

# 2009 SPPACE QUESTIONNAIRE

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**Statesville City Council**

**1. What are the top three issues your community needs to address? How would you propose to tackle these issues?**

(A) Stimulate Economic growth

Reform Zoning laws and building codes. Create tax incentives for businesses.

(B) Stop Government waste

- Connect employee pay to performance.

- Open up public services to competition from private providers.

- Funding Outcomes, not Processes. Focus on results, not the resources applied.

(C) Youth Retention

Create employment and attractive housing opportunities comparable to surrounding cities.

**2. Because of present economic realities, what changes do you propose to your town's policies and regulations?**

(A) Open up public services to competition from private providers.

(B) Limit regulations such as rent control or low-income set-asides need abolishment to position central city residential development prospects on par with suburban opportunities.

(C) Provide small business tax relief.

**3. Do you believe your town should fund school capital costs, parks, roads, transit, police and fire protection needs for your town? Should purchasers of new homes be responsible for funding these services for the entire town? Do you believe that these types of proposals are a fair way to pay for required services to existing taxpayers?**

Excessive tax burden on any one group of people is unjust. City residents ought not subjected to double taxation - once as city residents and again as county dwellers - taxpayers deserve a break

**4. How would you encourage your town's/community's economic growth while including a variety of housing types and prices?**

Stimulate attractive housing supply by reforming zoning laws and other limiting regulations, which historically discourage residential units in the central core and other attractive locations. This would spur economic growth.

- 5. Recently adopted ordinances and policies have increased development costs and as a result will increase prices for office, industrial and retail space, as well as housing. What could be done to lower development costs in order to prevent families and businesses from relocating across county lines?**

By eliminating prohibitions on combined commercial and residential uses, developers could build low cost housing on top of venues such as video stores, supermarkets, fast food outlets, or drug stores.

- 6. Would you support a cost/benefit analysis for existing and proposed land use regulations in order to ensure that the purported benefits outweigh their negative impact on economic development and housing affordability?**

Establishing what determines cost-benefit, and there relation to one another is essential, prior to addressing the subject matter. It would be difficult to identify mechanisms that adequately measure "benefits". In addition, placing a price value on the "benefit" itself potentially reduces value of the benefit.

It is imperative to ensure housing affordability and a vibrant economic climate, which provides job opportunities to local citizenry. Accomplish this by whatever means necessary, exploring every option.