

DAVIE COUNTY LAND DEVELOPMENT PLAN

INTRODUCTION

Davie County, North Carolina stands at a unique crossroads in its history. The county has experienced considerable growth over the past several decades, yet remains relatively undeveloped and is therefore capable of shaping itself in a positive way. Despite the fact that the county is still largely rural, Davie has emerged as a leader among rural counties in terms of its development policies. Countywide zoning was enacted in the early-1970's, far ahead of most other rural counties in North Carolina. A unique overlay zoning district designed to promote higher quality non-residential development was added in 1992.

In 2000, Davie County adopted a new Land Development Plan to address issues and concerns about growth and land use. While that plan remains largely intact within this update, continued growth and development along with the demands it places on public infrastructure have dictated that several elements of this plan be amended. Specifically, most of the changes to policy included in this update center around residential development, industrial development, and development in and around the 158/801 corridor.

PURPOSE

The purpose of this plan is to provide a vision of the physical growth and development of Davie County from 2004 to 2024. This plan includes all of the unincorporated areas of the county as well as the towns of Cooleemee and Bermuda Run.

The Land Development Plan consists of two major components: a written policy and a map. The written policy is expressed as a vision and the goals, objectives and actions that the county proposes to undertake to make this vision a reality. This part of the plan also includes the county's strategy for implementation of the actions. This is in the form of an action plan that outlines: 1) what tools the county will use to implement the action, 2) the county department, board, or commission with primary responsibility for implementation, 3) the time frame for implementation, and 4) potential groups, agencies, and governments the county can partner with to implement the action.

The map is a graphical representation of the vision and an integral part of the plan. It shows, in general, where certain land development activities should or should not occur. Although it may be possible to clearly identify individual properties on the map, it is most important to read the map as a general geographical guideline for land development activities. In areas where one land use category meets a different category, these areas should be interpreted not as absolute boundaries but rather as an area of transition. In some cases, a land use category such as a

commercial center may be represented by a symbol instead of an area which should be interpreted that within that general vicinity land uses common to neighborhood and/or regional commercial centers would be appropriate under certain circumstances. The map, however, cannot be understood separate from the written policies and must always be interpreted within that framework.

A careful reading and comparison of the policies and the map within this plan will undoubtedly uncover what appear to be conflicts and inconsistencies. An example might be a statement to the effect that residential areas should be protected from inappropriate development whereas the map shows future industrial development immediately adjacent to a known residential area. These are not errors or places where the plan is “bad.” Instead, such apparent conflicts and inconsistencies only highlight the fact that land use decisions are not easy and that potential development of the land, commonly expressed as zoning districts, must often be decided on a case by case basis and at a scale that this general plan cannot reflect. Therefore, this plan should serve as a guide not as a blueprint for land development decisions.

Following this plan is a wealth of information contained in several appendices. These appendices are composed of a summary of the information and data that were used to help the county determine what its priorities and visions should be. The first appendix, titled *Background Information* is a collection of statistical data with explanatory text which shows trends and projections of key factors affecting the growth of the county. The second appendix, titled *Development Factors*, is a discussion of the considerations and limitations of the physical environment, such as soils and water quality, which affect the ability of the land to support development. The third appendix, titled *Current Land Use Policies*, is a summary of the legal, political, and administrative framework of the current land development process.

THE VISION

In the year 2020, Davie County will continue to enjoy a thriving economy based upon its strategic location within the Piedmont Triad. Traditional manufacturing activity will have given way as the leading type of business and industry to distribution, service and technology. Many more workers will telecommute and home-based businesses will be common. New industries will have fewer offsite impacts and will offer wages competitive within the regional market. Although population will continue to increase, Davie County will retain its rural character, its historically and environmentally significant resources, and its commitment to providing public services and amenities at reasonable cost. Residents will have a choice in housing types and housing will be affordable for most county residents.

GOALS, OBJECTIVES AND ACTIONS

The following is a list of the goals, objectives and actions Davie County government will undertake within the next twenty years to help make the vision a reality. The private sector is strongly encouraged to work with the public sector toward this vision in whatever ways it deems appropriate since it is impossible for the government alone to insure the future expressed in the vision statement. An attempt has been made to identify some of the specific ways the private sector, non-profits, and other public agencies can work with Davie County to implement this

plan. These include actions which “encourage” or “support” a particular outcome and other actions as shown in the action plan which are indicated to have one or more potential implementation partners.

Economic Development

Goal: To capitalize on Davie County’s central location and quality of life to develop a strong economic base and employment opportunities for all segments of the population.

Actions:

- E.1 Encourage new and expanding industries and businesses which: (1) diversify the local economy, (2) utilize a more highly skilled labor force, and (3) increase area residents’ incomes.
- E.2 Protect, enhance and encourage a high quality of life, image and cultural amenities as an effective approach to economic development.
- E.3 Balance the benefits of continued economic development against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.
- E.4 Encourage the continued growth of the area’s tourism industry.
- E.5 Encourage appropriate educational and training programs to help unemployed and underemployed local residents take advantage of business expansion and new development.
- E.6 Focus economic development efforts on the revitalization and reuse of currently unused or underutilized structures and sites in appropriately located commercial and industrial areas.
- E.7 Maintain a public service and regulatory environment that is conducive to economic development and which is tempered by environmental quality considerations, design standards, and the availability of public financial resources.
- E.8 Support the maintenance and construction of road facilities designed to insure sufficient capacity for safe traffic flow and economic growth.

Industrial Development

Goal: To maintain a strong industrial base as an integral part of Davie County’s future growth and development.

Objective: To plan for future industrial development.

Actions:

- I.1 Identify sites that are physically suitable and have unique locational advantages for industry.
- I.2 Locate light industry in urbanized areas to take advantage of available services and to minimize home-to-work distances.
- I.3 Identify possible industrial sites that are relatively level (< 5% slope) and contain few, if any, floodplain areas or drainage concerns.
- I.4 Identify more potential industrial sites near Cooleemee.

- I.5 Encourage new industrial development to locate in existing and planned industrial parks where practicable.

Objective: To insure adequate public facilities.

Actions:

- I.6 Insure that utilities such as water and sewer service are present or available for extension to industrial sites.
- I.7 Locate industries near or along major thoroughfares in order to reduce traffic congestion on small streets and highways.
- I.8 Insure that adequate off-street parking is provided for all industries.

Objective: To reduce land use incompatibilities.

Actions:

- I.9 Locate industrial development in areas which would not diminish the desirability of existing and planned non-industrial uses or encroach upon existing or planned non-industrial sites.
- I.10 Separate heavy industrial sites from non-industrial areas by natural features, green belts, buffering, major transportation facilities, light industrial areas and/or other suitable means.
- I.11 Insure that warehousing, storage and distribution facilities have direct access to appropriate thoroughfares, and are visually designed to be compatible with surrounding uses.
- I.12 Discourage noxious industries such as those which are extremely noisy or destructive to the physical environment. Where necessary, landscaping and man-made structures should be used to reduce noise from airports and industry.
- I.13 Discourage industrial sites in environmentally sensitive areas.
- I.14 Use Vulcan Materials as a model for “heavy” industrial development in terms of its screening from public roads and adjacent uses.

Commercial, Office and Institutional Development

Goal: To insure quality commercial, office and institutional development which adds to our economic base and integrates well within the land use fabric of the county.

Objective: To limit strip development.

Actions:

- C.1 Encourage clustered commercial development and planned shopping centers.
- C.2 Discourage shallow, linear zoning districts.
- C.3 Encourage planned developments and development clusters served by common access, parking, etc.

C.4 Cluster highway oriented commercial uses at suitable points along arterial streets.

Objective: To encourage infill development.

Actions:

C.5 Encourage new commercial development to locate within existing areas of commercial activity.

C.6 Encourage the appropriate reuse of vacant commercial buildings and redevelopment of abandoned commercial sites.

Objective: To insure adequate public facilities.

Actions:

C.7 Encourage compact development in order to reduce the costs of public services.

C.8 Insure that large developments are sited near major intersections and along roadways with adequate capacity and proper design to accommodate planned traffic patterns.

C.9 Insure that new development and redevelopment of existing areas accommodates and encourages pedestrian activity between adjacent businesses and within and between planned developments.

C.10 Require sidewalks between existing and planned commercial developments.

C.11 Require interconnected parking areas and common access drives to serve non-residential properties, whenever practicable.

C.12 Require adequate off-street parking, loading, and stacking space in order to ease congestion and to improve the efficiency of traffic arteries.

C.13 Reserve sites for public facilities in advance of or coincidental with new development.

Objective: To reduce land use incompatibilities.

Actions:

C.14 Limit rural area commercial development to local convenience stores, farm supply stores, and generally accepted rural retailing establishments and require them to be clustered near intersections.

C.15 Allow home occupations and low impact businesses that maintain the rural and/or residential character of the neighborhood in which they are located.

C.16 Use landscaping effectively to separate and/or buffer incompatible land uses.

C.17 Insure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative offsite impacts whenever practicable.

C.18 Include design standards in plans and regulations for commercial areas in order to make commercial areas economically viable over the long-term.

C.19 Require that "big box retailers" locate within larger commercial centers.

- C.20 Use office and institutional development as a transitional land use between activities of higher intensity and those of lower intensity.

Mixed Use Development

Goal: To create vibrant, well defined areas of development that contain a mixture of well connected symbiotic land uses.

Actions:

- M.1 Encourage mixed-use commercial development where appropriate and where compatible with surrounding residential uses.
- M.2 Encourage office developments to locate in commercial centers.
- M.3 Locate places of work, shopping, recreation, etc. reasonably central to residential areas in order to promote efficiencies of travel.

Infrastructure and Public Facilities

Goal: To develop an infrastructure network that supports continued economic development, quality growth areas, and choice where possible in transportation modes.

Objective: To insure an adequate transportation network.

Actions:

- IPF.1 Prepare and periodically update the county's thoroughfare plan and identify and prioritize key elements of the plan to be implemented annually .
- IPF.2 Support the improvement and maintenance of existing roadways as a cost-effective and environmentally sound means of meeting area transportation needs.
- IPF.3 Encourage common access points and avoid frequent driveway cuts to maintain the safety and usefulness of area thoroughfares.
- IPF.4 Encourage pedestrian, bikeway and other similar facilities as energy-efficient and environmentally sound transportation alternatives.
- IPF.5 Connect roads and streets, etc. to facilitate an efficient flow of traffic and people.
- IPF.6 Protect the integrity of established residential and commercial areas, to the extent possible, from environmental and traffic impacts associated with new or improved transportation facilities.
- IPF.7 Support transit services which: (1) provide mobility to population groups lacking personal transportation, (2) reduce the level of in-town and peak-hour auto traffic, and (3) reduce the demand for parking.
- IPF.8 Support the continued improvement and appropriate expansion of the county's airport facilities that minimize potential land use conflicts and hazardous conditions. Since existing airport runways cannot be expanded, a new site may be needed for a 5500 foot runway.

Objective: To insure an adequate public water and sewer supply.

Actions:

- IPF.9 Maintain an up-to-date water and sewer plan for the county that insures that service will be adequate to protect public health and property and that capacity exists to support continued growth and economic development in targeted areas of the county.
- IPF.10 Concentrate water and sewer services within the limits of a geographically defined urban growth area. However, water system improvements may be necessary in rural areas to maintain adequate service to existing customers.
- IPF.11 Provide the highest level of county participation in the cost of providing water and sewer services to properties within developed areas to enhance appropriate urban-level development.
- IPF.12 Discourage the extension of water and sewer services to properties outside of developed areas except for the provision of services to other local governments, cooperative agreements on major economic development projects, and extension of lines needed to improve pressure in growth areas but which must run through rural areas and update the county's Water System Plan to reflect these recommendations.
- IPF.13 Encourage the multiple use of public/semi-public facilities inasmuch as feasible; schools could, for example, serve as recreational facilities or community centers in addition to serving as educational facilities.
- IPF.14 Locate public/semi-public uses such as postal facilities or libraries centrally to the populations which they serve in order to achieve maximum efficiency and utilization of facilities.
- IPF.15 Insure that commercial sites are served with all necessary utilities and that businesses which consume considerable quantities of water are served by central water and sewerage facilities.

Residential Development

Goal: To provide quality residential areas that offer a range of lifestyle choices and housing opportunity for all Davie County residents.

Objective: To protect existing residential areas.

Actions:

- R.1 Encourage the protection and rehabilitation of viable neighborhoods to insure their continued existence as a major housing source and as a reflection of the long term quality of life in Davie County.
- R.2 Allow residential neighborhoods which have become infused or surrounded by non-residential uses to undergo an orderly conversion from residential use to higher density residential use or other compatible alternative land uses.
- R.3 Prohibit encroachment by new or expanded commercial uses into viable existing or planned residential areas unless identified on the Land Development Plan map as a planned commercial or mixed-use area

Objective: To reduce land use incompatibilities.

Actions:

- R.4 Encourage the continued viability of single-family homes as a major housing source while allowing and encouraging alternate forms of housing.
- R.5 Prohibit proposed residential development which would expose residents to the harmful effects of environmental hazards.
- R.6 Use buffer areas (e.g. open space or public/semi-public uses) to separate incompatible uses of land.

Objective: To encourage infill development and the creation of new residential areas in suitable locations.

Actions:

- R.7 Locate residential development which does not have access to either central water or sewerage facilities in areas where soil and geological characteristics are conducive to the long-term support of on-site systems such as wells and/or septic tanks.
- R.8 Discourage residential development in the 100 year floodplain.
- R.9 Encourage small condominium projects as infill development to avoid overwhelming adjoining uses.
- R.10 Explore the possibility of identifying residential development opportunities in south-central and south-western Davie County that will feed to the Cooleemee sewer system.
- R.11 Look at directing higher density residential development to the northeastern portion of the county and directing utility and transportation upgrades to that area.
- R.12 Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.
- R.13 Encourage residential areas, to develop in a fashion which minimizes “leap frog” development (i.e. leaving large vacant areas between developments), in order to promote efficiencies in the delivery of urban services.
- R.14 Insure that residential development recognizes the importance of protecting natural resources and seeks to minimize adverse impact upon the natural environment (e.g. stream pollution, soil erosion, destruction of wildlife habitat).
- R.15 Ensure that slopes do not exceed 20%; 5-10% slope is considered ideal for residential subdivisions and 10-15% slope will accommodate single-family homes on larger lots; areas of less than 2% slope should be avoided due to poor drainage.

Objective: To permit a range of housing types.

Actions:

- R.16 Define residential densities for planning and regulatory purposes as follows:
 - (a) Very low density: 1 unit per 5+ acres of land
 - (b) Low density: 1 unit per 1 to 4 acres
 - (c) Medium density: 1 to 5 units per acre

(d) High density: 6+ units per acre.

- R.17 Allow high density residential development that has easy access to employment and shopping centers, major thoroughfares, and public services and facilities.
- R.18 Recognize the housing needs of the elderly, handicapped and low to moderate income households in the county's policies and actions regarding residential development.
- R.19 Insure that high density residential development (6 or more dwelling units per acre) is served by both central water and sewer facilities.
- R.20 Insure that medium density residential development is served by a central water facility and is not situated on soils which possess severe limitations for septic tank absorption fields unless alternate sewage disposal systems are utilized.
- R.21 Encourage broader public acceptance of multi-family housing by designing such units (such as duplexes) to have the appearance of higher-end single-family housing.
- R.22 Reduce the magnitude of multi-family housing projects to overcome the stigma of large-scale multi-family developments; encourage more developments in the 3 to 4 unit range.
- R.23 Build relatively concentrated communities as opposed to scattered low-density developments.
- R.24 Explore "themed" developments (e.g. with amenities such as walking trails, pet exercise areas, etc.) as a means of stimulating more interest in higher-density development.
- R.25 Explore zero lot-line development as a means of reducing development costs.
- R.26 Educate developers regarding profitable alternatives to "cookie-cutter" developments.
- R.27 Encourage a wide range of housing choices, but continue to emphasize quality at all levels.
- R.28 Provide more apartments, condominiums, and town homes to meet market demand, especially for the elderly and young.
- R.29 Encourage condominiums as an alternative to apartments, due to "pride in ownership" benefits.

Objective: To encourage quality affordable housing.

Actions:

- R.30 Discourage the rapid proliferation of manufactured housing in the county by encouraging affordable housing alternatives in the same price range.
- R.31 Close loopholes in development regulations that enable manufactured home subdivisions to be treated more leniently than non-manufactured housing subdivisions (i.e. do not allow more than one principal dwelling per lot).
- R.32 Provide incentives for the development of relatively small-scale manufactured home communities (as opposed to very large-scale ones that often generate public opposition).
- R.33 Encourage the development of duplexes and other attached housing etc. as an alternative to manufactured housing where land costs are relatively low (such as in the Cooleemee area) to offset the relatively high cost of land in Davie County which is a deterrent to the provision of affordable housing.

- R.34 Provide incentives for more affordable housing and set high standards for its development.
- R.35 Provide density bonuses for developers in development codes.
- R.36 Provide developers with alternatives to single-family units on relatively large lots, which tend to increase the cost of housing.
- R.37 Use affordable housing as a buffer between mixed housing types.
- R.38 Encourage more non-manufactured homes that fall in the affordable housing price range.
- R.39 Provide education and incentives for developers to build more affordable, but non-manufactured, housing; aim to build such units(1,000 to 1,200 square feet units) in the \$70,000-\$80,000 range(1999 dollars).
- R.40 Educate potential homebuyers concerning the concept of equity and long-term value.

Objective: To insure adequate public facilities.

Actions:

- R.41 Insure that development is consistent with the adopted Thoroughfare Plan.
- R.42 Support all efforts to insure that new residential areas are served by a safe and efficient transportation network.
- R.43 Work with NCDOT to insure that the physical size and design of roads is scaled to accommodate the traffic volumes and population which they serve.
- R.44 Encourage higher-density, infill development where public water and sewer service are currently present.
- R.45 Explore alternative wastewater disposal technologies to facilitate higher densities in areas where public sewer service is not currently present.

Historic and Cultural Preservation

Goal: To protect the historic and cultural treasures of Davie County.

Actions:

- H.1 Encourage the identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance as a means of enhancing their economic and cultural value to the county.
- H.2 Encourage national registration and designation of local historic areas, when appropriate.
- H.3 Encourage appropriate adaptive reuse of the county's historic resources.
- H.4 Use the potential of the area's architectural and historic resources to encourage tourism development.
- H.5 Discourage the destruction of architectural, historic and archaeological resources in the county.

Community Appearance and Environmental Quality

Goal: To protect the rural character and quality of Davie County's environment.

Objective: To protect our rural character.

Actions:

- CAE.1 Identify and protect remaining, significant rural vistas along major roadways including Highways 601, 64, 801, I-40, and 158.
- CAE.2 Work with private property owners and developers to improve the appearance and design of major street corridors through landscaping and sign control.
- CAE.3 Update sign policies and standards as necessary to protect rural vistas, enhance community identity and create a high quality business image.
- CAE.4 Improve the effectiveness of landscaping and buffering standards for new and existing developments.
- CAE.5 Establish public policies and actions to encourage planting and maintenance of street trees in as a way to provide visual relief, summer cooling, improved air quality and livability.
- CAE.6 Insure that infill development, redevelopment, and rehabilitation of structures and sites occurs in a manner which is consistent and supportive of the neighborhood and architectural context of the surrounding area.
- CAE.7 Encourage development which preserves the natural features of the site, including existing topography and significant existing vegetation.
- CAE.8 Require the placement of wires underground in all public and private developments. New development that connects to existing utilities should require the placement of these existing utilities underground on the site.

Objective: To protect the natural environment.

Actions:

- CAE.9 Support continued improvements to public sewage collection and treatment facilities, with priority to servicing existing or planned densely developed areas where environmental and economic benefits can be realized.
- CAE.10 Discourage development activities in the 100 year floodplain. If development must occur, low intensive uses such as open space, recreation, and agricultural activities shall be preferred.
- CAE.11 Insure that runoff and drainage from development and agricultural activities is of a quality and quantity as near to natural pre-development conditions as possible.
- CAE.12 Discourage industries which produce excessive noise, odor, air and water pollution, or other harmful impacts, unless such adverse impacts can be clearly overcome through effective mitigation.
- CAE.13 Anticipate local area requirements for solid waste disposal facilities through advanced planning.

- CAE.14 Locate and design solid waste facilities so that they do not adversely impact significant natural or man-made resources.
- CAE.15 Support regional solutions to solid waste problems.
- CAE.16 Prohibit the location of hazardous waste storage and disposal facilities within the county.
- CAE.17 Conscientiously enforce the provisions of the State Watershed Protection Act and local implementing ordinance.
- CAE.18 Establish forestry, agriculture and very low density residential development as the preferred land uses in rural parts of the county.
- CAE.19 Conserve rural area lands having a high productive potential, to the extent possible, for appropriate forestry and agricultural use.
- CAE.20 Recognize farms, woodlands, and floodplains as an integral part of the county's open space system.
- CAE.21 Carefully plan future park development and open space preservation to provide for the rational and equitable distribution of recreation and open space opportunities within the county.
- CAE.22 Consider recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of culture and history, watershed and flood prone area protection, etc. when determining future sites for parks.
- CAE.23 Encourage the provision of open space and recreation facilities in private development to complement the demand for publicly financed facilities.
- CAE.24 Identify and establish an appropriate system of open space greenways within the county. The use of natural corridors, such as stream floodplains, and secondarily, man-made corridors, such as utility and transportation rights of way and easements shall be emphasized.
- CAE.25 Encourage the acquisition of land for new recreation sites in advance of the need to achieve desirable locations at cost effective levels.
- CAE.26 Develop and adopt a park and recreation master plan which can be tied in with the subdivision and zoning ordinances to protect and develop a coordinated park, open space, and/or greenway program within the county.
- CAE.27 Protect and use the natural environment to enhance the function of public/semi-public uses as buffer areas. The preservation of vegetation on the site will, for example, create a better natural buffer use.

Special Planning Areas and Issues

The US 158/ NC 801 Corridor

Goal: To establish and maintain quality mixed use and commercial development along the 158/801 corridor to serve the needs of residents in eastern Davie County.

Actions:

- SP.1 Balance retail, residential and light industrial growth in the corridor.
- SP.2 Insure that residential development supports the commercial development in the corridor.
- SP.3 Limit commercial areas to the area bounded by Smith Creek at Hwy 158 to the west, Meadowbrook Terrace of Davie to the south on Hwy 801, and Creekwood/Davie Gardens and Butner Century Place developments to the north on Hwy 801, in general. Widespread commercial development should not occur along the road corridors beyond those areas.
- SP.4 Adopt design standards similar to the ones adopted by the Town of Bermuda Run to allow for a smooth transition of land use development from the county to the town.
- SP.5 Insure that development standards discourage or prevent a “Hanes Mall Boulevard” development pattern.
- SP.6 Plan connectors in order to reserve rights-of-way and to plan for future roads to tie 801 and 158 together at multiple locations.
- SP.7 Investigate and possibly pursue a connector from Hwy 801 south of Bermuda Run across the Yadkin River to tie-into Forsyth County at their planned Idols Road improvements (loop connector to the Northern Loop around Winston Salem).

Commercial Centers

Goal: To establish and maintain quality commercial centers within Davie County.

Actions:

- SP.8 Continue to support the maintenance and revitalization of the county’s commercial centers and adjoining neighborhoods as historic and cultural centers of the community through public policies and actions.
- SP.9 Reinforce and support appropriate design of commercial centers to establish a quality image and sense of place.
- SP.10 Encourage residential development and redevelopment opportunities in existing commercial centers to create viable and productive living environments and to support downtown retail businesses.
- SP.11 Encourage public and private efforts to develop and publicize adequate, well designed off street parking lots in commercial centers, in concert with downtown property owners and merchants.
- SP.12 Encourage a variety of mutually compatible and supportive mixed uses in the commercial centers.
- SP.13 Require a transitional area between intensive commercial uses in commercial centers and surrounding residential areas.
- SP.14 Locate regional commercial centers adjacent to freeways, major arterials or transit routes and insure that they contain or are adjacent to existing or planned concentrations of employment and housing.

- SP.15 Locate community commercial centers adjacent to arterial highways and/or mass transit routes, and insure that they contain or are adjacent to other community facilities such as schools, offices, or places of public activity.
- SP.16 Locate neighborhood commercial centers adjacent to collector and/or secondary streets and insure that they are near other neighborhood facilities such as schools and parks, and are integrated into the design and circulation of the residential neighborhoods they serve.

Planning Coordination

Goal: To establish a responsive, coordinated and inclusive planning process.

Actions:

- SP.17 Encourage coordinated intergovernmental planning for land use, transportation, water and sewer, tourism promotion, historic preservation and economic development.
- SP.18 Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication between developers and the public.
- SP.19 Encourage neighborhood and special area planning, where feasible and appropriate, to foster public involvement in the production of closely tailored, action-oriented neighborhood plans and programs.

IMPLEMENTATION

The Davie County Land Development Plan is an action plan for Davie County Government. Implementation of the plan is ultimately the responsibility of the Board of County Commissioners, however, many of the actions will be carried out by one or more county board, commission, or department at the direction of the county commission or county manager.

An attempt has been made to identify the time frame, implementation tools, primary responsibility, and potential partners for each of the actions. Most of the actions involve continuous, ongoing effort by the county and as such are not discrete projects with a beginning and end. Some actions may have components which can be implemented as discrete elements within a specified time period and other components which are ongoing. Those actions are indicated as having more than one time frame. Implementation tools may include policies, ordinances, plans, and programs as well as lobbying state and federal agencies and elected officials. Primary responsibility for an action may lie with one or more agencies, departments, committees, boards, or commissions of the county and potential partners include readily identifiable private and non-profit organizations as well as other public entities and agencies.

In addition to any other implementation effort, this plan will be used to help the planning board, board of adjustment, and board of commissioners make decisions regarding land use requests and to evaluate future planning needs and efforts. It should also be used to help determine program priorities each year. The plan should be reviewed each year by the planning board and amended by the board of commissioners as needed to keep it current and useful for the county.

ACTION PLAN

Abbreviations Used:

BCC – Board of County Commissioners
 BOA – Board of Adjustment
 BOE – Board of Education
 CC – Chamber of Commerce
 COOP – Cooperative Extension
 DCCC – Davidson Community College
 DWR – Division of Wildlife Resources
 DENR – Dept. of Environment and Natural Resources
 DEV -- Developers
 EDC - Economic Development Commission
 FAA – Federal Aviation Administration

LTCNC – Land Trust for Central North Carolina
 NCDOC – NC Department of Commerce
 NCDOT – NC Department of Transportation
 NCOAH – NC Office of Archives and History
 NCSHPO – NC State Historic Properties Office
 PB – Planning Board
 PNC – Preservation North Carolina
 PO – Individual property owners
 SCS – Soil Conservation Service
 TIP -- Transportation Improvement Program
 USPS – United States Postal Service

Economic Development					
	Action	Time Frame	Implementation Tools	Primary Responsibility	Potential Partners
E.1	Encourage new and expanding industries and businesses which: (1) diversify the local economy, (2) utilize a more highly skilled labor force, and (3) increase area residents' incomes.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, CC, towns
E.2	Protect, enhance and encourage a high quality of life, image and cultural amenities as an effective approach to economic development.	ongoing	economic development policy; land use ordinances; capital improvements program	EDC, BCC, PB, staff	CC, towns
E.3	Balance the benefits of continued economic development against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.	ongoing	economic development policy; land use ordinances	EDC, BCC, PB, staff	towns
E.4	Encourage the continued growth of the area's tourism industry.	ongoing	economic development policy	EDC, BCC, staff	CC, towns, NCDOC
E.5	Encourage appropriate educational and training programs to help unemployed and underemployed local residents take advantage of business expansion and new development.	ongoing	economic development policy	EDC, BCC	DCCC, NCDOC, towns
E.6	Focus economic development efforts on the revitalization and reuse of currently unused or underutilized structures and sites in appropriately located commercial and industrial areas.	ongoing	economic development policy	EDC, BCC, PB	NCDOC, towns
E.7	Maintain a public service and	ongoing	economic	BCC, PB, BOA,	NC agencies,

	regulatory environment that is conducive to economic development and which is tempered by environmental quality considerations, design standards, and the availability of public financial resources.		development policy; land use regulations; taxation and licensing programs	staff	towns
E.8	Support the maintenance and construction of road facilities designed to insure sufficient capacity for safe traffic flow and economic growth.	ongoing	Thoroughfare Plan; Transportation Improvement Program; lobbying	BCC, PB	NCDOT, towns
Industrial Development					
I.1	Identify sites that are physically suitable and have unique locational advantages for industry.	within 5 years	economic development plan	EDC	NCDOC, towns
I.2	Locate light industry in urbanized areas to take advantage of available services and to minimize home-to-work distances.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, towns
I.3	Identify possible industrial sites that are relatively level (<5% slope) and contain few, if any, floodplain areas or drainage concerns.	within 5 years	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, towns
I.4	Identify more potential industrial sites near Cooleemee.	within 5 years	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, Town of Cooleemee
I.5	Encourage new industrial development to locate in existing and planned industrial parks where practicable.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, towns
I.6	Insure that utilities such as water and sewer service are present or available for extension to industrial sites.	ongoing	capital improvements program	BCC	towns
I.7	Locate industries near or along major thoroughfares in order to reduce traffic congestion on small streets and highways.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, towns
I.8	Insure that adequate off-street parking is provided for all industries.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
I.9	Locate industrial development in areas which would not diminish the desirability of existing and planned non-industrial uses or encroach upon existing or planned non-industrial sites.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, BOA, staff	NCDOC, towns
I.10	Separate heavy industrial sites from non-industrial areas by natural features, green belts, buffering, major transportation facilities, light industrial areas and/or other suitable means.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns

I.11	Insure that warehousing, storage and distribution facilities have direct access to appropriate thoroughfares, and are visually designed to be compatible with surrounding uses.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, BOA, staff	NCDOC, towns
I.12	Discourage noxious industries such as those which are extremely noisy or destructive to the physical environment. Where necessary, landscaping and man-made structures should be used to reduce noise from airports and industry.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, staff	NCDOC, towns
I.13	Discourage industrial sites in environmentally sensitive areas.	ongoing	economic development policy; zoning ordinance	EDC, BCC, PB, BOA, staff	NCDOC, towns
I.14	Use Vulcan Materials as a model for “heavy” industrial development in terms of its screening from public roads and adjacent uses.	ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	towns
Commercial, Office and Institutional Development					
C.1	Encourage clustered commercial development and planned shopping centers.	within 1 year; ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	towns
C.2	Discourage shallow, linear zoning districts.	ongoing	zoning ordinance	BCC, PB, staff	towns
C.3	Encourage planned developments and development clusters served by common access, parking, etc.	within 1 year; ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	towns, DEV and realtors
C.4	Cluster highway oriented commercial uses at suitable points along arterial streets.	ongoing	zoning ordinance	BCC, PB, BOA	towns
C.5	Encourage new commercial development to locate within existing areas of commercial activity.	within 5 years; ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	towns, DEV and realtors
C.6	Encourage the appropriate reuse of vacant commercial buildings and redevelopment of abandoned commercial sites.	ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	towns, NCDOC, DEV and realtors
C.7	Encourage compact development in order to reduce the costs of public services.	within 5 years; ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	towns, NCDOC, DEV and realtors
C.8	Insure that large developments are sited near major intersections and along roadways with adequate capacity and proper design to accommodate planned traffic patterns.	within 5 years; ongoing	zoning ordinance	BCC, PB, BOA	towns, NCDOC, DEV and realtors
C.9	Insure that new development and redevelopment of existing areas accommodates and encourages pedestrian activity between	within 1 year	zoning ordinance	BCC, PB, BOA, staff	towns, developers and realtors

	adjacent businesses and within and between planned developments.				
C.10	Require sidewalks between existing and planned commercial developments.	within 1 year	zoning ordinance	BCC, PB, BOA	towns, local builders and realtors
C.11	Require interconnected parking areas and common access drives to serve non-residential properties, whenever practicable.	within 1 year	zoning ordinance	BCC, PB, BOA	towns, DEV and realtors
C.12	Require adequate off-street parking, loading, and stacking space in order to ease congestion and to improve the efficiency of traffic arteries.	within 1 year	zoning ordinance	BCC, PB, BOA	towns
C.13	Reserve sites for public facilities in advance of or coincidental with new development.	ongoing	zoning ordinance	BCC, PB, BOA, BOE	towns
C.14	Limit rural area commercial development to local convenience stores, farm supply stores, and generally accepted rural retailing establishments and require them to be clustered near intersections.	within 1 year	zoning ordinance	BCC, PB, BOA	CC, EDC
C.15	Allow home occupations and low impact businesses that maintain the rural and/or residential character of the neighborhood in which they are located.	within 1 year	zoning ordinance	BCC, PB, BOA	
C.16	Use landscaping effectively to separate and/or buffer incompatible land uses.	ongoing	zoning ordinance	BCC, PB, BOA	towns, DEV
C.17	Insure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative offsite impacts whenever practicable.	ongoing	zoning ordinance	BCC, PB, BOA	towns, DEV
C.18	Include design standards in plans and regulations for commercial areas in order to make commercial areas economically viable over the long-term.	within 1 year	zoning ordinance	BCC, PB, BOA	towns
C.19	Require that "big box retailers" locate within larger commercial centers.	within 1 year	zoning ordinance	BCC, PB, BOA	towns, CC, EDC
C.20	Use office and institutional development as a transitional land use between activities of higher intensity and those of lower intensity.	ongoing	zoning ordinance	BCC, PB, BOA	towns, DEV
Mixed Use Development					
M.1	Encourage mixed-use commercial development where appropriate and where compatible with	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, DEV, CC, EDC

	surrounding residential uses.				
M.2	Encourage office developments to locate in commercial centers.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, DEV, CC, EDC
M.3	Locate places of work, shopping, recreation, etc. reasonably central to residential areas in order to promote efficiencies of travel.	ongoing	zoning ordinance	BCC, PB, BOA	towns, DEV, CC, EDC
Infrastructure and Public Facilities					
IPF.1	Prepare and periodically update the county's thoroughfare plan and identify and prioritize key elements of the plan to be implemented annually .	ongoing	Thoroughfare Plan process	BCC, PB, staff	towns, NCDOT
IPF.2	Support the improvement and maintenance of existing roadways as a cost-effective and environmentally sound means of meeting area transportation needs.	ongoing	Thoroughfare Plan, TIP	BCC, PB	NCDOT
IPF.3	Encourage common access points and avoid frequent driveway cuts to maintain the safety and usefulness of area thoroughfares.	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	NCDOT, developers
IPF.4	Encourage pedestrian, bikeway and other similar facilities as energy-efficient and environmentally sound transportation alternatives.	ongoing	zoning ordinance; subdivision ordinance; capital improvements program; TIP; Thoroughfare Plan; park and recreation plans	BCC, PB, BOA, staff	NCDOT, developers
IPF.5	Connect roads and streets, etc. to facilitate an efficient flow of traffic and people.	ongoing	Thoroughfare Plan; TIP; zoning ordinance; subdivision ordinance	BCC, PB, BOA, staff	NCDOT, developers
IPF.6	Protect the integrity of established residential and commercial areas, to the extent possible, from environmental and traffic impacts associated with new or improved transportation facilities.	ongoing	Thoroughfare Plan; TIP; zoning ordinance; subdivision ordinance	BCC, PB, BOA, staff	NCDOT, developers
IPF.7	Support transit services which: (1) provide mobility to population groups lacking personal transportation, (2) reduce the level of in-town and peak-hour auto traffic, and (3) reduce the demand for parking.	ongoing	Thoroughfare Plan; TIP; zoning ordinance; subdivision ordinance	BCC, PB, staff	NCDOT
IPF.8	Support the continued improvement and appropriate expansion of the county's airport facilities that minimize potential land use conflicts and hazardous conditions. Since existing airport	ongoing	TIP; zoning ordinance	BCC, PB, BOA, staff	NCDOT, FAA

	runways cannot be expanded, a new site may be needed for a 5500 foot runway.				
IPF.9	Maintain an up-to-date water and sewer plan for the county that insures that service will be adequate to protect public health and property and that capacity exists to support continued growth and economic development in targeted areas of the county.	ongoing	Water and sewer master plans	BCC, PB, staff	
IPF.10	Concentrate water and sewer services within the limits of a geographically defined urban growth area. However, water system improvements may be necessary in rural areas to maintain adequate service to existing customers.	ongoing	Water and sewer master plans	BCC, PB, staff	
IPF.11	Provide the highest level of county participation in the cost of providing water and sewer services to properties within developed areas to enhance appropriate urban-level development.	ongoing	Water and sewer master plans; water and sewer extension policy	BCC	
IPF.12	Discourage the extension of water and sewer services to properties outside of developed areas except for the provision of services to other local governments, cooperative agreements on major economic development projects, and extension of lines needed to improve pressure in growth areas but which must run through rural areas and update the county's Water System Plan to reflect these recommendations.	ongoing	Water and sewer master plans; water and sewer extension policy	BCC	
IPF.13	Encourage the multiple use of public/semi-public facilities inasmuch as feasible; schools could, for example, serve as recreational facilities or community centers in addition to serving as educational facilities.	ongoing	Policies for use of public facilities	BCC	BOE, towns
IPF.14	Locate public/semi-public uses such as postal facilities or libraries centrally to the populations which they serve in order to achieve maximum efficiency and utilization of facilities.	ongoing	Public facility plans; zoning ordinance	BCC, PB, BOA, staff	BOE, towns, USPS
IPF.15	Insure that commercial sites are served with all necessary utilities and that businesses which consume considerable quantities of water	within 1 year; ongoing	zoning ordinance; subdivision ordinance; water and sewer master	BCC, PB, BOA, staff	DEV

	are served by central water and sewerage facilities.		plans		
Residential Development					
R.1	Encourage the protection and rehabilitation of viable neighborhoods to insure their continued existence as a major housing source and as a reflection of the long term quality of life in Davie County.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.2	Allow residential neighborhoods which have become infused or surrounded by non-residential uses to undergo an orderly conversion from residential use to higher density residential use or other compatible alternative land uses.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
R.3	Prohibit encroachment by new or expanded commercial uses into viable existing or planned residential areas unless identified on the Land Development Plan map as a planned commercial or mixed-use area	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, EDC
R.4	Encourage the continued viability of single-family homes as a major housing source while allowing and encouraging alternate forms of housing.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.5	Prohibit proposed residential development which would expose residents to the harmful effects of environmental hazards.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, SCS, COOP
R.6	Use buffer areas (e.g. open space or public/semi-public uses) to separate incompatible uses of land.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.7	Locate residential development which does not have access to either central water or sewerage facilities in areas where soil and geological characteristics are conducive to the long-term support of on-site systems such as wells and/or septic tanks.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.8	Discourage residential development in the 100 year floodplain.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, SCS, COOP
R.9	Encourage small condominium projects as infill development to avoid overwhelming adjoining uses.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, CC, EDC
R.10	Explore the possibility of identifying residential development opportunities in	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC, CC

	south-central and south-western Davie County that will feed to the Cooleeemee sewer system.				
R.11	Look at directing higher density residential development to the northeastern portion of the county and directing utility and transportation upgrades to that area.	ongoing	zoning ordinance, Thoroughfare Plan, TIP	BCC, PB, BOA, staff	
R.12	Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, CC, EDC, COOP, SCS
R.13	Encourage residential areas, to develop in a fashion which minimizes "leap frog" development (i.e. leaving large vacant areas between developments), in order to promote efficiencies in the delivery of urban services.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, COOP
R.14	Insure that residential development recognizes the importance of protecting natural resources and seeks to minimize adverse impact upon the natural environment (e.g. stream pollution, soil erosion, destruction of wildlife habitat).	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, SCS, COOP
R.15	Ensure that slopes do not exceed 20%; 5-10% slope is considered ideal for residential subdivisions and 10-15% slope will accommodate single-family homes on larger lots; areas of less than 2% slope should be avoided due to poor drainage.	ongoing	zoning ordinance	BCC, PB, BOA, staff	homebuilders, SCS
R.16	Define residential densities for planning and regulatory purposes as follows: <ol style="list-style-type: none"> 1. Very low density: 1 unit per 5+ acres of land 2. Low density: 1 unit per 1 to 4 acres 3. Medium density: 1 to 5 units per acre 4. High density: 6+ units per acre. 	ongoing	zoning ordinance	BCC, PB staff	
R.17	Allow high density residential development that has easy access to employment and shopping centers, major thoroughfares, and public services and facilities.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, EDC

R.18	Recognize the housing needs of the elderly, handicapped and low to moderate income households in the county's policies and actions regarding residential development.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC
R.19	Insure that high density residential development (6 or more dwelling units per acre) is served by both central water and sewer facilities.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.20	Insure that medium density residential development is served by a central water facility and is not situated on soils which possess severe limitations for septic tank absorption fields unless alternate sewage disposal systems are utilized.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, SCS
R.21	Encourage broader public acceptance of multi-family housing by designing such units (such as duplexes) to have the appearance of higher-end single-family housing.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, COOP, EDC, CC
R.22	Reduce the magnitude of multi-family housing projects to overcome the stigma of large-scale multi-family developments; encourage more developments in the 3 to 4 unit range.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.23	Build relatively concentrated communities as opposed to scattered low-density developments.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC
R.24	Explore "themed" developments (e.g. with amenities such as walking trails, pet exercise areas, etc.) as a means of stimulating more interest in higher-density development.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.25	Explore zero lot-line development as a means of reducing development costs.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.26	Educate developers regarding profitable alternatives to "cookie-cutter" developments.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.27	Encourage a wide range of housing choices, but continue to emphasize quality at all levels.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC
R.28	Provide more apartments, condominiums, and town homes to meet market demand, especially for the elderly and young.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC
R.29	Encourage condominiums as an alternative to apartments, due to	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders,

	“pride in ownership” benefits.				EDC
R.30	Discourage the rapid proliferation of manufactured housing in the county by encouraging affordable housing alternatives in the same price range.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC
R.31	Close loopholes in development regulations that enable manufactured home subdivisions to be treated more leniently than non-manufactured housing subdivisions (i.e. do not allow more than one principal dwelling per lot).	ongoing	zoning ordinance	BCC, PB, staff	
R.32	Provide incentives for the development of relatively small-scale manufactured home communities (as opposed to very large-scale ones that often generate public opposition).	ongoing	zoning ordinance	BCC, PB, staff	
R.33	Encourage the development of duplexes and other attached housing etc. as an alternative to manufactured housing where land costs are relatively low (such as in the Cooleemee area) to offset the relatively high cost of land in Davie County which is a deterrent to the provision of affordable housing.	ongoing	zoning ordinance	BCC, PB, BOA, staff	homebuilders, EDC
R.34	Provide incentives for more affordable housing and set high standards for its development.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, EDC, homebuilders
R.35	Provide density bonuses for developers in development codes.	ongoing	zoning ordinance, subdivision ordinance	BCC, PB, BOA, staff	towns
R.36	Provide developers with alternatives to single-family units on relatively large lots, which tend to increase the cost of housing.	ongoing	zoning ordinance, subdivision ordinance	BCC, PB, BOA, staff	towns
R.37	Use affordable housing as a buffer between mixed housing types.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.38	Encourage more non-manufactured homes that fall in the affordable housing price range.	ongoing	housing policies	BCC, PB, BOA, staff	homebuilders, EDC
R.39	Provide education and incentives for developers to build more affordable, but non-manufactured, housing; aim to build such units(1,000 to 1,200 square feet units) in the \$70,000-\$80,000 range(1999 dollars).	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.40	Educate potential homebuyers concerning the concept of equity	ongoing	informational materials	BCC, PB, staff	homebuilders, EDC

	and long-term value.				
R.41	Insure that development is consistent with the adopted Thoroughfare Plan.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, EDC, NCDOT
R.42	Support all efforts to insure that new residential areas are served by a safe and efficient transportation network.	ongoing	zoning ordinance	BCC, PB, BOA, staff	NCDOT, towns, homebuilders, EDC
R.43	Work with NCDOT to insure that the physical size and design of roads is scaled to accommodate the traffic volumes and population which they serve.	ongoing	subdivision ordinance	BCC, PB, staff	NCDOT, towns, homebuilders
R.44	Encourage higher-density, infill development where public water and sewer service are currently present.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
R.45	Explore alternative wastewater disposal technologies to facilitate higher densities in areas where public sewer service is not currently present.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders
Historic and Cultural Preservation					
H.1	Encourage the identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance as a means of enhancing their economic and cultural value to the county.	ongoing	Architectural inventory updates; zoning ordinance	BCC, PB, staff	Historical societies, PO, PNC, NCOAH, NCSHPO
H.2	Encourage national registration and designation of local historic areas, when appropriate.	ongoing	National Register nominations	BCC, PB, staff	Historical societies, PO, PNC, NCOAH, NCSHPO
H.3	Encourage appropriate adaptive reuse of the county's historic resources.	ongoing	zoning ordinance	BCC, PB, BOA	Historical societies, PO, PNC, NCOAH, NCSHPO
H.4	Use the potential of the area's architectural and historic resources to encourage tourism development.	ongoing	zoning ordinance	BCC, PB, staff	Historical societies, PO, COOP, EDC, CC, NCDOC, PNC, NCOAH, NCSHPO
H.5	Discourage the destruction of architectural, historic and archaeological resources in the county.	ongoing	zoning ordinance	BCC, PB, BOA, staff	Historical societies, PO, CC, EDC, PNC, NCOAH, NCSHPO
Community Appearance and Environmental Quality					
CAE.1	Identify and protect remaining, significant rural vistas along major	within 5 years;	zoning ordinance, subdivision	BCC, PB, BOA, staff	towns, EOC, CC, PO

	roadways including Highways 601, 64, 801, I-40, and 158.	ongoing	ordinance		
CAE.2	Work with private property owners and developers to improve the appearance and design of major street corridors through landscaping and sign control.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, PO, homebuilders
CAE.3	Update sign policies and standards as necessary to protect rural vistas, enhance community identity and create a high quality business image.	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, EDC, CC
CAE.4	Improve the effectiveness of landscaping and buffering standards for new and existing developments.	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, DEV
CAE.5	Establish public policies and actions to encourage planting and maintenance of street trees in as a way to provide visual relief, summer cooling, improved air quality and livability.	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, DEV
CAE.6	Insure that infill development, redevelopment, and rehabilitation of structures and sites occurs in a manner which is consistent and supportive of the neighborhood and architectural context of the surrounding area.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, homebuilders, DEV
CAE.7	Encourage development which preserves the natural features of the site, including existing topography and significant existing vegetation.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, COOP, PO, SCS, DEV, homebuilders
CAE.8	Require the placement of wires underground in all public and private developments. New development that connects to existing utilities should require the placement of these existing utilities underground on the site.	within 1 year; ongoing	zoning ordinance, subdivision ordinance	BCC, PB, BOA, staff	towns, DEV
CAE.9	Support continued improvements to public sewage collection and treatment facilities, with priority to servicing existing or planned densely developed areas where environmental and economic benefits can be realized.	ongoing	Wastewater master plan	BCC, PB, staff	towns, EDC, CC
CAE.10	Discourage development activities in the 100 year floodplain. If development must occur, low intensive uses such as open space, recreation, and agricultural activities shall be preferred.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns, DEV, SCS, COOP, DENR

CAE.11	Insure that runoff and drainage from development and agricultural activities is of a quality and quantity as near to natural pre-development conditions as possible.	within 1 year; ongoing	zoning ordinance; stormwater plan	BCC, PB, BOA, staff	towns, DEV, PO, SCS, DENR
CAE.12	Discourage industries which produce excessive noise, odor, air and water pollution, or other harmful impacts, unless such adverse impacts can be clearly overcome through effective mitigation.	ongoing	zoning ordinance	EDC, BCC, PB, BOA, staff	NCDOC, towns, DEV, EDC, CC
CAE.13	Anticipate local area requirements for solid waste disposal facilities through advanced planning.	ongoing	Solid waste plan	BCC	towns
CAE.14	Locate and design solid waste facilities so that they do not adversely impact significant natural or man-made resources.	ongoing	Solid waste plan	BCC, PB, staff	towns
CAE.15	Support regional solutions to solid waste problems.	ongoing	Solid waste plan	BCC, staff	towns, EDC
CAE.16	Prohibit the location of hazardous waste storage and disposal facilities within the county.	ongoing	zoning ordinance	BCC	towns, EDC
CAE.17	Conscientiously enforce the provisions of the State Watershed Protection Act and local implementing ordinance.	ongoing	zoning ordinance	BCC, BOA, staff	towns, DENR, SCS
CAE.18	Establish forestry, agriculture and very low density residential development as the preferred land uses in rural parts of the county.	ongoing	zoning ordinance	BCC, PB	DEV
CAE.19	Conserve rural area lands having a high productive potential, to the extent possible, for appropriate forestry and agricultural use.	ongoing	zoning ordinance	BCC	COOP, LTCNC
CAE.20	Recognize farms, woodlands, and floodplains as an integral part of the county's open space system.	ongoing	zoning ordinance, subdivision ordinance	BCC, PB	towns, COOP, LTCNC
CAE.21	Carefully plan future park development and open space preservation to provide for the rational and equitable distribution of recreation and open space opportunities within the county.	ongoing	Park and recreation plans; subdivision ordinance; zoning ordinance	BCC	towns, BOE
CAE.22	Consider recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of culture and history, watershed and flood prone area protection, etc. when determining future sites for parks.	ongoing	Park and recreation plans; subdivision ordinance; zoning ordinance	BCC	towns, COOP, DENR, LTCNC, SCS

CAE.23	Encourage the provision of open space and recreation facilities in private development to complement the demand for publicly financed facilities.	ongoing	subdivision ordinance; zoning ordinance	BCC, PB	towns
CAE.24	Identify and establish an appropriate system of open space greenways within the county. The use of natural corridors, such as stream floodplains, and secondarily, man-made corridors, such as utility and transportation rights of way and easements shall be emphasized.	ongoing	Park and recreation plans; subdivision ordinance; zoning ordinance; TIP	BCC, PB	towns, LTCNC
CAE.25	Encourage the acquisition of land for new recreation sites in advance of the need to achieve desirable locations at cost effective levels.	ongoing	Park and recreation plans; subdivision ordinance; zoning ordinance	BCC	towns, BOE
CAE.26	Develop and adopt a park and recreation master plan which can be tied in with the subdivision and zoning ordinances to protect and develop a coordinated park, open space, and/or greenway program within the county.	ongoing	Park and recreation plans	BCC	towns, BOE, LTCNC
CAE.27	Protect and use the natural environment to enhance the function of public/semi-public uses as buffer areas. The preservation of vegetation on the site will, for example, create a better natural buffer use.	ongoing	Park and recreation plans; subdivision ordinance; zoning ordinance	BCC, PB	towns, DEV, homebuilders
Special Planning Areas					
SP.1	Balance retail, residential and light industrial growth in the 158/801 corridor.	ongoing	zoning ordinance	BCC, PB, staff	Town of Bermuda Run
SP.2	Insure that residential development supports the commercial development in the 158/801 corridor.	ongoing	zoning ordinance	BCC, PB, staff	Town of Bermuda Run
SP.3	Limit commercial areas to the area bounded by Smith Creek at Hwy 158 to the west, Meadowbrook Terrace of Davie to the south on Hwy 801, and Creekwood/Davie Gardens and Butner Century Place developments to the north on Hwy 801, in general. Widespread commercial development should not occur along the road corridors beyond those areas.	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	Town of Bermuda Run, DEV
SP.4	Adopt design standards similar to the ones adopted by the Town of Bermuda Run to allow for a	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	Town of Bermuda Run

	smooth transition of land use development from the county to the town.				
SP.5	Insure that development standards discourage or prevent a “Hanes Mall Boulevard” development pattern.	within 1 year; ongoing	zoning ordinance	BCC, PB, BOA, staff	Town of Bermuda Run
SP.6	Plan connectors in order to reserve rights-of-way and to plan for future roads to tie 801 and 158 together at multiple locations.	ongoing	Thoroughfare Plan; TIP; zoning ordinance; subdivision ordinance	BCC, PB, BOA, staff	Town of Bermuda Run, NCDOT
SP.7	Investigate and possibly pursue a connector from Hwy 801 south of Bermuda Run across the Yadkin River to tie-into Forsyth County at their planned Idols Road improvements (loop connector to the Northern Loop around Winston Salem).	ongoing	Thoroughfare Plan; TIP; zoning ordinance; subdivision ordinance	BCC, PB, BOA, staff	Town of Bermuda Run, NCDOT
SP.8	Continue to support the maintenance and revitalization of the county’s commercial centers and adjoining neighborhoods as historic and cultural centers of the community through public policies and actions.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.9	Reinforce and support appropriate design of commercial centers to establish a quality image and sense of place.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.10	Encourage residential development and redevelopment opportunities in existing commercial centers to create viable and productive living environments and to support downtown retail businesses.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.11	Encourage public and private efforts to develop and publicize adequate, well designed off street parking lots in commercial centers, in concert with downtown property owners and merchants.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.12	Encourage a variety of mutually compatible and supportive mixed uses in the commercial centers.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.13	Require a transitional area between intensive commercial uses in commercial centers and surrounding residential areas.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.14	Locate regional commercial centers adjacent to freeways, major arterials or transit routes and insure that they contain or are adjacent to	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns

	existing or planned concentrations of employment and housing.				
SP.15	Locate community commercial centers adjacent to arterial highways and/or mass transit routes, and insure that they contain or are adjacent to other community facilities such as schools, offices, or places of public activity.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.16	Locate neighborhood commercial centers adjacent to collector and/or secondary streets and insure that they are near other neighborhood facilities such as schools and parks, and are integrated into the design and circulation of the residential neighborhoods they serve.	ongoing	zoning ordinance	BCC, PB, BOA, staff	towns
SP.17	Encourage coordinated intergovernmental planning for land use, transportation, water and sewer, tourism promotion, historic preservation and economic development.	ongoing	land use policies and procedures	BCC, PB, BOA, staff	towns
SP.18	Encourage public involvement in decisions on land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication between developers and the public.	ongoing	land use policies and procedures	BCC, PB, BOA, staff	towns, DEV, homebuilders, PO
SP.19	Encourage neighborhood and special area planning, where feasible and appropriate, to foster public involvement in the production of closely tailored, action-oriented neighborhood plans and programs.	ongoing	land use policies and procedures	BCC, PB, BOA, staff	towns

LAND USE MAP

Land Use Categories

The land use categories presented on the Land Development Plan Map are intended to indicate the predominant land uses for that particular area of the County. The map is not a map of zoning districts which sets out what can be built in a certain district, but is a general geographical guide for land use and development. The following paragraphs help to explain the categories. *It is important to note that other land uses may be appropriate in a land use category, but the predominant land use will be consistent with that category.* In addition, a table of mapping considerations is attached which describes the factors use in preparing the map.

Conservation. The predominant land use will be open or vacant lands in order to preserve the natural environment, special hazard areas(i.e. flood zones), or a specifically protected property(conservation easement like Cooleemee Plantation). Other land uses may be appropriate on a limited basis, but the general land use will be conservation activities which do not impair the environment.

Rural-Residential. The predominant land use will be rural activities including farming, rural commercial business, and limited residential development. This category is not intended for intense urban or suburban development, including major residential subdivisions(limited residential development may be appropriate). The rural-residential land use is intended to preserve the rural character of the County.

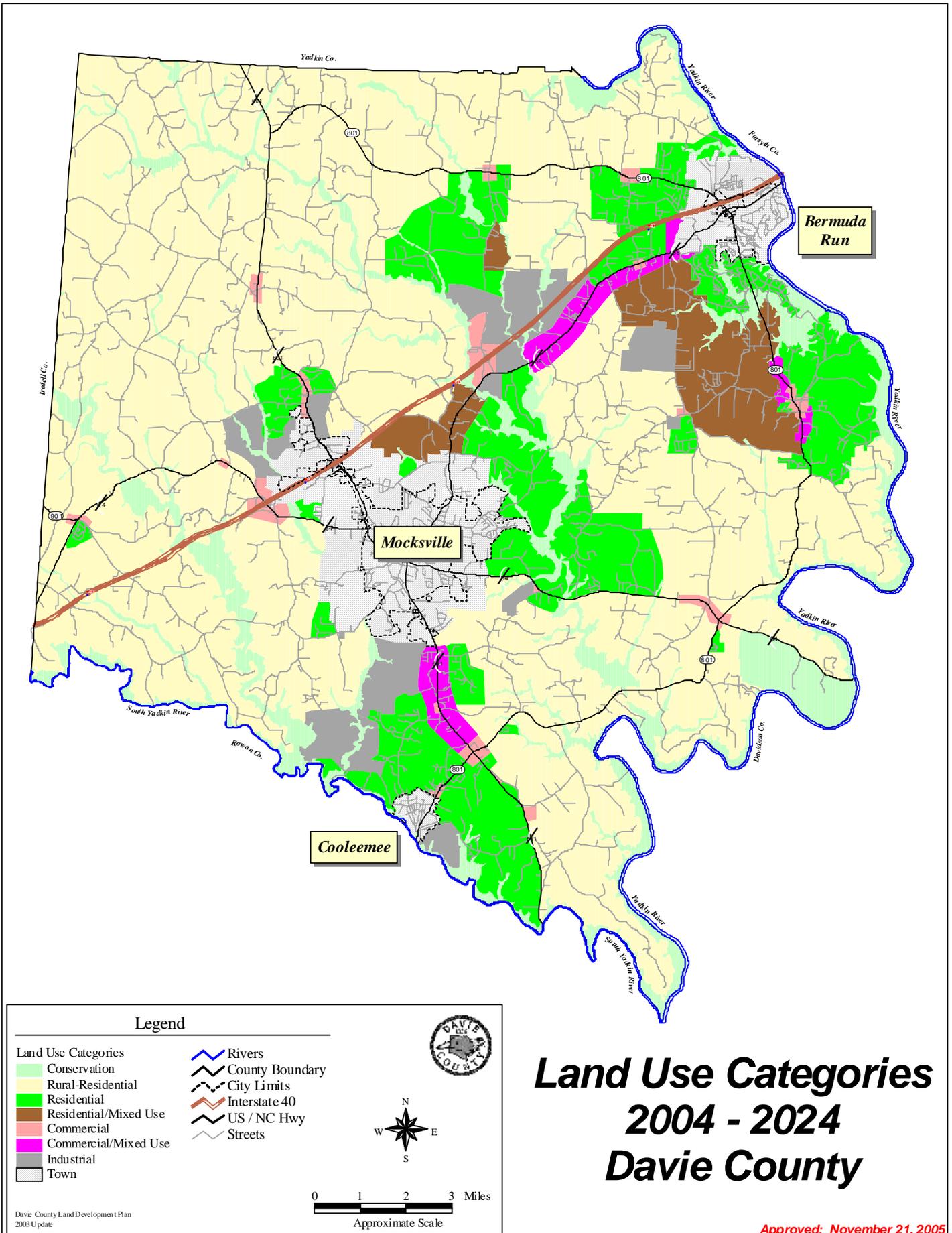
Commercial. The predominant land use will be commercial activities including shopping, retail and services, offices and other commercial business. The commercial areas are generally located at main intersections throughout the County, along major thoroughfares, and in areas expected to develop in a commercial pattern.

Commercial/Mixed Use. The predominant land use will be commercial as well as other intensive land uses not incompatible with commercial business. This category may include medium to high density residential, civic or light industrial uses where appropriate and where roads, water and sewer can support those activities.

Industrial. The predominant land use will be industrial and/or manufacturing. This category is intended to preserve and protect important industrial properties and other related areas from encroachment by non-industrial land uses. Industrial uses should have adequate street access, water and sewer services, and may require relatively large tracts of land. Properties used previously for farming may be suitable for conversion to industrial activities.

Residential. The predominant land use will be single family or other limited types of residential subdivision development. This category is intended to preserve and protect residential areas from encroachment by non-residential land uses. The residential category is generally located in more developed residential areas or those areas expected to develop in a residential pattern due to demand for housing or availability of land for development.

Residential/Mixed Use. The predominant land use will be single family residential development as well as other land uses not incompatible with residential areas. Examples of acceptable non-residential development could include civic uses, limited retail services, and some higher intensity residential development(townhomes, duplexes, condominiums, etc...). This category is planned for areas near or adjacent to predominantly non-residential land use categories such as commercial or industrial.



Considerations in mapping land use areas.

Land Use Category	Factor	Items to Consider
Industrial	Infrastructure	<ul style="list-style-type: none"> <input type="checkbox"/> Access or relative ease of access to major water lines; sewer system; major roads.
	Suitability	<ul style="list-style-type: none"> <input type="checkbox"/> Large tracts of land. <input type="checkbox"/> Relatively moderate topography(avoid severe slopes or environmentally sensitive areas. <input type="checkbox"/> Relative close proximity to other industrial areas. <input type="checkbox"/> Industrial potential in Dutchmans Creek watershed due to lack of impervious surface limitations.
	Proximity	<ul style="list-style-type: none"> <input type="checkbox"/> Interstate 40 corridor. <input type="checkbox"/> Identified industrial sites for economic development. <input type="checkbox"/> Existing industrial areas(Vulcan, Reynolds, Jockey, Hwy 601 North corridor, Unifi site).
Commercial and Commercial/Mixed Use	Infrastructure	<ul style="list-style-type: none"> <input type="checkbox"/> Major or minor thoroughfares(Hwy 801, US 64, US 601, US 158). <input type="checkbox"/> Water and sewer systems(where available).
	Suitability	<ul style="list-style-type: none"> <input type="checkbox"/> Proximity to existing commercial areas. <input type="checkbox"/> Expected growth pattern to provide services(workplace, shopping, etc...) to residents.
	Future demand	<ul style="list-style-type: none"> <input type="checkbox"/> Identified geographical limits of commercial development(Hillsdale and nearby surrounding areas). <input type="checkbox"/> Commercial corridors along major roadways(601, 801, 158, 64).
Residential and Residential/Mixed Use	Infrastructure	<ul style="list-style-type: none"> <input type="checkbox"/> Availability of water service. <input type="checkbox"/> Suitability of soils for on-site sewage disposal(avoid poor soils for septic systems or plan for logical extension of public sewer). <input type="checkbox"/> Moderate topography(avoid severe slopes or environmentally sensitive areas).
	Suitability	<ul style="list-style-type: none"> <input type="checkbox"/> Preserve existing residential areas. <input type="checkbox"/> Expand residential areas in a contiguous pattern. <input type="checkbox"/> Provide residential as a buffer between industrial/commercial areas and rural/agricultural areas. <input type="checkbox"/> Logical extensions of existing residential areas into nearby areas or as infill between existing residential areas.
	Future demand	<ul style="list-style-type: none"> <input type="checkbox"/> Demand for new housing. <input type="checkbox"/> East Davie as a bedroom community to the Winston Salem and the greater Triad area. <input type="checkbox"/> Mocksville area to the north and east contiguous with existing residential areas <input type="checkbox"/> Cooleemee area to encourage affordable housing due to lower land cost.
Conservation	Characteristics	<ul style="list-style-type: none"> <input type="checkbox"/> Flood zones, fragile areas, steep slopes, or poorly drained soils. <input type="checkbox"/> Properties protected through conservation easements, state or federal protection.