

HORIZON PLAN

2045



IREDELL COUNTY

PUBLIC HEARING

Board of Commissioners

December 4, 2023

AGENDA

- Importance of the 2045 Horizon Plan
- 2045 Horizon Plan Highlights
- Next Steps



IMPORTANCE OF THE 2045 HORIZON PLAN



THE HORIZON PLAN...



Guides long-range policy



Helps direct future growth and conservation



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

THE HORIZON PLAN **IS NOT**...



A Land Development Code with changes to zoning rules

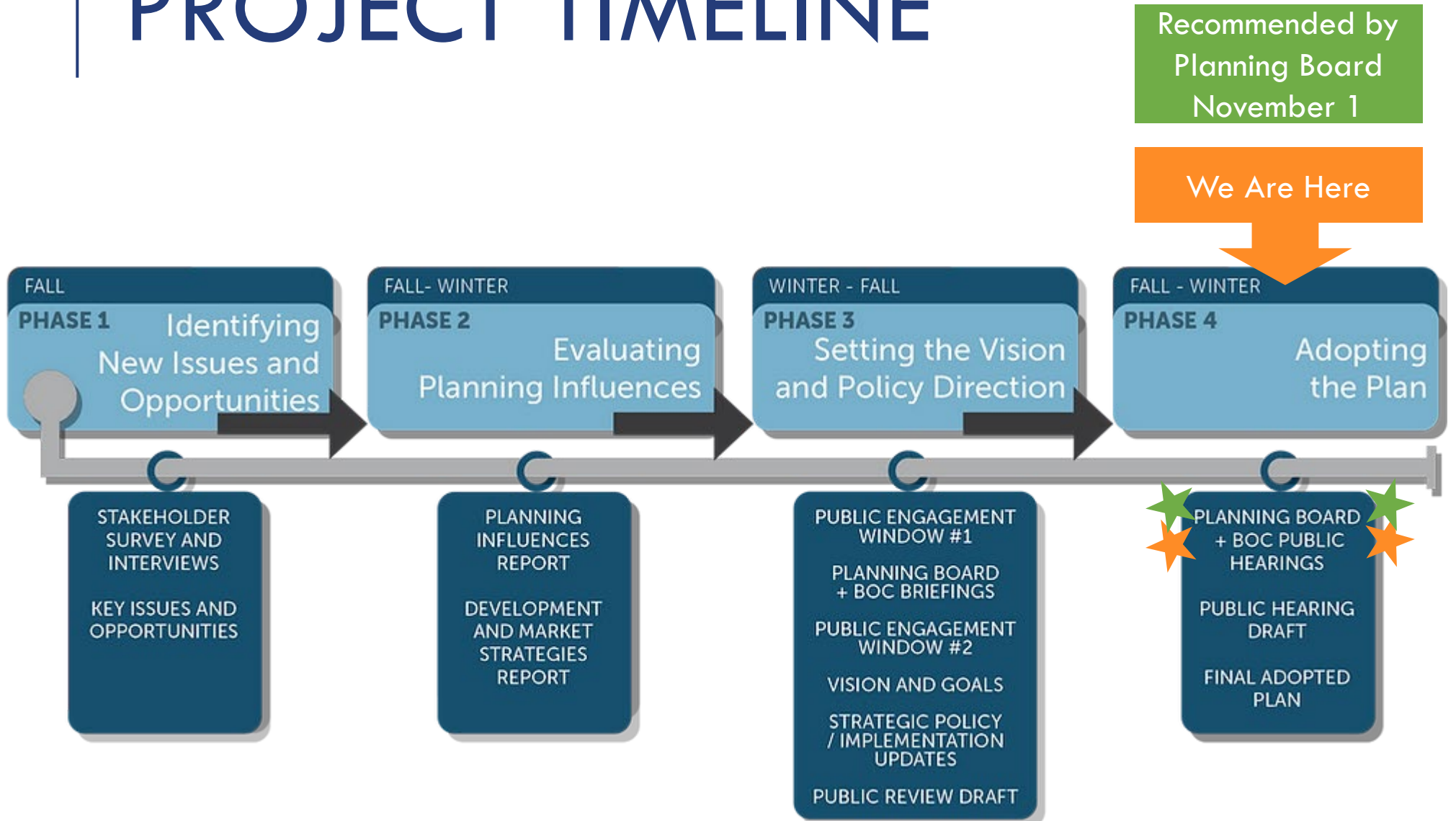


An amendment to the Capital Improvement Plan to account for new programs

THE IDEAS IN THE HORIZON PLAN NEED FOLLOW-THROUGH TO IMPLEMENT



PROJECT TIMELINE



2045 HORIZON PLAN HIGHLIGHTS



PLAN HIGHLIGHTS

RURAL & FARM PRESERVATION



ARRAY OF IDEAS FOR DIFFERENT CONDITIONS

CONSERVATION TOOLKIT

(1) Regulatory Tools

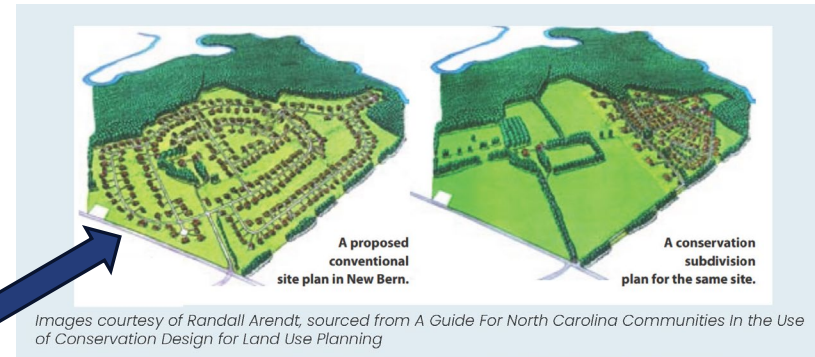
Includes “VAD & EVAD” & Improved Cluster Development Standards

(2) Financial Tools

Includes “Conservation Easements”

(3) Market-Based and Economic Incentive Tools

Includes “Agritourism”



Agritourism

Agritourism is a newer concept, though many aspects of it have existed formally or informally in the past. It consists of commercial activities on traditional farms that invite the public in. This includes activities such as u-pick fields, seasonal corn-mazes and pumpkin patches, and farm tours. It also includes activities that use the rural land as a backdrop, including hosting events or meetings in a barn or in open space surrounded by the farm and fields. Agritourism activities are open to creativity, as farms have opened their doors to everything from summer camps and field trips to exercise classes alongside the livestock. Cooking classes or farm dinners can showcase local ingredients from the farm. Agritourism activities can be confined to an individual farm, connected to a trail of sites for visitors in the areas (as with the Yadkin Valley vineyards north of Iredell County) or associated with an event week or weekend (similar to the farm tour weekends organized by the Carolina Sustainable Farm Association in the Piedmont region).

There are two critical benefits to agritourism. First, it can provide additional income to farms, making farming more lucrative and delaying or avoiding the financial pressure to sell the property for development. Second, it invites the broader community to experience the agricultural parts of the county and to take part in its continued survival. Agritourism helps bridge the disconnect between food production, the grocery store, and the dinner table. Agritourism can also be an attraction to the county as it contributes to the general collection of tourism opportunities (see Chapter 4).



ACTIONS SUPPORTING THE TOOLKIT

Further Planning

- Continue to Implement the Farmland Protection Plan (FP-4)

Regulatory Updates

- Update Cluster Subdivision Ordinance to Incentivize Farmland Protection (RU-2)

Programs and Initiatives

- Promote VAD and EVAD Programs to farmers (PI-3)
- Work with Partners to Support a Network of Agritourism Opportunities (PI-5)

PI-3 Promote VAD and EVAD Programs to Farmers.

The Voluntary and Enhanced Voluntary Agricultural District programs remain a successful tool that protects farmland and the area around it. As a voluntary tool, it is critical to advertise and promote the program to farmers to continue to grow these protections within Iredell County. Tracking the terms of these agreements is also important toward ensuring re-enrollment, and documenting proven benefits for farmers considering re-enrollment or enrollment for the first time. The County should advertise the use of VAD and EVAD programs to farmers, and track the terms and dates of the agreements in a centralized database.

Timing: Ongoing

Agency or Partner: Farm Preservation Board, Planning & Development Department; NC State Agricultural Extension

Full description of each in Chapter 5



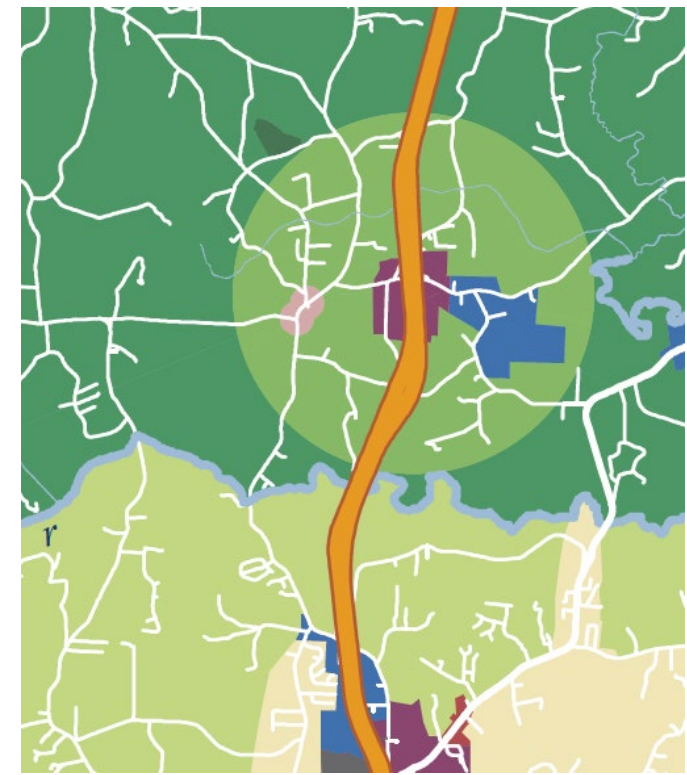
FUTURE LAND USE CLASSIFICATIONS THAT ORGANIZE AND HIGHLIGHT CONSERVATION

**AGRICULTURAL AND RURAL
CONSERVATION TIER 1**

**AGRICULTURAL AND RURAL
CONSERVATION TIER 2**

**AGRICULTURAL AND RURAL
CONSERVATION TIER 3**

CONSERVATION



PLAN HIGHLIGHTS COORDINATION



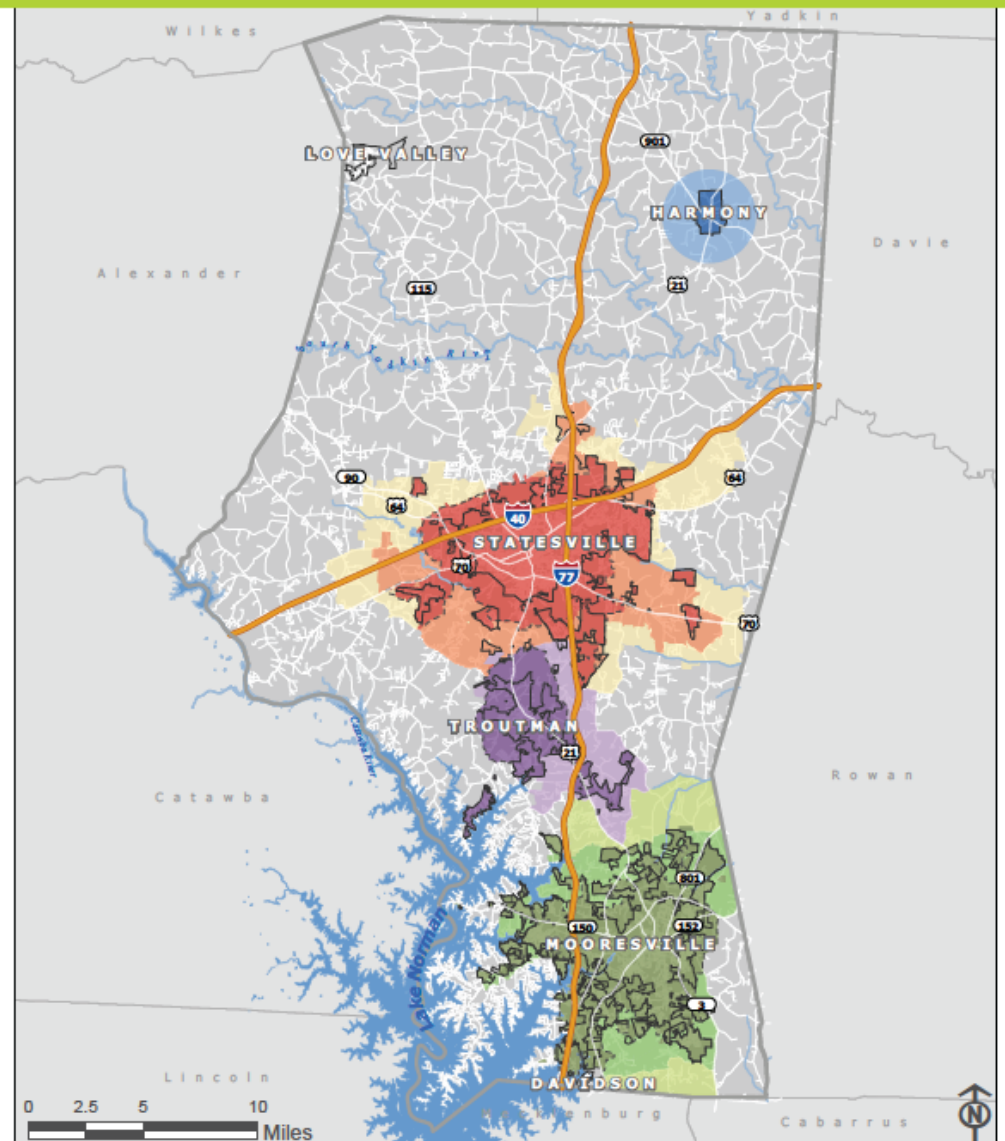
INCLUDES EDUCATION TOOLS

Municipal Tiered Growth

Identify in one place how municipalities have considered growth and utility expansion in their own plans

(Based on tiered growth maps and FLU designations in their plans)

MUNICIPAL TIERED GROWTH

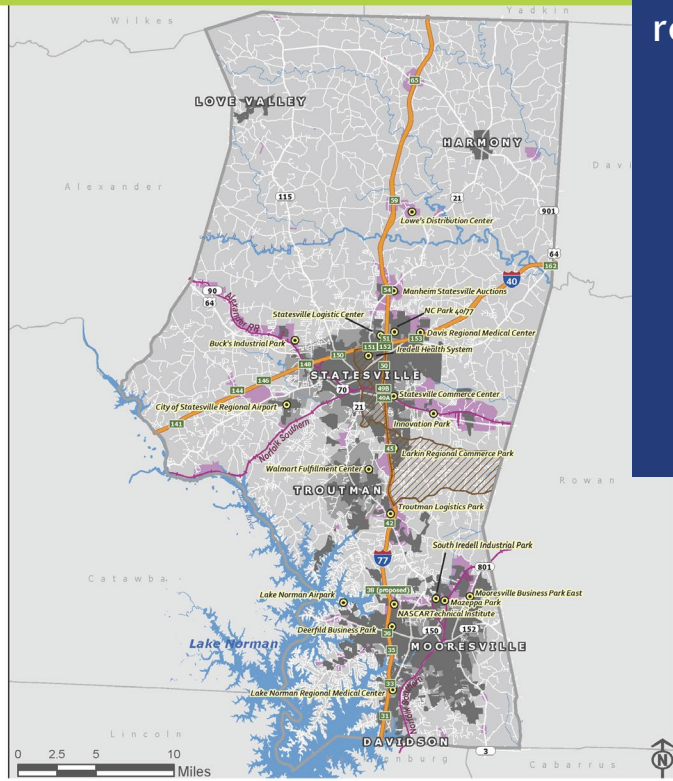


Legend

County Boundary	Statesville Tier 1	Mooresville Tier 1	Troutman Tier 1	Harmony Tier 1
Municipal ETJ	Statesville Tier 2	Mooresville Tier 2	Troutman Tier 3	Harmony Tier 3
Municipality	Statesville Tier 3	Mooresville Tier 3		

EMPLOYMENT AND TOURISM AS SUBJECTS FOR COORDINATION

EMPLOYMENT POTENTIAL



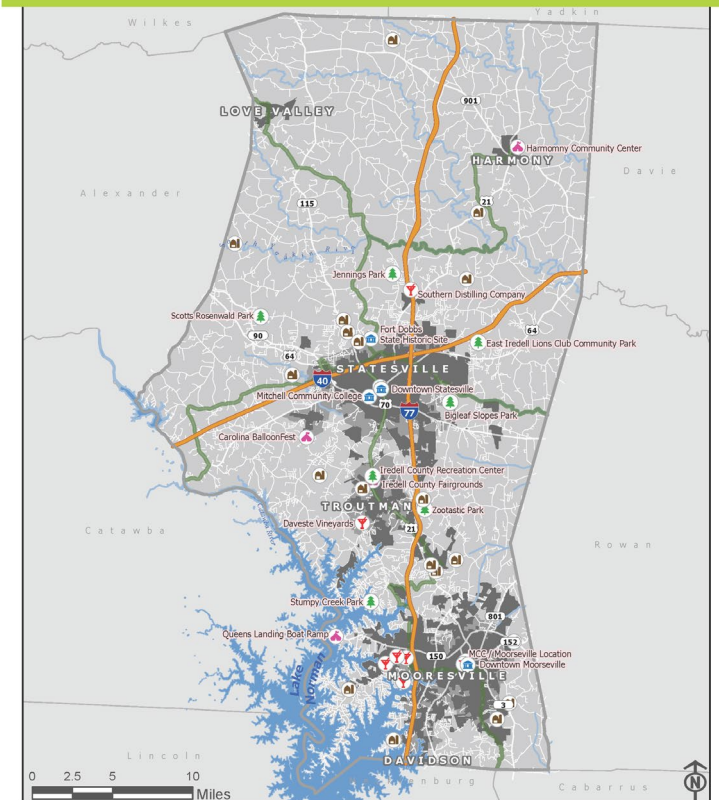
- Legend**
- County Boundary
 - Municipal ETJ
 - Municipality
 - Opportunity Zone
 - Interstate Interchange
 - Railroad (with labels)
 - Large Employment Site
 - Employment Focused Area
- The Employment Focused Area classification is comprised of categories from two key sources:
- Iredell County adopted Future Land Use Map (FLUM) categories:
 Transitional Commercial, Corridor Commercial, Highway Interchange Commercial, Employment Center - Office/Institutional, Employment Center - Industrial/Office/Flex
- Iredell County Zoning Districts categories:
 M-1 (Light Manufacturing), M-2 CD (Heavy Manufacturing Conditional), M-2 Heavy Manufacturing

Protect areas with key access to regional and national transportation as economic development

Train, attract, and house a talented workforce

Greenways, parks, nature and sports facilities, and farm destinations attract tourists and showcase the quality of life that residents and workers want

TOURISM POTENTIAL



- Legend**
- County Boundary
 - Municipal ETJ
 - Municipality
 - Agritourism
 - Points of Interest
 - Brewery (unless otherwise labeled)
 - Park
 - Recreation
 - Carolina Thread Trail (existing and planned)
 - Lake Norman

ACTIONS SUPPORTING COORDINATION

Further Planning

- Develop A County Strategic Housing Plan (FP-5)
- Partner with Harmony to Develop a Utility Growth Plan and Small Area Plan or Strategy (FP-6)

Programs and Initiatives

- Continue Countywide Economic Development Recruitment (PI-8)
- Coordinate with :
 - **Travel & Tourism Organizations** (PI-9)
 - **Municipalities**
 - courtesy review of development (PI-4)
 - sports and recreation (PI-12)
 - **Duke Energy**
 - toward lakefront recreation and access (PI -13)

PI-7 *Convene Countywide Discussions with Local and Regional Partners to Address Areas of Common Benefit and Concern.*

Iredell County should act as convener to bring community partners together to engage in regional discussions of importance. This should occur on many parallel tracks including elected officials, planning and development and public works staff, and public safety officials.




PLAN HIGHLIGHTS

FUTURE LAND USE



FUTURE LAND USE CONNECTED TO GROWTH MANAGEMENT AND TRANSPORTATION IN THE SAME CHAPTER

CHAPTER
Prepare for Oncoming Growth
2

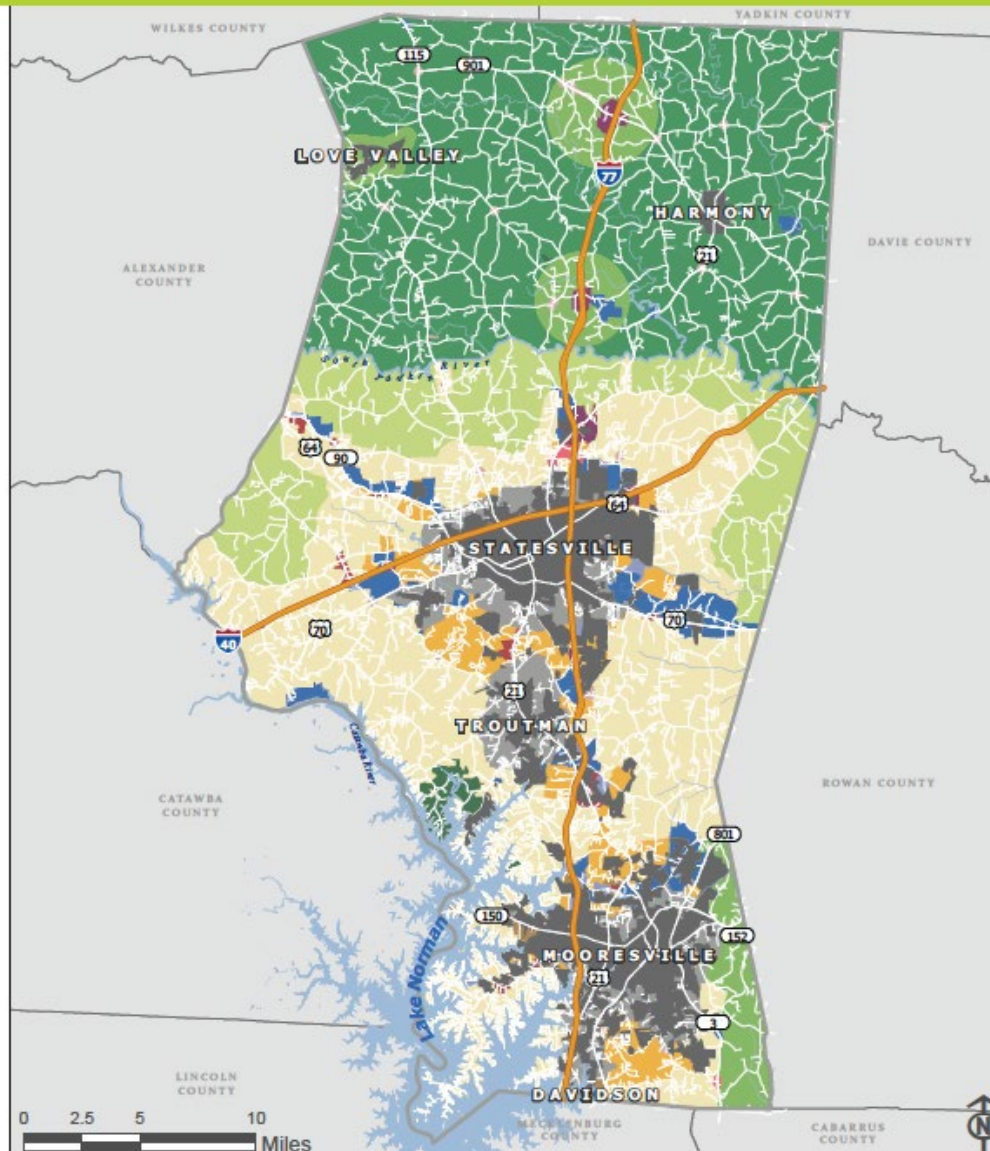


In this Chapter:

- Trends And Issues
- Jurisdiction and Authority
- Guidance for the Future
- Future Land Use (and Future Land Use Map)
- Other Relevant Plans

FUTURE LAND USE CLASSIFICATIONS & MAP

FUTURE LAND USE MAP - FULL COUNTY



Future Land Use Classifications

All future land use classifications are within one of four categories:

Conservation

- OSP** Open Space & Parkland
- ARC1** Agricultural and Rural Conservation Tier 1
- ARC2** Agricultural and Rural Conservation Tier 2
- ARC3** Agricultural and Rural Conservation Tier 3

County Neighborhoods

- LDR** Low Density Residential
- RC** Rural Commercial

Municipal- Style Growth

- MDR** Medium Density Residential
- HDRMU** High Density Residential/ Mixed Use
- TC** Transitional Commercial
- CC** Corridor Commercial

Employment Focus

- HDC** Highway Destination Commercial
- ECOI** Employment Center Office/Institutional
- ECIFO** Employment Center Industrial/Flex Space/Office

FUTURE LAND USE CLASSIFICATIONS

NAME OF CLASSIFICATION

EMPLOYMENT CENTER - OFFICE/INSTITUTIONAL

INTENT (DESCRIBES THE CLASSIFICATION)

EMPLOYMENT FOCUS

INTENT

Employment Center - Office/Institutional lands are intended to provide concentrated areas of high quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium- or high-density residential uses. These lands require public or private water or sanitary sewer systems for full development. These areas will provide a mix of commercial/retail and office uses at critical nodes or activity centers along major roadways. Developments should be organized using a "campus" style design that is consistent and integrated.

APPLICATION GUIDANCE HELPS ADVISE HOW TO TREAT IN THE FUTURE

APPLICATION GUIDANCE

- Development should have direct access to existing or planned arterial and collector streets and should not rely on local streets for primary access.
- Development should be integrated into the context of the surrounding area, and should not be walled off as an isolated pod of development.

PRIMARY AND SECONDARY USES

PRIMARY USES

Corporate office headquarters, hospital/medical facilities, business parks, educational facilities, and civic uses

SECONDARY USES

Parks, and convenience retail and restaurants intended to serve the office/institutional developments

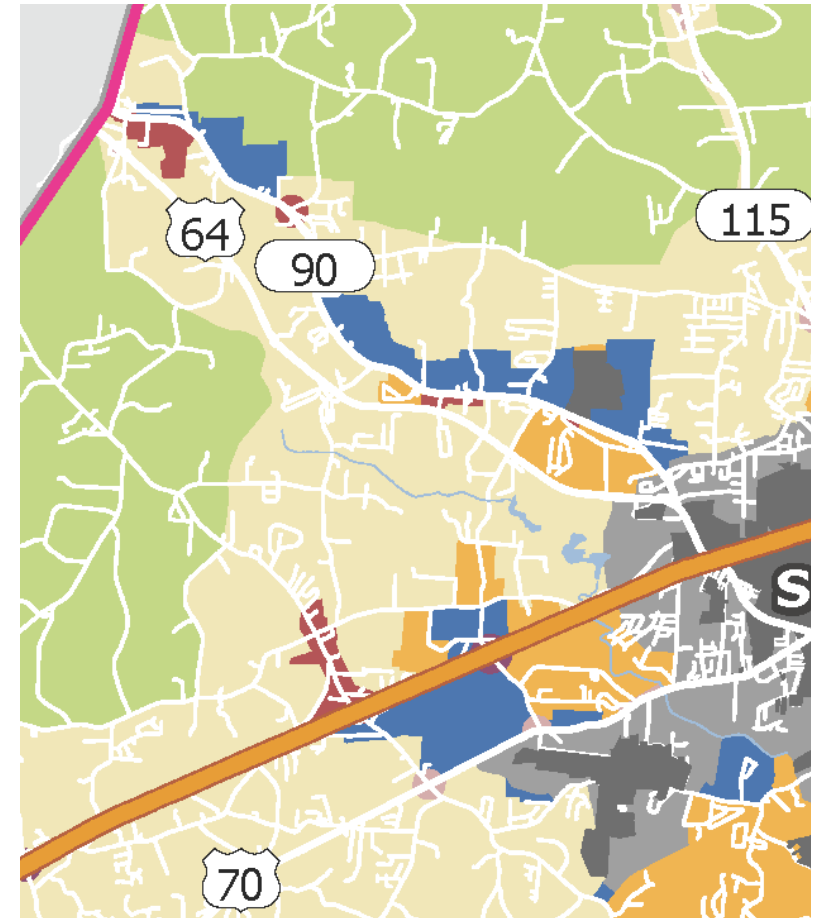
JURISDICTION: ARE THESE AREAS WHERE LANDOWNERS MAY BE INTERESTED IN ANNEXATION & SEWER

JURISDICTION

Employment Center - Office/Institutional areas are appropriate for annexation and public sanitary sewer service if within a mile of a municipality.

ADJUSTMENTS TO 2030 HORIZON PLAN BASED ON COUNTY PRIORITIES

- Protecting natural lands and farming
- Carefully considering where municipalities had changed their plans
- **Preserving space for economic development near major transportation assets (railroad, interchanges, airport)**



- County Boundary
- Municipal ETJ
- Municipality
- Troutman Planning District
- Southern Planning District
- Northern Planning District
- Statesville Planning District

- Future Land Use Conservation**
- Open Space/Park
 - Ag. and Rural Cons. 1
 - Ag. and Rural Cons. 2
 - Ag. and Rural Cons. 3

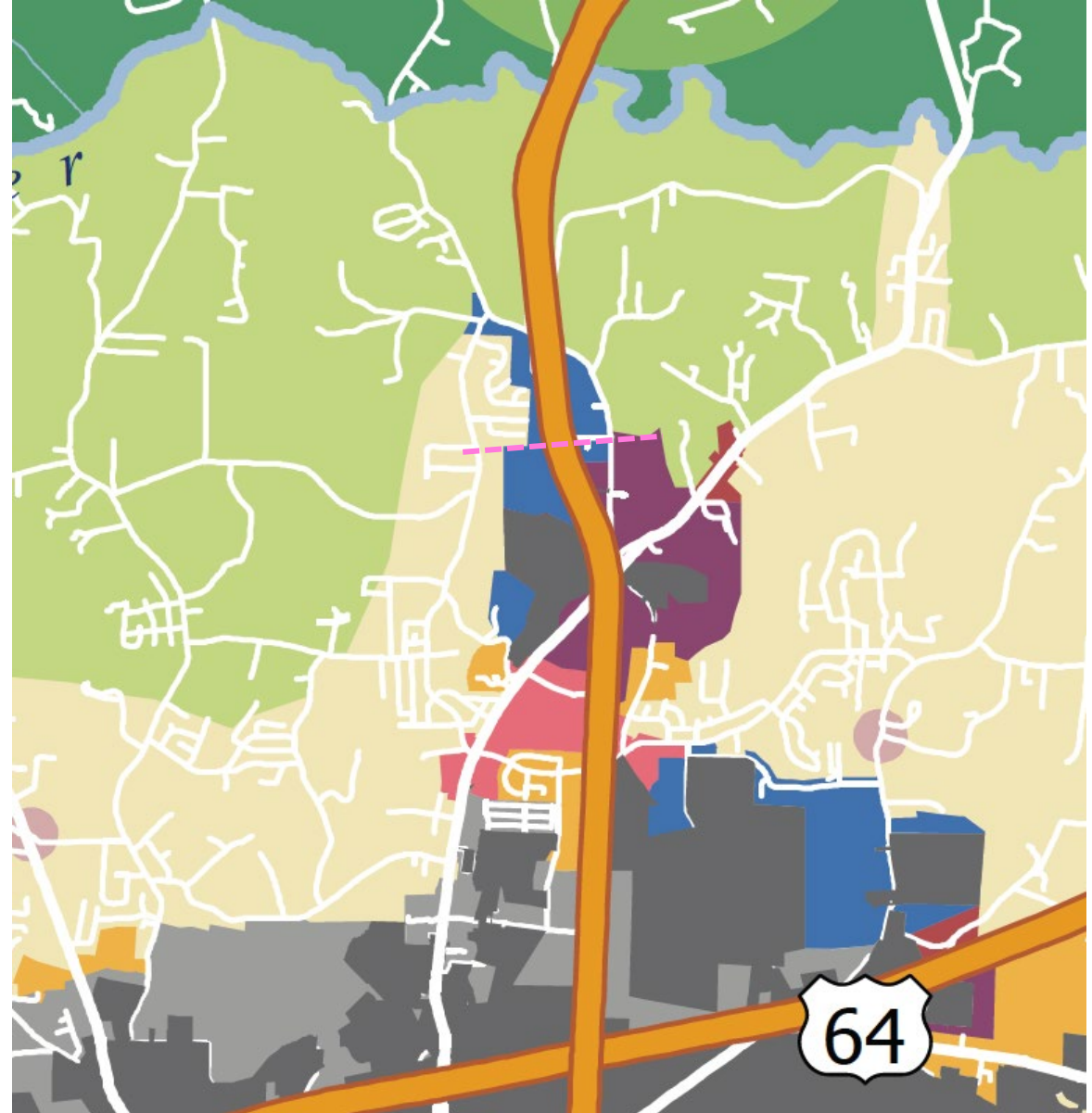
- County Neighborhood**
- Low-Density Res.
 - Rural Commercial
- Municipal-Style Growth**
- Medium-Density Res.
 - High-Density Res./Mixed-Use
 - Transitional Comm.

- Employment Focus**
- Corridor Comm.
 - Highway Destination Comm.
 - Emp. Center - Off./Inst.
 - Emp. Center - Ind./Flex/Off.



A CLOSER LOOK AT THE I-77/US21 INTERCHANGE

- Reviewed past documented comments in discussion on the area
- Focus on employment near interchanges is targeted for the area south of the homes on Appaloosa Lane
- A return to Transitional Commercial between the line shown and Jennings Road in the north is still consistent with what we heard in building the map



- County Boundary
- Municipal ETJ
- Municipality

Future Land Use Conservation

- Open Space/Park
- Ag. and Rural Cons. 1
- Ag. and Rural Cons. 2
- Ag. and Rural Cons. 3

County Neighborhood

- Low-Density Res.
- Rural Commercial
- Municipal-Style Growth**
- Medium-Density Res.
- High-Density Res./Mixed-Use
- Transitional Comm.

Corridor Comm.

- Employment Focus**
- Highway Destination Comm.
- Emp. Center - Off./Inst.
- Emp. Center - Ind./Flex/Off.

ACTIONS SUPPORTING THE FUTURE LAND USE MAP (AND GROWTH MANAGEMENT AND TRANSPORTATION)

Further Planning

- Implement the Transportation Master Plan (FP-1)
- Create Small Area Plans or Strategies for County-Identified Transit Nodes and Corridors (FP-2)

Capital Investments

- Pursue Additional Funding Sources for County-wide Transportation Projects (CI-1)
- Create a Dedicated County Transportation Planner Position (CI-2)

Regulatory Updates

- Update the Land Development Code (RU-1)

Programs and Initiatives

- Use the Future Land Use Map When Reviewing Rezoning Requests (PI-1)



PLAN HIGHLIGHTS
IMPLEMENTATION &
ACCOUNTABILITY



CHAPTER 5: A HABIT OF ACCOUNTABILITY

Performance Metrics

Measurement helps promote accountability and understanding of plan progress. To support a culture and habit of tracking results, one performance metric for each goal is recommended. Review of the plan over time may suggest revising the tracked metrics. Selected metrics should be easily measured by County staff so that the history of the metric over time can be tracked and trends discovered.



Chapter 2 Metric: Percent of development approvals certified in conformance with the comprehensive plan, to track the continued support for the future land use map and policies.

Chapter 3 Metric: Acres of farmland protected by VAD, EVAD, and other conservation tools, to track efforts to preserve agriculture in Iredell County.

Chapter 4 Metric: Number of meetings a year by each coordination group, to track ongoing efforts at communication and collaboration.

A CLOSER LOOK AT UPDATING REGULATIONS

RU-1 Update the Land Development Code to Match the Guidance of the 2045 Horizon Plan.

Creating new development standards in the Land Development Code is an important implementation step to realize the guidance of the 2045 Horizon Plan. Update the Land Development Code with the following changes:

- Add or revise a zoning district to match the Agricultural and Rural Conservation Tier 1 future land use classification.
- Add or revise zoning district or use standards to limit the size and design features, and/or require separation of similar business types in the Rural Commercial nodes.
- Explore revision to the Municipal Growth Overlay (MGO) considering the future land use classifications. Any additional areas should come from Municipal -Style Growth and Employment Focus classification, while any new Conservation and County Neighborhood classifications in the MGO should be limited. The MGO is a planning tool built on the urban service areas of the 2030 Horizon Plan meant to

assist coordination on development that is likely to be municipal when served by utilities. The MGO definition as an overlay zone may be described directly in the land development code.

- Add municipal transition standards building on the existing Municipal Growth Overlay standards to encourage any higher density growth to be connected to voluntary annexation into a municipality.
- Ensure mixed use development is a possibility through mixed use zoning districts or with mixed use site standards.
- Add standards or incentives used to negotiate bicycle and pedestrian facility construction when adjacent road projects are occurring.
- Add connectivity standards that requires new development to connect to adjacent development by sidewalk, trails, and road connections as available.

Timing: Within 2 years and Ongoing
Agency or Partner: Board of Commissioners, Planning Board, and Planning & Development Department

NEXT STEPS



BOARD OF COMMISSIONERS ACTION

Consider adoption with the changes to the Future Land Use Map presented

- (Or as directed by the Board)

In addition to this presentation, a complete copy of the Horizon Plan and the Future Land Use Map is available to place on the screen for any further discussion

