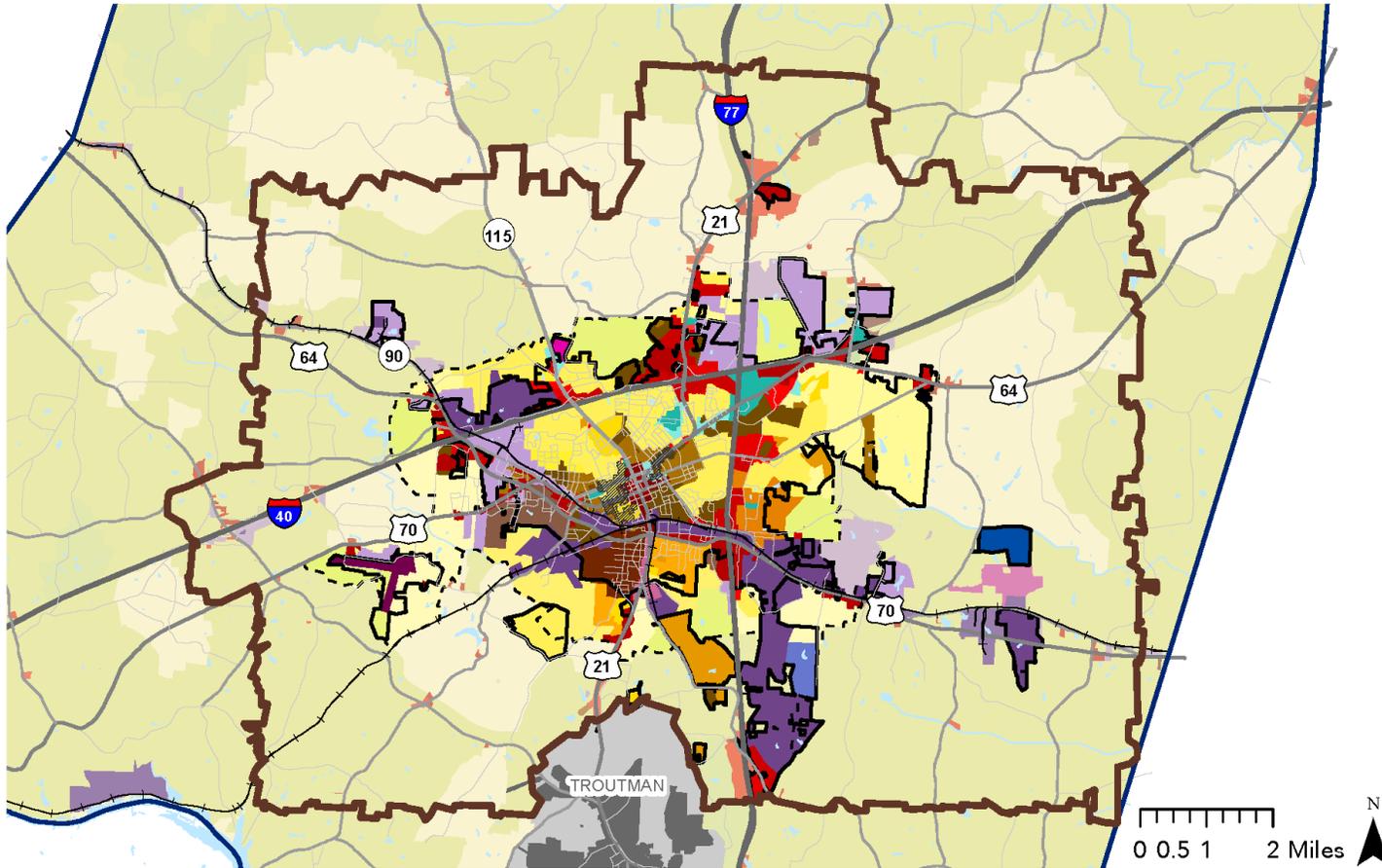
Route 2 Recreation Plan



[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



LEGEND

Statesville Planning Area	Statesville	B-4	MIXED	R-15M	R-8M	Iredell County Zoning	M-2 CD	R-8A
County Line	Troutman	B-5	O+I-2	R-20	R-8MF	CB	NB	RA
Water Bodies	Statesville ETJ	CB	O-1	R-5	R-8MFM	GB	OI	RO
Railroads	Troutman ETJ	AIRPT	PUD	R-5M	R-A	HB	PUD	RU-R
		B-1	H-115	R-5MF	R-5MF	M-1	R-10	SC
		B-2	HI	R-10M	R-5MFM	M-2	R-20	
		B-3	LI	R-15	R-8			



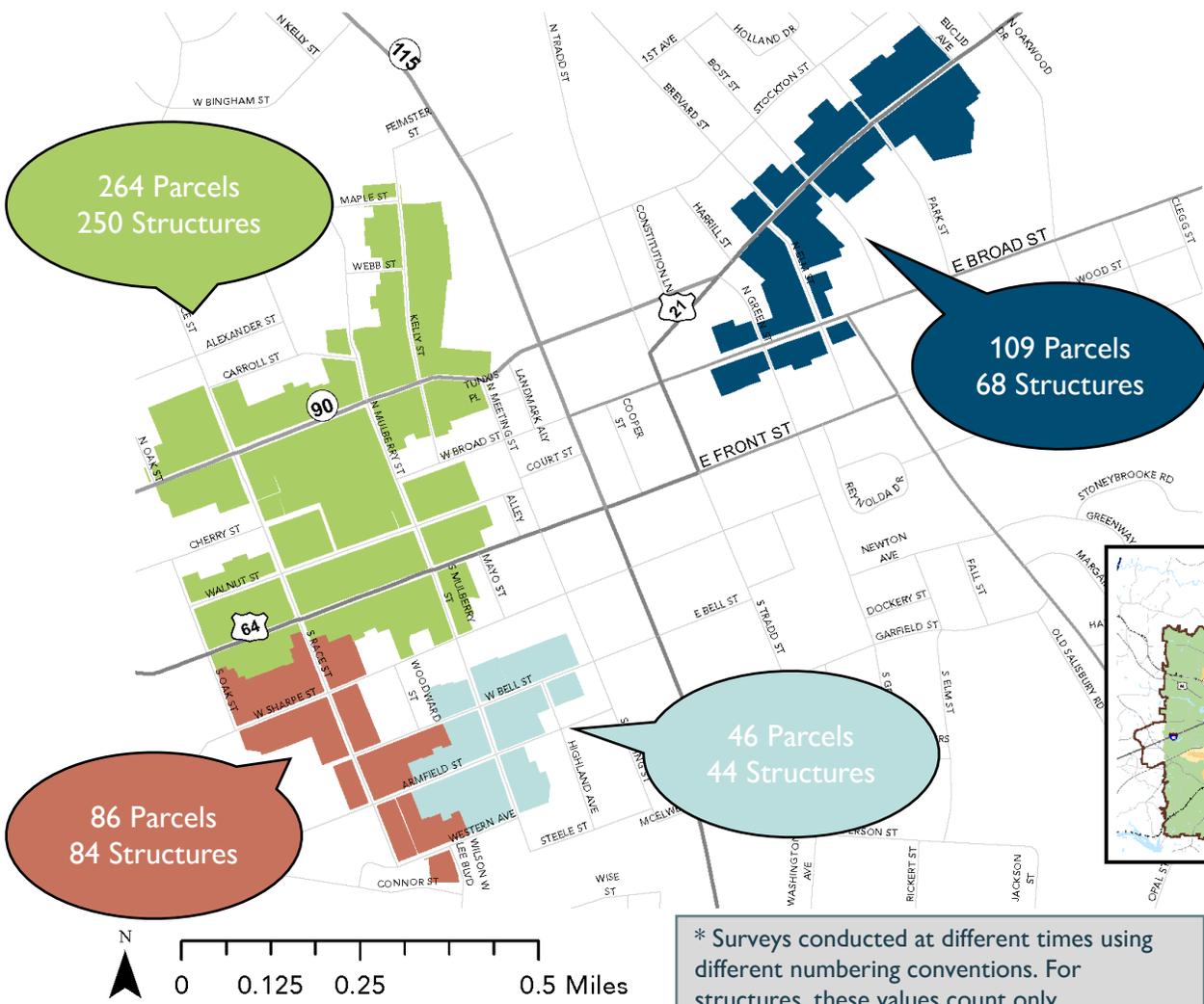
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Most of land within ETJ in R-A and R-20 zoning districts

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

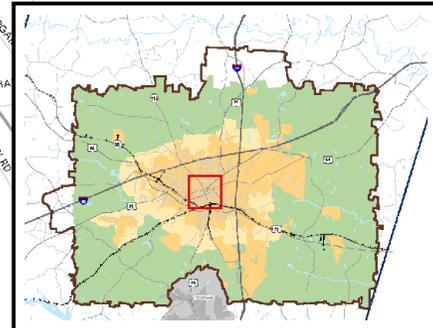
Will be important to manage areas to ensure the right zoning is in place to encourage the envisioned development pattern

City of Statesville Historic Districts



LEGEND

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



* 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
Statesville, North Carolina

1 NAME
Academy Hill Historic District

2 LOCATION
See Item 10 and attached map.

3 CLASSIFICATION

4 OWNER OF PROPERTY
Multiple ownership. (See attached list.)

5 LOCATION OF LEGAL DESCRIPTION

City: Statesville, North Carolina

Academy Hill - 1980

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

1. House
257 E. Broad St.
1918-1925 (2B)
C

2. House
256 S. Broad St.
by 1918 (2B)
C

3. House
305 E. Broad St.
by 1918 (2B)
C

4. House
318 E. Broad St.
by 1918 (2B)
C

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
1932
Noncontributing

SOUTH RACE STREET West Side

187. M.J. Colvert House (11)
214 South Race Street
ca. 1900
Contributing

Mitchell College - 2002

South Race Street Historic District
Fayette County, NC

1. Classification

2. Ownership of Property

3. Name of related multiple property listing

4. Function or Use

5. Description

Architectural Classification: Queen Anne
Colonial Revival
Single-story/Craftsman

Materials: wood, masonry, brick, asphalt, metal, tin, wood, shingle

South Race St - 1995

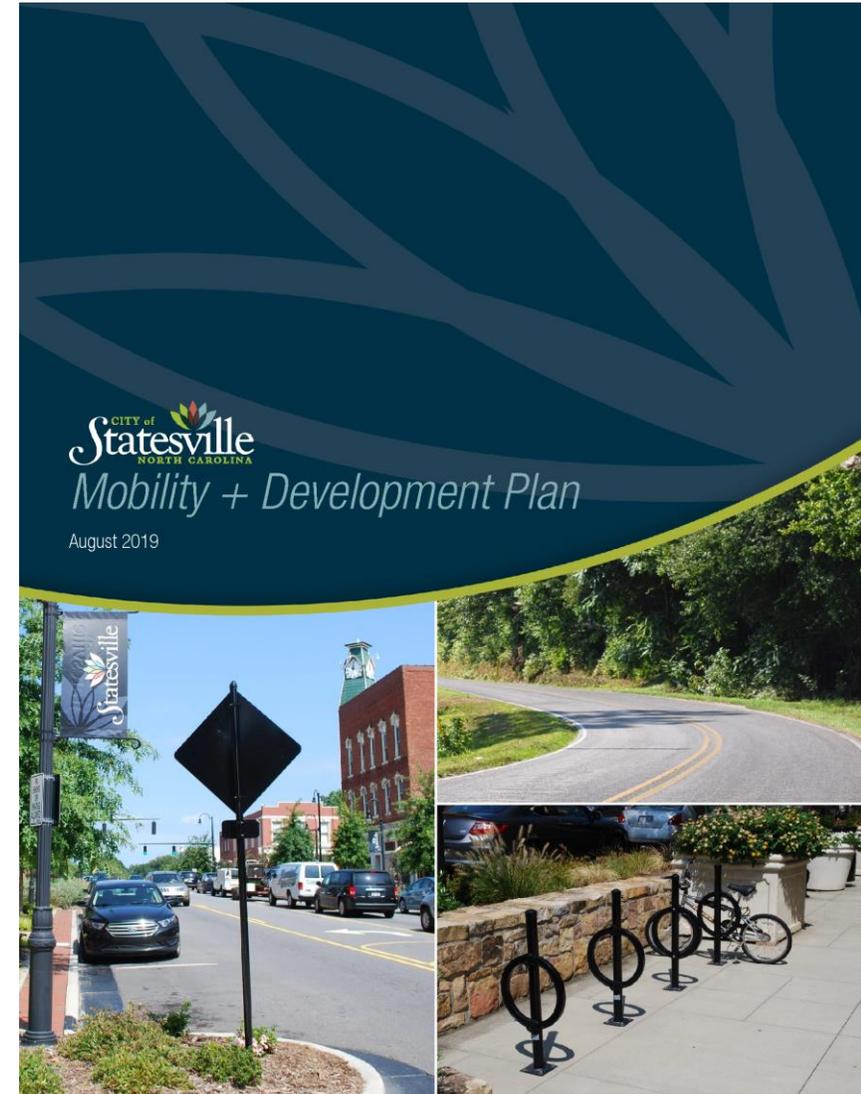
Infrastructure Plans

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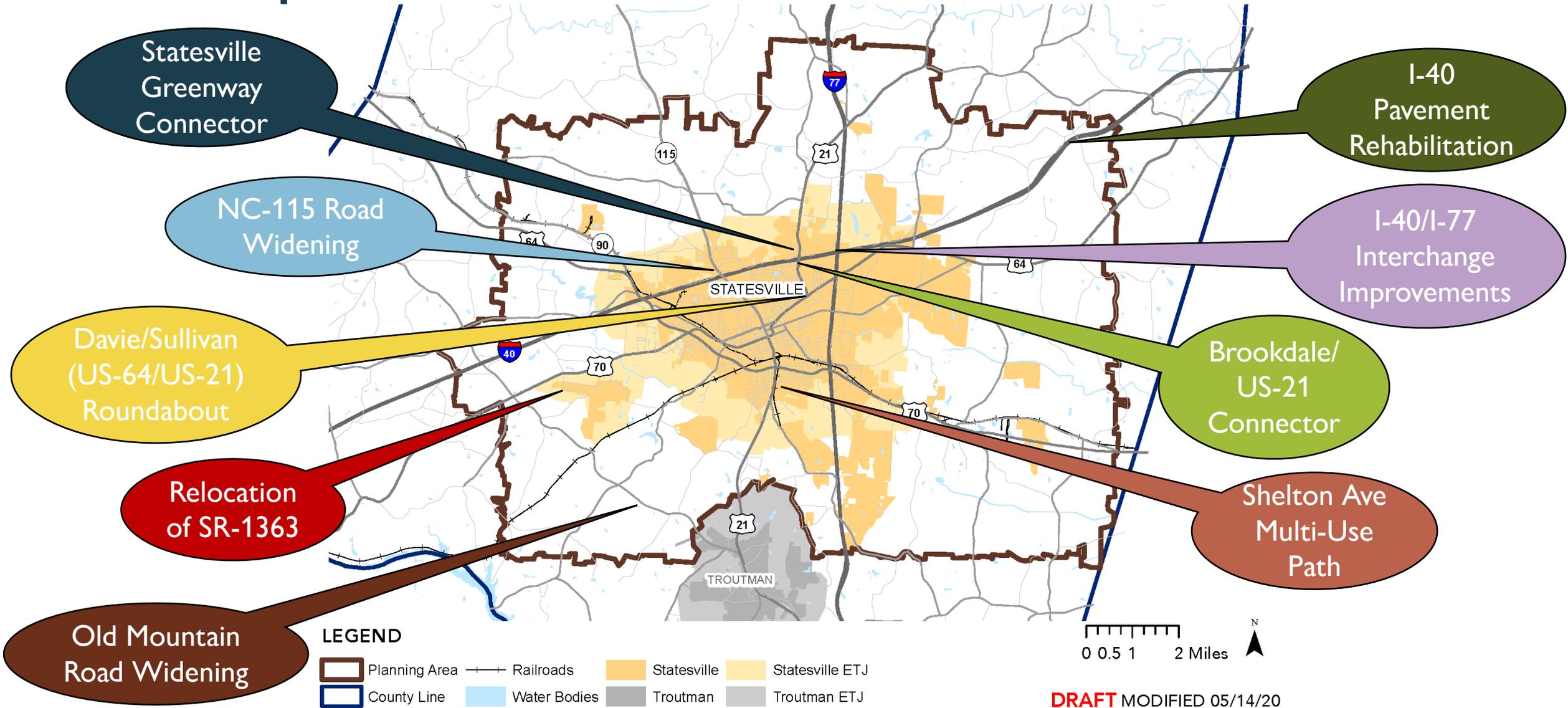
Mobility & Development Plan

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

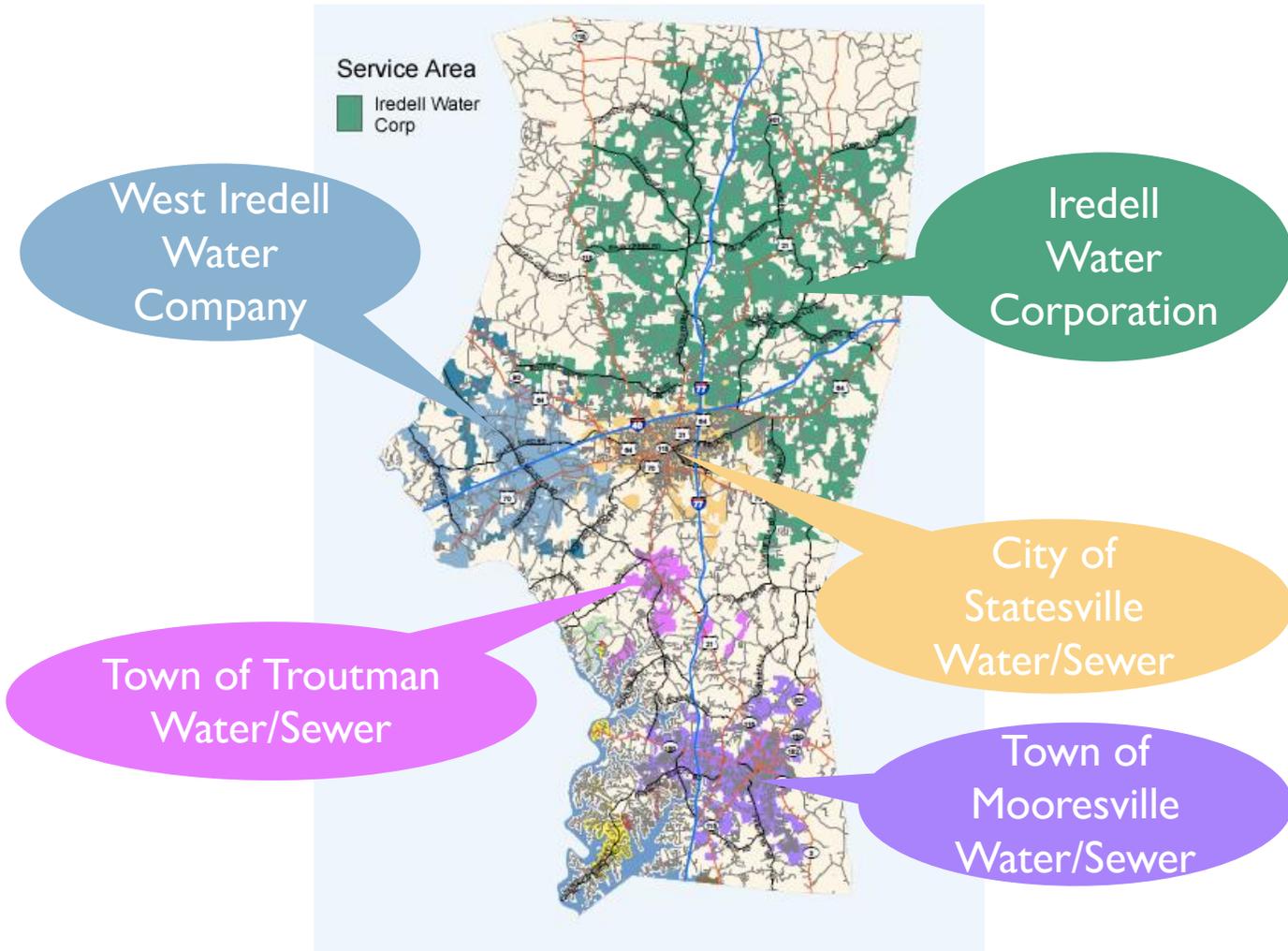
* Inform focus areas for LDP



Transportation Infrastructure Investments



Iredell County Water Providers

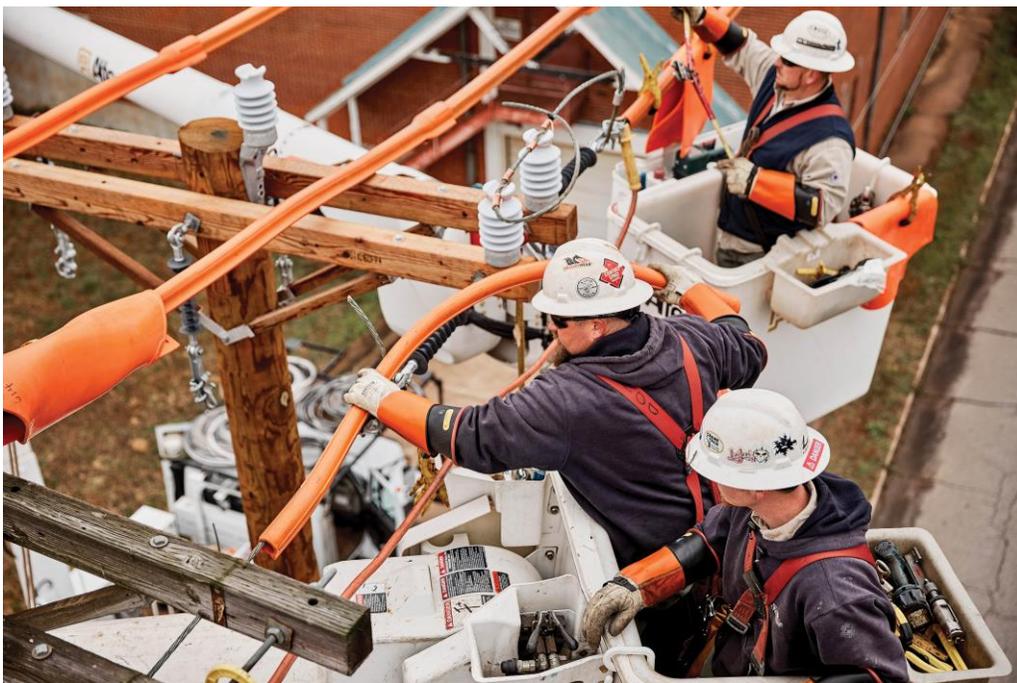


Multiple utility providers within Statesville's planning area:

- 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.

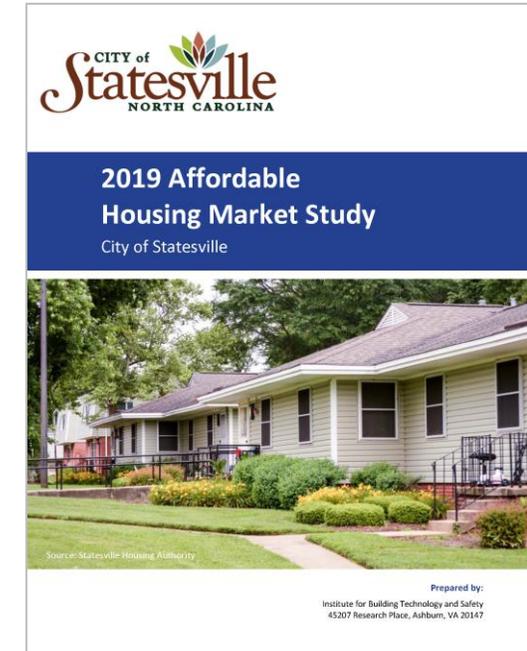
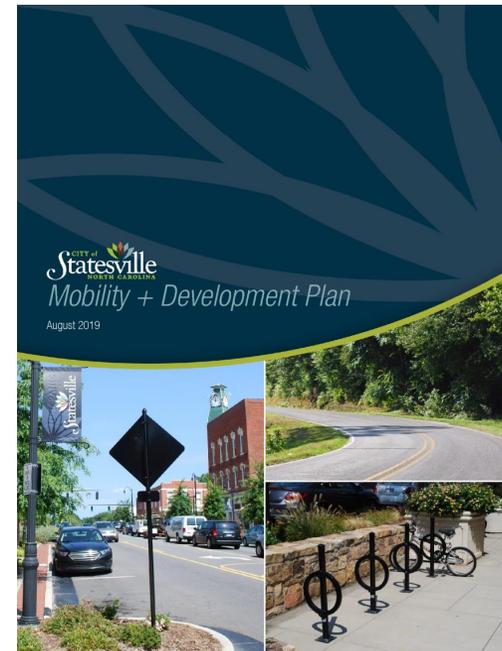
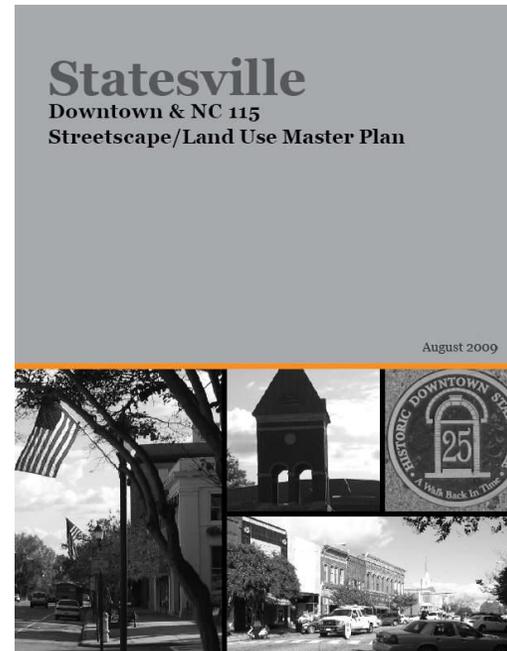
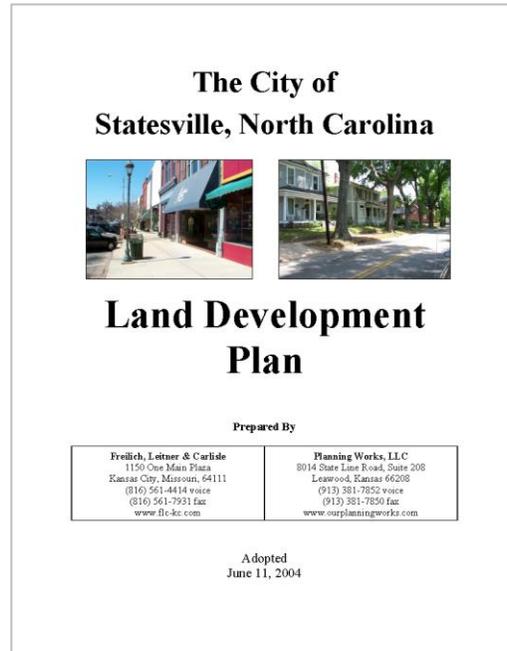


- Statesville a part of “ElectriCities” which supports and promotes municipal electricity providers in NC

Land Use Planning

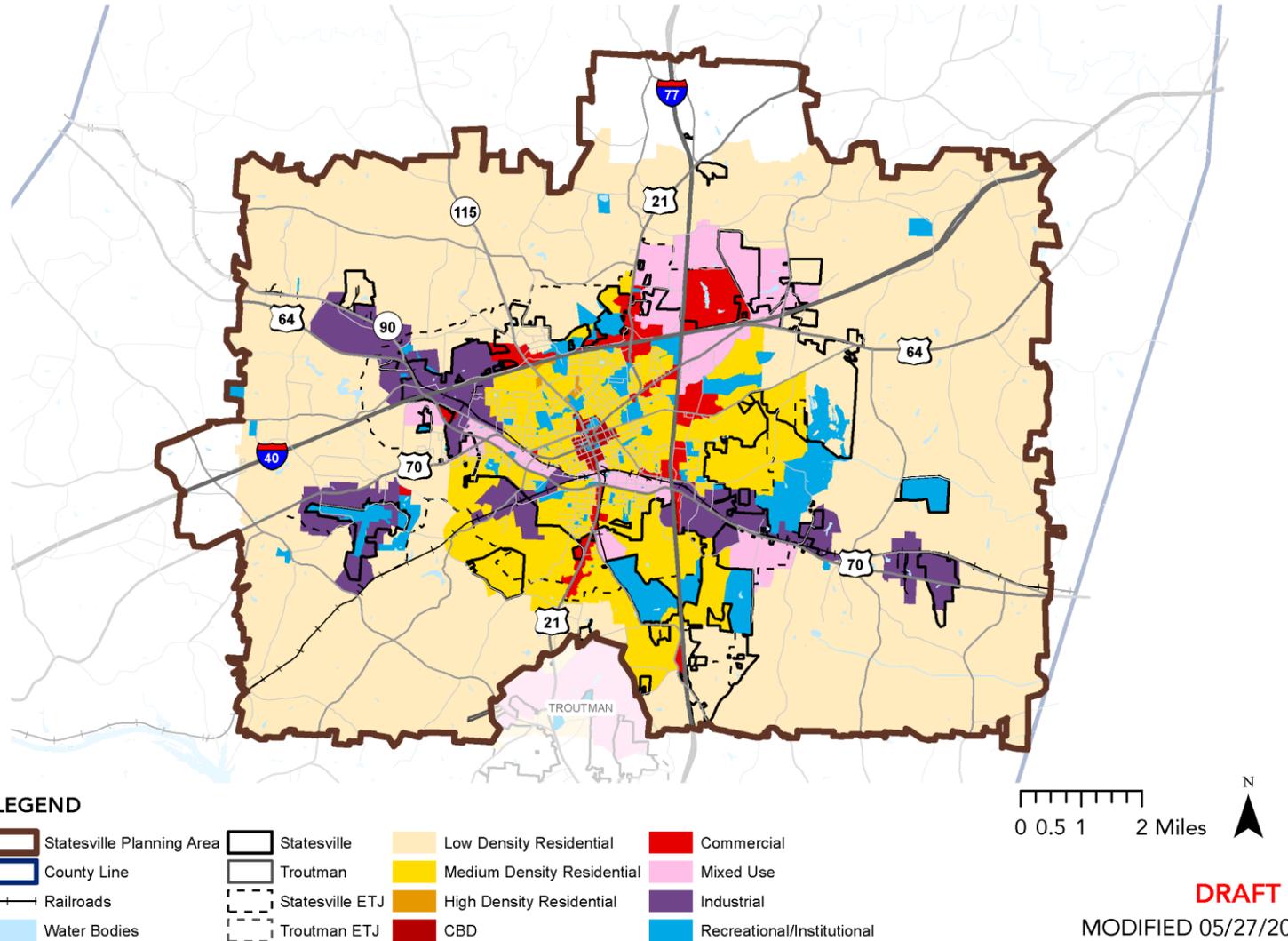
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Land Use Planning Foundations



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

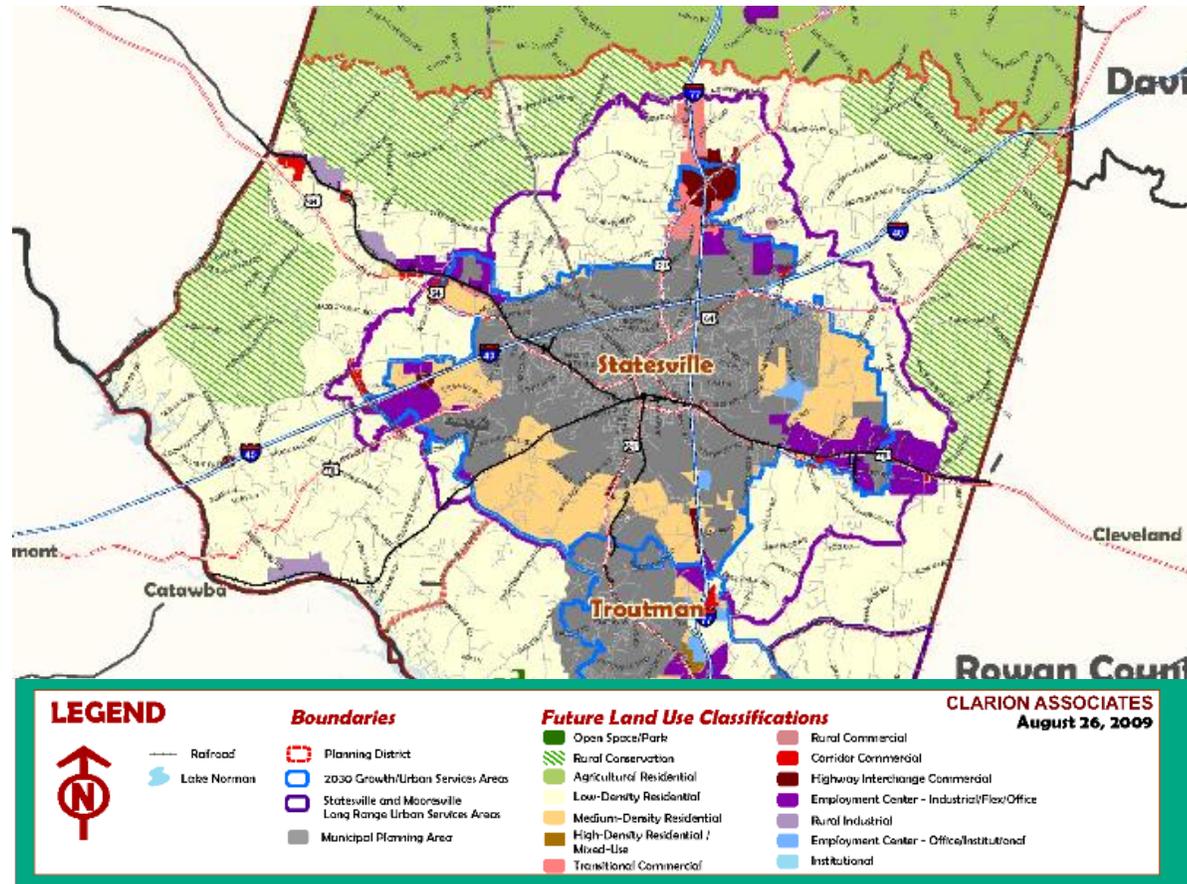
Iredell County Future Land Use Map

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

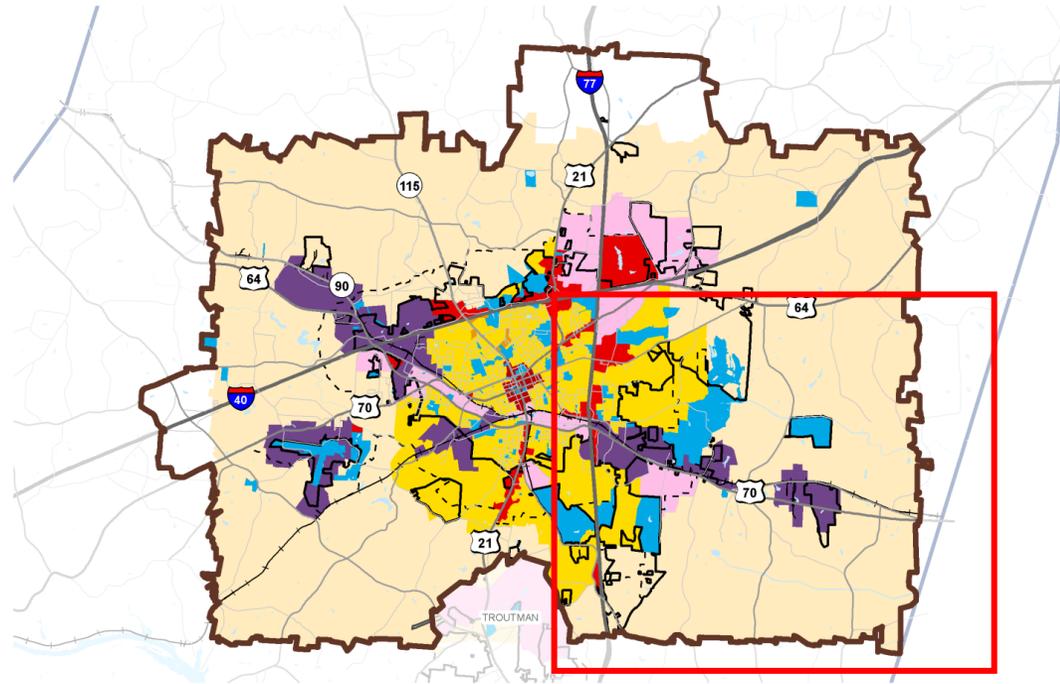
Coordinated planning in “edge” areas will be important



Iredell County Future Land Use

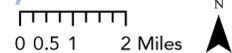


Statesville Future Land Use Map

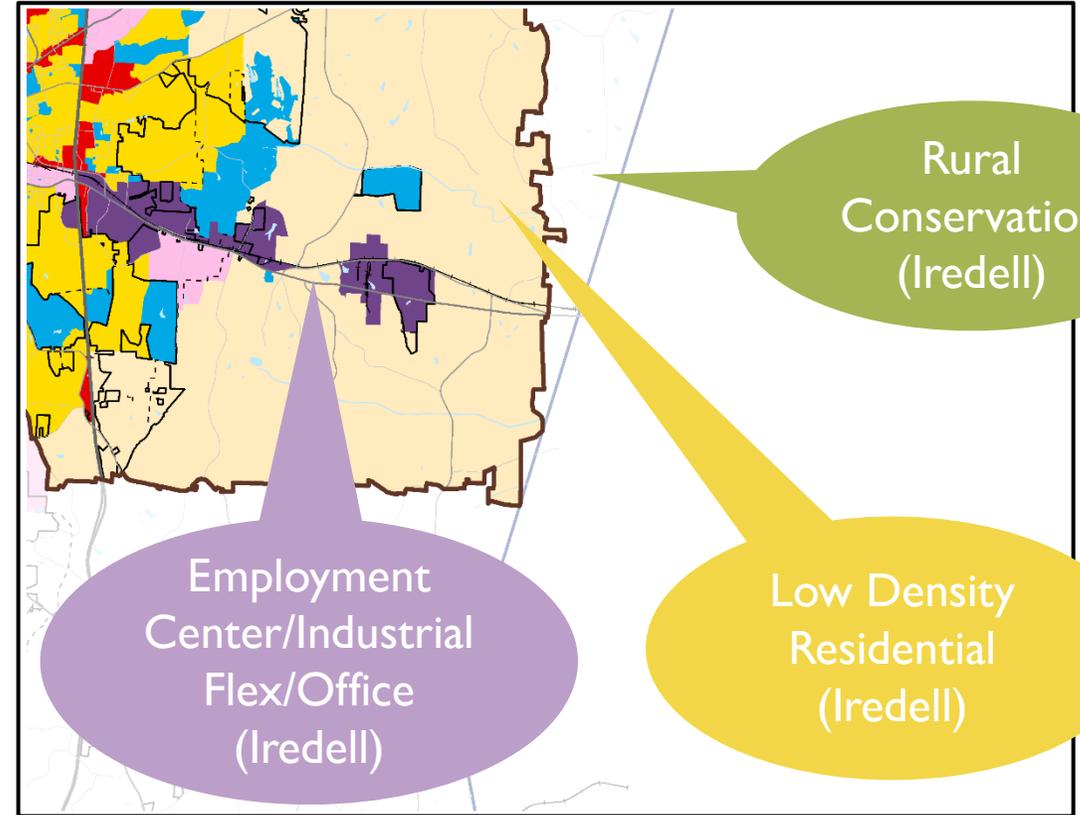


LEGEND

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



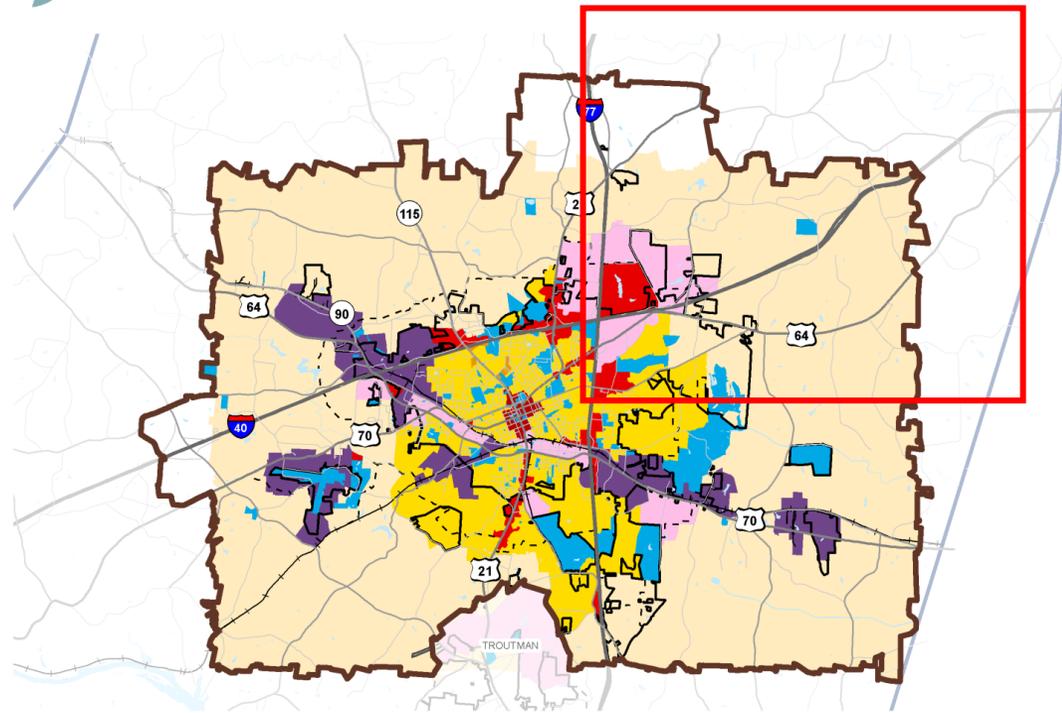
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Iredell County Future Land Use

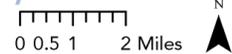


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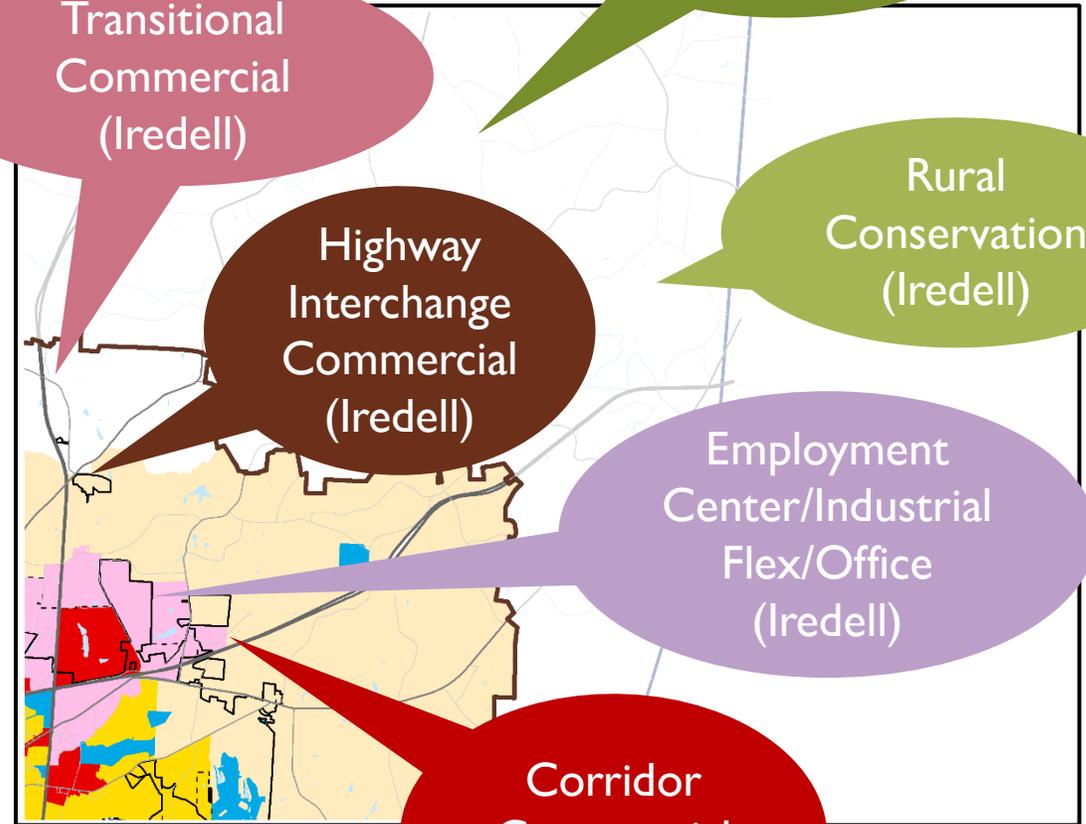


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Transitional Commercial (Iredell)

Agricultural/ Residential (Iredell)

Highway Interchange Commercial (Iredell)

Rural Conservation (Iredell)

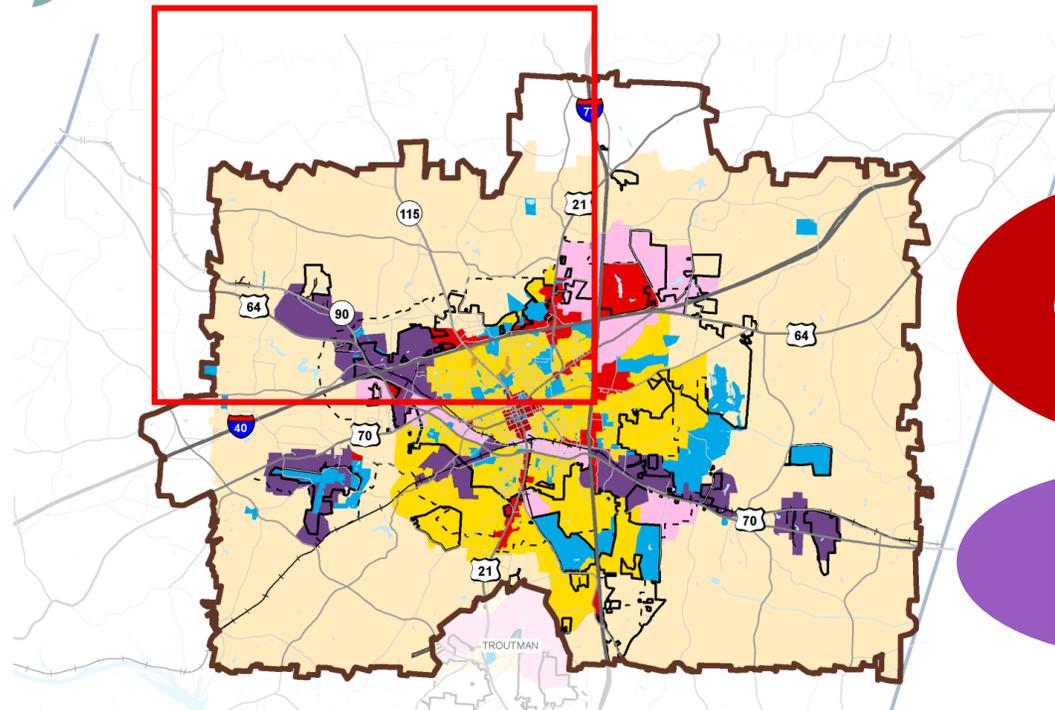
Employment Center/Industrial Flex/Office (Iredell)

Corridor Commercial (Iredell)

Iredell County Future Land Use



Statesville Future Land Use Map

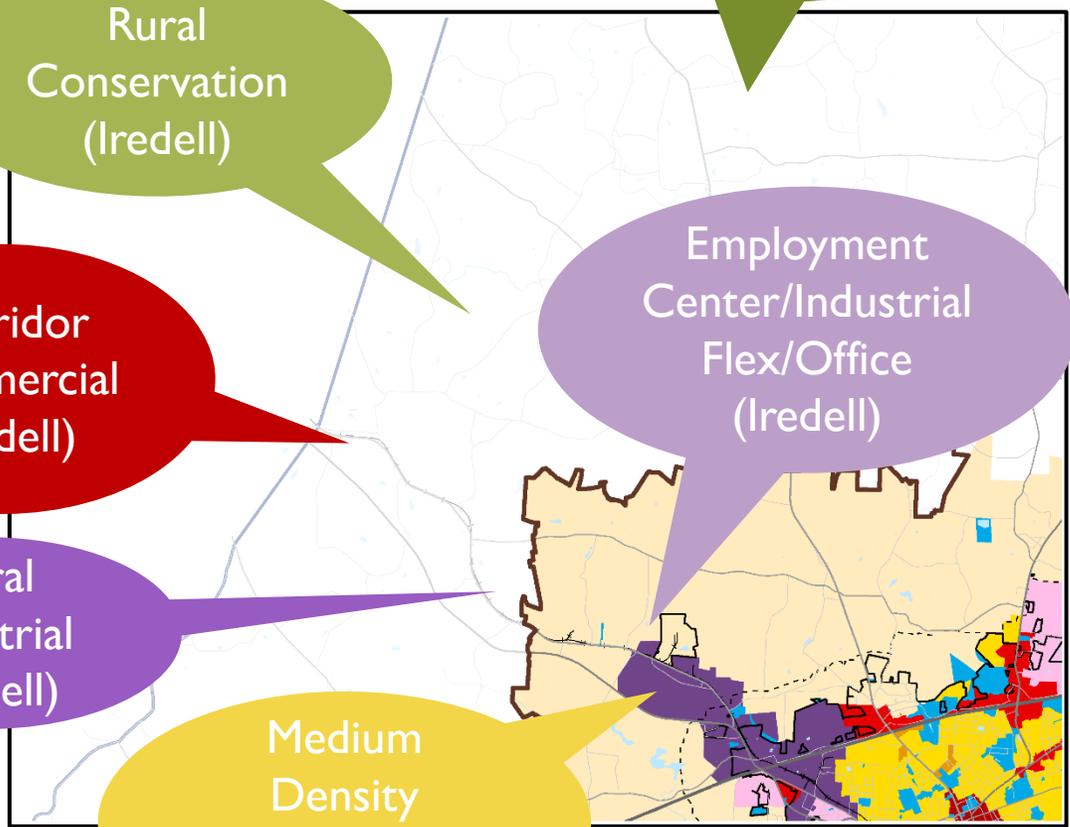


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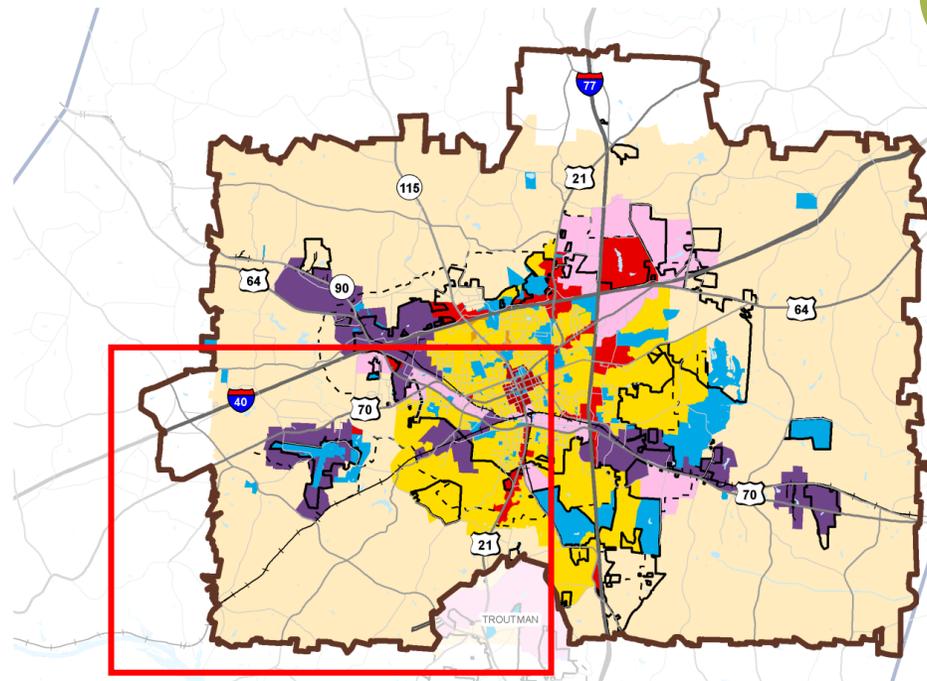


- Rural Conservation (Iredell)
- Corridor Commercial (Iredell)
- Rural Industrial (Iredell)
- Medium Density Residential (Iredell)
- Employment Center/Industrial Flex/Office (Iredell)
- Agricultural / Residential (Iredell)

Iredell County Future Land Use

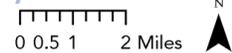


Statesville Future Land Use Map



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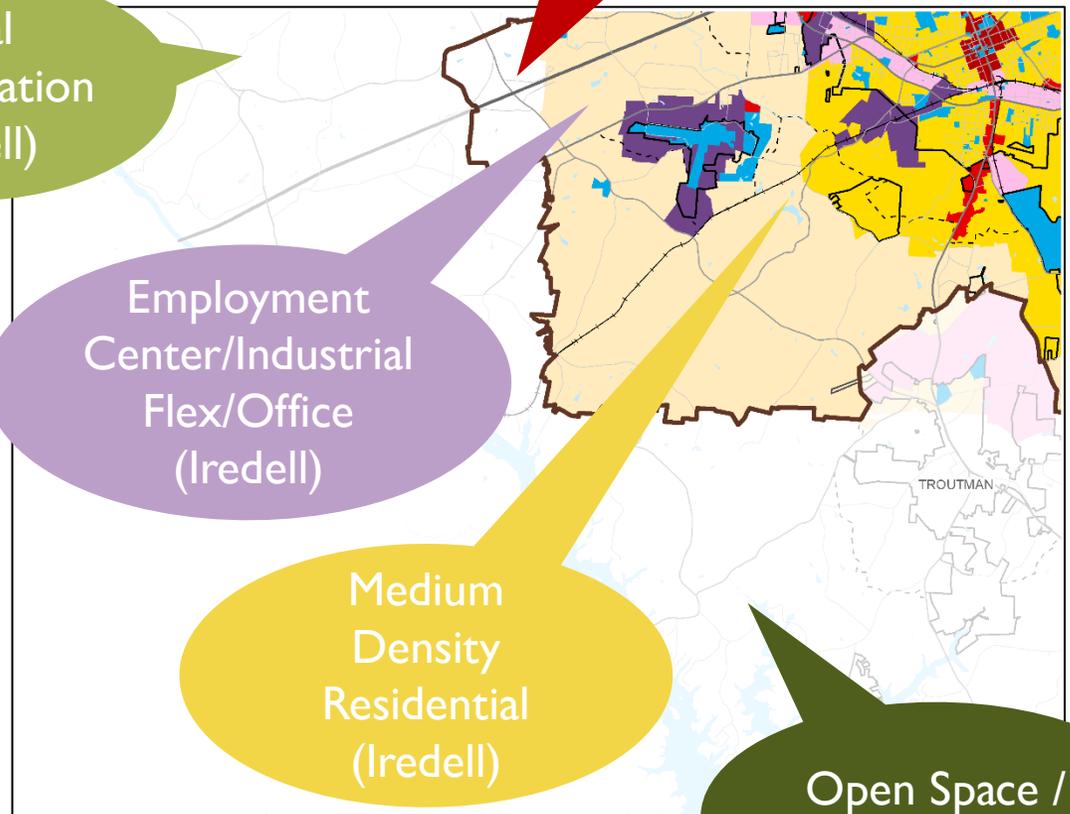
Rural Conservation (Iredell)

Employment Center/Industrial Flex/Office (Iredell)

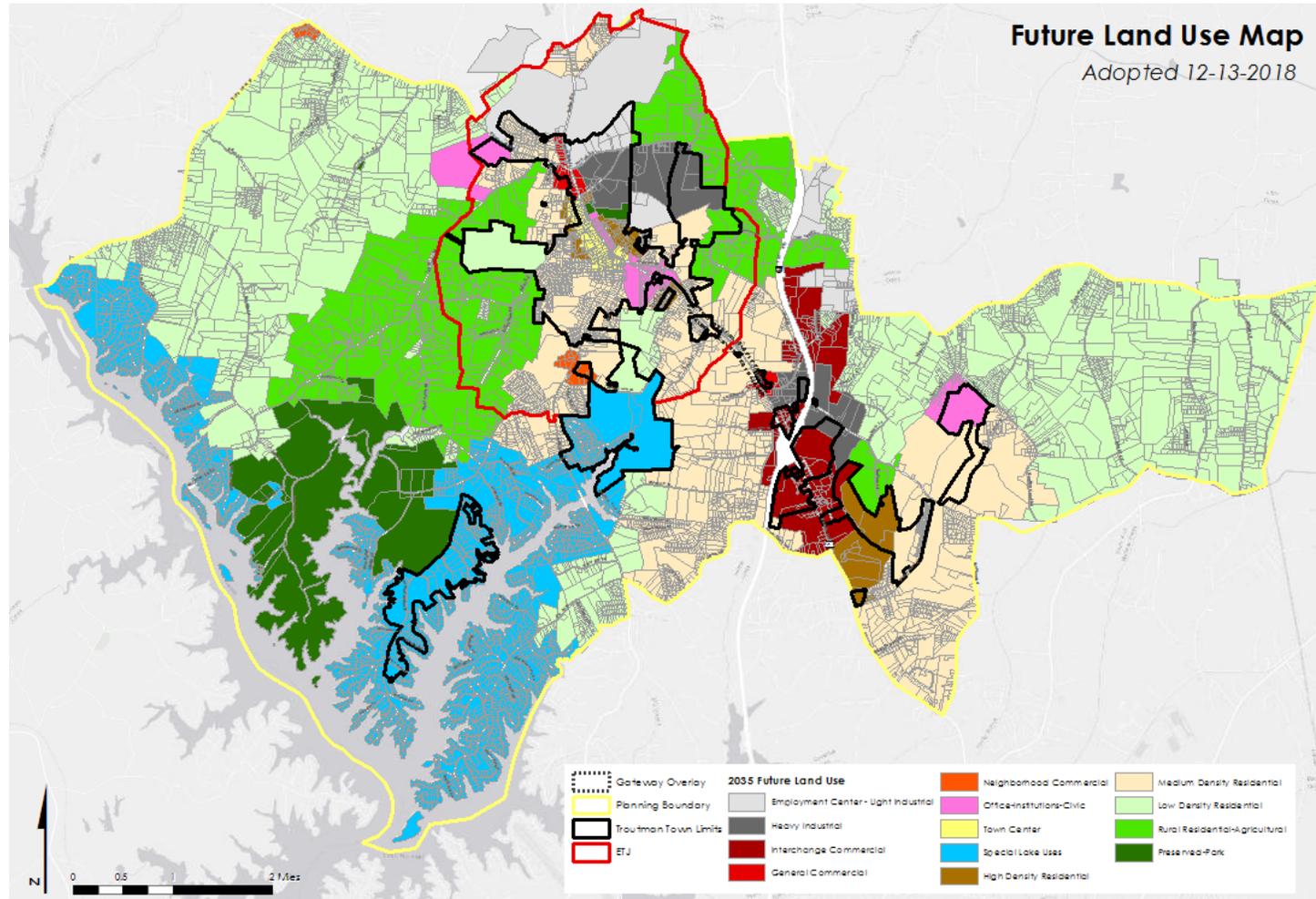
Medium Density Residential (Iredell)

Corridor Commercial (Iredell)

Open Space / Park (Iredell)



Troutman Future Land Use Map



Plan adopted in 2018

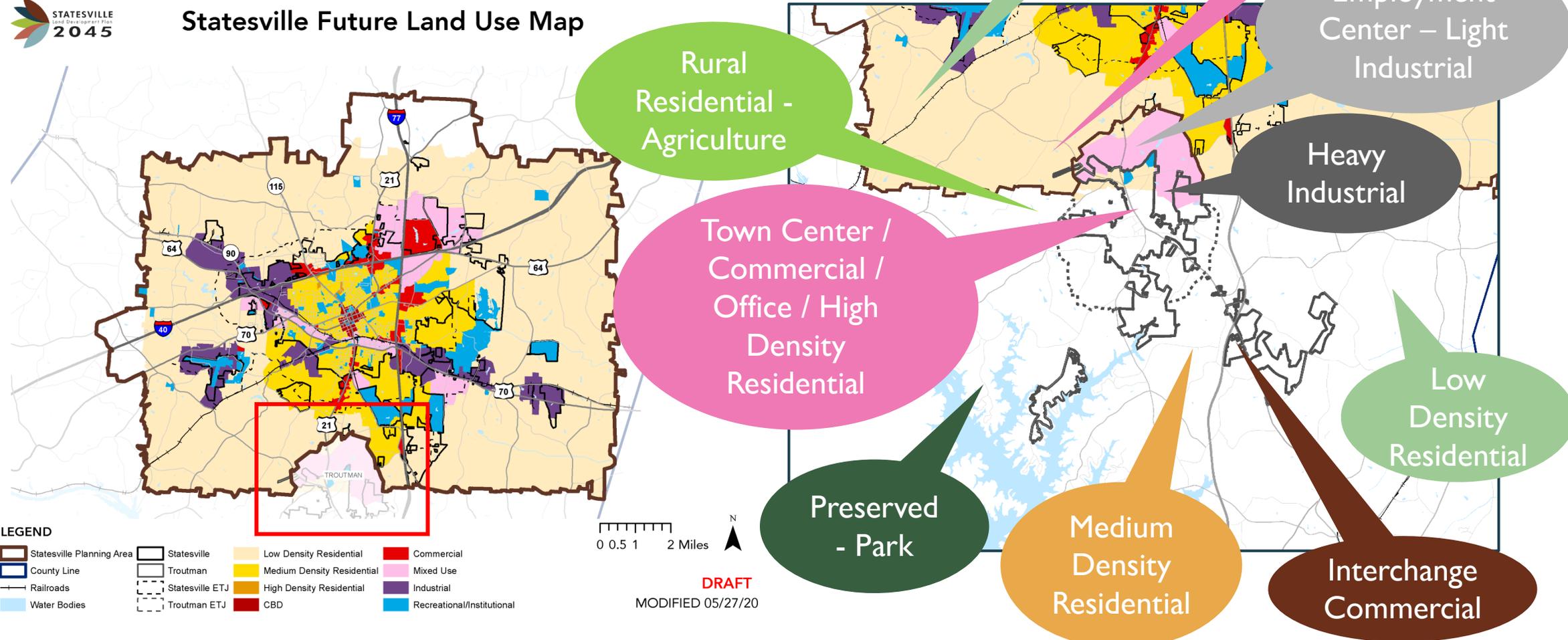
Coordinated planning in “edge” areas will be important

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

Troutman Future Land Use



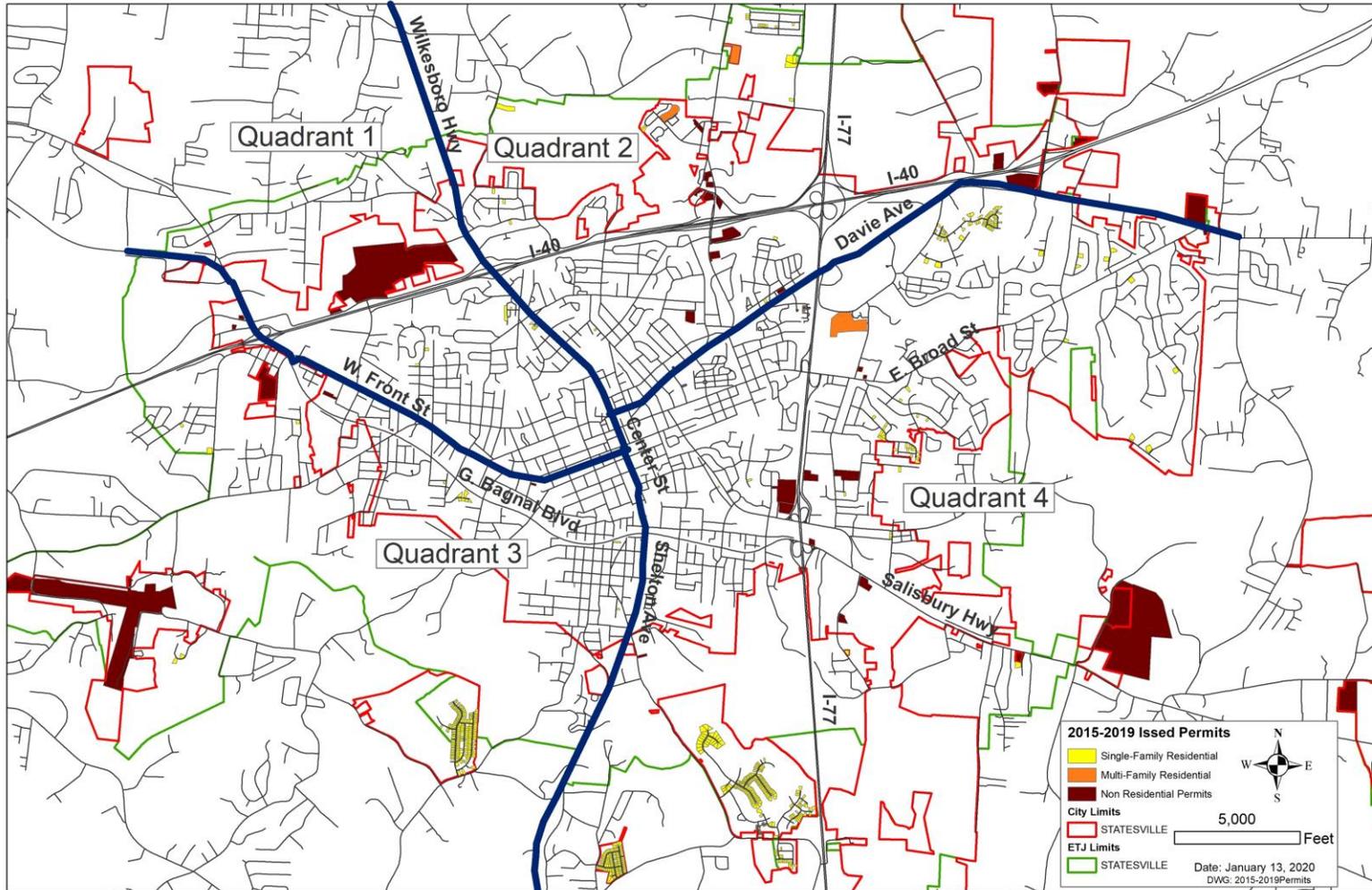
Statesville Future Land Use Map



Development Trends

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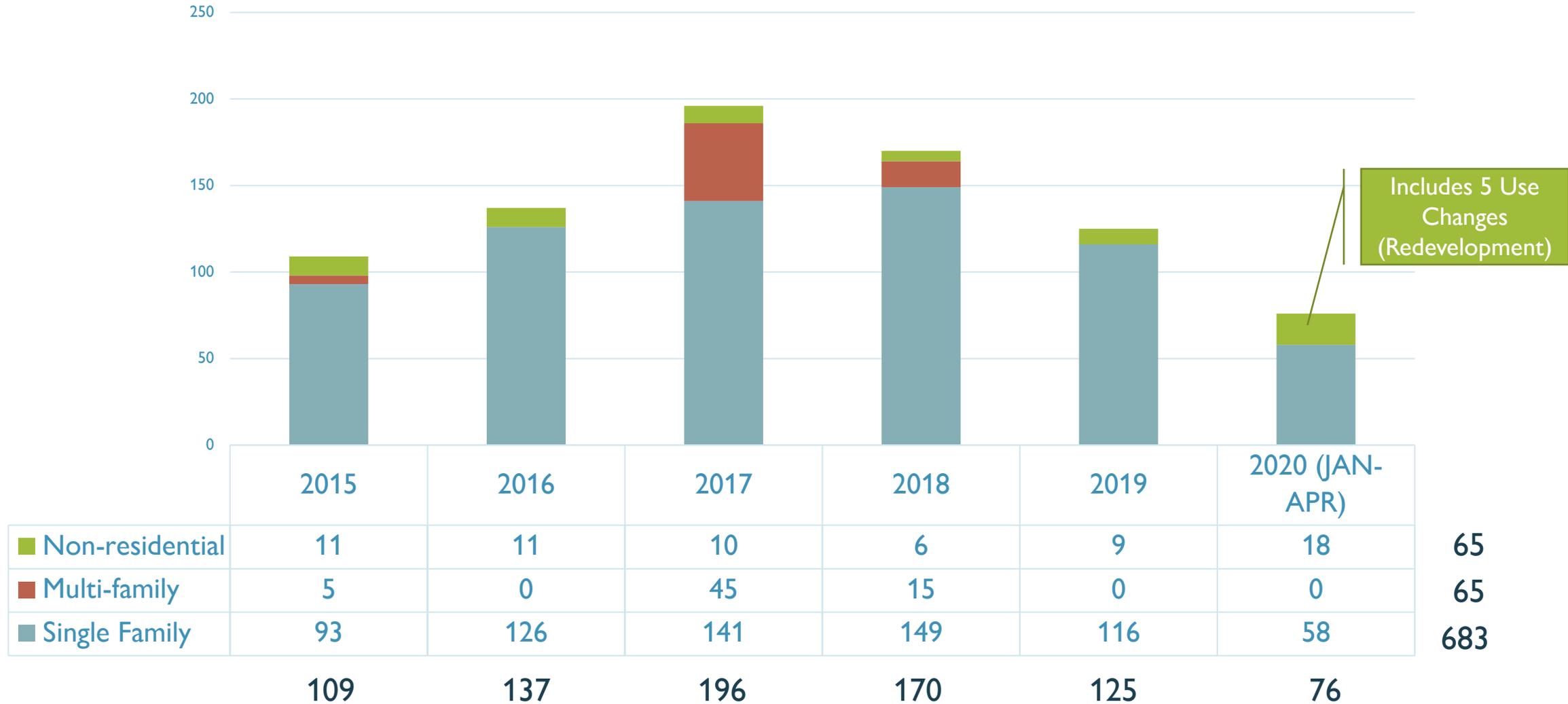
Statesville Permits Issued 2015-2019



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

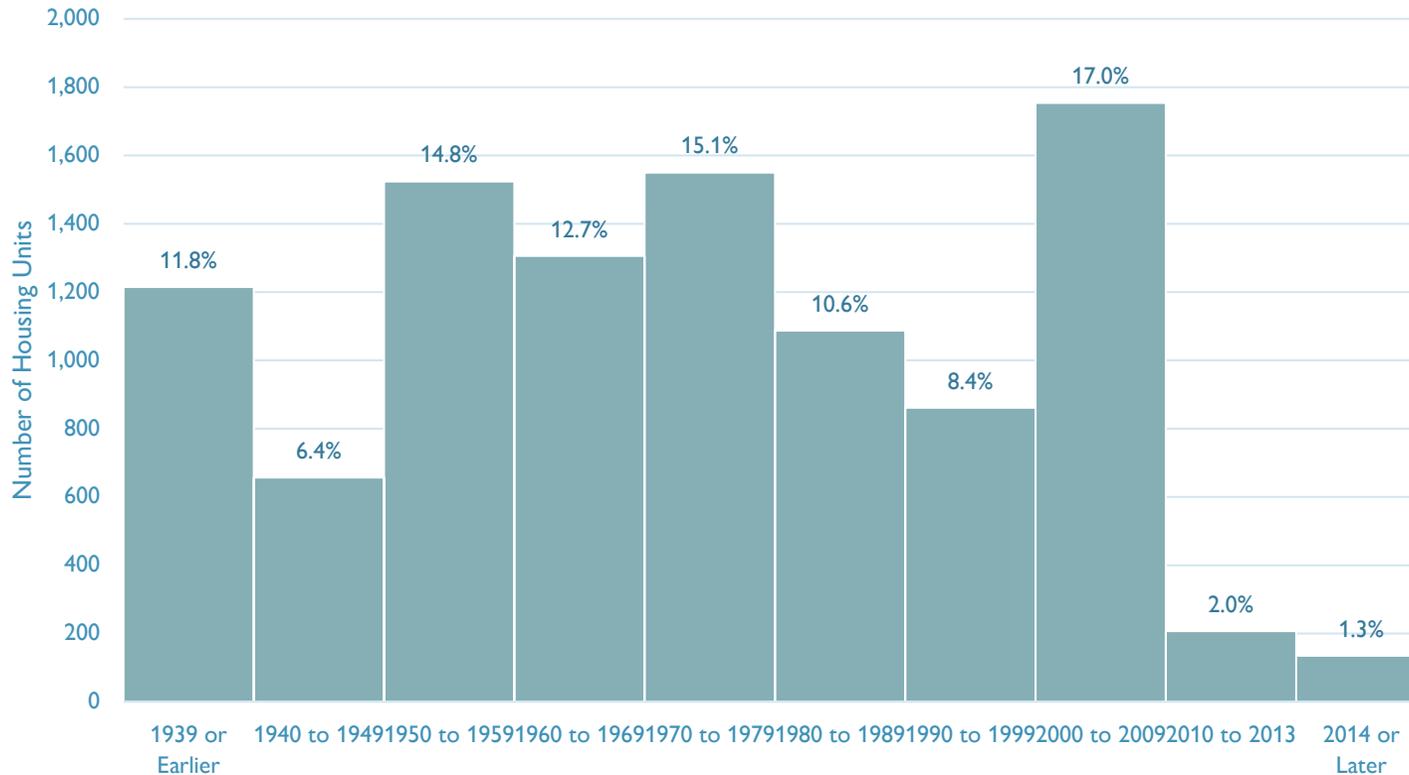
Majority of permits dedicated to single-family units in edge areas

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

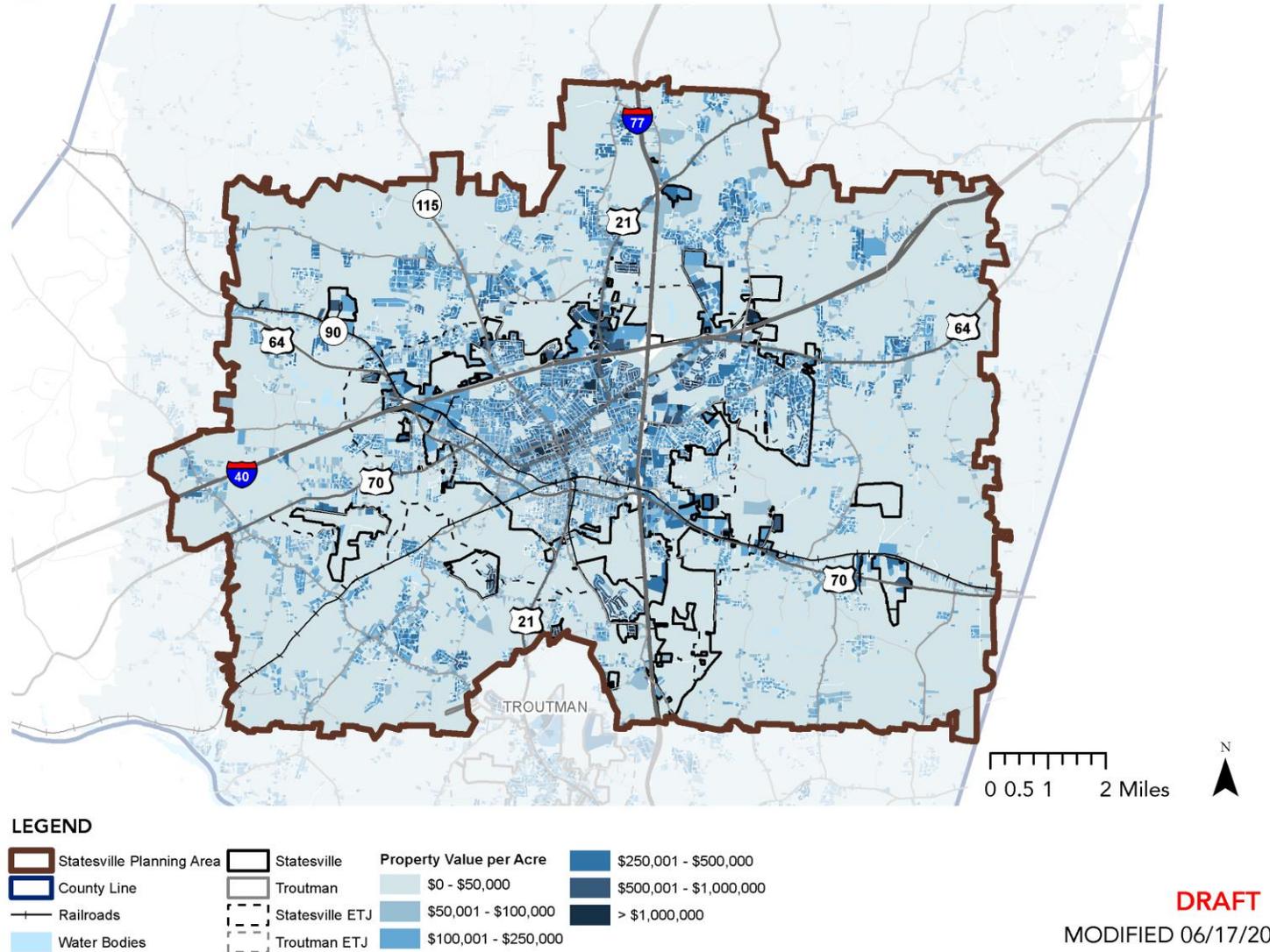
60.8%

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

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

Development Capacity Analysis

Vacant/Rural

Agricultural lands
Rural homes
Undeveloped lands

Developed

Single-family
Multi-family
Commercial
Industrial
Office

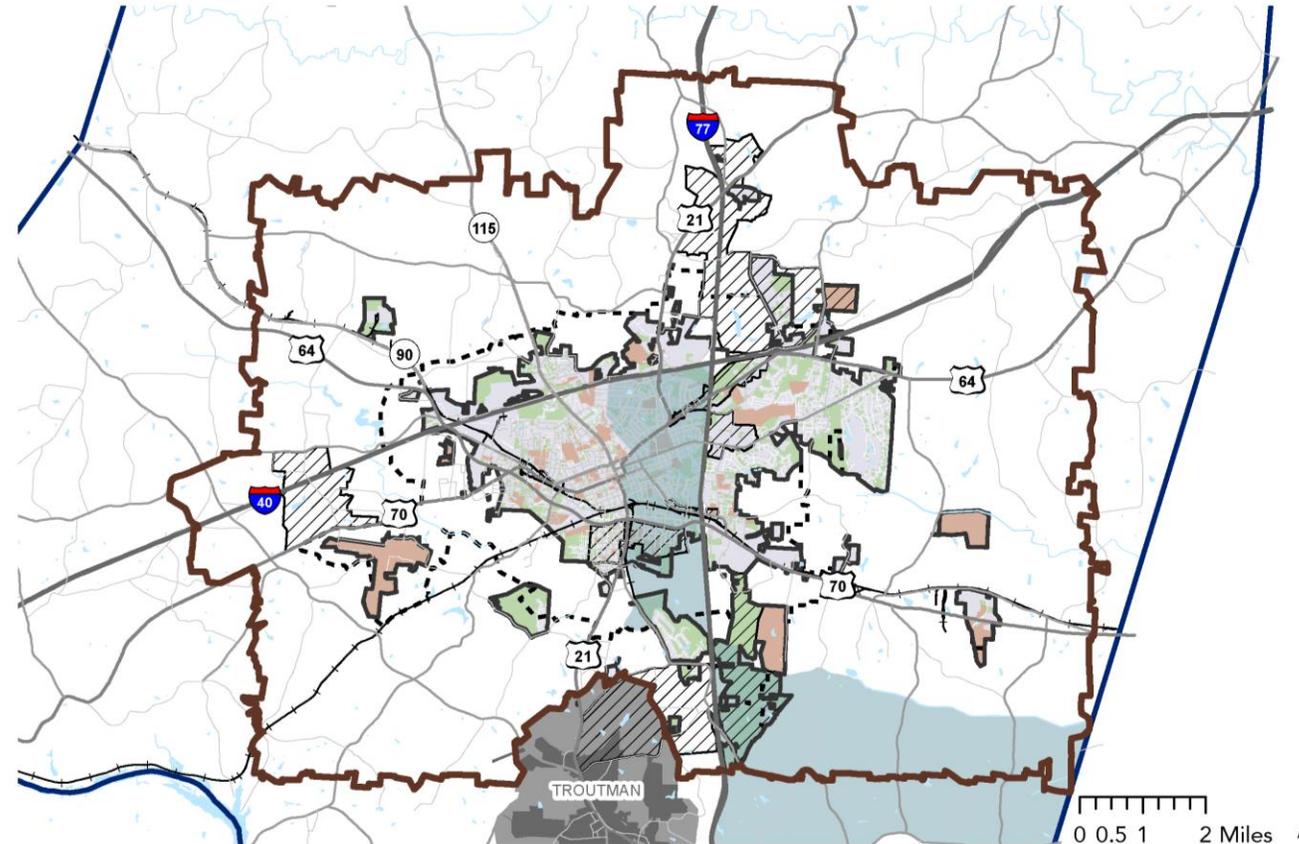
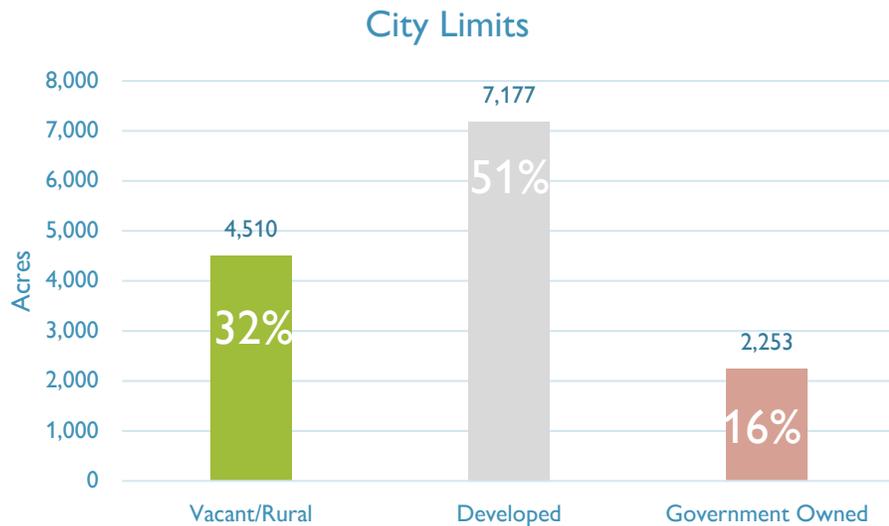
**properties may have
redevelopment potential*

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



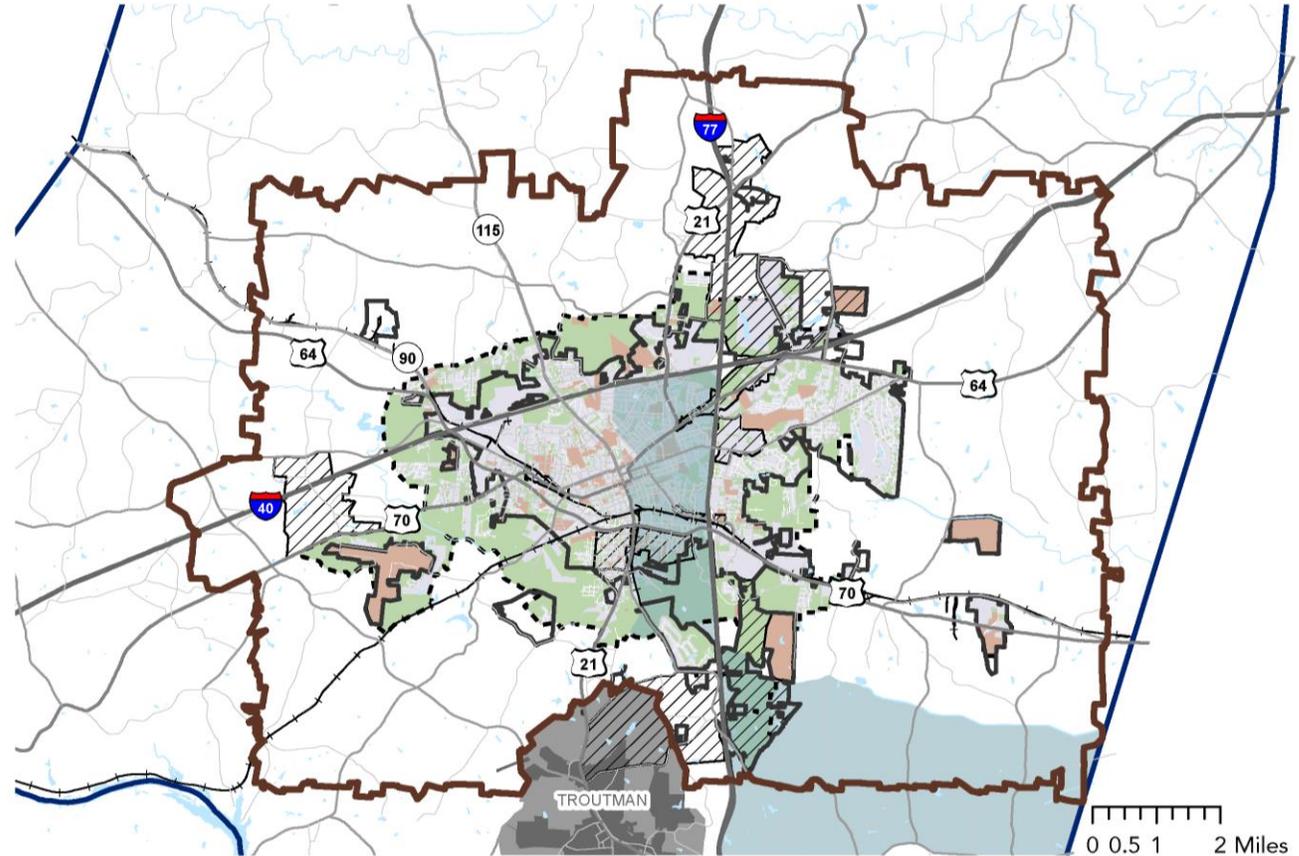
LEGEND

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

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

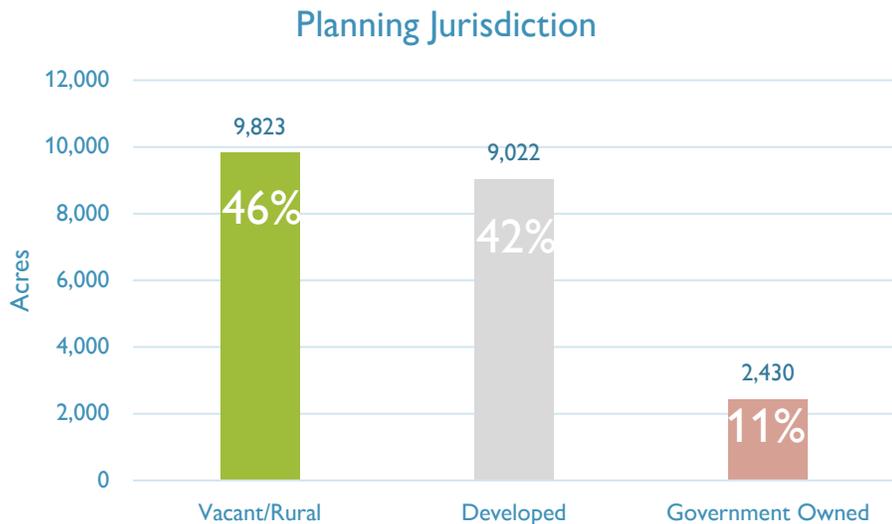
Category	Acres
Vacant/Rural	9,823
Developed	9,022
Government Owned	2,430



LEGEND

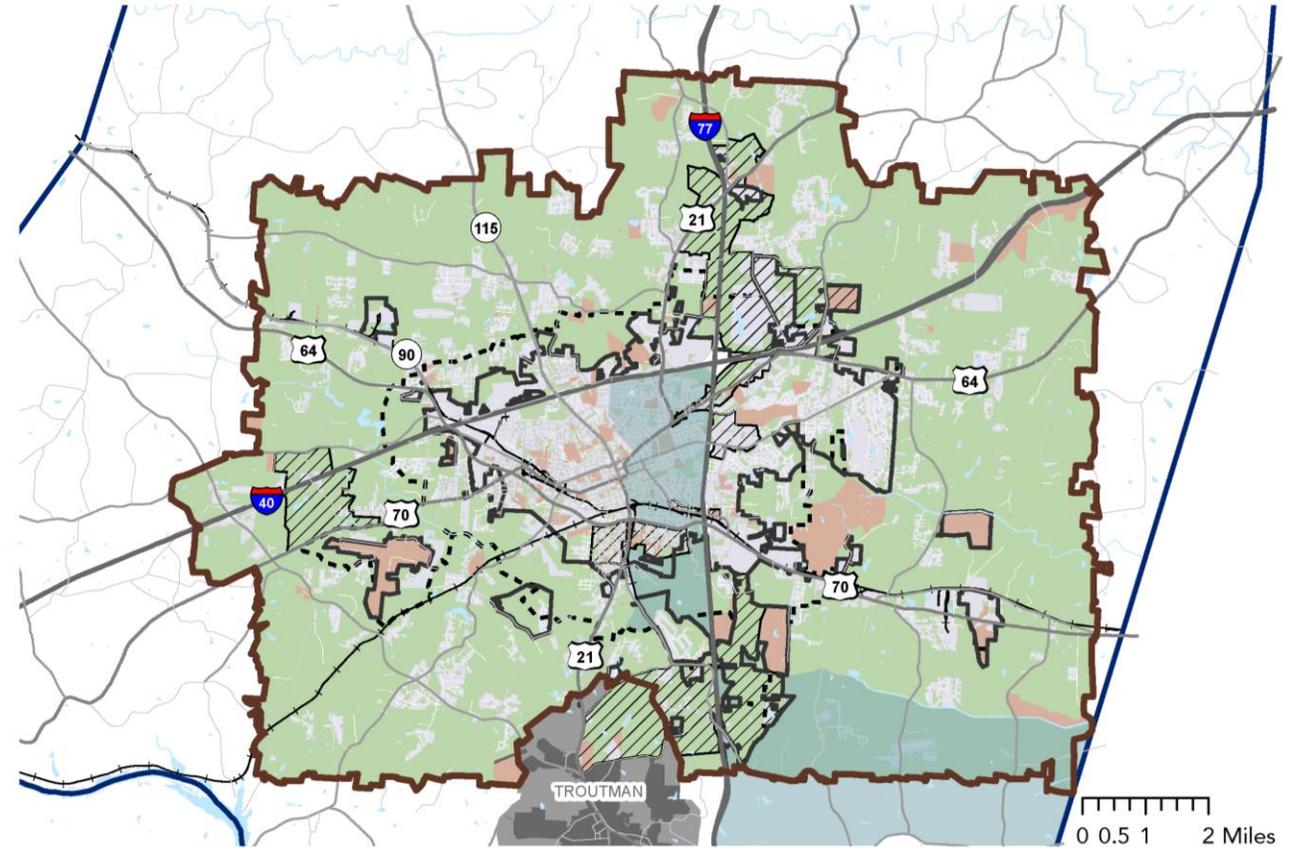
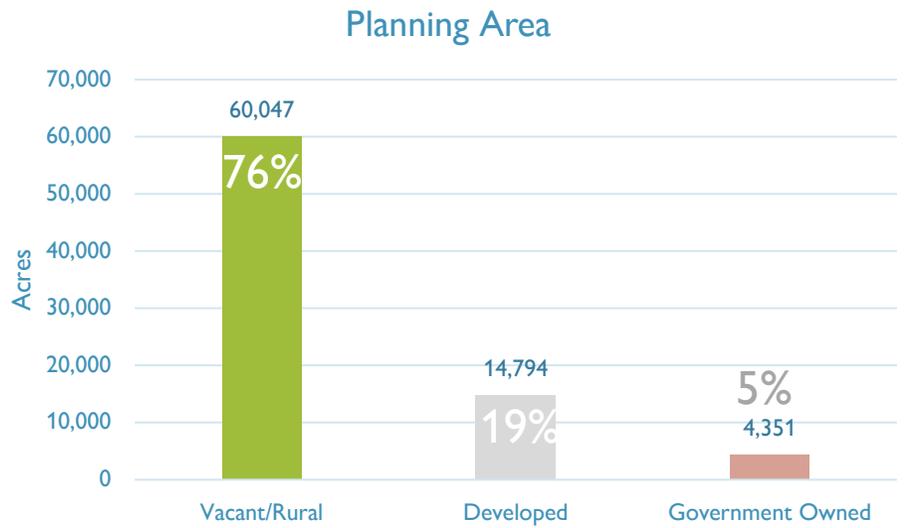
- Planning Area
- Statesville ETJ
- Developable
- Focus Areas
- County Line
- Statesville
- Developed
- Opportunity Zones
- Railroads
- Troutman
- Government Owned
- Water Bodies
- Troutman ETJ

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Development Status in Planning Area

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

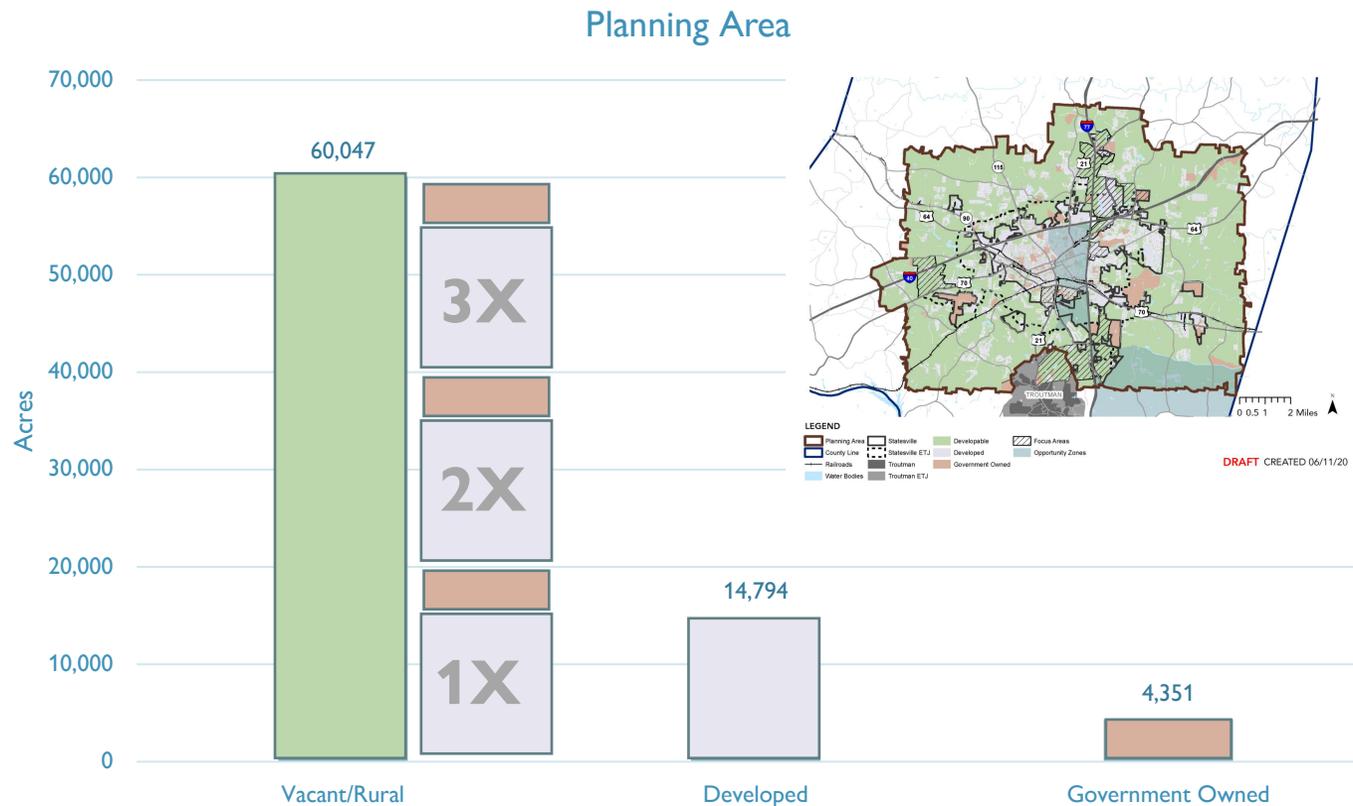


LEGEND

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

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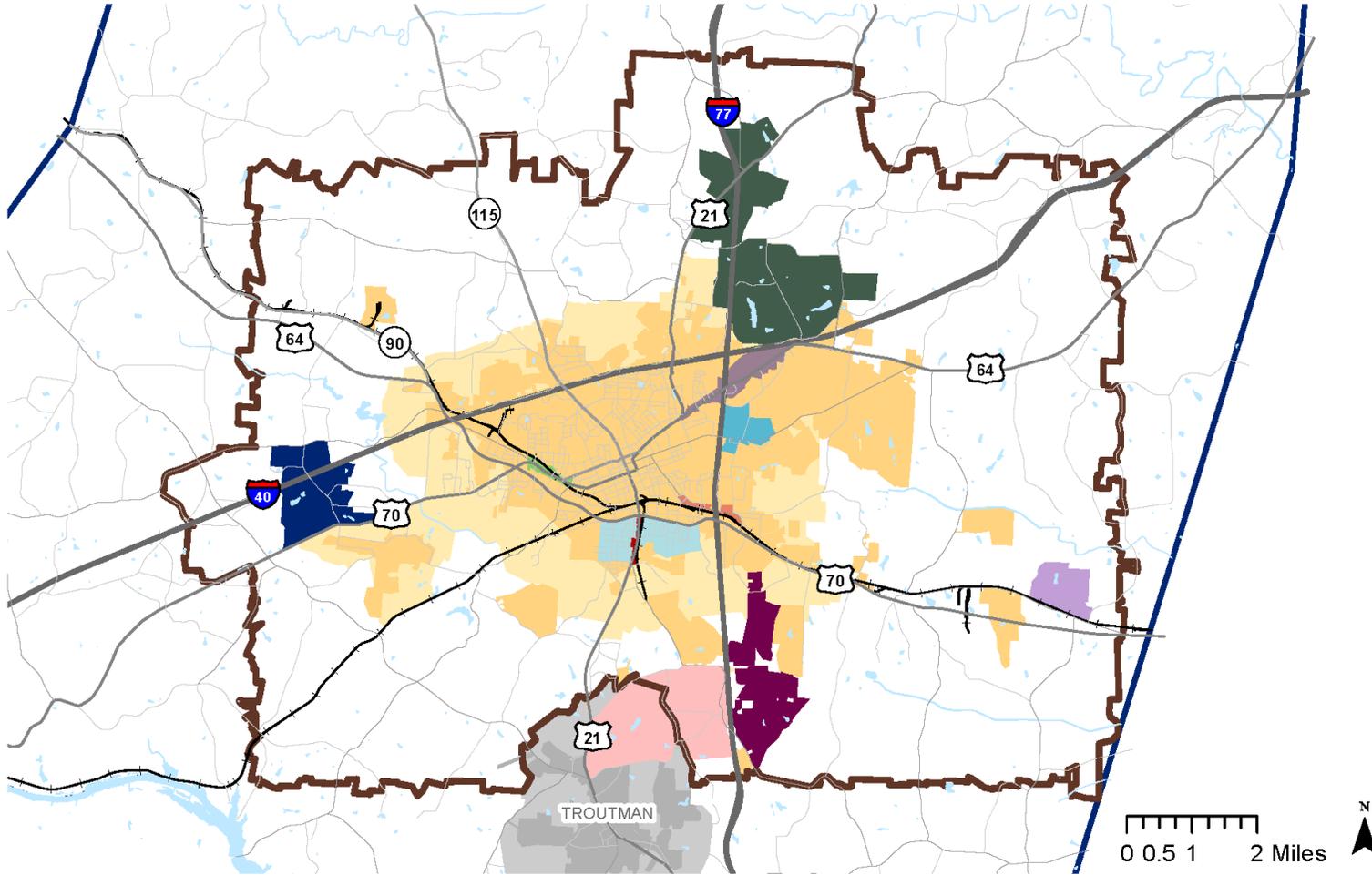
Supply in Context



- 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

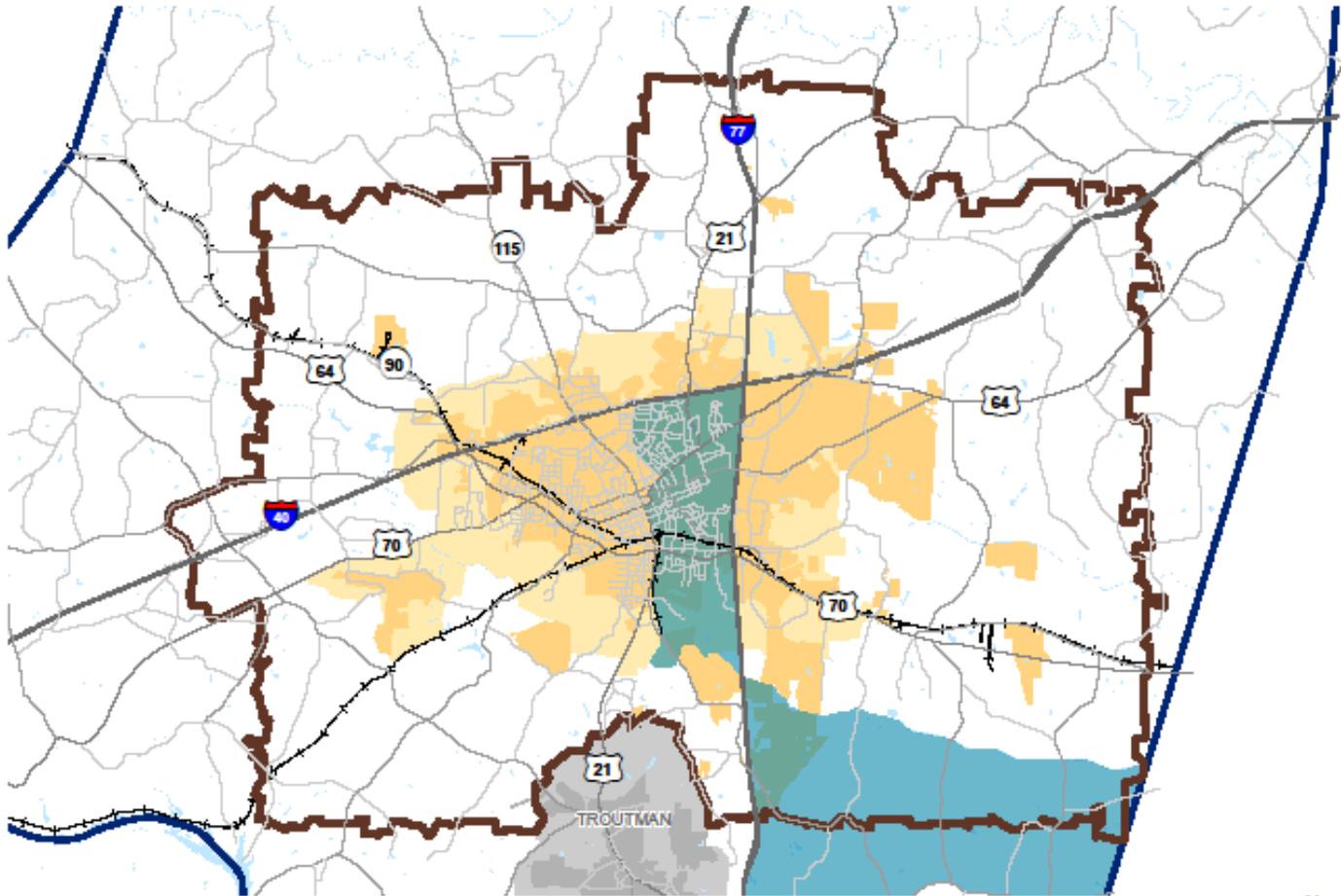
6 Reinvestment Focus Areas

LEGEND

- | | | | | |
|-----------------|---------------------------------------|---------------------------------|----------------------------|-------------------|
| — Railroads | Statesville Focus Areas | — 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 | |

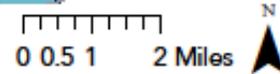
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Opportunity Zones



LEGEND

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



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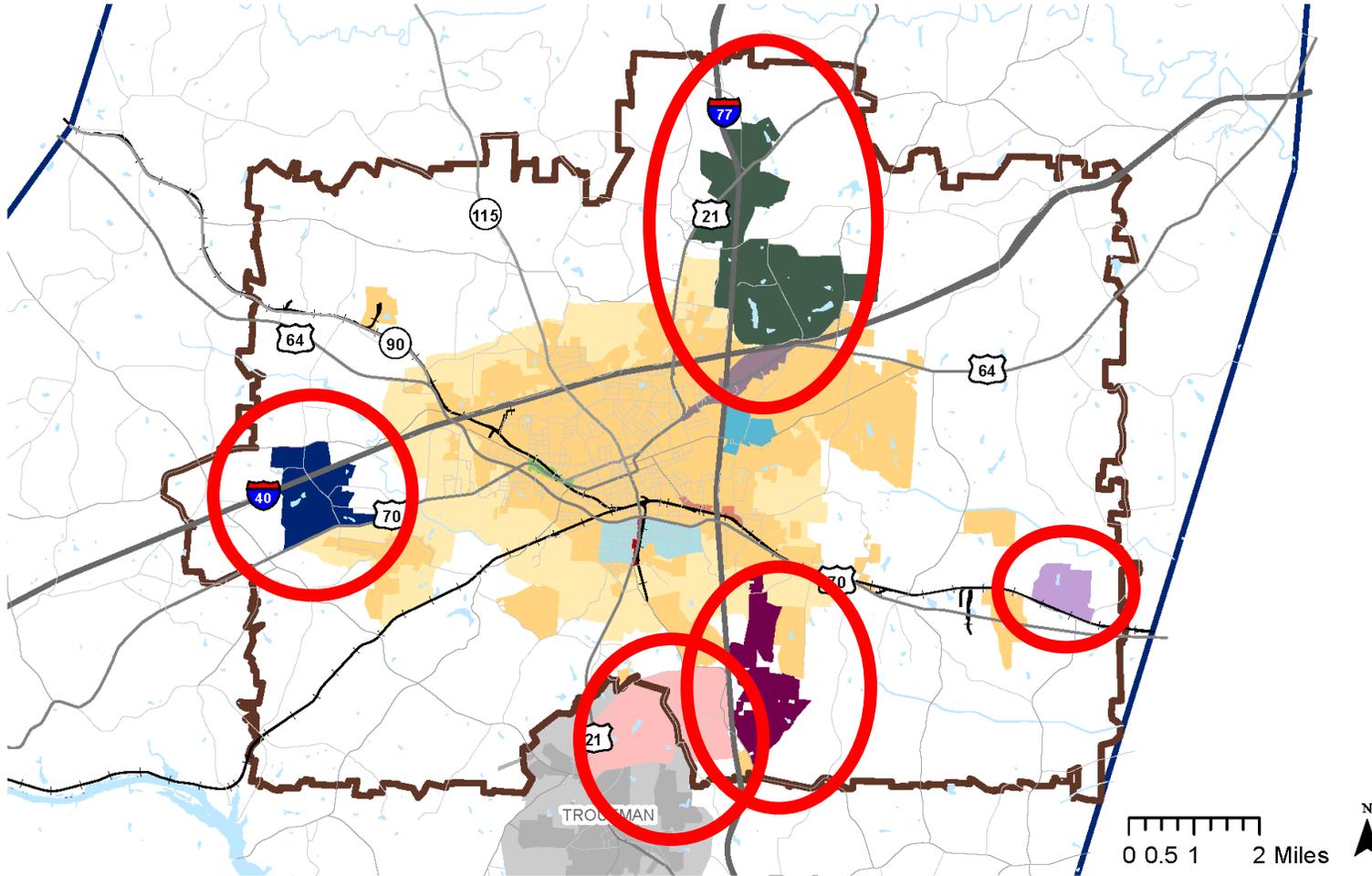
Investment area promoted through Federal program

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



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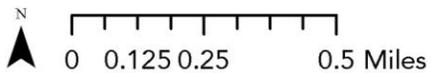
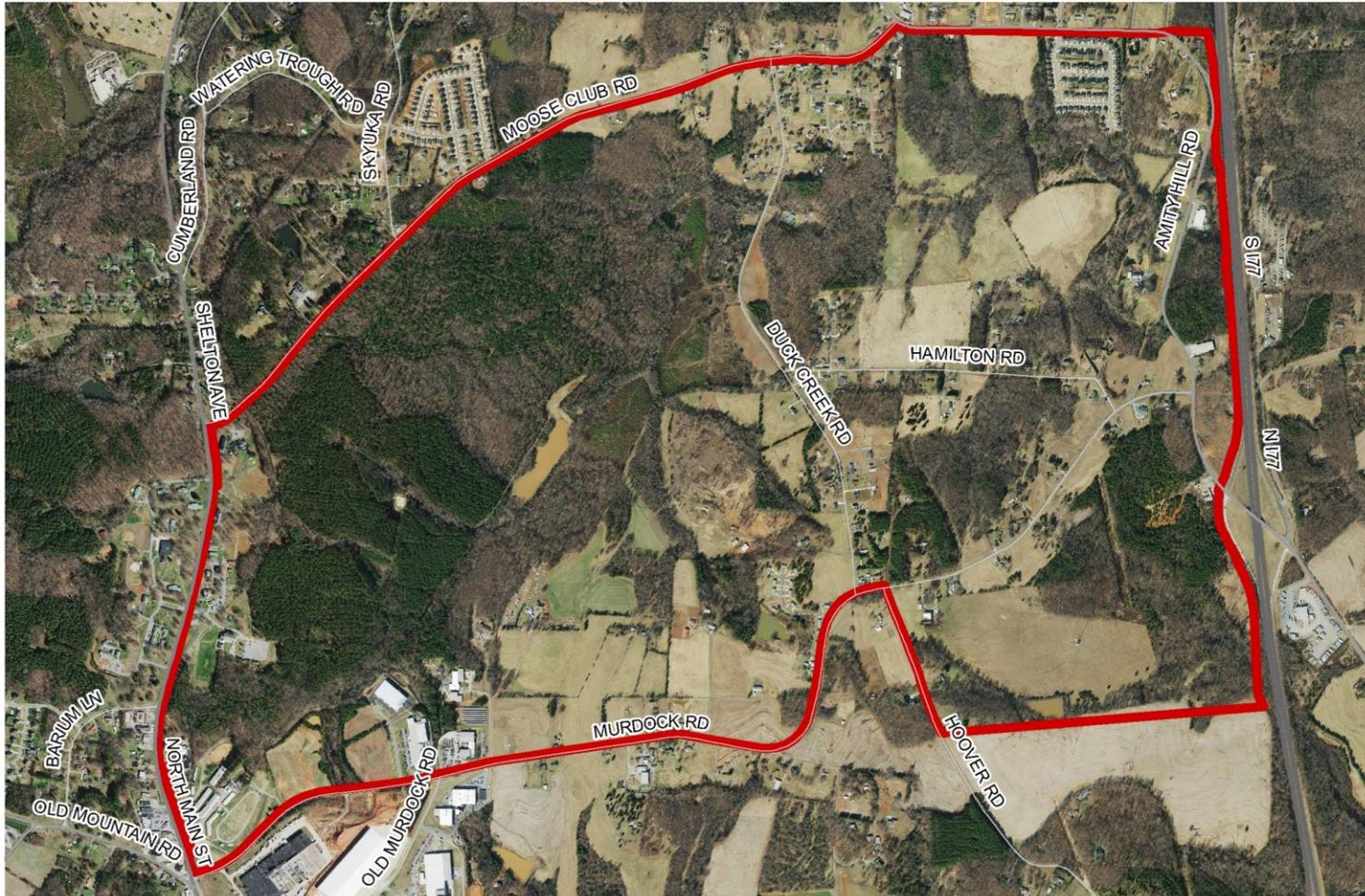
— Railroads	Statesville Focus Areas	Elmwood	Salisbury Road	Statesville
Water Bodies	Barium Springs	Front Street / US-64	Shelton Avenue	Troutman
Planning Area	Broad Street/ Signal Hill Mall Area	Jane Sowers North	South Side Neighborhoods	Statesville ETJ
	Davie Avenue	Larkin Regional Commerce Park	Stamey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

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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



N
0 0.075 0.15 0.3 Miles

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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

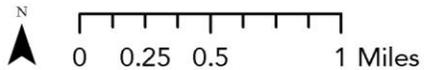
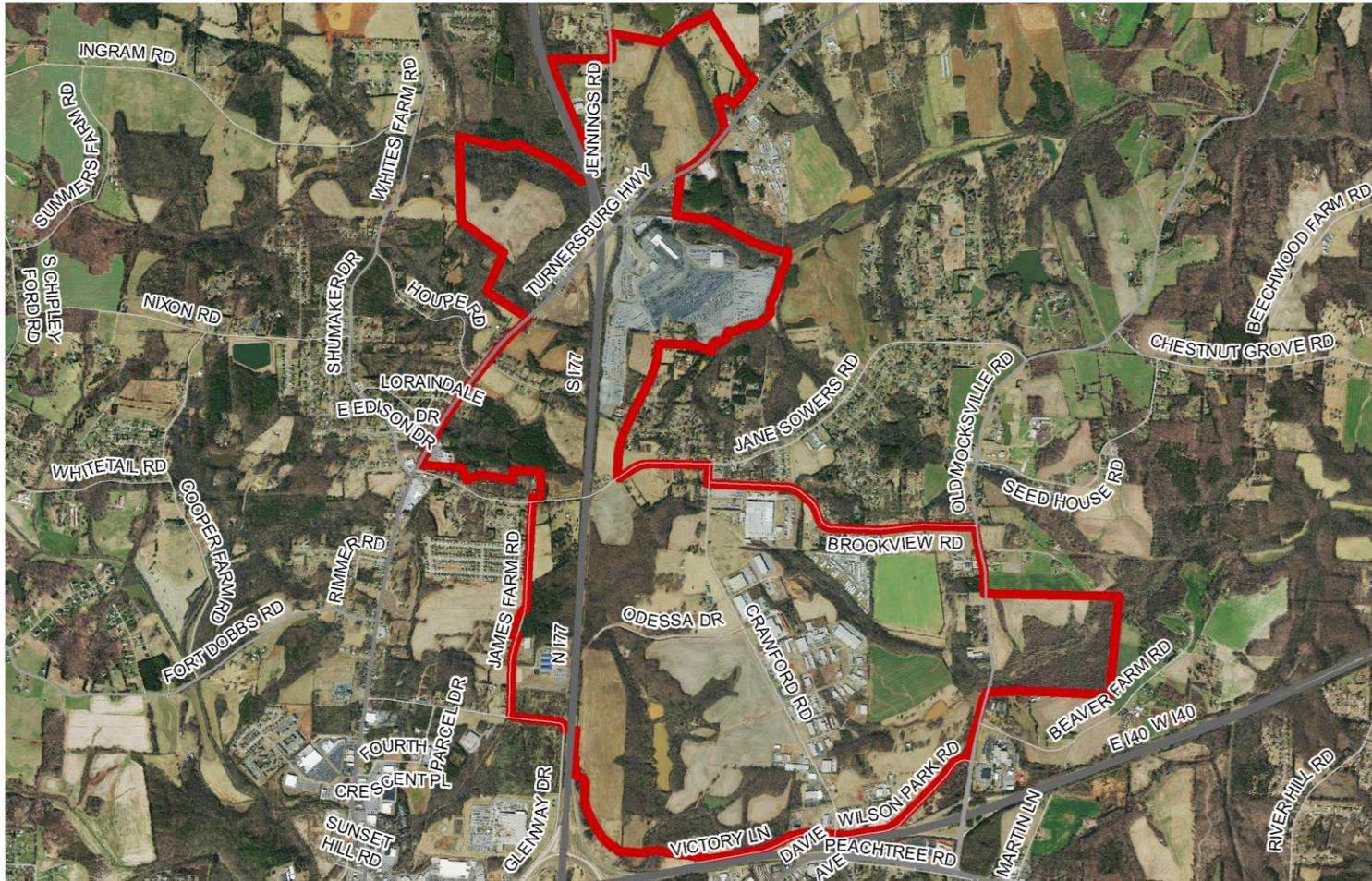
0 acres Government property

Utility Potential:

Water/Sewer Minimal Nearby Service

Electric Feasible

Jane Sowers North Focus Area



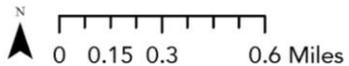
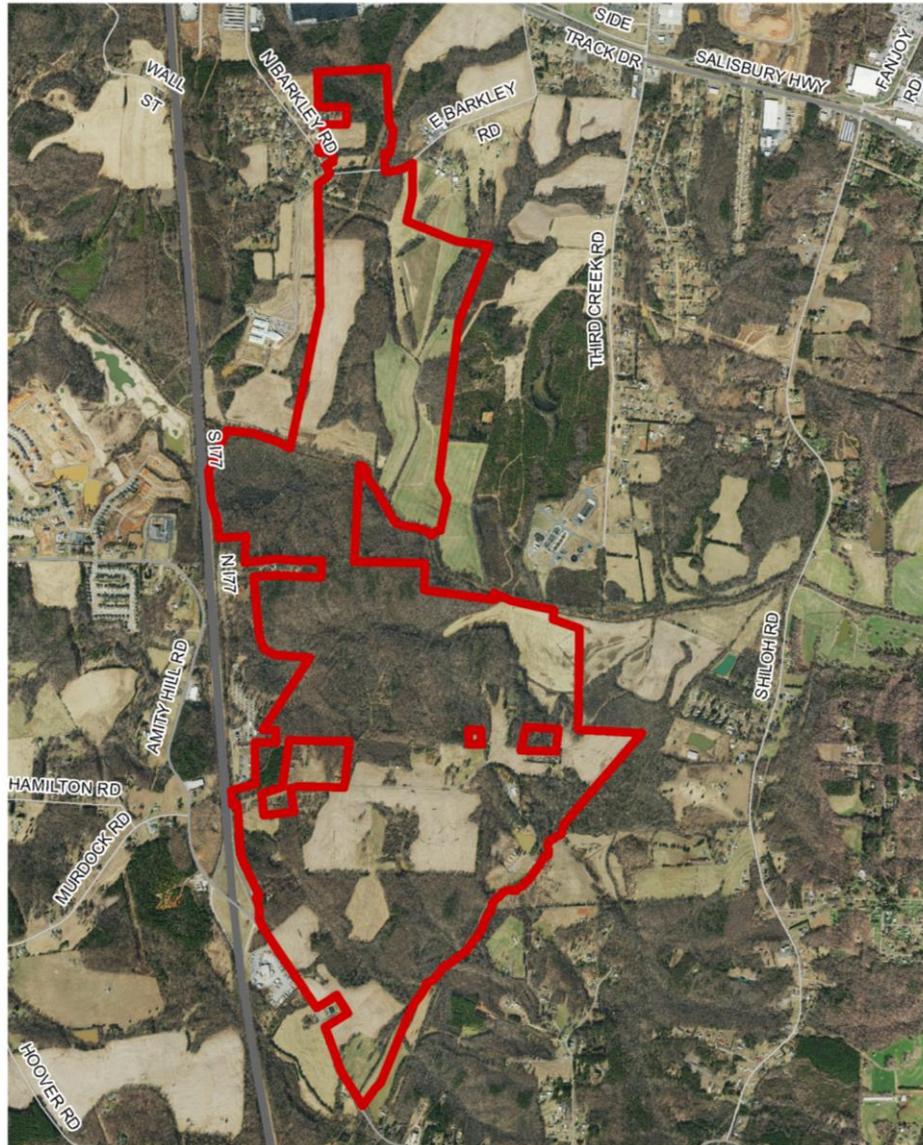
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- New development opportunity
- Sewer service to portion of area
- Access to I-77 and I-40
- Few landowners
- Focus Area and Strategic Corridor in Mobility & Development Plan (Market Analysis)

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



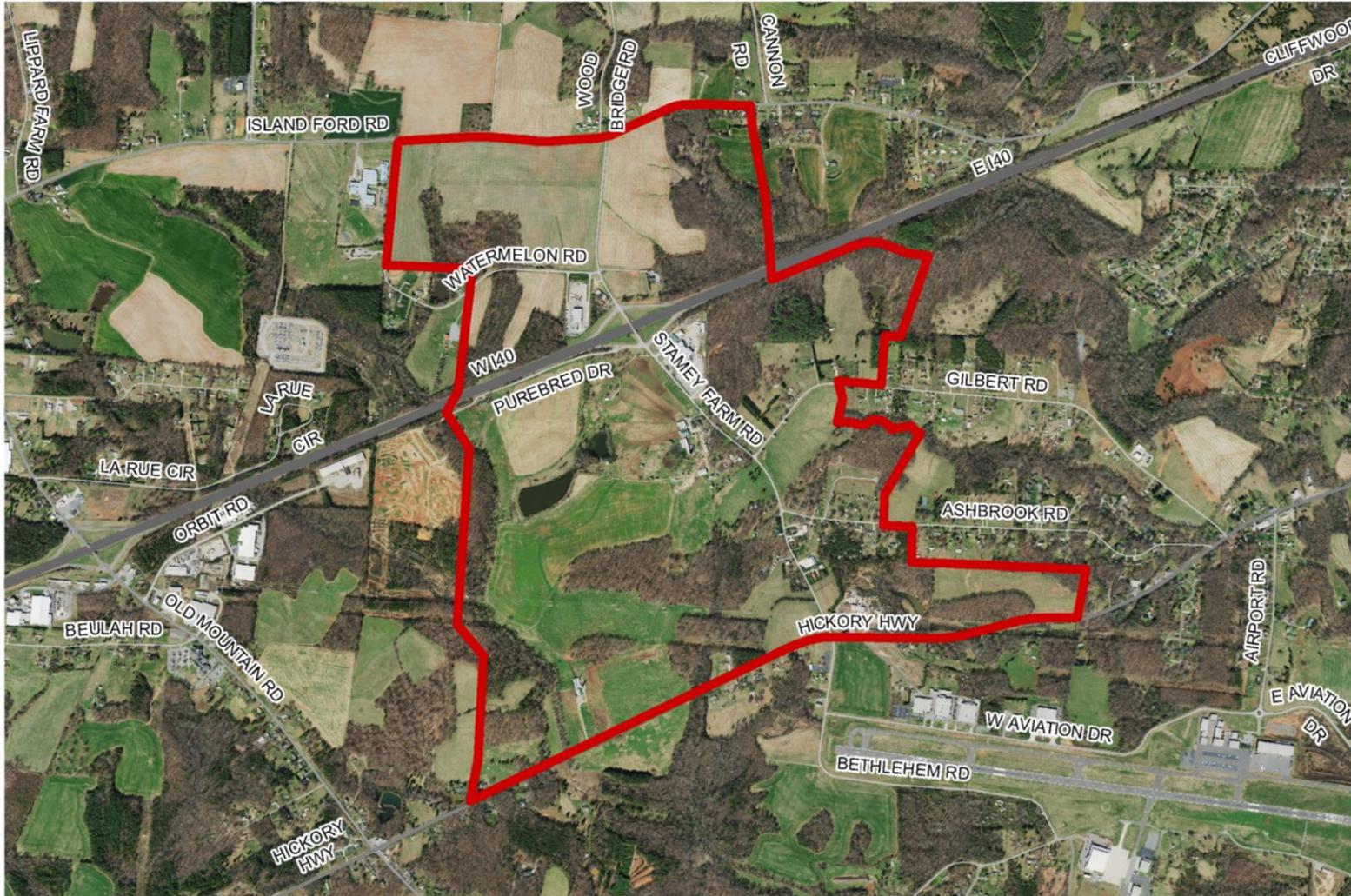
- New development opportunity
- Extension of utility service underway
- Access to I-77
- Partially within Opportunity Zone
- Two economic development grants awarded (Plasgad & Ashley Furniture)
- Few landowners
- Phase 1 Developer Agreement approved

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

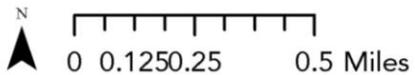
Stamey Farm Focus Area



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

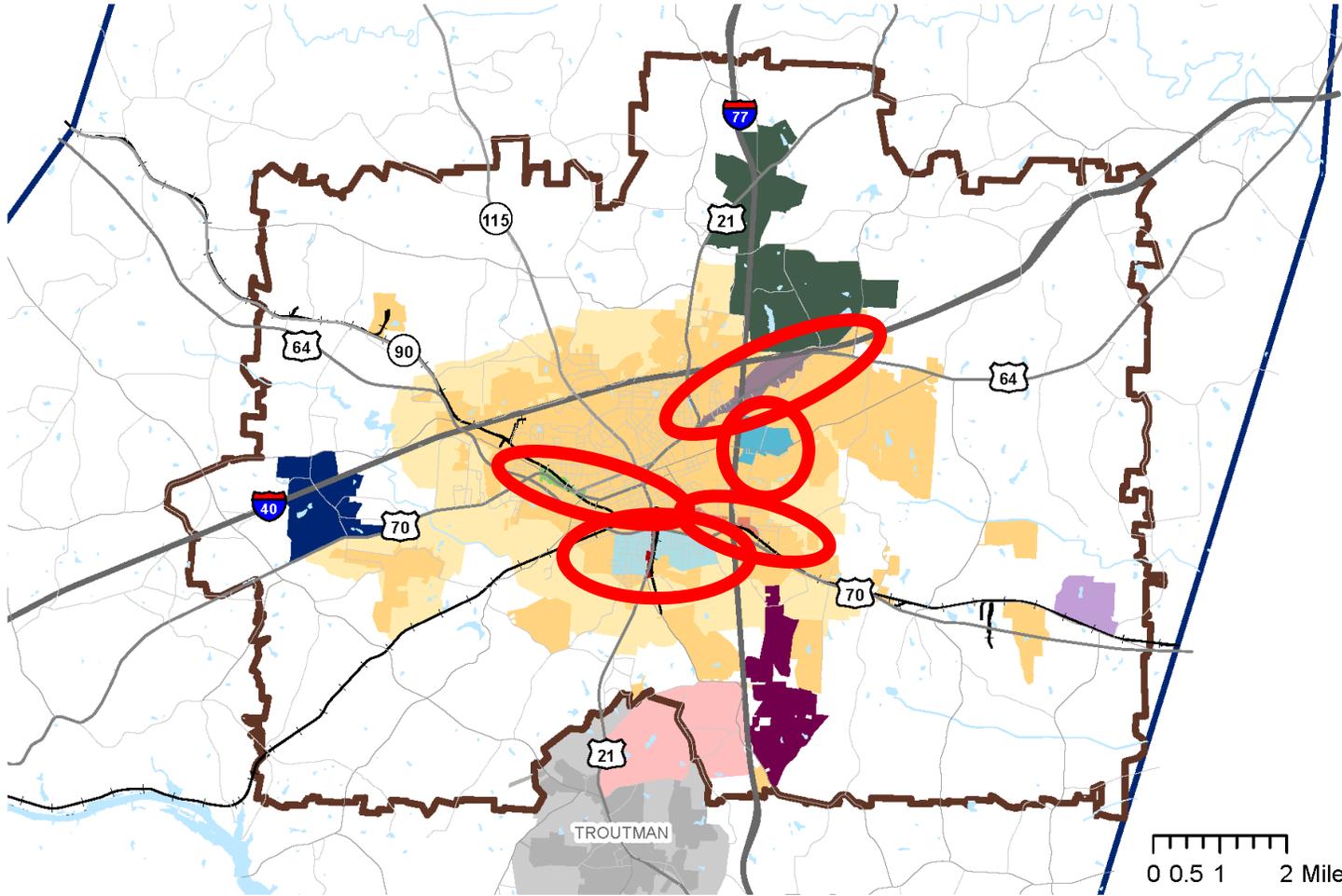
686 acres	Vacant/Rural
43 acres	Developed
0 acres	Government property

Utility Potential:
Water/Sewer Minimal Nearby Service
Electric Feasible



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Statesville Focus Areas



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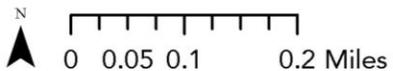
— Railroads	Statesville Focus Areas	■ Elmwood	■ Salisbury Road	■ Statesville
■ Water Bodies	■ Barium Springs	■ Front Street / US-64	■ Shelton Avenue	■ Troutman
■ Planning Area	■ Broad Street/ Signal Hill Mall Area	■ Jane Sowers North	■ South Side Neighborhoods	■ Statesville ETJ
	■ Davie Avenue	■ Larkin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

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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



- 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)

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Front Street Focus Area



0 0.05 0.1 0.2 Miles

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

6 acres Vacant/Rural

52 acres Developed

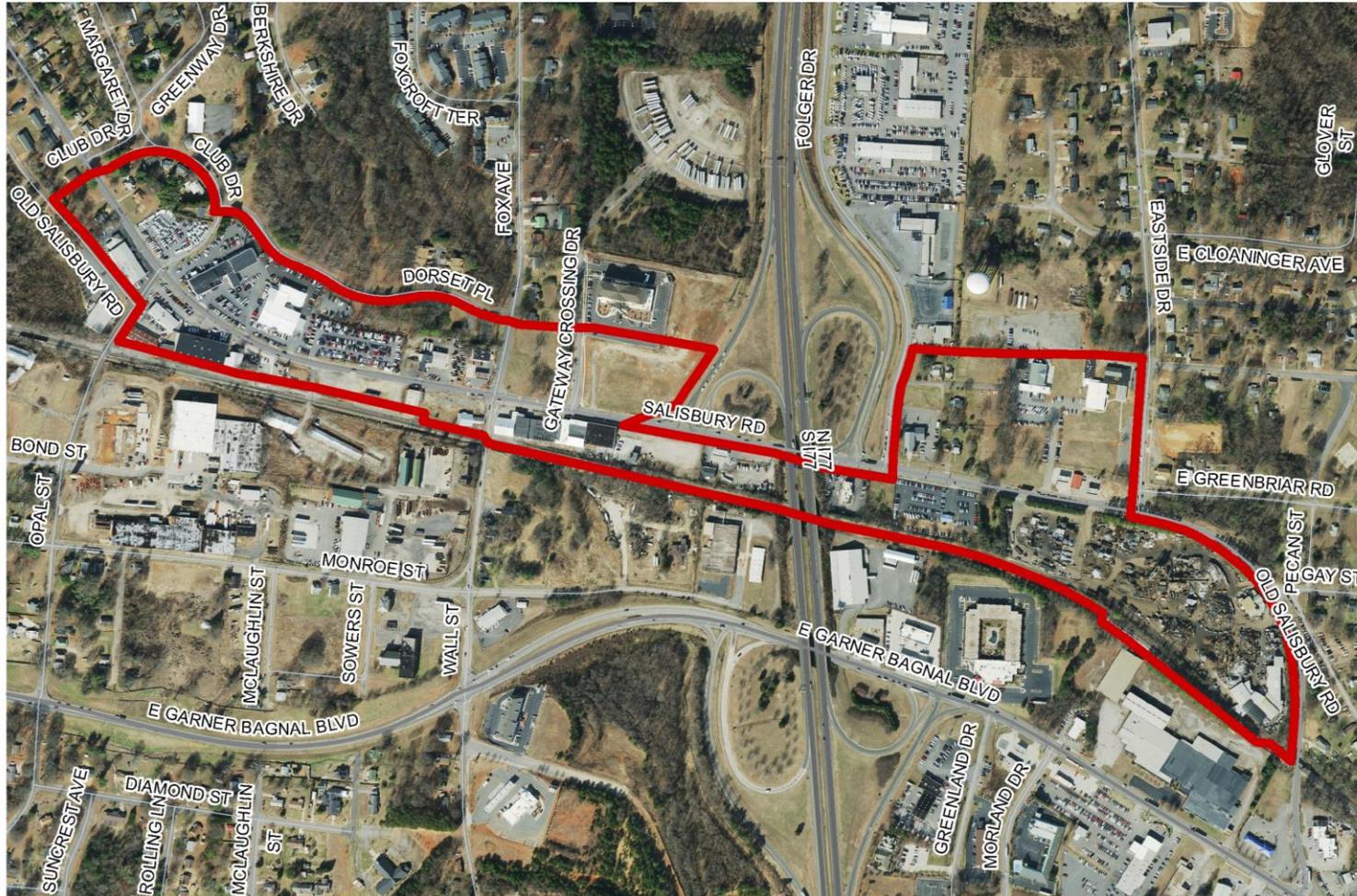
0.1 acres Government property

Utility Potential:

Water/Sewer Existing Capacity (Infill)

Electric Existing Capacity (Infill)

Salisbury Road Focus Area



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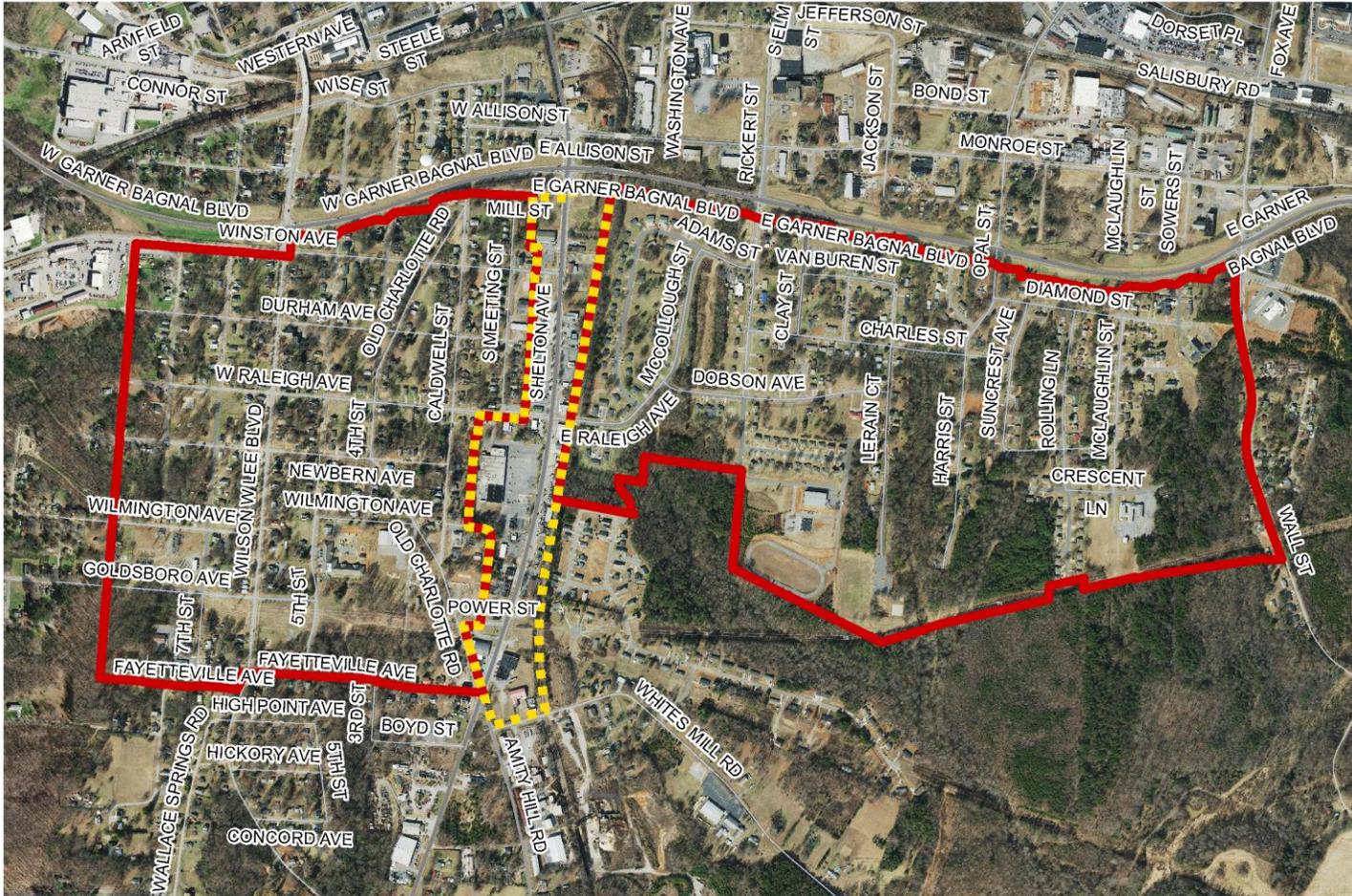
- Redevelopment opportunity
- Some active businesses
- Existing utility service
- Gateway
- Partially within Opportunity Zone
- Land between railroad and Garner Bagnal may have high redevelopment potential
- Access to I-77, US-70, and railroad
- Strategic Corridor in Mobility & Development Plan

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

Utility Potential:

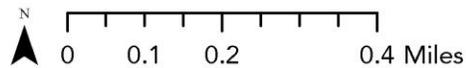
Water/Sewer Existing Capacity (Infill)
Electric Existing Capacity (Infill)

South Side & Shelton Avenue Focus Areas



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-  Shelton Ave Focus Area
-  South Side Focus Area



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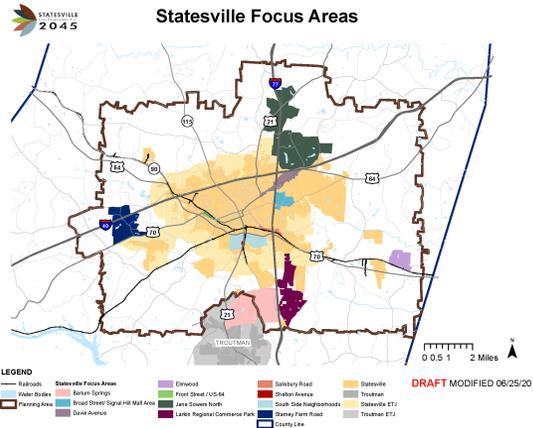
- Redevelopment opportunity, particularly along corridor
- Existing utility service
- Gateway
- Partially within Opportunity Zone
- Highest poverty area in planning area

113 acres Vacant/Rural
216 acres Developed
71 acres Government property

Utility Potential:

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

Serving Focus Areas



Reinvestment Focus Areas

- Existing capacity
- Efficiency through using existing infrastructure

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

New Development Focus

- Nearby water and sewer capacity
- Some new infrastructure required

- Barium Springs
- Jane Sowers North
- Larkin Regional Commerce Park

- Minimal nearby service
- More additional infrastructure required

- Stamey Farm Road
- Elmwood