

ETJ from a County Perspective



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ETJ from a County Perspective



- **Basics**

- Provides a buffer around municipalities to control and/or limit growth
- Provides uniformity
 - ✦ Without utilities this may not be accomplished
 - ✦ Densities are not maximized
- Small scale urban service area
 - ✦ Utilities are likely to be extended into ETJ areas at some point
 - ✦ Once the development does occur with utilities it is generally at a higher value than without – County benefit
- Corridor Protection

Pros and Cons



- **Pros**

- Theoretically, better development patterns – City and County
- “Holds” the land until utilities are available - City
- Limits nonconformities – Property owners and City

- **Cons**

- No direct political representation in development matters - owners
- Limits the use of the property until utilities are available – would be worth more to wait - owners
- Cities don’t always plan for what will really happen – ie zoning doesn’t match what the market demand will be – owner and County

Iredell County ETJ



- In Iredell we have zoning, subdivision, and building controls – municipalities must request to expand
- Three local examples
 - Mooresville – high growth, outpacing ETJ, wants more, annexes once a year
 - Statesville – slow growth, some ETJ, generally uninterested
 - Troutman – high pre-recession growth, large amount of ETJ, uses it wisely

Addressing the Issue of ETJ Expansion



- Problem

- Numerous requests for ETJ expansion

- ✦ No representation by municipally elected officials
 - ✦ Development controls ceded to the municipality – often more stringent
 - ✦ No immediate utility availability
 - ✦ Density = new schools and more traffic
 - ✦ Annexation is the real issue

- Multiple Options

- Citizen-generated request

- Municipally-generated request

- Municipal Growth Overlay

- ✦ In conjunction with more regulatory Land Development Code

First Steps



- **2030 Horizon Plan**
 - Established Urban Services Areas (USA)
 - Set land use direction
 - Introduced new concepts regarding jurisdictional issues
- **Land Development Code**
 - Put policy into practice
 - Set forth the details to deal with the ETJ problem
 - Decreased the gap between municipal and county regulations
 - Established overlays

Options



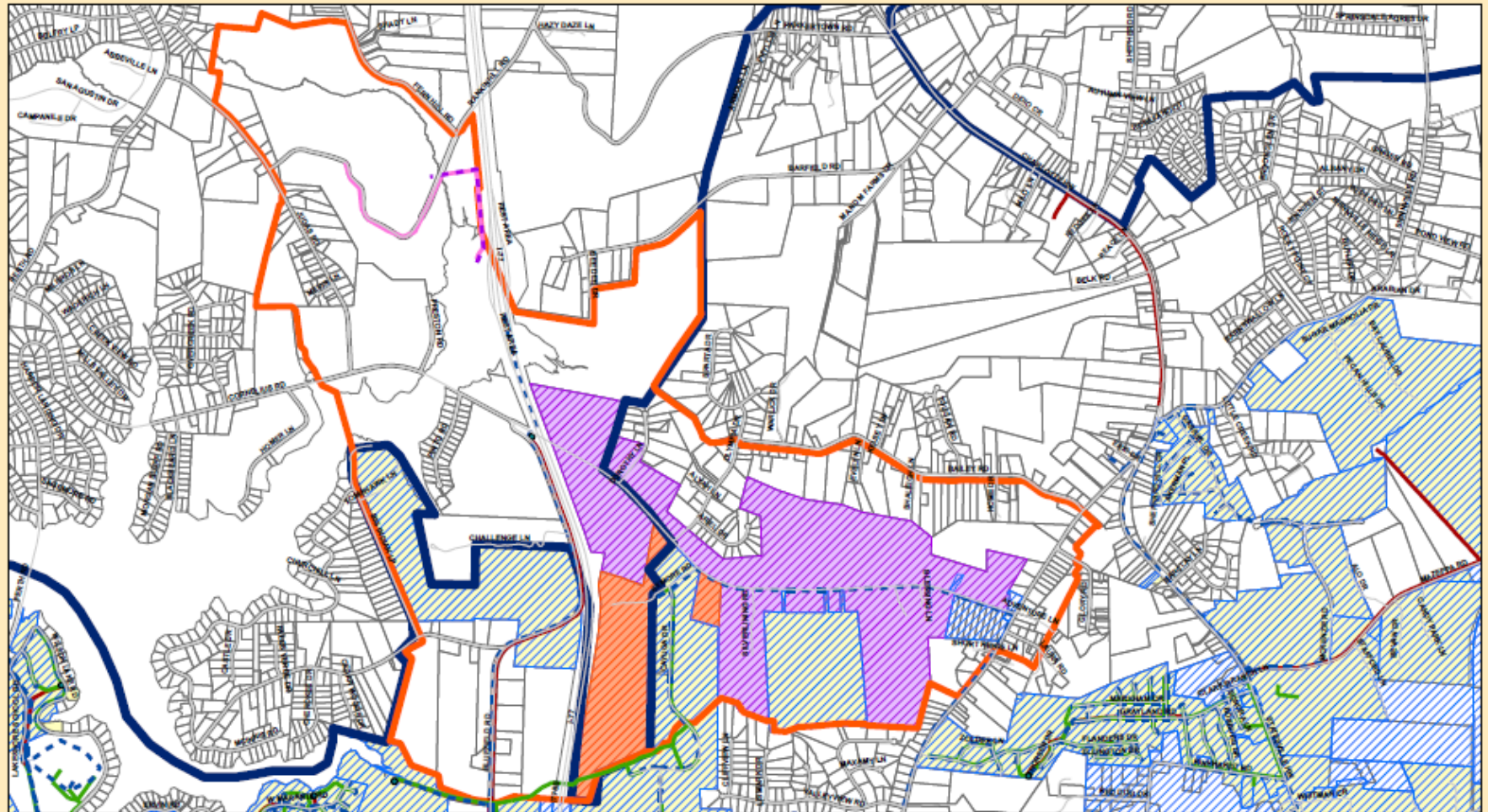
- **Citizen-Generated ETJ Requests**
 - Basic process, if the owner is inclined to request it is treated favorably
 - Usually smaller tracts that are to be developed with municipal utilities
 - Density is still an issue, although generally these are for relatively small commercial developments
 - Public hearing is held and the Board has total discretion on their decision

Options



- Municipally-Generated ETJ Requests – generally larger scale with a plan for future extension of utilities
- Requirements
 - Inclusion in the USA
 - Higher standards and accountability
 - ✦ How have they dealt with ETJ in the past?
 - ✦ When will utilities become available?
 - ✦ What is the opinion of the school system?
 - ✦ How will the request impact traffic?
 - ✦ What is the public's opinion?
 - Board still has a discretionary vote

Mooreville Example



**Proposed Areas for
ETJ & MGO Support**

Legend

● Pump Stations	■ Force Mains	■ Mooreville ETJ
— Proposed Sewer	— Sewer Lines	■ Cornelius Road Study Boundary
— Proposed Water	— Proposed Mooreville ETJ	■ Mooreville Short-Term USA Boundary
— Water Mains	— Proposed Mooreville MGO	□ City Limits

**Planning, Development, &
Transportation Services**



Municipal Growth Overlay (MGO)



- Zoning Overlay
 - Traditional rezoning process
 - Larger areas
- Must be within the USA
- Utilities must be available within two years of establishment
- Gives the municipality ability to comment on all development within the MGO
- Applies higher standards within the MGO
 - Sidewalks and curb and gutter
 - Stormwater management guidelines
 - No billboards

MGO



- Political representation remains with the County
- Any development that occurs has the “bones” of municipal development
- Prepares the area for future municipal development without creating serious nonconformities
- Gives the public a direct opinion in the development of the area through the zoning process



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