

HORIZON PLAN

STATION

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IREDELL COUNTY

OPEN HOUSES

JANUARY 17TH THROUGH 19TH

UNION GROVE COMMUNITY BUILDING | SOUTH IREDELL VOLUNTEER FIRE DEPARTMENT
IREDELL COUNTY COOPERATIVE EXTENSION | CAREER ACADEMY & TECHNICAL SCHOOL

WELCOME

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AGENDA

- THE 2045 HORIZON PLAN PROCESS
- ABOUT IREDELL COUNTY
- PROVIDING FEEDBACK

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THE 2045 HORIZON PLAN PROCESS

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WHAT IS A COMPREHENSIVE PLAN?



Long-range policy
guide



Helps direct future
growth and
conservation



Includes vision for
the future and an
action plan to
achieve it

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PROCESS



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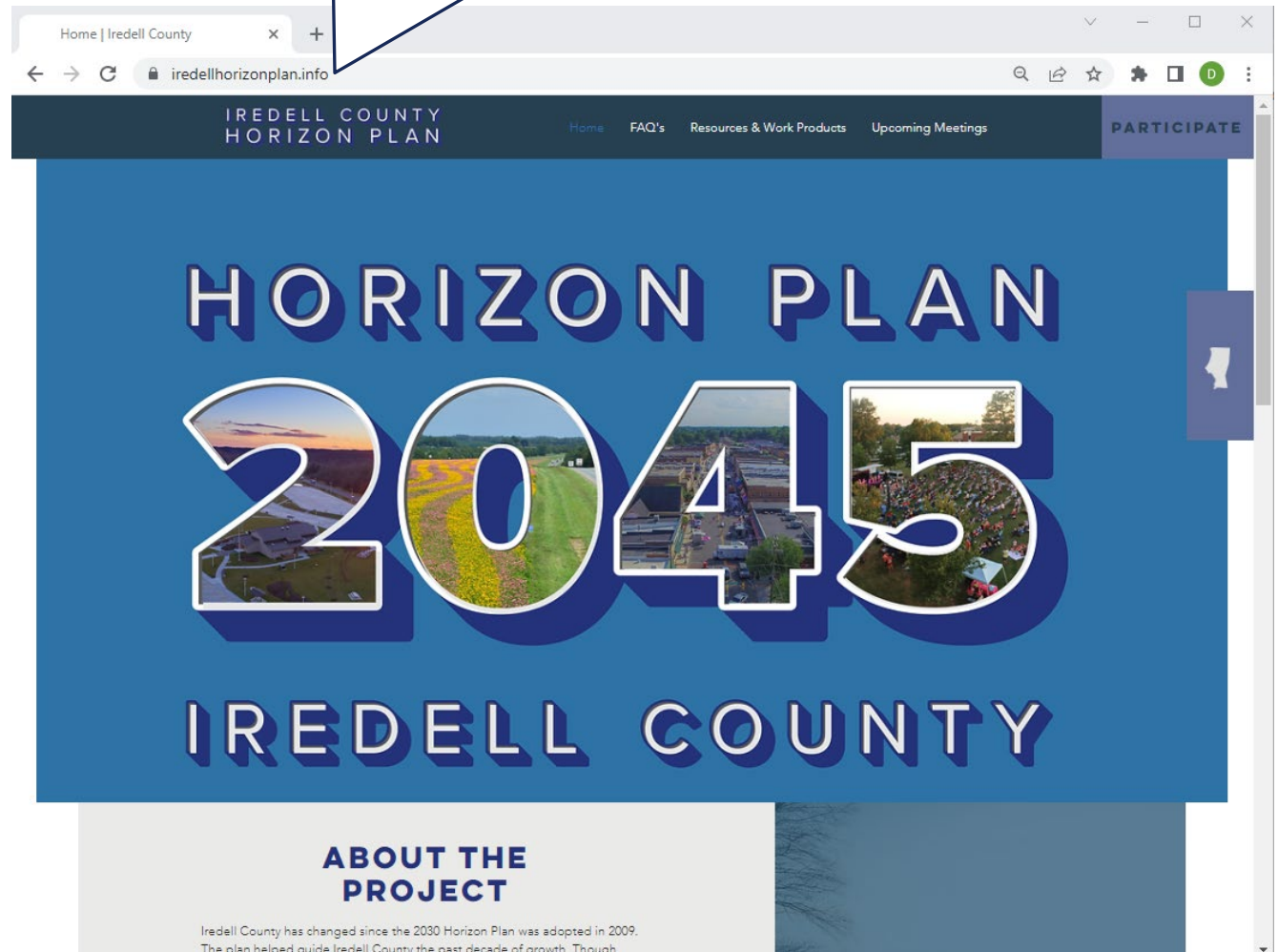
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WEBSITE:

IredellHorizonPlan.info

- Link to online participation
- Project updates
- Work products



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THE CURRENT PLAN:

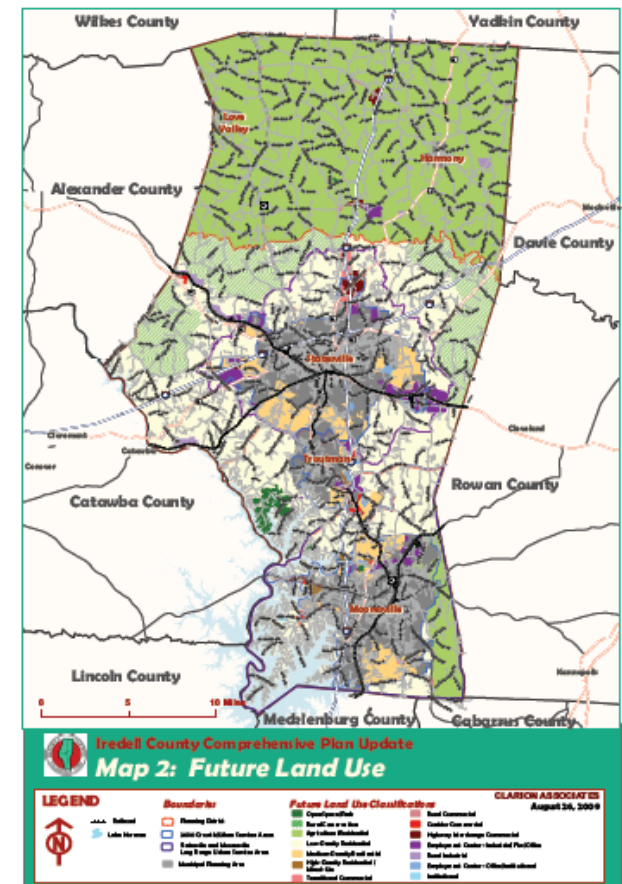
What was in the 2030 Horizon Plan?

The 2030 Horizon plan included 6 chapters on substantive topics, additional chapters with background information and actions for implementing the plan, and a future land use map.

The 2030 topics:

- (1) Growth Management and Land Use
- (2) Agricultural Preservation
- (3) Transportation
- (4) Economic Development
- (5) Cultural, Environmental, and Water Resources
- (6) Public Services and Facilities

You can download the 2030 Horizon plan and map at IredellHorizonPlan.info



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PLAN ACHIEVEMENTS

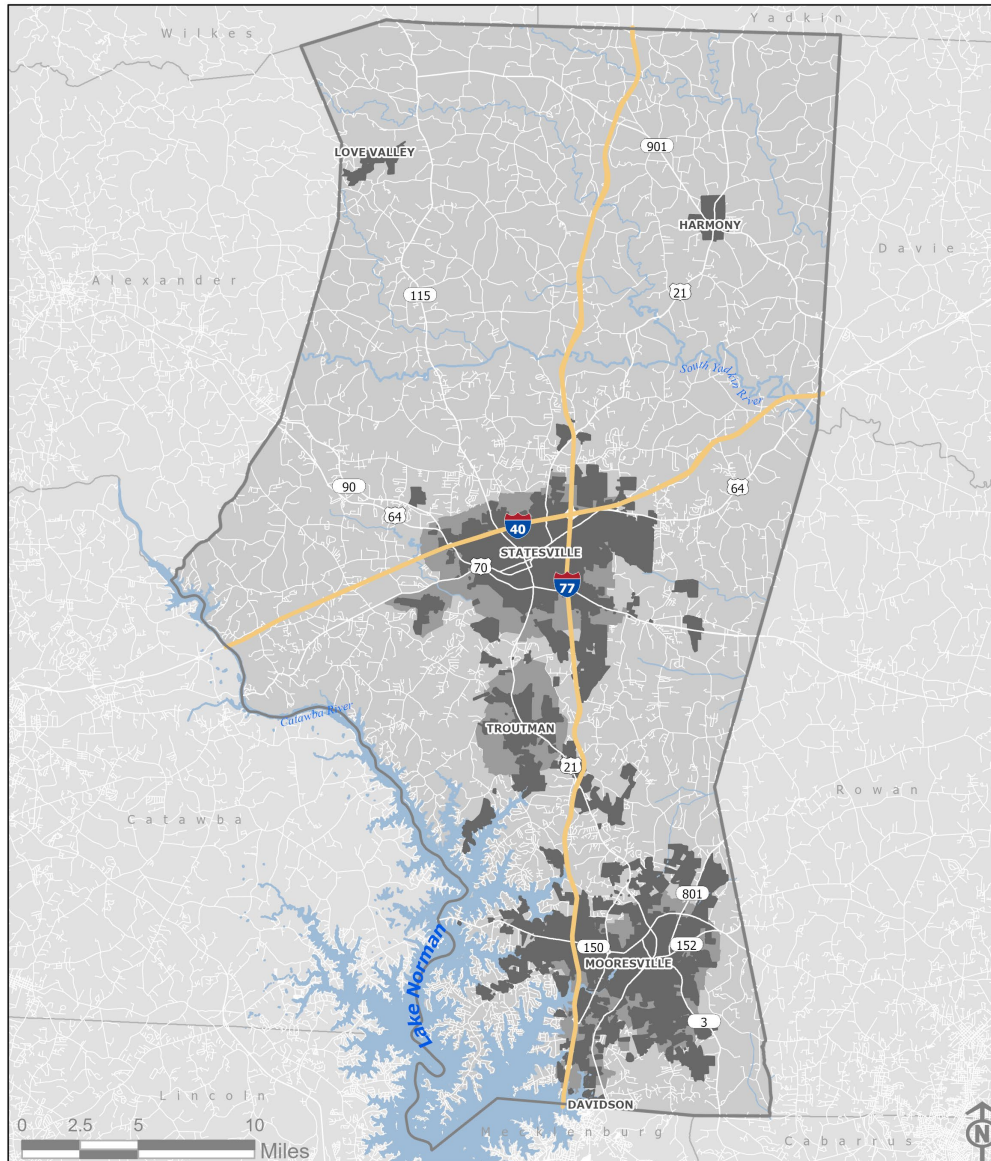
- Unified Development Ordinance (regulatory updates), including:
 - Regulatory updates for stormwater control
 - Increased flexibility to farm service businesses
- Continued coordination with municipal planning
- Consistent county-wide erosion control standards
- Ongoing efforts to develop the Carolina Thread Trail
- Incorporating municipal transportation plans into the County transportation plan

ABOUT IREDELL COUNTY

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GEOGRAPHY & JURISDICTIONS



-  Iredell County
-  Municipal ETJ
-  Municipalities

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ISSUES & OPPORTUNITIES IDENTIFIED FROM INITIAL STAKEHOLDER ENGAGEMENT

- Preserve farmlands and agriculture
- Prepare for oncoming growth
- Coordinate varied interests across the County and with partners

AGRICULTURE IN IREDELL

- #1 in NC in beef and dairy cows
- #1 in corn silage



	2017	% change since 2012
Number of farms	1,055	-12
Land in farms (acres)	133,346	-12
Percent of farms that:		
Have internet access	70	Sell directly to consumers 4
Farm organically	1	Are family farms 97
		Hire farm labor 22

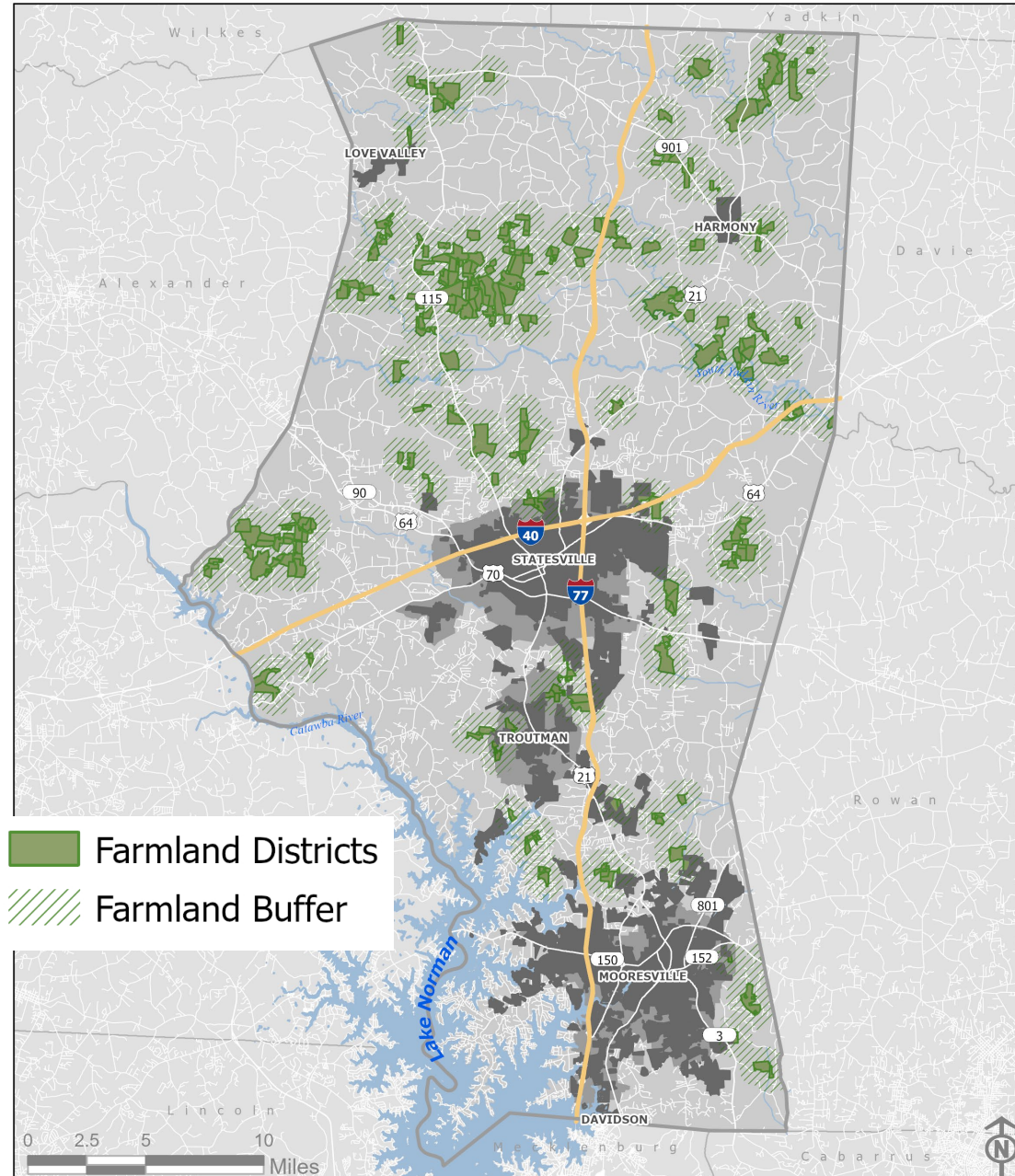
PROTECTED FARMLAND

Using voluntary and enhanced voluntary agricultural districts (VAD & EVAD) some farmland has been protected for farm use

- 19,700 acres in Farmland Districts (5.6% of all land)
- 17,100 acres of Farmland Districts are taxed by Present Use Value (PUV)
- 165,000 acres of the county are taxed by PUV (47.1% of all land)

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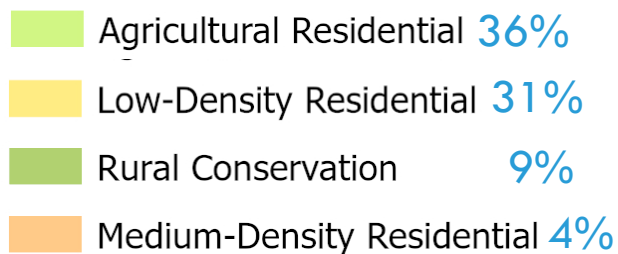
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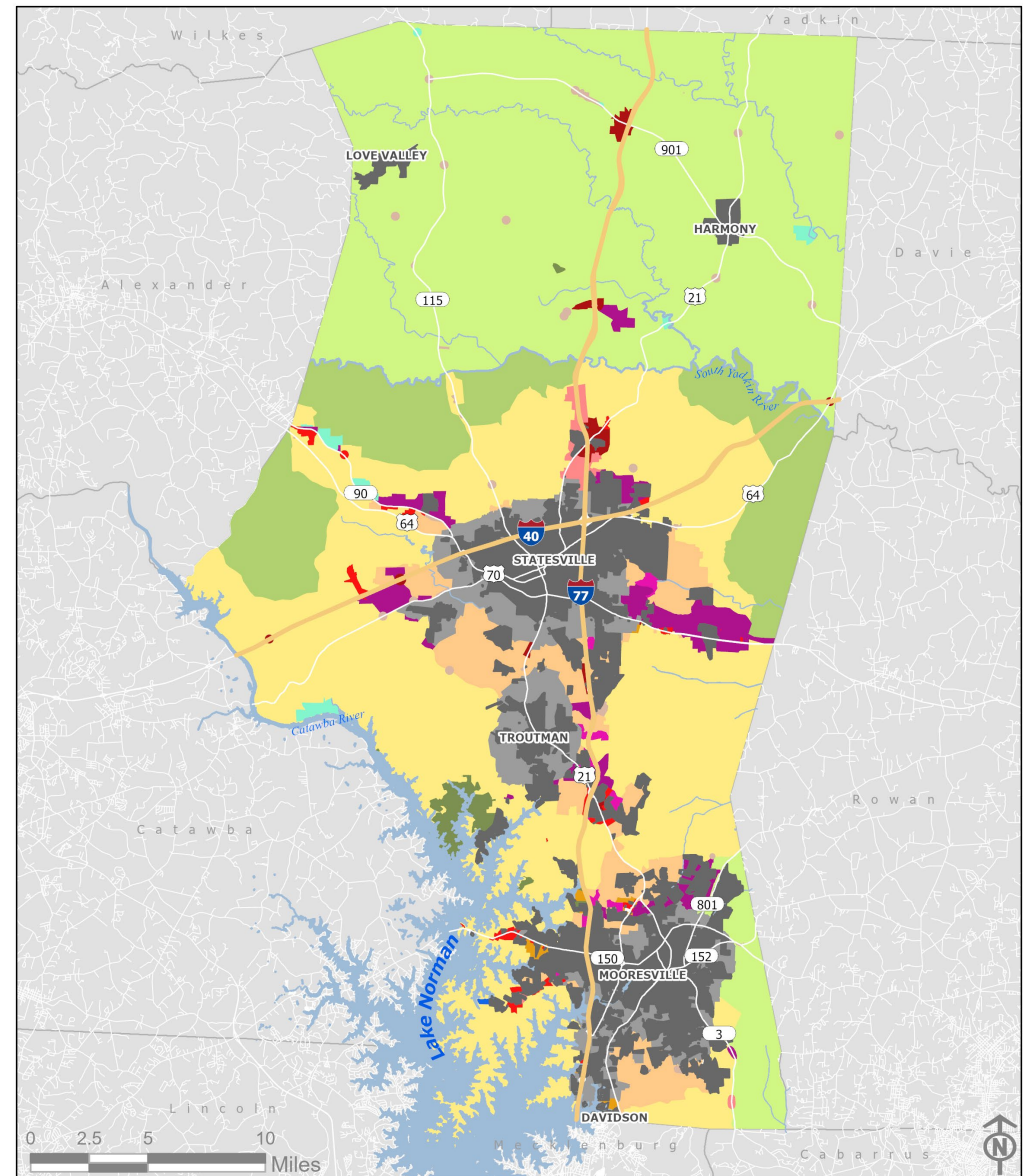
FUTURE LAND USE

2030 Horizon Plan

- Majority of land **Agricultural Residential** and **Low-Density Residential**
- **Rural Conservation** is a transition between the previous 2 categories
- **Medium-Density Residential** around municipalities
- Commercial and Employment categories along major corridors



(Municipal Planning Areas 14%)



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POTENTIAL FOR DEVELOPMENT

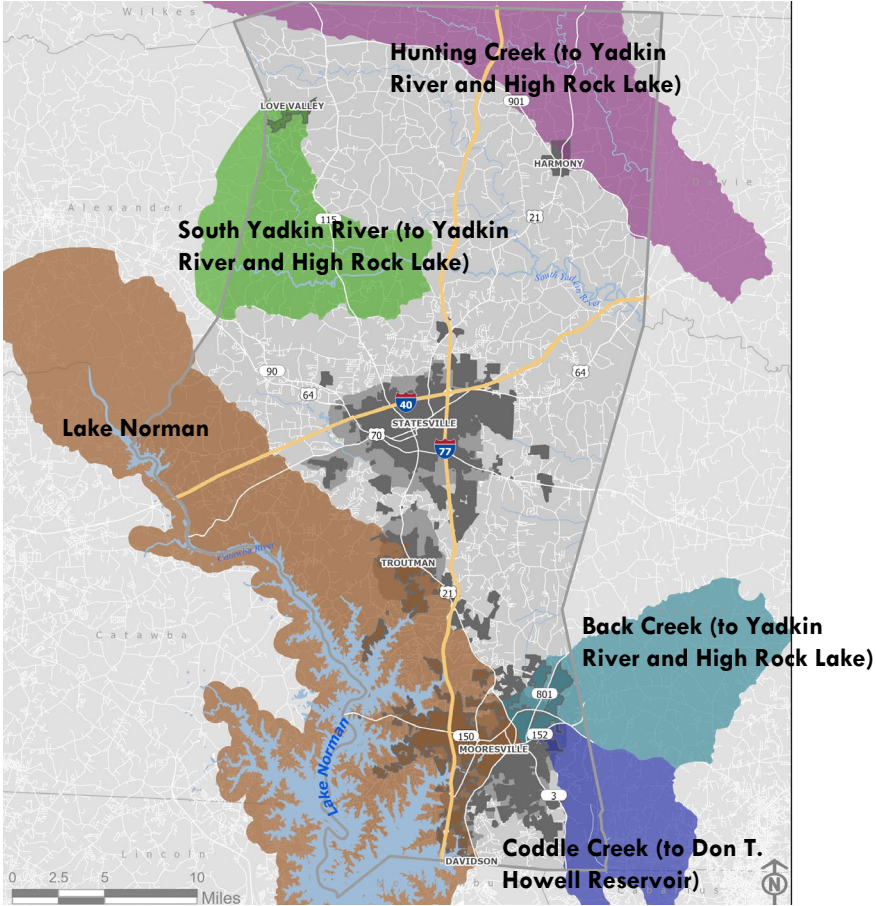
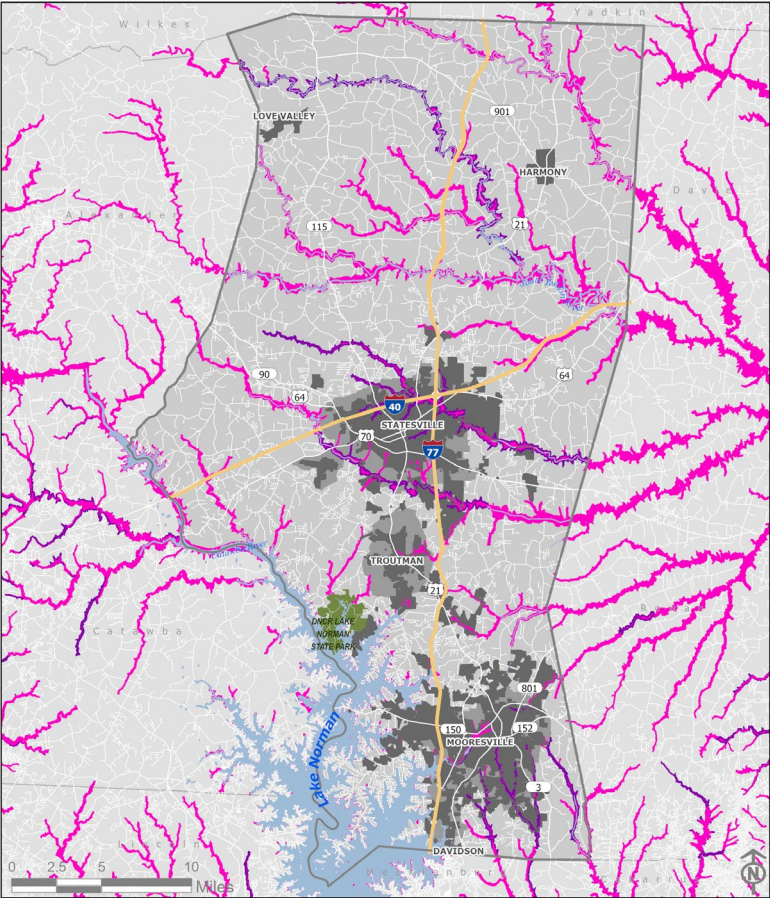
2022 Market Analysis

- 25,366 Vacant Residential Parcels (**163,973** Acres)
- 3,253 Vacant Commercial Parcels (**14,383** Acres)

WORKING WITH WATER

Floodplains at risk during extreme weather

Designated water supply watersheds with state-mandated limits on density



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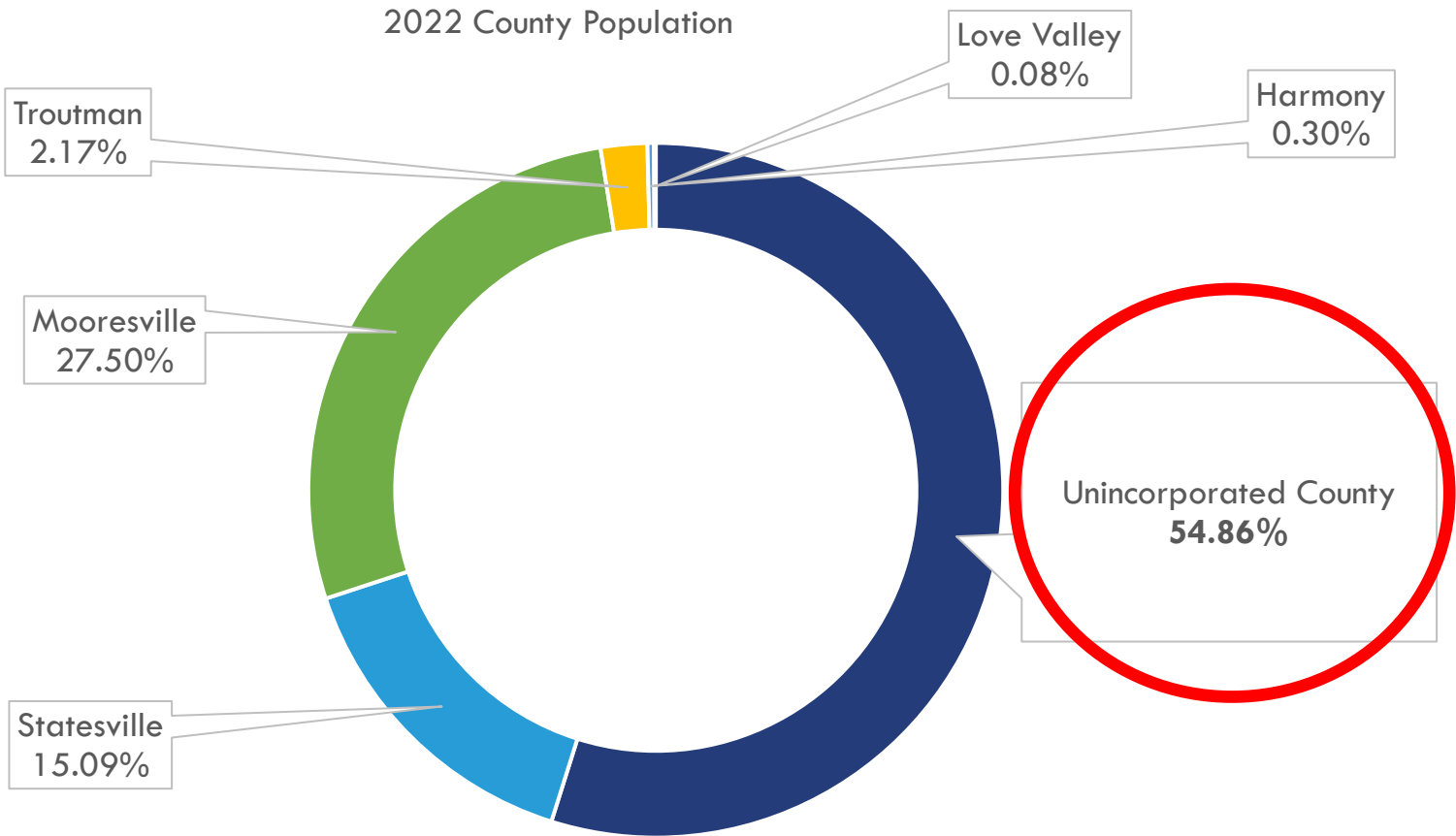
- Iredell County
- Municipal ETJ
- Municipalities
- Flood Hazard Areas
- 500-year event
- 100-year event



WHERE DO RESIDENTS LIVE?

2022 Population Estimate:

193,427



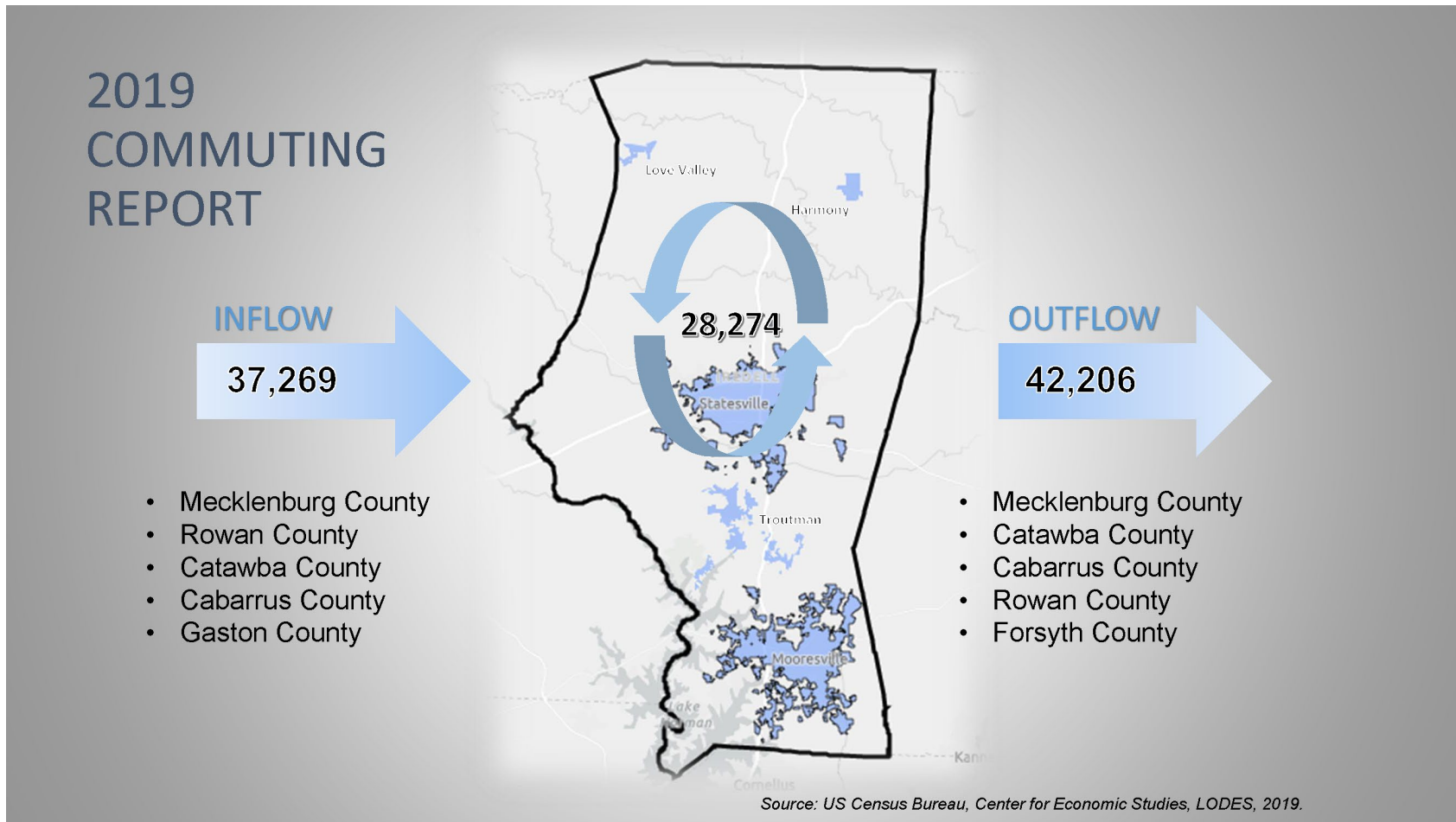
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179,910 2020 Population Projection in 2030 Plan



WHERE DOES THE WORKFORCE LIVE AND WORK?

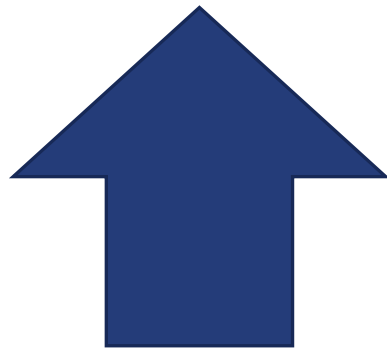


HOW MUCH GROWTH IS EXPECTED?

2045 Population Projection Range for entirety of Iredell County:

283,108 (NC Demographer)

254,505 (Woods & Poole)

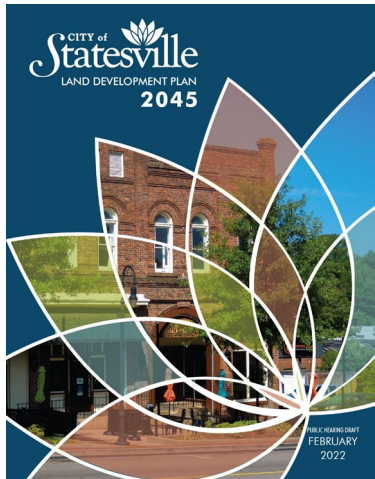


66,000-95,000

new residents projected by 2045

If current proportions continue, that could result in 36,000-52,000 new residents in unincorporated Iredell.

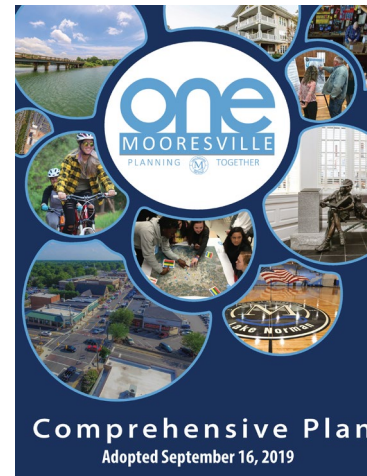
UPDATES ACROSS THE COUNTY



Statesville
Land Development Plan
2022



Davidson
Comprehensive Plan
2020



Mooresville
Comprehensive Plan
2019



Troutman
Strategic Plan
2018

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CHANGING HABITS OF THE WORKFORCE AND BUSINESSES NATIONWIDE



Quality of Life
Important Factor in
Business Location



Housing Choices Increase
Potential for Business
Recruitment and
Affordability

*Opportunity to work as a region to
respond to changing dynamics.*

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PROVIDING FEEDBACK

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THREE WAYS TO PARTICIPATE



A Reply online at IredellHorizonPlan.info
(here or after the meeting)

B Respond on a paper copy
Return today, or paper copy has instructions to mail in later

C Walk around to the stations here and
respond today

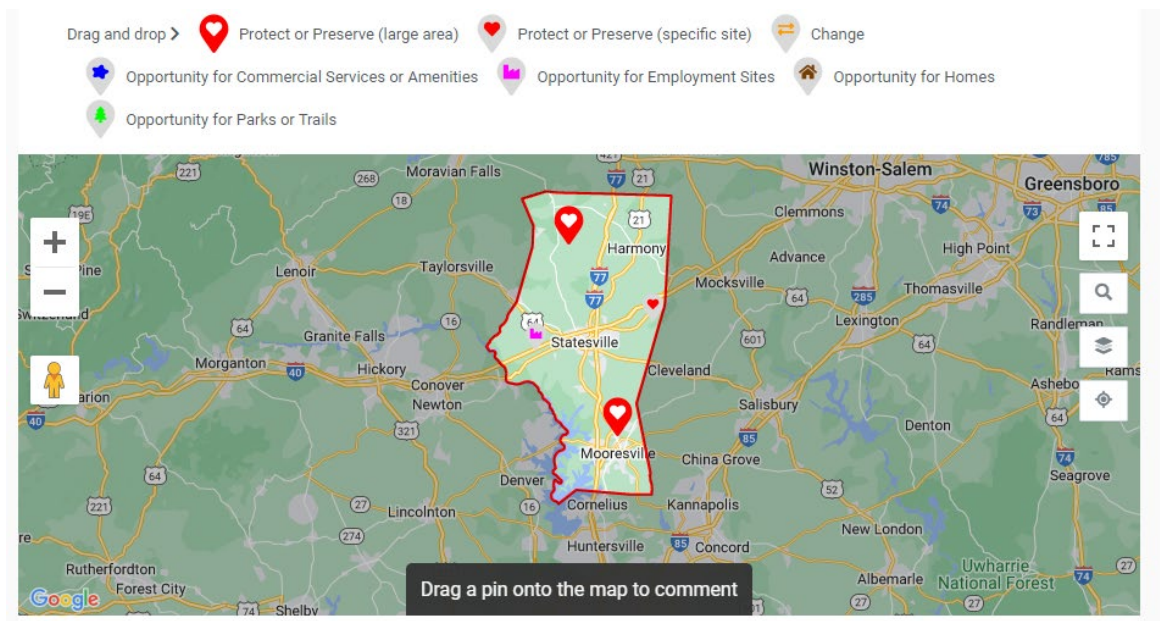
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KEY ONLINE ACTIVITIES

- Questionnaire discussing community values
- Mapping Our Future



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KEY LIVE PARTICIPATION

- Paper questionnaire (same as online)
- Mapping exercises at stations 4 and 6
- Future vision at station 7

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USE THE COMBINATION OF ONLINE AND LIVE TOOLS THAT MAKES YOU FEEL MOST COMFORTABLE.

SEND YOUR NEIGHBORS WHO COULDN'T JOIN TODAY TO **IREDELLHORIZONPLAN.COM** TO SHARE THEIR THOUGHTS.

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