

Davie County Comprehensive Plan

A DEVELOPMENT GUIDE TO 2040



ADOPTED - DECEMBER 2, 2019

Acknowledgements

Thank you to all the towns, organizations, and individuals that gave their time, input, and enthusiasm to this plan.

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Davie County Comprehensive Plan

Adopted: December 2, 2019

Introduction

The Davie County Comprehensive Plan is a vision for the future growth, development, and conservation of Davie County, honoring its people and rich cultural and natural heritage. The plan includes recommendations organized around Agriculture, Natural Resources, Health, Housing, Land Use, Parks, Recreation & Trails, Transportation, and Utilities and Services.

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Part 1

Purpose, Background, and Focus Area Issues and Trends

Setting the stage for how the Comprehensive Plan was written and discussed, Part 1 reviews the staff work and community engagement process, foundational plans, regulatory framework and demographic information for Davie County. Focus area issues and trends takes a detailed look at housing, economic development, utility, transportation, farmland preservation, natural resources, parks, open space, recreation, trails and health.

Chapter 1: Overview and Purpose

DAVIE COUNTY VISION STATEMENT

Davie County is a vibrant, prosperous and dynamic county committed to building a sustainable future for generations to come, while celebrating its rural heritage and enhancing its quality of life.

PURPOSE

A Comprehensive Plan can best be described as a guide to the County's future. It represents a culmination of local perspectives and ideas about the County's strengths and future needs, and how efforts by the County, local businesses and citizens can help make progress towards community goals.

The Davie County Comprehensive Plan establishes a vision for the future growth, development, and conservation of Davie County, honoring its people and rich cultural and natural heritage. This document will help guide future policies, projects, and actions for various aspects of the County, including land development, economic growth, infrastructure improvements, and public services.

The Plan contains five chapters:

- Chapter 1 & 2 provide necessary background information highlighting the planning process, regulatory framework, existing plans, and demographic trends.
- Chapter 3 describes existing conditions and recent trends that will influence future policy decisions.
- Chapter 4 outlines recommendations for future growth and conservation, including policy goals and objectives by topic area (see key below).
- Chapter 5 includes concrete steps needed to implement the recommendations in this plan.

PLAN ELEMENTS

- Land Use & Zoning
- Housing
- Economic Development
- Utilities
- Transportation
- Agriculture
- Parks & Recreation
- Health

GUIDING PRINCIPLES

Four overarching principles guided development of the Davie County Comprehensive Plan. These guiding principles are intended to reflect the goals and values of the community and, coupled with the County's Vision Statement, serve as the foundation of the contents of this document and the day-to-day decisions made by local officials throughout the planning horizon. Prosperity, Equity, Resilience, and Partnership reflect Davie County's commitment to improve the lives of everyday citizens through policies and actions that provide triple bottom line (economic, social, and environmental) benefits. These four guiding principles articulate the overarching direction for the plan and are woven throughout the plan's various focus areas.



PROSPERITY

Continue to increase economic opportunities for all Davie County residents through policies that support a diverse, innovative, and sustainable local economy.

RESILIENCE

Preserve and enhance Davie's natural resources while improving the ability of the County and its residents to recover from natural disasters and economic shifts.



EQUITY

Ensure fair and equal distribution and access to county resources and services, including the economic, housing, education, transportation, health, safety, and welfare needs of all citizens and groups.

PARTNERSHIP

Coordinate with local and regional partners to seek common solutions that are efficient and cost effective.

Chapter 2: Background

THIS CHAPTER HIGHLIGHTS THE PLANNING PROCESS, SUMMARIZES COMMUNITY ENGAGEMENT, CATALOGUES FOUNDATIONAL PLANS THAT INFORMED THE COMPREHENSIVE PLAN PROCESS AND ALSO REVIEWS THE CURRENT ZONING REGULATORY FRAMEWORK. A SNAPSHOT OF THE COUNTY POPULATION AND DEMOGRAPHICS IS ALSO INCLUDED.

THE PLANNING PROCESS

The planning process for the Davie County Comprehensive Plan began in the fall of 2017 and involved four main phases. Throughout the first phase of the project, the project team reviewed existing data, plans, and policies in order to develop the Community Profile, which summarizes current conditions and trends throughout the County. The second phase of the project involved reaching out to key stakeholders, including local staff and officials, area experts, and other community members, to identify community needs and begin developing potential solutions. This process was largely informed by the Blue Ribbon Steering Committee, Growth Strategy Subcommittee, and six focus groups that represent a broad mix of backgrounds and interests throughout Davie.

Information gathered over the course of the first two phases was then synthesized and used to inform an initial set of issues, opportunities, and policy recommendations, including a future growth strategy map. A preliminary report was drafted in March of 2019 and presented to the Blue Ribbon Steering Committee for review. In order to gather substantive feedback from the general public, four public meetings were held in May of 2019 in Mocksville, Farmington, Cooleemee, and Bermuda Run. Input from these meetings was used to further refine plan elements and policy recommendations to better reflect the community's vision forward. The completed Davie County Comprehensive Plan was presented to the Davie County Planning Board in September 2019 and approved by the Davie County Board of Commissions to help guide future growth throughout the county.

Community Inventory

Review existing data, plans, and policies in order to evaluate County conditions and trends.

Visioning & Consensus Building

Meet with key stakeholders to identify community needs and workable solutions.

Plan Development

Draft policy goals and recommendations based on stakeholder input and additional research.

Review & Adoption

Gather remaining feedback from County residents and elected officials prior to final plan adoption.





COMMUNITY ENGAGEMENT

Public input and involvement is critical to the success of any comprehensive planning effort. It helps better inform the community vision and increase community awareness, buy-in, and support. The Davie County Comprehensive Plan was informed by a diverse group of Davie County residents at multiple stages throughout the planning process. An initial “Blue Ribbon Committee” made up of County staff and community members involved in agriculture, local businesses, and non-profits was formed to help guide the planning process and identify key issues and priorities to focus on in the plan. This Committee met four times over the course of the project beginning in December 2017 and worked to identify key issues and priorities to focus on in the comprehensive plan.

A subcommittee was formed from the Blue Ribbon Committee to discuss and identify future growth and redevelopment areas as well as areas for conservation. Six (6) growth strategy meetings were held with this subcommittee to shape the future land use through expected growth areas. These growth areas considered the locations and size of industrial, commercial, and multi-family land uses as well as zoning categories in different municipalities. Committee members identified already conserved areas, including floodplain and nature preserves, and worked with PTRC staff to highlight public amenities and conservation lands.

Focus groups were identified to ensure diverse outreach was made to people of different age groups, backgrounds, and areas of expertise. These focus groups answered a set of questions designed to drive discussion with participants on the future growth of Davie County and what needs need to be met in their areas of interest. Focus groups were held with senior adults, real



estate professionals, agriculture and natural resource professionals, arts and culture representatives, recreation and park employees, and members from underserved communities and young professionals. This direct outreach to professionals and representatives in a wide variety of fields helps to ensure the plan is representative of the population.

Draft findings and recommendations were presented in an open house format at four public meetings in Mocksville, Farmington, Cooleemee, and Bermuda Run in May of 2019. Attendees had the opportunity to prioritize policy goals and provide detailed comments on plan elements and objectives. Feedback from these meetings was used to further refine plan components and prioritize County initiatives within the implementation section. All of the public input that was received over the course of this project have been compiled, including public comment form responses, focus group meeting notes, and post-it note comments provided at the four public forums, and can be found in the Appendix.



FOUNDATIONAL PLANS

As its name suggests, the Davie County Comprehensive Plan is intended to be all-encompassing and plays a critical role in weaving together previous planning efforts while responding to emerging trends and challenges. A series of recent plans, studies, and initiatives developed by the County and its many local and regional partners helped inform this plan, including the County's Land Development Plan, Growth Enhancement Strategy, Comprehensive Transportation Plan, Parks & Recreation Master Plan, Greenway Master Plan Map, Transportation Alternatives Feasibility Study, Farmland Preservation Plan, Community Health Assessment, Economic Development Strategic Plan, County Strategic Plan, and Aging Plan. The Davie County Comprehensive Plan incorporates elements from each of these foundational plans and builds upon their findings and recommendations.

LAND DEVELOPMENT PLAN (2000)

In 1998, the Davie County Board of Commissioners requested that a land development plan be prepared for the County. A committee was appointed and began working on this plan alongside staff from the Davie County Planning Department and North Carolina Division of Community Assistance. This report highlighted the community's mission, to prepare a vision-driven, pro-active plan for the future physical growth and development of Davie County between the years 2000 and 2020. This plan addressed the entire County except for the Town of Mocksville and its extraterritorial jurisdiction (ETJ).

LAND DEVELOPMENT PLAN UPDATE (2005)

The Davie County Land Development Plan (LDP) adopted in 2005 worked as an update to the standing 2000 Davie County LDP. This updated plan responded to the growth, development, and infrastructure demands that the previous plan did not address. Specifically, most of the changes to policy included residential development, industrial development, and development in and around the US-158 and NC-801 corridors. The purpose of this plan was to provide a vision of the physical growth and development

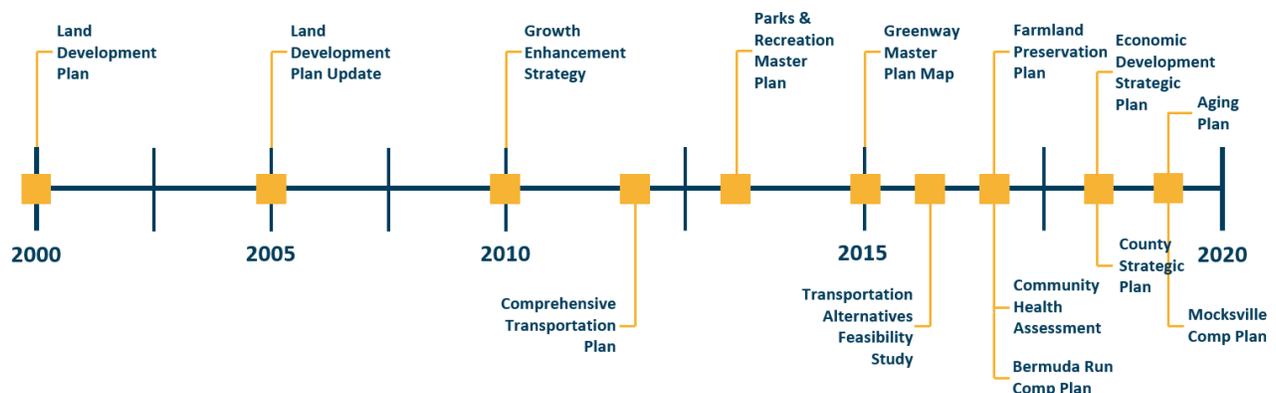
of Davie County from 2004 to 2024. This plan also includes all of the unincorporated areas in the County as well as the Towns of Cooleemee and Bermuda Run.

DAVIE COUNTY GROWTH ENHANCEMENT STRATEGY (2010)

The 2010 Davie County Growth Enhancement Strategy focused on a systematic approach that provided Davie County staff with guidance when executing land use policies. The plan reviews a variety of topics such as: current status, growth demographics and issues, growth patterns and maps, rural growth, voluntary conservation, existing zoning and planning, interconnection, land improvement, heritage & scenic protection, growth enhancement areas, policy guidelines, and existing land uses. The objectives of this plan were to encourage quality and sustainable growth; accommodate net growth while preserving the heritage and rural resources of Davie County; and maintain a healthy balance between economic viability and livability by recognizing the direct connection between development and Davie County's quality of life amenities. The report justified its need by stating that Davie County was the fastest growing county in the Piedmont Triad region of North Carolina, and the 18th fastest growing county of the 100 counties in North Carolina at the time.

COMPREHENSIVE TRANSPORTATION PLAN (2012)

Davie County and the Transportation Planning Branch of the North Carolina Department of Transportation collaborated on a study to develop the Davie County Comprehensive Transportation Plan (CTP). This study covers a long range of multi-modal transportation needs through 2035. Modes of transportation that are evaluated as a part of this plan include: highway, public transportation and rail, bicycle, and pedestrian. However, the plan does not cover maintenance or other minor operational issues. The CTP findings were based on an analysis of the standing transportation system, environmental screening, and public input. The report documents a variety of recommendations for improvements, and includes the most important recommendations from the 2011 Mocksville CTP.



PARKS & RECREATION MASTER PLAN (2013)

The Parks and Recreation Master Plan of 2013 takes a deep look into the elements that will impact Davie County's public recreation and parks system. The process for this plan included a county-wide citizen survey, public input meetings, an inventory and assessment of existing facilities and programs, meetings with the Recreation Advisory Committee, and interviews with County and Municipal staff and officials. The plan recognizes that while national and state data is important to set standards and expectations for public recreation, growth, interests, resources, and trends, community input is more important in the Davie County decision making process. The report found that the most desired activities and amenities between Davie County citizens were: (1) walking/jogging trails, (2) picnic shelters, and (3) swimming. The plan also encourages that Davie County establish a Recreation and Parks Department to serve the needs of the citizens and more adequately address amenity demands.

GREENWAY MASTER PLAN MAP (2015)

The 2015 Greenway Master Plan known as ConnectDavie, was a response from an initiative of the Davie County Health Department to improve active living opportunities through the creation of a county-wide system of multi-use greenways. This plan aims to provide meaningful connections to Davie County's treasured assets which includes: its towns, neighborhoods, schools, recreation facilities, historical and cultural resources, and other areas deemed worthy by local citizens. The ConnectDavie plan is critical for not only determining priority areas for implementation, but also for communicating to grant agencies that can help fund construction.

*TRANSPORTATION ALTERNATIVES FEASIBILITY STUDY (2016)*

The purpose of the Davie County Transportation Alternatives Feasibility Study is to: (1) identify mobility issues; (2) separate fact from perception; and (3) develop coordinated transportation solutions that protect what makes the community great. The plan also recognizes that protecting the long term mobility of eastern Davie County is a difficult task due to its proximity and friendliness with the major metropolitan city, Winston Salem. Nevertheless, the Davie County Transportation Alternatives Feasibility Study blends the needs of motorists, bicyclists, pedestrians and emergency service providers into a plan for residents and businesses, all while respecting the history and amenities that give Davie County its charm and unique personality. This plan acts as the blueprint for transportation alternative improvements and the foundation future transportation decisions should be measured against.

FARMLAND PRESERVATION PLAN (2017)

The Farmland Preservation Plan of 2017 was commissioned by Davie County government in September 2016, with support from the North Carolina Agricultural Development and Farmland Preservation Trust Fund. This plan is a working guide to understanding the status of farms in the County, threats and opportunities for the continuance of agriculture, and practical options for both policies and strategies that will protect agriculture and preserve it for future generations. This plan shows gross sales of agriculture products in Davie County just under \$25 million annually, with approximately 65 percent from livestock and 35 percent from crops. However, from 2002 to 2012, the number of farms in Davie County has declined by 9.2 percent, while land in farms fell 21.9 percent. Alternatively, two crops that showed impressive increases in production between 2007 and 2012 is soybean (360% growth) and wheat (100% growth). This plan offers many recommendations to support Davie County agriculture infrastructure.

COMMUNITY HEALTH ASSESSMENT (2017)

The Community Health Assessment (CHA) of 2017 represents the combined efforts of the Davie County Health Department, other government departments, nonprofit agencies, and major health systems. This partnership was formed through the Healthy Davie Initiative, which launched in 2014 to encourage communication and collaboration among agencies to positively impact the areas of education, poverty, and wellness and to achieve a "healthy community". The CHA is a tool used to identify aspects of health and health service provision that need additional efforts and attention in Davie County and must be completed at least every

four years. The chosen priorities for the 2017 CHA were chronic disease management, drug misuse and abuse prevention and education, and access to affordable care.

TOWN OF BERMUDA RUN COMPREHENSIVE PLAN (2017)

The Town of Bermuda Run Comprehensive Plan was updated in November of 2017. This update was undertaken to inventory accomplishments, evaluate changes, and take advantage of new opportunities that had surfaced since 2012. Recommendations from the plan focus on cultivating the identity of Bermuda Run as a charming, walkable small town, promoting a healthy and diverse economy, preserving natural resources, and providing exemplary municipal services, infrastructure, and recreational amenities.

IMAGINING MORE OPPORTUNITY ECONOMIC DEVELOPMENT STRATEGIC PLAN (2018)

The Davie County Economic Development Strategic Plan, known as Imagining More Opportunity, was created in partnership with the Davie County Economic Development Commission and Economic Leadership of Raleigh North Carolina. The plan is a development of strategic action agenda for Davie County's economic development efforts for the coming years by defining their role in creating the future. The project includes: a comprehensive review of all existing economic development strategies, an economic assessment of the current state of the County, engagement of economic development stakeholders, an economic cluster analysis for Davie County, a current incentive policy assessment, and an action-plan matrix for the Economic Development Commission.

DAVIE COUNTY STRATEGIC PLAN - MOVING WITH PURPOSE (2018)

The Davie County Strategic Plan is a short range Davie County government services guide to drive performance based budgeting for the County's operation. The plan identifies 43 goals grouped into the following categories: a) Safe & Healthy Community, b) Growth and Infrastructure, c) Business Operations, d) Quality of Life & Place and e) Education. Moving with Purpose will be updated annually to show progress, but also re-assess needs as Davie County grows.

DAVIE COUNTY AGING PLAN (2019)

The Aging Plan represents a collaborative effort between Davie County Senior Services, community partners, and clients to set priorities and strategies for five years of service provision. Including a rigorous analysis of socioeconomic data, the plan designates five focus areas: Communication Strategy, Health for the Aging Population, Transportation, Housing, and Financial Well-being. Within each focus areas are a broad spectrum of goals and strategies to address current and future service challenges. The plan includes an ongoing monitoring regime to review implementation on a recurring basis.

MOCKSVILLE COMPREHENSIVE PLAN (2019)

The Town of Mocksville Comprehensive Plan provides a clear and compelling vision for the future growth and well-being of Mocksville. The Plan looks closely at past and current conditions, takes inventory of recent accomplishments, evaluates changes and anticipates future needs in the community. Through a rigorous public engagement process a broad range of community values and desires were carefully gathered and assessed to establish an authentic shared vision for the future and a practical set of recommended goals, objectives and strategies to achieve this vision. The Plan provides a framework for decision-making and the prioritization and allocation of resources related to the long-term development and sustainable prosperity of Mocksville, by building on existing assets and taking strategic advantage of opportunities for improvement and growth.

REGULATORY FRAMEWORK

The Davie County Development ordinance guides existing and future land uses, density, setbacks and other land development regulations. The County ordinance has five (5) residential districts, three (3) commercial districts and four (4) industrial districts. In addition, there are watershed and design overlay districts, which are described in detail below.

The following table displays the districts and the acreage and percentage of unincorporated area for each of the districts. A description of the intent of each district is also described below. The entire ordinance describes further requirements such as minimum lot size, parking, buffering and other rules and regulation to protect neighboring property owners and land uses in the vicinity of existing and proposed development.

CURRENT ZONING DISTRICT SUMMARIES

R-A Residential-Agricultural District: A rural development pattern where single-family housing dwellings are intermingled with agricultural uses. Two family dwellings will be allowed with the issuance of a Special Use Permit. Generally, houses will be separated from one another by open fields or wooded areas. The impact of one homeowner's activities on his or her neighbors will be less than if the property owners were located side by side in a subdivision. Consequently, the property owner may have more freedom to use his or her land as he or she sees fit. Therefore, some limited commercial uses will be permitted along with residential and agricultural uses; however, the intent is clearly to exclude commercial and industrial uses or residential subdivisions that require public services (principally water and sewer systems) before they are generally needed in the area. *Minimum Lot Size: 30,000 SF*

R-20 Residential District: Development where public services, such as public water and sewer, may not be available; however, housing units are located on ½-acre lots or larger, often within established subdivisions. Two family dwellings will be allowed with the issuance of a Special Use Permit. Because housing units are generally closer together than in the R-A Residential-Agricultural District, there are more restrictions on uses that might infringe on neighboring homeowners. *Minimum Lot Size: 30,000 SF*

R-12 Residential-Suburban District: Developments on lots smaller than in the R-A and R-20 Districts. Unlike the other two residential districts, single-family dwellings along with duplexes and multi-family units will be permitted in the same district. Because of the density of development (the number of units per acre), these districts will be limited to high growth areas where public utilities are scheduled. *Minimum Lot Size: 8,000 SF*

Table 1: Zoning Districts

Zoning Category	Acres	Percent
R-A (Residential-Agricultural)	121,358	80%
R-20 (Residential)	27,371	18%
R-12 (Residential-Suburban)	974	0.6%
R-8 (Residential-Multiple)	4	<0.1%
R-M (Residential-Mobile Home)	71	<0.1%
H-B (Highway Business)	502	0.3%
N-B (Neighborhood Business)	6	<0.1%
C-S (Community Shopping)	21	<0.1%
I-1 (Industrial)	681	0.4%
I-2 (Industrial)	227	0.1%
I-3 (Industrial)	186	0.1%
I-4 (Industrial)	473	0.3%
County Total (Unincorporated Area)	151,874	

R-8 Residential-Multiple Dwelling District: High-density (units per acre) residential development where the principal use will be multi-family development with some single-family dwellings on individual lots. Because of the high density of development, it is expected that it will be located in growth areas where public water and sewer are available. *Minimum Lot Size: 8,000 SF*

R-M Residential-Manufactured Home District: Manufactured home parks primarily with other forms of single-family housing permitted, including manufactured homes on individual lots. Although this section specifies minimal lot sizes for manufactured home parks and individual housing units, the County Health Department shall have the final authority to determine lot sizes when a septic system is involved, or the State Department of Natural Resources and Community Development, Division of Environmental Management, when a package treatment is involved. All manufactured homes brought into Davie County shall meet the definitions of a manufactured home class A, B, or C. Class D manufactured homes shall not be permitted. *Minimum Lot Size: 5 acres for park and 10,000 SF per unit*

H-B Highway Business District: Established principally for retail operations that are located on the roadways throughout the County. *Minimum Lot Size: ½ Acre*

N-B Neighborhood Business District: Provides for limited, small scale neighborhood commercial activity. This zoning district provides for a range of commercial uses and services to meet the everyday needs of rural residents, to provide employment opportunities for residents of the rural area, and to provide goods and services for travelers and tourists to the area. The zoning district is characterized by small buildings, low traffic generation, and operations with little late night activity. *Minimum Lot Size: 20,000 SF*

C-S Community Shopping District: Retail trade and consumer services district that are clustered together, often sharing common structures, parking lots, and the like, on relatively large tracts of land. *Minimum Lot Size: None*

Industrial Districts I-1, I-2, I-3 and I-4: Each is distinguished from the other by its degree of compatibility with commercial uses, and in some cases, residential uses. The degree of compatibility decreases as the districts increase from I-1 to I-4. The most compatible uses would be in I-1 and the least compatible would be in the I-4. *Minimum Lot Size: 1 acre*

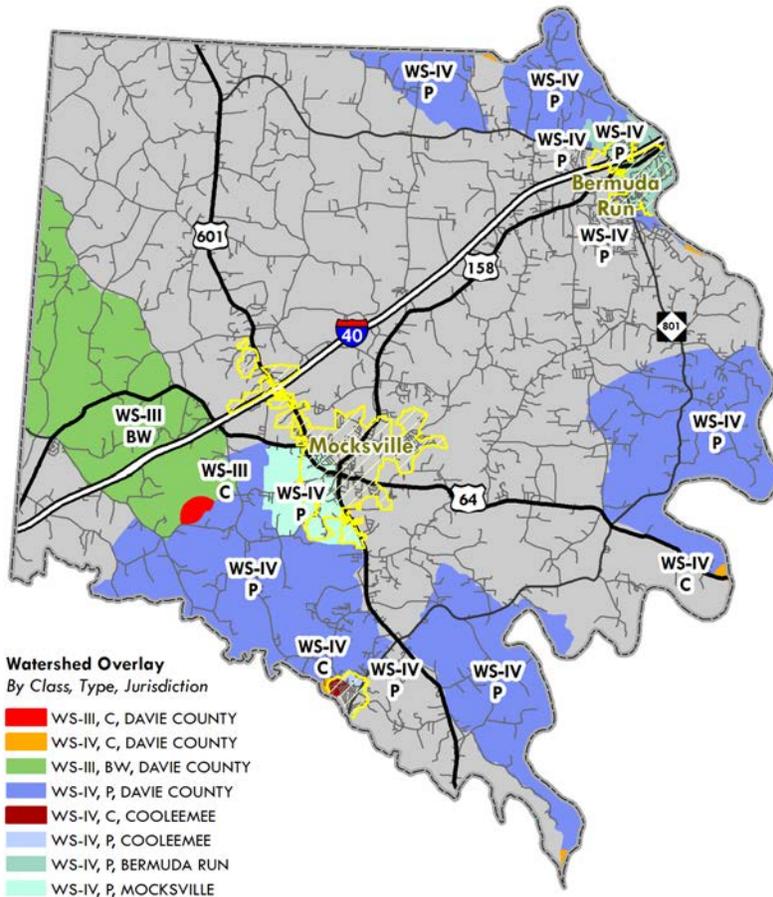
OVERLAY DISTRICTS

Watershed Overlay Districts: The watershed overlay districts are established to impose higher development standards around or upstream from drinking water supplies than generally imposed on land uses in the planning area. The intent is to maintain current development patterns in order to prevent the risks of pollution from more intense land uses (urbanization). The classifications of watersheds are based on current or expected land development patterns. A W-S III will have a low-to-moderate intensity pattern; and a W-S IV will have a moderate to high land-use intensity pattern. Because the risk of pollution is directly related to the proximity to the water supply, development standards are higher in the critical area than in the balance of the watershed. The WS-III-BW (Balance of Watershed) or WS-IV-PA (Protected Area) overlay districts do not specify a single use among permitted uses but to permit an increase in the built-upon or impervious limits for nonresidential uses on a case-by-case basis.

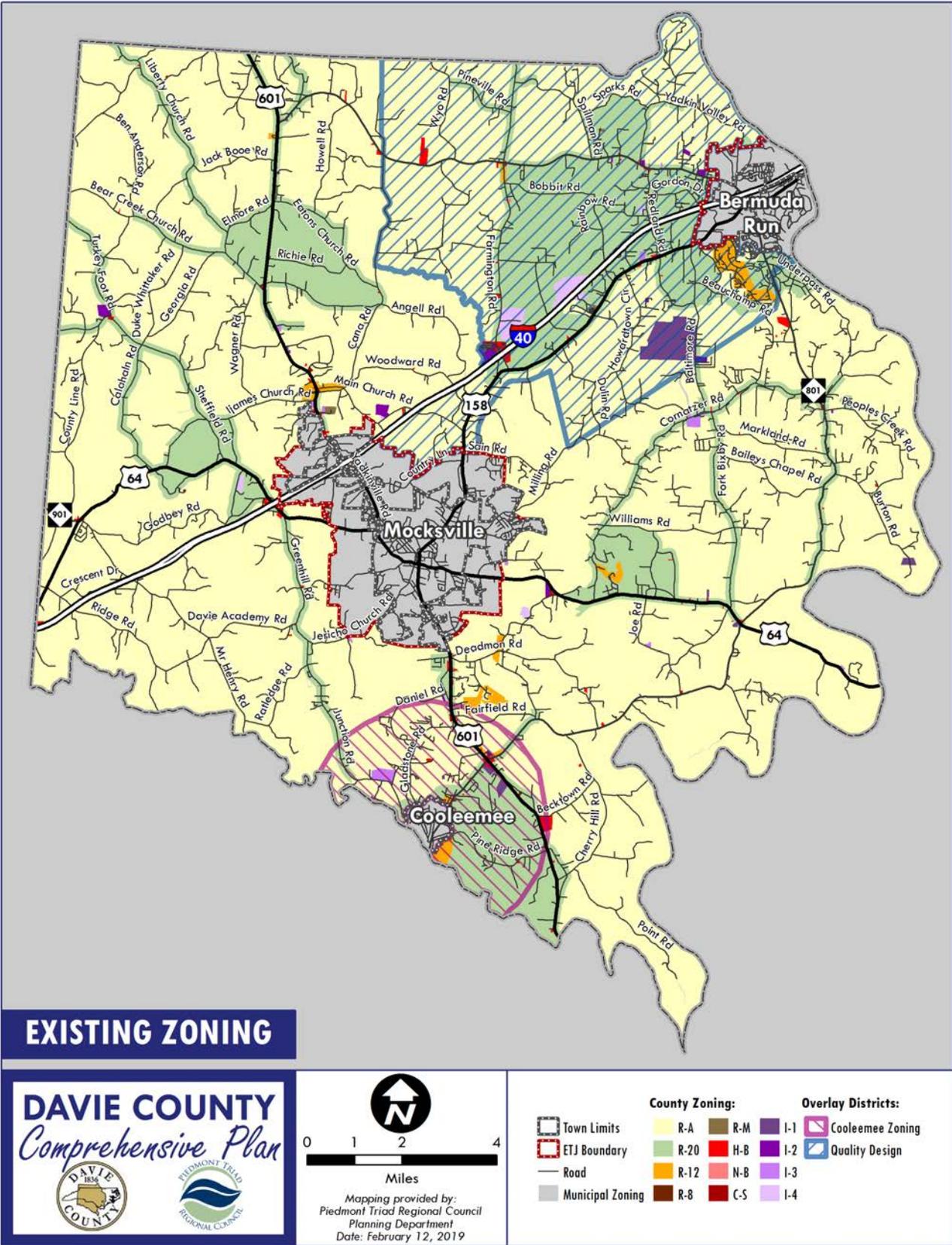
Under current watershed requirements built-upon or impervious limits for nonresidential development cannot exceed 24% in the WS-III-BW or 36% in the WS-IV-PA, in order to promote economic development, while not undermining the intent of the watershed overlay district, the Board of Commissioners may permit new development and expansions to existing development to increase built-upon or impervious limits to 70% on a case-by- case basis. However, the board cannot allow this increase on more than ten percent (10%) of the total land area within the WS-III-BW or the WS-IV-PA watershed.

QD Quality Design Overlay District: Geographic coverage encompasses primarily the rapidly growing northeastern section of the County. It is intended to supplement, rather than replace the underlying zoning in this area. It does not address elements such as use or intensity (which are controlled by the underlying zone), rather, it addresses design elements such as landscaping, signage, and access. Single-family residences are specifically exempted from the requirements of the QD District.

Cooleemee Zoning Overlay District: Geographic coverage encompasses an area being bounded by the South Yadkin River and a line beginning two miles upstream from the town limits of Cooleemee; running parallel with the town limits two miles outside of the town limits, and terminating at a point two miles downstream of the Cooleemee town limits. The overlay district is intended to supplement, rather than replace, the underlying zoning in the area prescribed. The overlay district specifies design elements for commercial, industrial, and multi-family developments such as the location of parking areas, underground utilities, location of buildings, screening, outdoor lighting, sidewalks and street access to developments. The overlay district requires additional review of land developments by the Cooleemee Town Board for any development proposals within the Cooleemee town limits. The overlay district requires review of land developments by the Project Review Committee prior to any review by the Davie County Planning Board, Davie County Board of Adjustment, or Davie County Board of Commissioners for any development proposal on property lying outside the Cooleemee town limits.



Map 1: Water Supply Watersheds



Map 2: Existing Zoning

COMMUNITY PROFILE BRIEF

This section highlights key demographics about the County's population. A more detailed demographic profile is included in the Appendix. Davie County was compared to Forsyth, Stokes, Surry, Yadkin and McDowell Counties in several key areas including population, race & ethnicity, education, poverty, housing, employment and other areas.

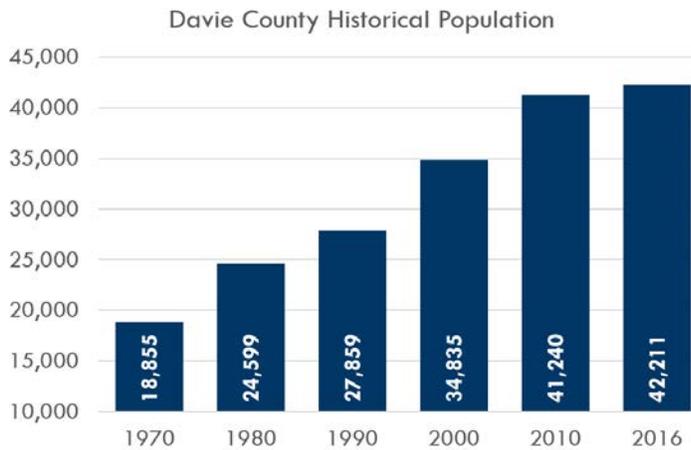
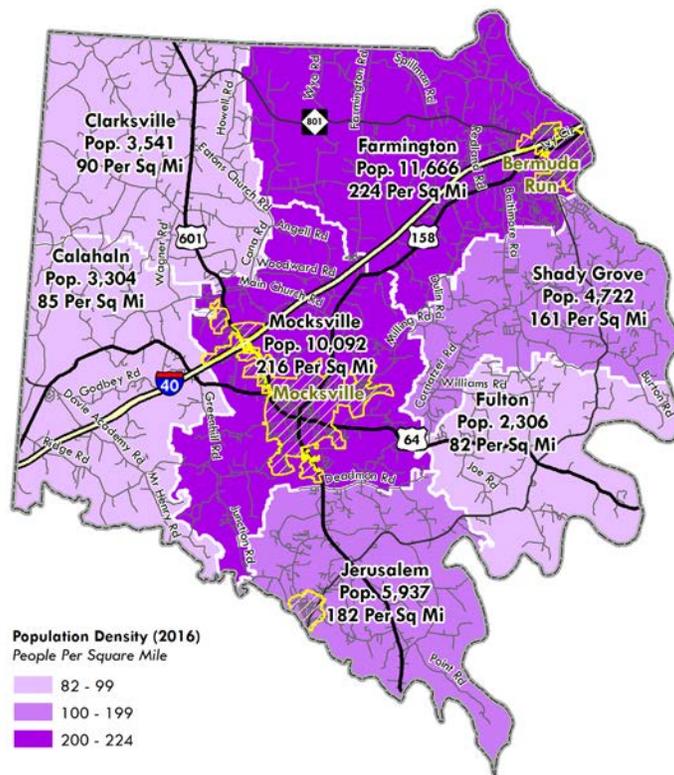


Figure 1: Historical Population

POPULATION GROWTH

The estimated 2016 population of Davie County was 42,211 people (NC State Demographer). This is an increase of 14,352 people since 1990, a 52% increase in just over 25 years. This growth rate is on par with the State (which grew 53% during the same time period) and exceeds the growth of surrounding counties (Forsyth grew by 39% and Yadkin by 24% between 1990 and 2016).

Over the next 20 years, the NC State Demographer estimates that Davie County's population may reach 53,084 people by the year 2037, an increase of 24%. This growth rate is on par with the State (projected to grow by 22%) and a slightly more than Forsyth County (projected to grow by 21%), while the other surrounding rural counties will have minimal growth over the next two decades.



Map 3: Population Density

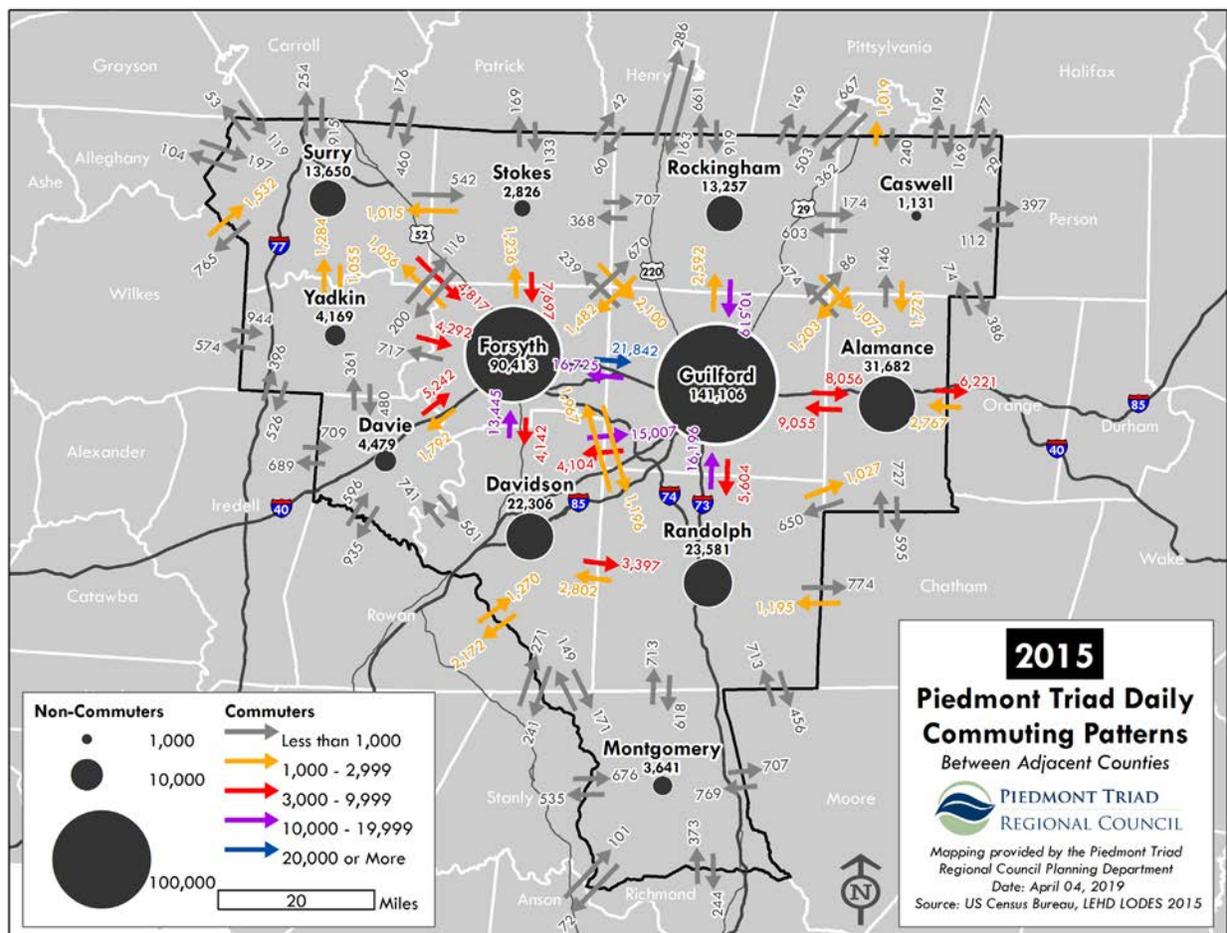
When compared to North Carolina, the Davie County population tends to be:

- Older, with a median age of 44. The population in the eastern part of the County, around Farmington and Bermuda Run is typically older than the western areas.
- Less racially diverse, with a percent minority of 15% non-white, non-Hispanic. The population in and around Mocksville has a higher minority concentration.
- Less educated, with 24% of the adults ages 25 years and older holding a Bachelor’s degree or higher. However, Davie County overall has a higher educational attainment than other peer counties (Stokes, Surry, Yadkin, and McDowell). Areas around Farmington and Bermuda run have the highest educational attainment.
- More affluent, with a median household income of \$51,662 and only 14% of the population living below the poverty line. Areas around Farmington and Bermuda run have the highest incomes and lowest poverty rates.

Employed residents in Davie County are also very likely to commute outside the County for a job. Only one-fourth of the workforce residing in Davie County also work in the County. More of the workforce commutes daily to Forsyth County than stays in the County.

Davie County	Characteristic	North Carolina
44.0	Median Age	38.5
15%	Percent Minority	36%
24%	Percent Bachelor’s Degree	29%
14%	Percent in Poverty	17%
\$51,662	Median Household Income	\$48,256

Table 2: Davie County Demographics Compared to State



Map 4: Piedmont Triad Daily Commuting Patterns

Chapter 3: Focus Area Issues and Trends

THIS CHAPTER IS INTENDED TO HIGHLIGHT KEY DATA OR INFORMATION IN THE RESPECTIVE FOCUS AREA. THESE FOCUS AREAS WERE IDENTIFIED BY THE BLUE RIBBON COMMITTEE OR STAFF. POLICY RECOMMENDATIONS THAT ADDRESS KEY TRENDS OR ISSUES HAVE BEEN IDENTIFIED IN CHAPTER 4 – FUTURE GROWTH AND LAND USE AND ARE INTENDED TO GUIDE THE COUNTY, TOWNS, NON-PROFITS AND PRIVATE ENTERPRISES IN ADDRESSING THE CHALLENGES THE COUNTY FACES IN THE NEXT 10-20 YEARS.

LAND USE

How the American population uses land is constantly evolving, whether for agriculture, roads, utilities, parking or residential, commercial, industrial uses; development continues to use agricultural and forest lands. Davie County is not immune to this trend. The land required for future growth should be planned for, so that efficient extension of public services such as roads, water, sewer, schools and the link can be done efficiently, but effectively. The United States adds about 1 million acres of urban land every year or the equivalent of Los Angeles, Houston and Phoenix combined (Bloomberg, LP, 2018).

LAND SUITABILITY

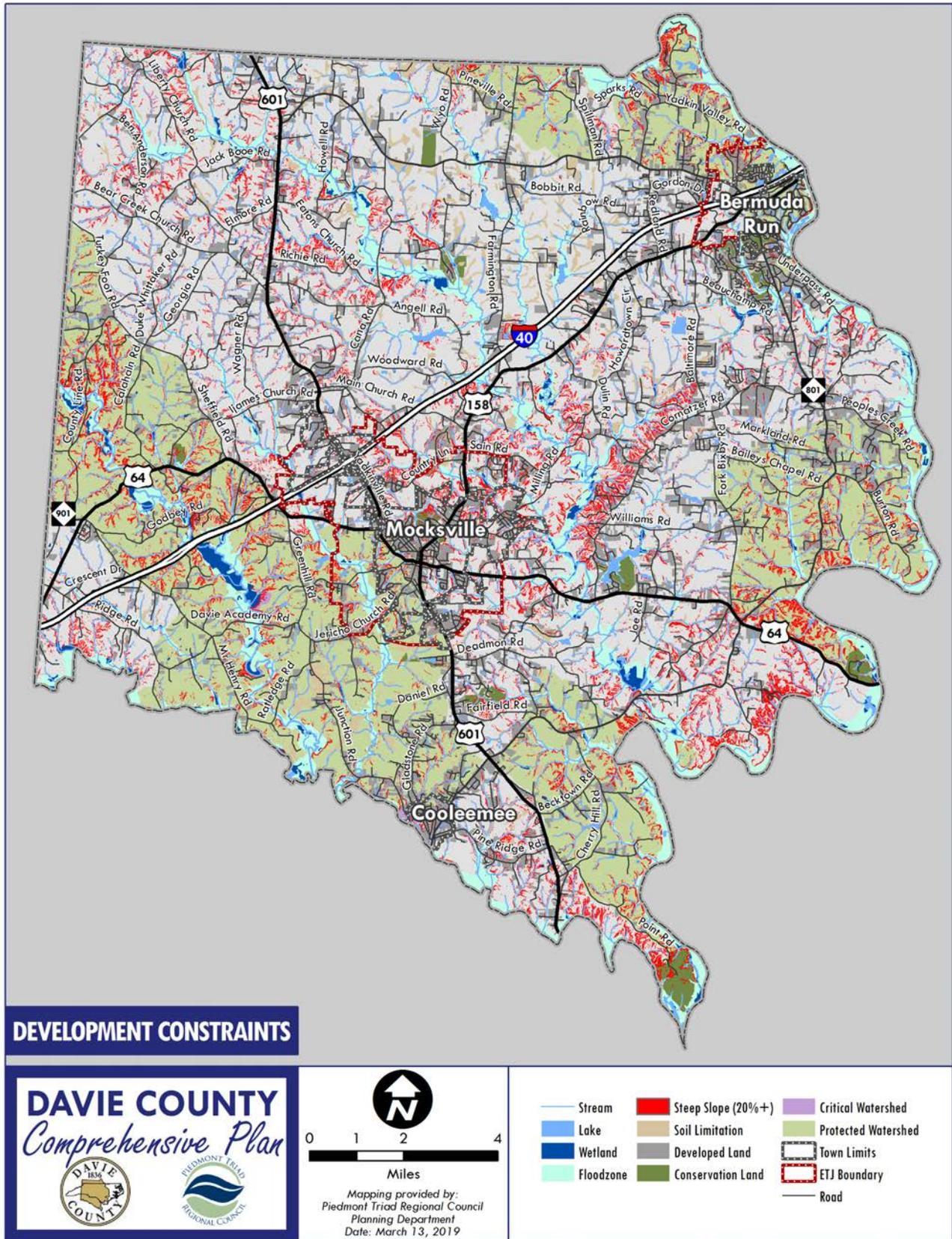
There are several development constraints factoring into existing and future land use including location of wetlands, floodplains, 30-foot stream buffers, hydric soils or those with “high runoff” or shrink/swell potential. Additionally there are critical water supply and protected water supply watershed areas. The map of development constraints shows the land suitability constraints that will be considered in any future land development in Davie County, showing those different watershed areas, Voluntary Agricultural Districts, conserved lands and present use value tax properties.

Roughly 1,500 acres of land is zoned for industrial use in Davie County (outside the municipal town and ETJ limits). About two-thirds of the land that is zoned for industrial use is currently being used for industrial purposes. Most of the other third of industrially zoned land is currently vacant. The following table illustrates the land uses by percentage in the unincorporated areas of Davie County.

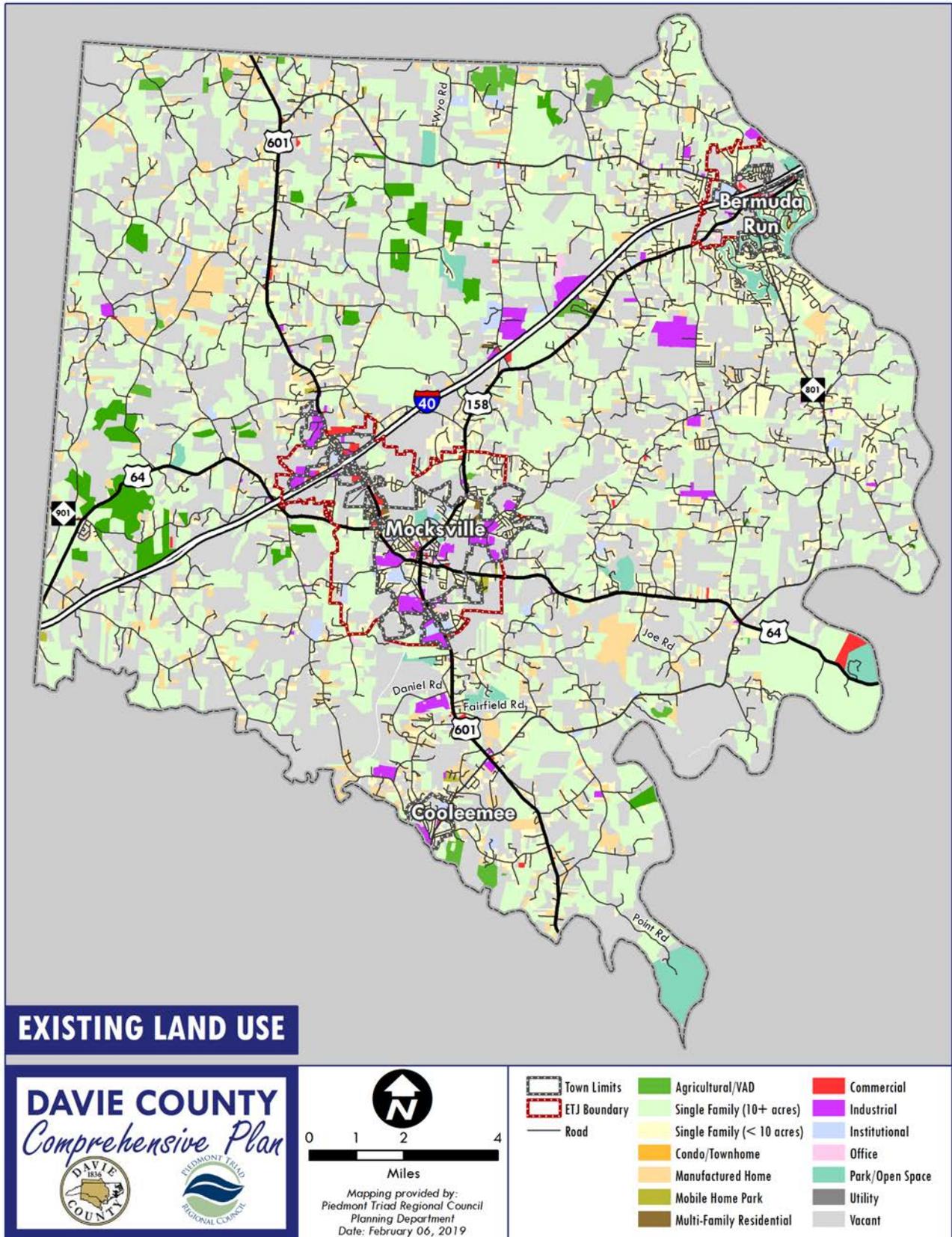
The other sections of Chapter 3 discussing housing, farmland preservation, parks, trails, open space, economic development and transportation all influence land use. The policy recommendations and strategies outlined in Part 2 of this document will influence how future development will occur. As policies are implemented, a holistic approach to land use must be considered most effective, knowing that one policy change must incorporate and consider how other policies may need to be changed to accommodate direct and indirect impacts of that policy change on land development.

Table 3: Land Use by Percentage

Land Use	Acres	Percent
Agricultural/VAD	3,945	2.6%
Single Family (10+ acres)*	52,901	34.8%
Single Family (< 10 acres)*	17,305	11.4%
Condo/Townhome	11	0.0%
Manufactured Home	7,327	4.8%
Mobile Home Park	132	0.1%
Multi-family Residential	4	0.0%
Commercial	390	0.3%
Industrial	1,283	0.8%
Institutional	1,015	0.7%
Office	93	0.1%
Park/Open Space	2,021	1.3%
Utility	42	0.0%
Vacant	65,463	43.1%
COUNTY TOTAL	151,933	
*Some incidental agricultural uses may exist in these single family categories		



Map 5: Development Constraints



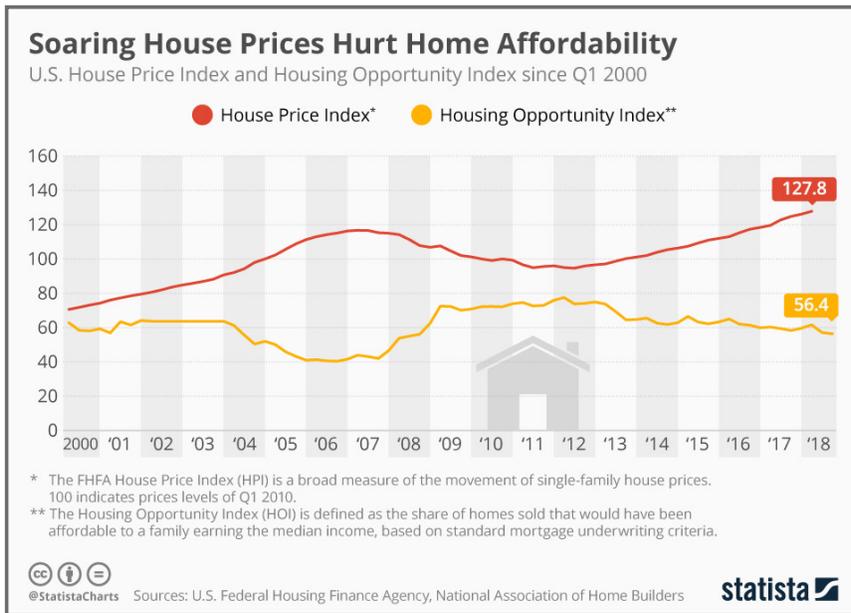
Map 6: Existing Land Use

HOUSING

As of 2016, there were 18,241 housing units in Davie County, an increase of 3,288 units (22%) since 2000. The majority of housing is single family detached units (77%), with the second most prevalent housing type as mobile home units (18%). Only 5% of housing units are multi-family units in the County, mostly in the Mocksville vicinity. The percentage of multi-family households in North Carolina is 18%. In May 2018, there were 223 Section 8 HUD vouchers in Davie County, primarily located in Mocksville and Cooleemee.

Approximately 14% of the housing units are vacant across the County. Of the 15,646 occupied units, about 23% are rental properties. The median value of owner occupied homes across the County is \$169,300. This statistic fluctuates across the County. The Farmington Township (including Bermuda Run) has a median home value of \$225,100 compared to the Jerusalem Township (including Cooleemee) which has a median home value of \$95,200.

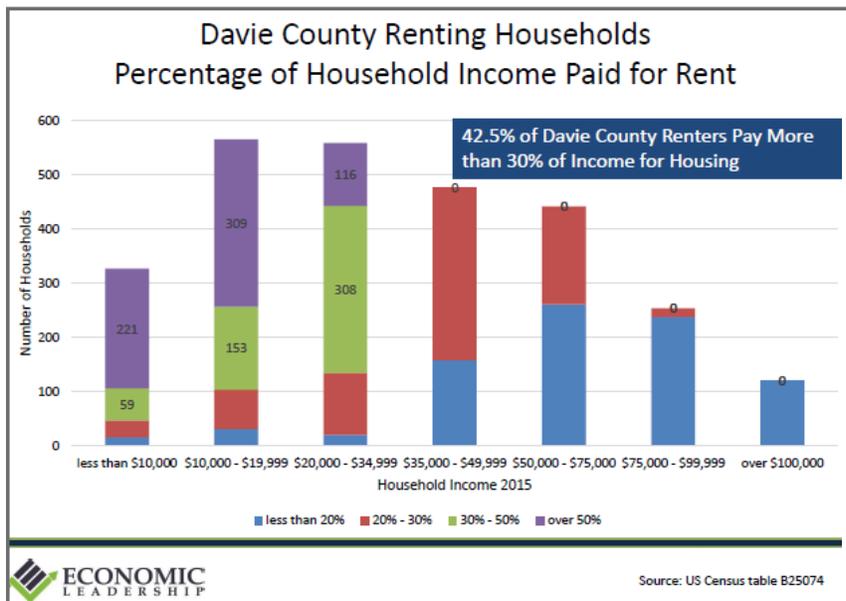
Figure 2: House Prices Hurt Affordability

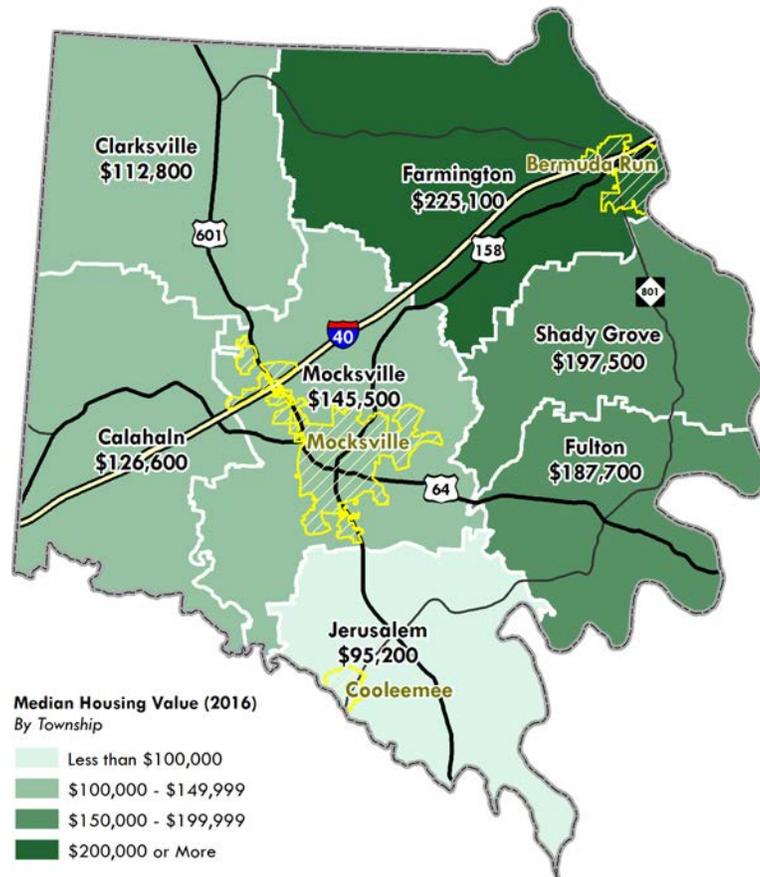


A focus group of young professionals and older adults emphasize increased housing options and lower cost market rate housing as an unmet need in Davie County. Housing affordability has only gotten worse since the Great Recession of 2008. The following national chart uses 2010 Q1 as the base year (Index of 100) for affordability, which is shown in the red line “House Price Index”. The orange line shows the share of homes that would have been affordable to a family earning median income.

Renting affordability in Davie County is not any more achievable than what is being reported at the national level. Economic Leadership reported in the September 2017 economic development snapshot for Davie County that 42.5% of Davie County renters pay more than 30% of their income on housing. This can push the local workforce to look outside the County for housing, causing transportation congestion, as well as a reduction in worker’s quality of life due to the time spent commuting instead of participating in the community around their job location.

Figure 3: Income Paid For Rent





Map 7: Median Housing Value

FOCUS GROUP DISCUSSIONS OF HOUSING ISSUES

REAL ESTATE

Two related real estate focus group discussions occurred during Mocksville and Bermuda Run’s real estate association meetings in August and September of 2018. The targeted discussion gathered feedback on what is working with residential real estate, what are the barriers to providing housing to different segments of the market and what policies or additional considerations should the County and partners make. Issues discussed include; the cost of land and a limited number of builders working on residential construction due to low margins, all contributing to a reduction in the available residential land supply for a large segment of the population. There was a need for market rate multi-family development as well as increased housing options. Partnering with landowners, developers, investors and human service organizations was mentioned as a way to incentivize more residential construction and come up with a process to facilitate what is needed by the existing and growing population and workforce.

YOUNG PROFESSIONALS

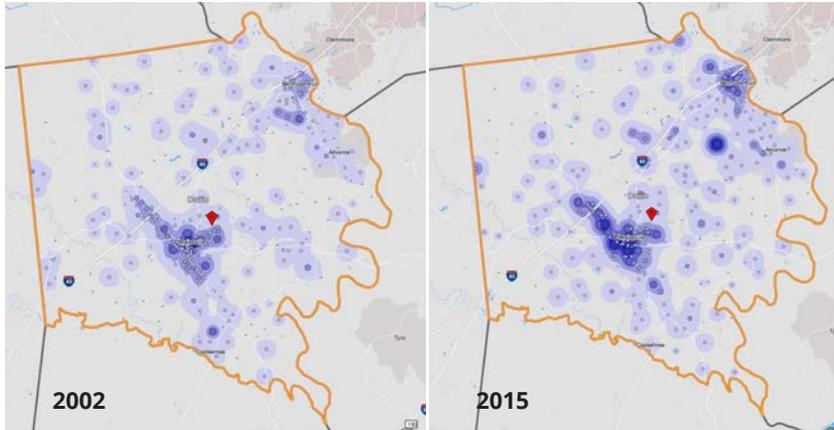
Two young professional focus groups were gathered over the summer of 2018 to solicit feedback on what is liked and disliked about housing in Davie County. The positives included lower taxes, rural setting, available land, quiet and quality of the schools. The negatives or dislikes included lack of affordable housing options, lack of non-income restricted apartments, need more rent options and lack of updated or modern apartments. The young professionals also did mention that the County is family friendly, but could use more dining and entertainment options.

ECONOMIC DEVELOPMENT

This section identifies key employment, income, and obstacles that accurately profile the County. The County's commitment to education, infrastructure, and quality of life have formed the pillar of business success and growth. Due to its proximity to major metropolitan areas such as Charlotte, Winston-Salem, High Point, and Greensboro, the County recognizes its role as a driver in the regional economy. As part of its efforts to grow the economy, the County will continue to work with residents, new enterprises, and firms seeking to expand their businesses. Particularly, the County has worked to strengthen established industries that are poised for growth such as logistics/distribution, biotech, transportation equipment, value added agriculture, and hospitality.

EMPLOYMENT ASSESSMENT

Davie County has experienced job growth and low unemployment rates in recent years. Since the recession ended in 2009, job growth in the County has increased significantly faster than labor force growth, which was just over 10 percent. Davie County has enjoyed strong job growth percentages, especially when compared with other counties in the Piedmont Triad region; in which case, Davie County has encountered job growth percentages that



Map 8: Employment Heat Maps

represent more than double the next most successful county in the Piedmont Triad region.

The largest industry in the County is manufacturing, which employs a range of 2,350-3,940. Additionally, the largest employers in this industry are Ashley Furniture Industries Inc. (1000+), VF Jeanswear Limited Partnership (250-499), and Ingersoll Rand Company (250-499). However, one of the big three manufacturing employers within Davie County, VF Jeanswear, has decided to relocate their headquarters from Greensboro, North Carolina to Denver, Colorado, which could shake the employment statistics for Davie County in the future.

The industry following Manufacturing in the County is Education & Health Services,

which employs a range of 1300-1747. Additionally, the largest employers in the Education & Health Services industry are Davie County Schools (1000+), Wake Forest University Baptist Medical (100-249), and Liberty Healthcare Group LLC (100-249). The third largest industry is Trade, Transportation, & Utilities, which employs a range of 600-1249. Additionally, the largest employers in the Trade, Transportation, & Utilities are Wal-Mart Associates Inc. (250-499), Food Lion (100-249), and Lowes Home Centers Inc. (100-249). The overall largest employers of Davie County are Ashley Furniture Industries Inc. (1000+), Davie County Schools (1000+), and CPP Global (250-499).

Investigating a comparison between employment heat maps of 2002 and 2015 reveals insights for the employment growth that Davie County has experienced, and will continue to experience, as well.

The comparison indicates that Davie County has experienced a dedicated employment growth trend, fueled by manufacturing site development. The largest indicator of this can be witnessed on the maps within the top right corner of Davie County - where Ashley Furniture Industries is located.

However, the tides of the job market are projected to shift dramatically within the next 10 to 20 years. The amount of manu-

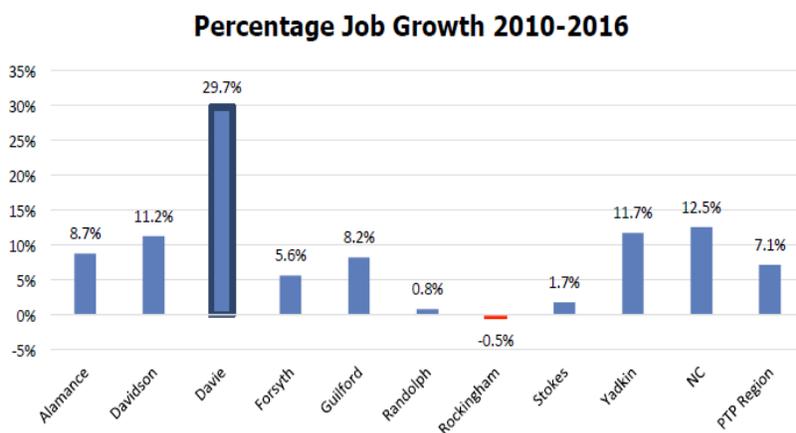


Figure 4: Piedmont Triad Job Growth by County

facturing jobs will be reduced dramatically by globalization and technological advancement. In fact, the U.S. Bureau of Labor Statistics projects that 15 of the 20 most rapidly declining industries in the nation will be in manufacturing.

PIEDMONT TRIAD CLUSTER ANALYSIS

Industry trends are shown through a cluster analysis. Davie County's cluster assessment completed by Economic Leadership in 2018 reviewed trade clusters within the broader Piedmont Triad Region. Focusing on industry clusters within a region may dilute efforts to illustrate what types of businesses will or are expected to exceed expectations.

On a cluster graph, there are four quadrants that an industry may fall under. These quadrants are legacy, assets, no specialty, and emerging opportunities.

Legacy clusters are traditional industries that are tied with community identity such as tobacco, textiles, and furniture. The asset clusters are industries that generate a large amount of revenue and are growing very fast, such as the manufacturing of medical devices. The no specialty clusters are industries that are very clerical, such as financial services and office assistantships. Meanwhile, the emerging opportunities cluster represents industries that are not economic drivers but are experiencing growth.

The Piedmont Triad cluster map reveals a range of useful data. The map emphasizes the current reliance of the furniture industry in the Piedmont Triad, but also raises alarm of this reliance as well. The industries of Tobacco and Textile manufacturing are industries that were intentionally left off of the Piedmont Triad cluster map due to their size and scale. Meanwhile, the industries

of food processing and manufacturing are revealed as growing industries that deserve more attention with the coming years.

However, the most important illustration from the cluster map indicates the asset industry clusters. The asset clusters are particularly useful to analyze because they represent industries that generate the most revenue, while still maintaining a strong growth margin.

The Triad Asset Clusters are:

- Aerospace Vehicles and Defense
- Automotive
- Paper and Packaging
- Plastics
- Medical Devices
- Production Technology and Heavy Machinery
- Distribution and E-Commerce
- Education and Knowledge Creation

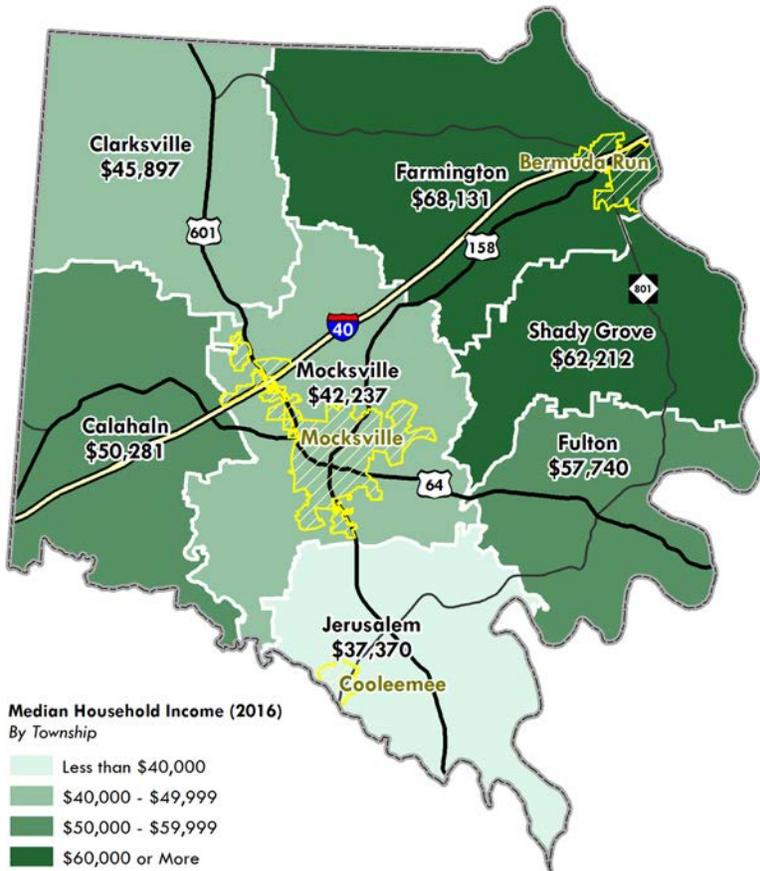
The most notable element of change when comparing the triad asset cluster list with the triad asset cluster map is the absence of Aerospace Vehicles and Defense. This industry was intentionally left out of the map because its growth was about 450 percent from 2006 to 2016.

INCOME ASSESSMENT

The median household income in Davie County (\$53,493) is higher than the North Carolina median (\$52,752) but lower than the U.S. median (\$60,336) Income and poverty rates vary throughout the County. The areas of the County with the highest median income are census tracts near the top right corner of the County, where Bermuda Run, Farmington, and Shady Grove reside.

WORKFORCE DEVELOPMENT AND COLLEGE PROMISE

Davie County has recognized the young professional as the future of their County's workforce; therefore, the County has developed a program to support young profes-



Map 9: Median Household Income

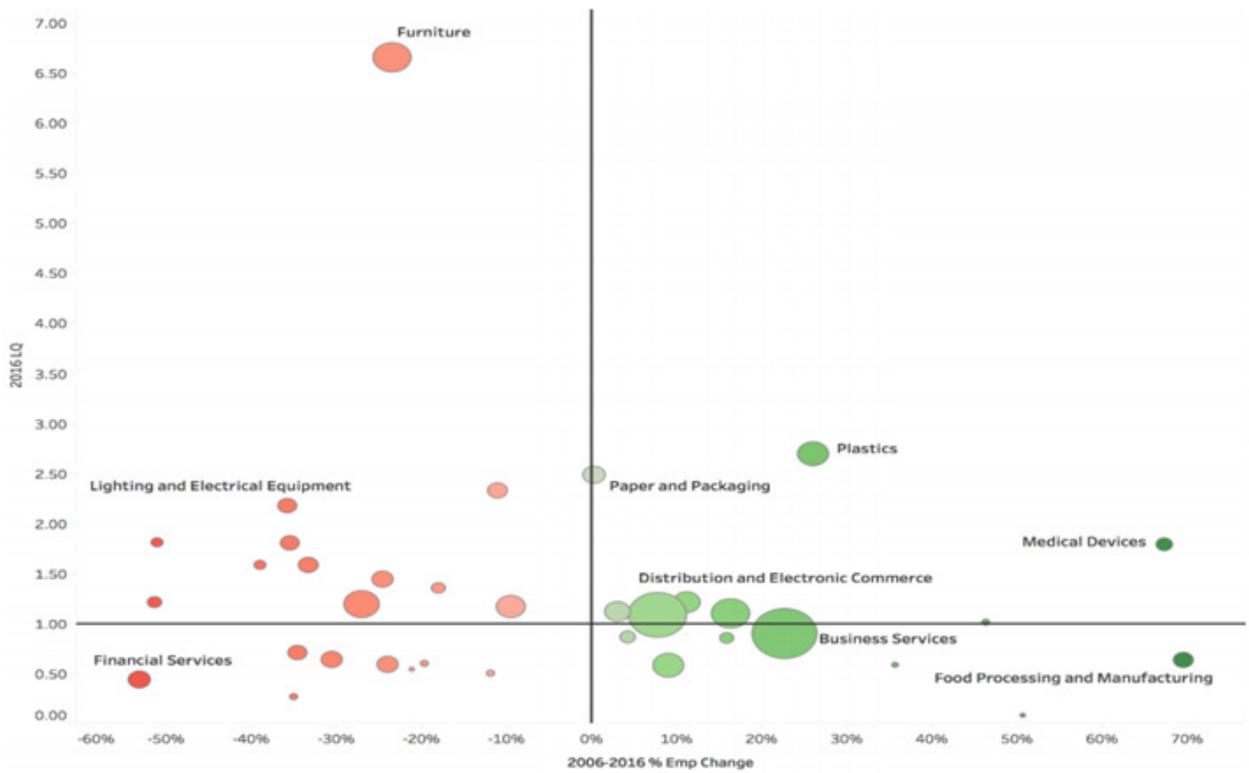
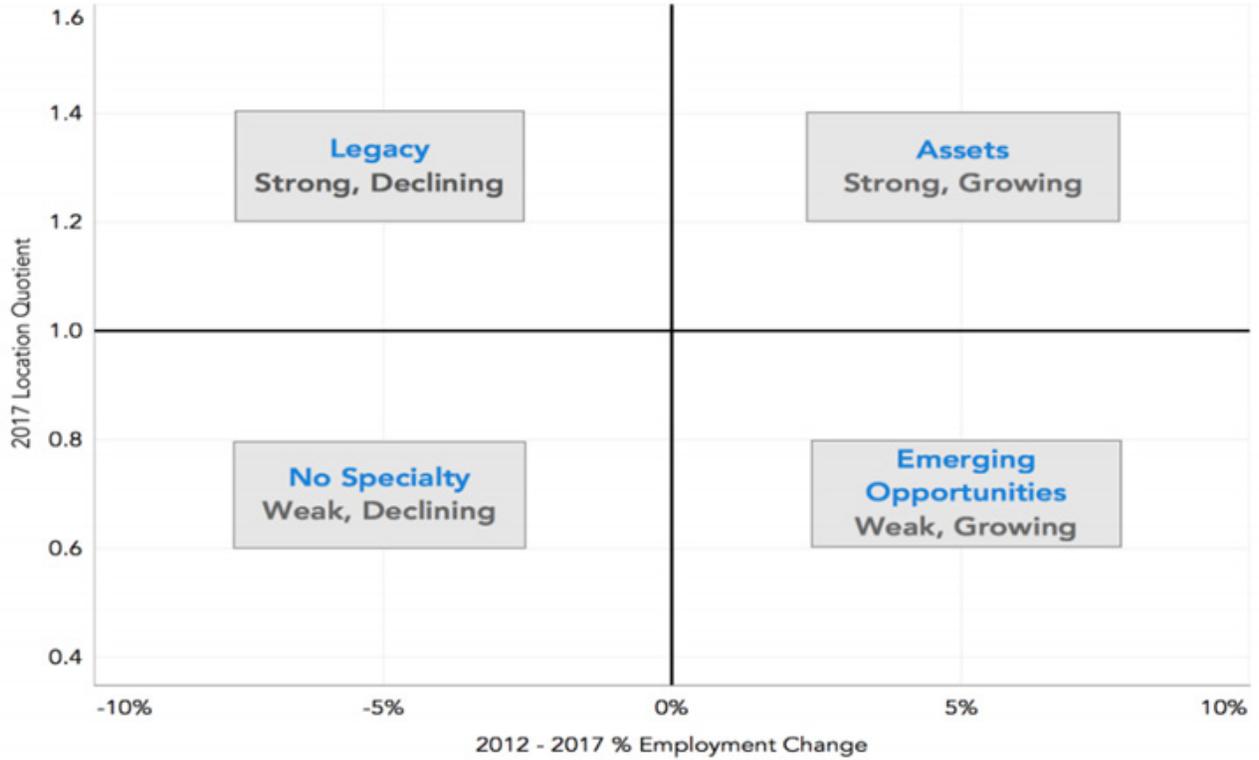


Figure 5: Triad Industry Cluster Assessment

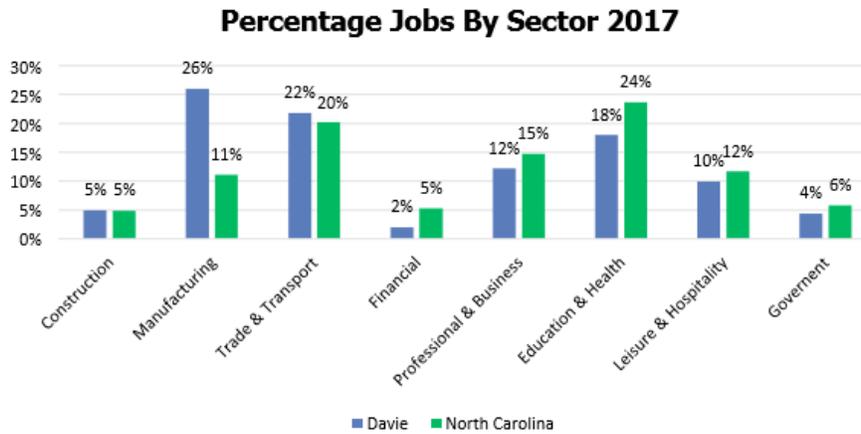


Figure 6: Jobs By Sector

education and training beyond high school. The educational challenges Davie County identified suggested that the procurement of postsecondary education is essential participation in the twenty-first-century labor market. This is where the Ignite Davie Promise initiative attempts to address the gaps.

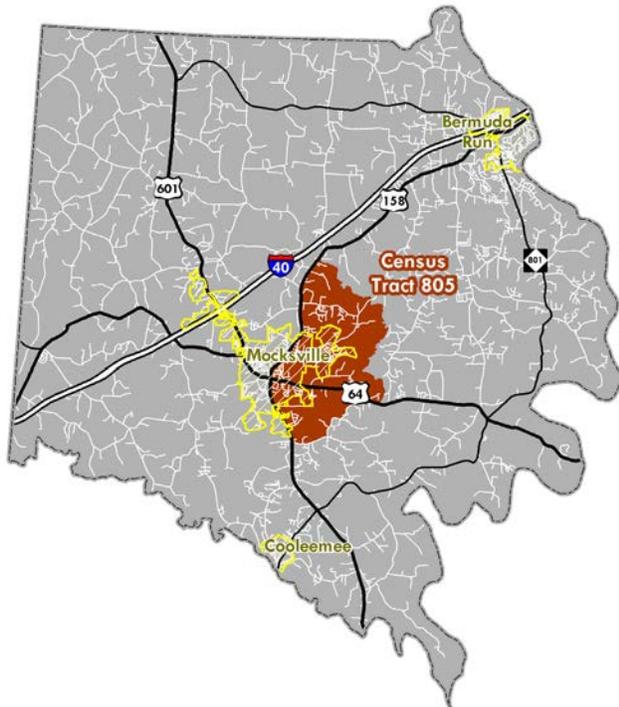
The Ignite Davie Promise initiative supports graduates of Davie County High School by partnering with Davidson County Community College to provide a “last dollar” funding opportunity for students interested in higher education. The “last dollar” funding component of this means that this funding opportunity must be used as a last resort by potential recipients. When used as a “last dollar” option, the Ignite Davie Promise will (1) cover in-state tuition and fees to attend Davidson County Community College not covered by financial aid or other scholarships, (2) provide up to \$250 per semester for textbooks, and (3) cover summer school for programs that require enrollment through summer terms. The total cost of Ignite Davie Promise for the first year is estimated to be \$90,000. For the second year, the total cost is estimated to be \$204,000.

As a result, Ignite Davie Promise is a community initiative to raise the educational attainment of Davie County residents and strengthen the local workforce by providing college access through tuition assistance for all high school graduates. The vision of

sionals on their journey to acquire the skills and knowledge to be a high performer in a competitive workforce. This program is known as Ignite Davie Promise, a college promise program funded through private investment and fundraising efforts. Initially, Davie County discovered that in 2017, 54.5% of Davie County Residents had some post secondary education, but only 32.8% of residents earned an Associates Degree or Higher. Furthermore, it was revealed that by 2020, more than 65 percent of jobs will require postsecondary

Davie County Top 25 Employers 2018			
Rank	Company	Industry	Employment Range
1	Ashley Furniture Industries Inc	Manufacturing	1000+
2	Davie County Schools	Education & Health Services	1000+
3	Cpp Global	Professional & Business Services	250-499
4	Congruity Hr	Professional & Business Services	250-499
5	Davie County	Public Administration	250-499
6	Vf Jeanswear Limited Partnership	Manufacturing	250-499
7	Ingersoll Rand Company	Manufacturing	250-499
8	Avgol America Inc	Manufacturing	250-499
9	Wal-Mart Associates Inc.	Trade, Transportation, & Utilities	250-499
10	Wake Forest University Baptist Medi	Education & Health Services	100-249
11	Food Lion	Trade, Transportation, & Utilities	100-249
12	Bermuda Village Retirement Center	Education & Health Services	100-249
13	Comfort Bilt	Manufacturing	100-249
14	Jockey International Inc	Manufacturing	100-249
15	House Of Raeford	Manufacturing	100-249
16	Reeb Millwork Corporation Southeast	Manufacturing	100-249
17	Lowe's Home Centers Inc	Trade, Transportation, & Utilities	100-249
18	Palletone Of North Carolina Inc	Manufacturing	100-249
19	Liberty Healthcare Group Llc	Education & Health Services	100-249
21	Sock And Accessory Brands Global In	Trade, Transportation, & Utilities	50-99
21	Ymca Of Northwest North Carolina	Leisure & Hospitality	50-99
22	Funder America Inc	Manufacturing	50-99
23	Amarr Garage Doors Co	Manufacturing	50-99
24	Travelcenters Of America	Trade, Transportation, & Utilities	50-99
25	Lowe's Foods Llc	Trade, Transportation, & Utilities	50-99

Table 4: Davie Top Employers



Map 10: Opportunity Zone

this program is to spark the local economy and enhance the economic mobility of future generations in Davie County, while simultaneously opening doors to educational access and success by allowing students the opportunity to reach their potential. The ultimate goal of the Ignite Davie Promise is to develop a well-educated and highly skilled workforce that will further promote Davie County as a community of choice for families, business and industry. Ignite Davie Promise is anticipated to launch Fall of 2019.

BUSINESS INCENTIVES

Davie County has developed a business incentive scoresheet for potential investment in the county. The scoresheet accurately identifies the seven categories of importance that Davie County needs to consider when interviewing potential investors. These categories are (in no specific order): (1) new full-time jobs; (2) new capital investment; (3) average annual wage; (4) expansion of existing business in the County; (5) County-targeted industry; (6) Company-paid health insurance; and (7) workforce training plan. Each category of this scoresheet has thresholds that carry a weighted point system which will then indicate what type of incentive level is provided to the potential business. For instance, any business that would receive a 0-4 score out of 10 on the incentive scoresheet would not be offered any level of incentive. Additional consideration is also provided if the business operates within a targeted location, or a location that has been recognized for needed development, in the County.

OPPORTUNITY ZONES

In 2017, the federal Tax Cuts and Jobs Act also created the Opportunity Zone (OZ) program. The OZ program entices investors to make long-term commitments to communities that are historically distressed in order to receive tax benefits. Davie County has one opportunity zone, however, the tract that hosts the opportunity zone is quite large. Thus, identifying the potential industries within the OZ is critically important. A full pre-development process should take at least 6 to 12 months. Due to the fact that equity invested in OZs before the end of 2019 will yield the maximum tax benefit, it is important that Davie County addresses their OZ. If the OZ investment is held for longer than 5 years, there will be a 10% exclusion of the deferred gain. If the investment is held for more than 7 years, the 10% exclusion will become 15%. Second, if the investor holds the investment for 10 years total, an investor will be absolved of any capital gains tax.

For the sake of explaining OZ yield, if a \$2 million dollar investment is held for 10 years, and after-tax return at sale is 56 percent greater, the OZ investment will return approximately \$400,000. This example is theoretical and should only be used to illustrate OZ yield; investors need to contact their personal tax advisors to learn how an OZ investment will affect their specific situation. Additionally, OZ investments can expect the deferred capital gains tax to present a return on December 31, 2026, or at the sale of the asset (whichever is earlier).

ELEMENTS TO ADDRESS

There are multiple areas that Davie County will need to address in order to achieve future economic success. The education and skills gap of Davie County residents will represent the nexus to achieving economic success. Another area that Davie County will need to address are technological trends. These trends are eliminating usefulness of traditional economic drivers such as retail locations. For instance, the rise of E-commerce will encourage more retail sales to the internet, which will decrease retail locations. The businesses will still need to invest in storage facilities and manufacturing sites; however, commercial real estate will decline in the process. This trend reveals another important one as well, real estate. The real estate trend will continue to reflect reduced office space, online retail, warehouse consolidation, and mechanized industrial space. This will ultimately translate to a higher percentage of workers working from home, and many local communities requiring less non-residential space. Davie County should approach these trends with caution and explore opportunities that mitigate their impact.

UTILITIES

When a business looks to expand or open in a new region, it considers everything from the tax rates to the quality of life. One key part of the decision lies with the availability of utilities. Without widely available, reliable and affordable water, electric, gas, and wastewater services, most projects could not get off the ground. Utilities, such as water and sewer infrastructure, can therefore be a significant driver of economic development, as well as help manage growth throughout the County when planned appropriately. Davie County maintains an extensive water and sewer network in partnership with the Town of Mocksville and the Forsyth County Utilities Commission to meet growing development needs.

WATER

Davie County provides water directly to approximately 31,400 people. The rest of the County relies on private groundwater wells or municipal systems for their water supply. The County's water supply system is made up of 441 miles of water distribution lines, 7 water tanks, 2 water intakes, and 2 water treatment plants (WTPs). The system's finished water storage capacity is 4.58 million gallons.

All water supplied within Davie County originates as surface water from the Yadkin River or South Yadkin River. Davie County operates two water treatment plants, one on Sparks Road near Farmington that processes water from the Yadkin River, and another in Cooleemee that treats water from the South Yadkin River. The Sparks Road WTP provides drinking water to 67% of the service population and has a permitted capacity of 2.5 million

gallons per day (MGD), while the Cooleemee WTP serves 33% of the service population and has a permitted capacity of 3 MGD. The Town of Mocksville also maintains its own Lagle WTP, which draws water from Hunting Creek. The Town and County water systems are interconnected through a 12" main and pumping system for the purposes of sharing resources as needed.

Water demand throughout the county currently averages 2.63 MGD - a majority of which is used for residential purposes (86%). Other uses include commercial (8%), industrial (2%), institutional (4%). The distribution of water use is not anticipated to deviate significantly as population continues to grow in Davie.

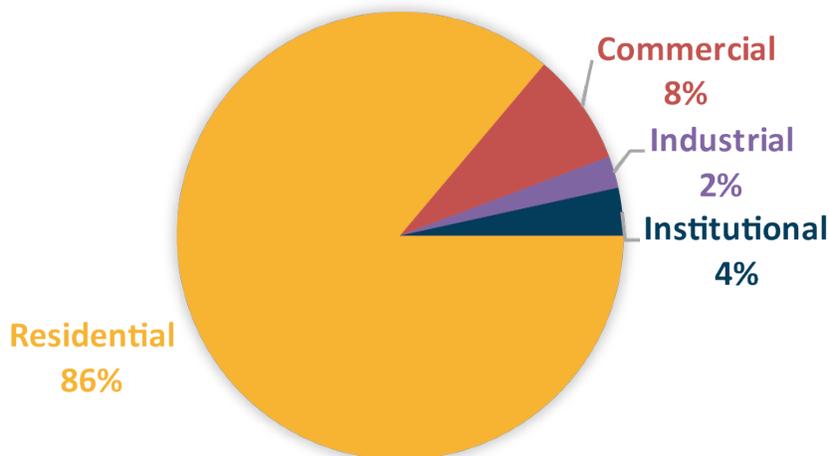
WASTEWATER

Davie County provides sewer service to approximately 2,480 homes and businesses throughout the County. The Davie County wastewater collection system is made up of 11.5 miles of force main, 36 miles of gravity sewer, and 12 pump stations. Existing sewer lines are primarily located in the Town of Cooleemee, along HWY 153 north of Mocksville, and in and around the Town of Bermuda Run. The Towns of Mocksville and Bermuda Run also offer sewer services and own and operate separate wastewater treatment plants (WWTPs) from the County.

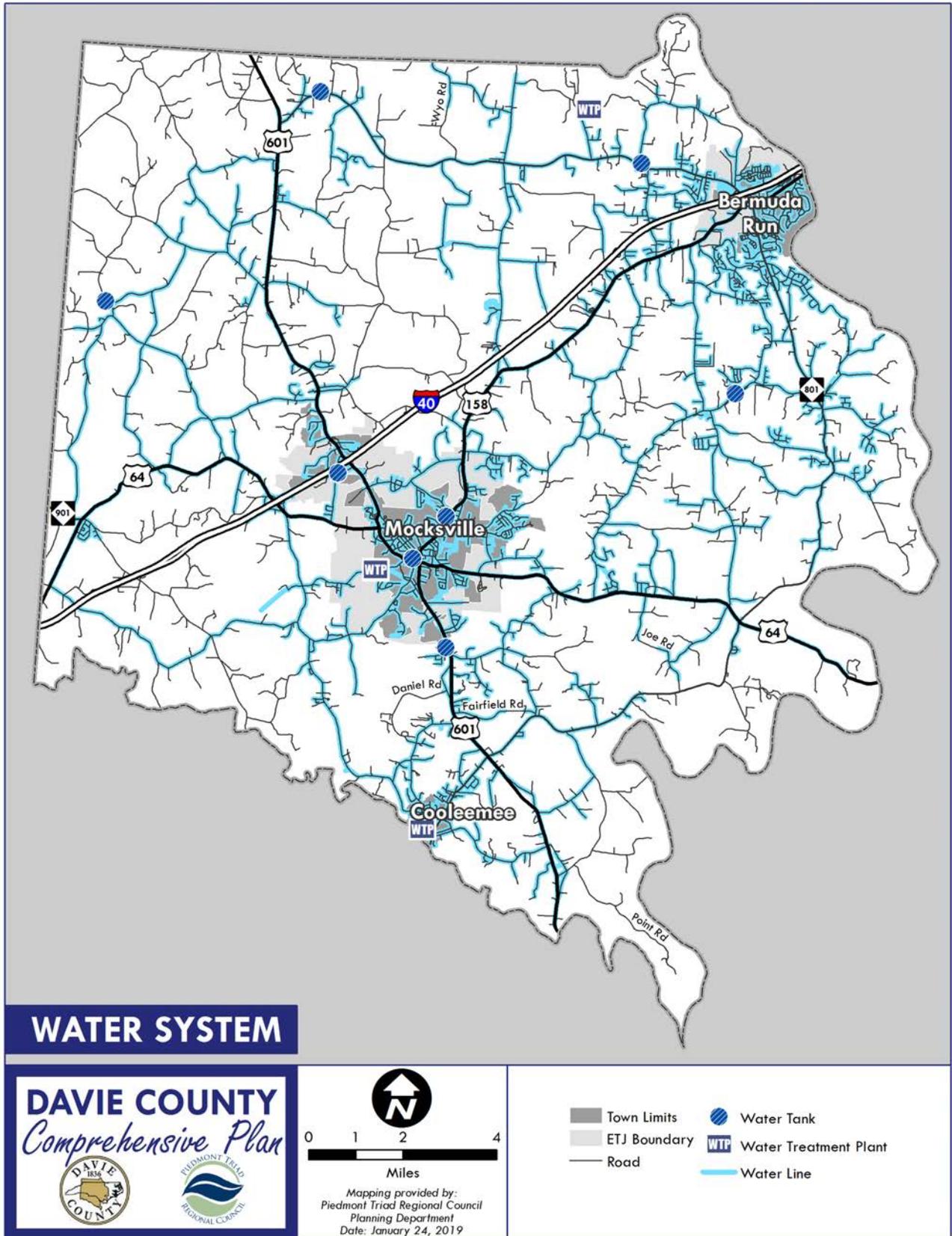
There are three (3) primary wastewater treatment facilities in Davie County. Davie County's Cooleemee WWTP is located in the southwestern part of the County and treats wastewater flows for the Town of Cooleemee and county. The facility is rated to treat and discharge 1.50 MGD of treated effluent to the South Yadkin River and averages daily flows of 0.49 MGD.

Figure 7: Water Use

WATER USE BY TYPE



Map 11: Water System Infrastructure



The Dutchmans Creek WWTP is owned and operated by the Town of Mocksville. It is located to the east of Mocksville and primarily treats municipal wastewater. The facility is rated to treat and discharge 0.98 MGD of treated effluent to Dutchmans Creek upstream of the Yadkin River and averages daily flows of 0.42 MGD.

The Town of Bermuda Run owns and operates the Bermuda Run WWTP which is located in eastern Davie County on the edge of Bermuda Run. The facility is rated to treat and discharge up to 193,000 gallons per day (GPD) of treated effluent to the Yadkin River and averages daily flows of 130,000 GPD. This aging, package plant is nearing the end of its useful life.

Davie County has an inter-local agreement with the Winston-Salem/Forsyth County Utility Commission (CCUC) in order to support wastewater treatment needs in the eastern part of the county. This agreement allows for up to 550,000 GPD of wastewater to be treated at the Muddy Creek WWTP.

A large portion of county residents rely on private septic systems to treat wastewater flows. There are an estimated 12,417 septic systems in the County. In a five year time span, between 2013 and 2018, there were 253 septic system malfunctions that were reported. Some of these failures may have been caused by impermeable soils. Much of the soils throughout the County are “some-what limited” to “very limited” for septic tank absorption fields because of their high clay content, which restricts Davie County’s capacity for such systems. Less constrained soils are located in the northwest and southeastern parts of the County.

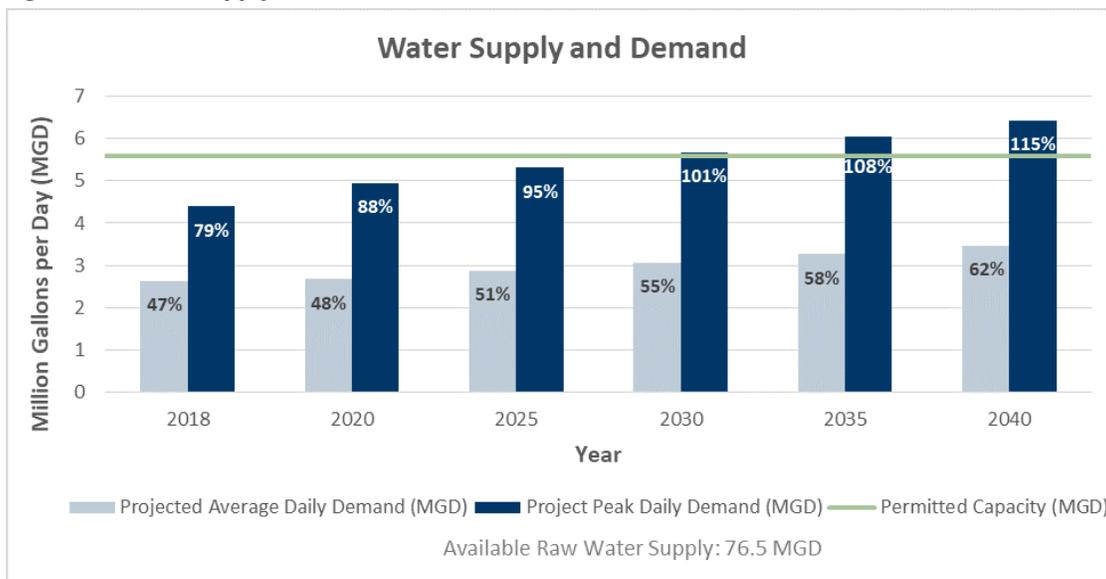
FUTURE NEEDS

Water

From 1970-2016, Davie County is the fastest growing county in the Piedmont Triad region of North Carolina and the 18th fastest growing county of the 100 counties in North Carolina (Source: US Census Bureau Decennial Census; NC Office of Budget & Management (2016 Certified Population Estimate). Development pressure is primarily being felt in the northeastern part of the County, where growth around Winston-Salem and Bermuda Run is leading to new housing and commercial development. This growth is anticipated to continue and place increased demands on existing water and sewer infrastructure.

Daily water demand in Davie currently averages 2.63 MGD, which is about half (48%) of the County’s permitted water capacity and 4% of the County’s available raw water supply. The County’s two water treatment plants have a combined capacity of 5.6 MGD and are permitted to withdraw up to 73.5 MGD from the South Yadkin (10.1 MGD) and Yadkin River (63.4 MGD) combined. By 2040, the service population of Davie County is projected to increase by roughly a third from 31,400 to 43,960 people (Source: Hazen and Sawyer, 2019). This growth in population is anticipated to increase average daily water demand from 2.63 MGD to 3.47 MGD, which is 62% of the County’s current permitted capacity. However, to ensure that Davie County is able to meet customer water demands under all conditions, Davie County must also consider peak water demands. Over the past few years, peak water demand has averaged 4.40 MGD, which is anticipated to increase to 6.43 MGD by the year 2040 as a result of population growth. As Figure

Figure 8: Water Supply and Demand





8 indicates, Davie County's existing facilities would be unable to handle such demand and will likely need to be upgraded prior to 2030. Anticipated growth in Davie may also require the County to replace and upgrade existing pipes, or extend services to projected growth areas. Treatment technologies may also need to be upgraded in anticipation of state water quality regulations.

Davie County Public Utilities recently worked with the Town of Mocksville and a consulting firm to better assess future water demands throughout the county, including incorporated areas. This water supply study evaluated projected water demand increases through 2040 and compared four water supply alternatives to meet future water supply needs. Davie County is currently weighing the recommended alternatives from this report to meet future demands, which are anticipated to be implemented over the next three years.

Wastewater

While Davie County has a significant amount of sewer infrastructure, the County has limited capacity to treat wastewater in the eastern part of the County. The County does not own their own wastewater treatment plant in the eastern part of the County and instead relies upon the Winston-Salem/Forsyth County Utility Commission for treatment. As such, the County has little control and influence over future wastewater treatment costs and future capacity. Unfortunately, the nearby Bermuda Run WWTP is too small to help relieve wastewater demands and is nearing the end of its useful life. It would also be too costly to pump wastewater to the Cooleemee WWTP due to the distance and topographic constraints.

Lack of access to public sewer has kept the density of new residential growth relatively low, which has helped preserve the rural character of the County. However, Davie County is concerned that limited sewer capacity in eastern Davie could also hamper economic development. Therefore, the County would like to maximize capacity in the existing system while planning for more capacity to accommodate anticipated growth in the eastern Davie County service area. In order to do so, the County

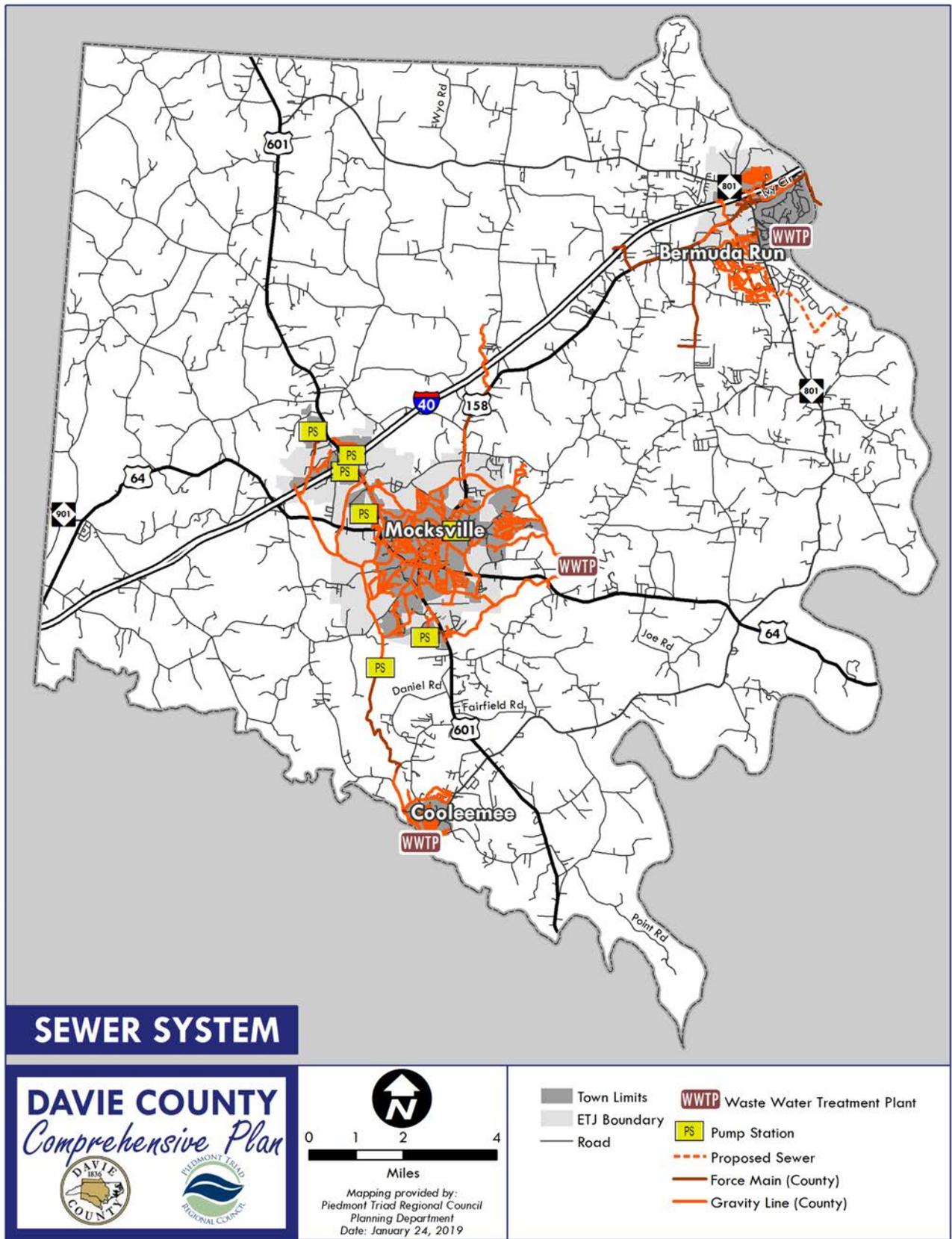
considered three potential alternatives: 1) Continue pumping to WS/FC Utilities with expanded capacity, 2) Pump to an expanded Cooleemee WWTP, or 3) Construct a new wastewater treatment facility in eastern Davie.

In 2018, Davie County received a \$2 million federal grant from the Economic Development Administration for sewer expansion in eastern Davie, which will help offset a \$13 million loan from the State Revolving Loan fund for the sewer expansion. As part of this project, Davie County will be installing 4,700 linear feet of 8-inch force main, 6,800 linear feet of 18-inch gravity sewer, 31,000 linear feet of 20-inch force main, and demolishing the Smith Creek pump station, which will be replaced with a new Bermuda Run West pump station. In exchange for paying for new construction that will allow raw wastewater to be delivered to the main interceptor serving the Muddy Creek WWTP, the County will no longer be charged the out-of-city rate from the WS/FC Utilities Commission for treatment, which will help lower sewer customer rates. This project and agreement will also help increase Davie County's wastewater capacity from 0.55 MGD to at least 2 MGD.

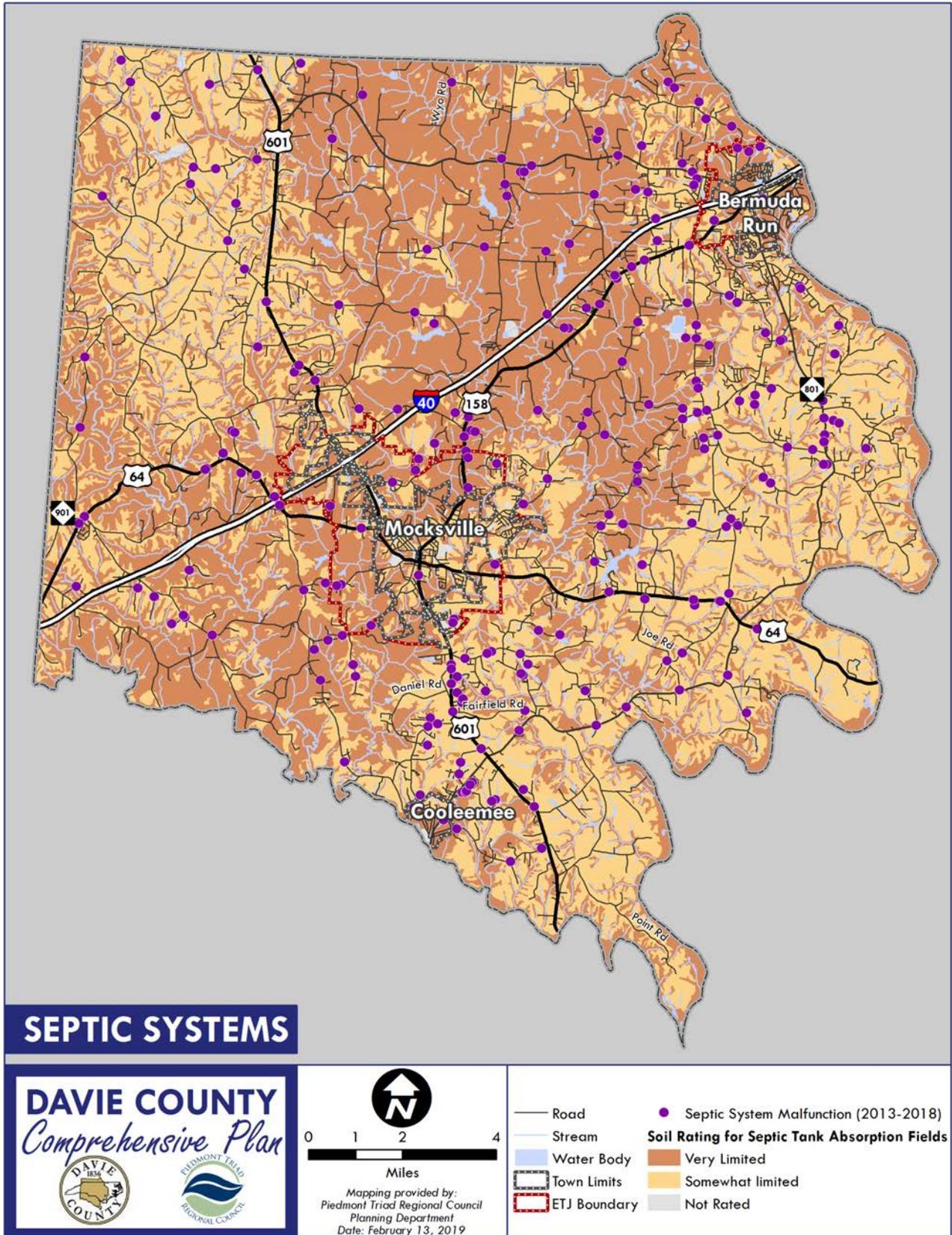
Infiltration and inflow (I/I) is another potential concern in Davie County. Infiltration is when water enters a wastewater collection system from the ground through open joints, manhole walls, and other cracks or leaks in the system, while inflow is when water enters a collection system through roof drains, storm drains, or manhole covers. I/I can contribute to sanitary sewer overflows in collection systems or wastewater treatment facilities, solids washout, and increase the cost of wastewater treatment. Every gallon of wastewater collected and transferred from the East Davie Sewer System to WS/FC Utilities is assessed unit volume charges. Any additional flow from I/I sources could result in unnecessary sewer charges.

Davie County is in the process of developing a Water & Sewer 20-year Master Plan, which will designate and prioritize water and sewer projects throughout the County to accommodate for future growth. This plan will be informed by research that

Map 12: Sewer System Infrastructure



Map 13: Failed Septic Systems



was gathered over the course of the comprehensive planning process and is anticipated to be completed in 2019.

TRANSPORTATION

A holistic understanding of a community transportation network is critical in developing policy in a variety of different program areas. Transportation is inextricably connected to community health and vitality such as economic wellbeing, physical and environmental health, community design, and democratic institutions. Honoring this complexity with a robust treatment of extant network attributes is vital in the creation of an effective comprehensive land use plan. Taking this factor into account, it is also a challenge to capture the intricacies of the network and the agencies administering improvements to it, without becoming mired in the technical and coordinative structures that support network development. With this primary consideration, the transportation element of the Davie County Comprehensive Plan will provide an overview of the existing network, with summaries of key existing and planned improvements, and additional detail on the agencies at the County, Regional, State, and Federal level that bear responsibility for collaboration on transportation network progress

A MULTIMODAL TRANSPORTATION NETWORK

A multimodal network means that each mode of transportation; highway, transit, rail, bike and pedestrian, and aviation are included in the planning process, and each mode is supportive of the other as opposed to being treated in isolation. The 2012 Davie County Comprehensive Transportation Plan, produced in partnership with Davie County, Northwest Piedmont Rural Planning Organization (NWRPO), and NC Department of Transportation (NCDOT) contains maps and recommendations for each mode, and acts as a repository for all planned improvements. The NWRPO, in coordination with State and regional partners, is

currently beginning the process to develop an updated CTP for Davie, Surry, and Yadkin County and it will be the first regional CTP in the State of North Carolina. Transportation networks, much like natural systems, do not stop at political boundaries and therefore require study that reflects the interconnected nature of our communities.

REGIONAL COLLABORATION

Due to the interconnect nature of the network and the cost and scale required to make meaningful improvements, collaboration between agencies and various political jurisdictions across the state has been critical to the success of maintaining interconnected communities. Although far from all inclusive, the following table outlines many of the major stakeholders at the table in the creation of resilient transportation networks.

Participation by Davie County in regional planning bodies such as the Winston Salem Urban Area Metropolitan Planning Organization (WSMPO), NWRPO, and Piedmont Authority for Regional Transportation (PART) continues to connect the County to significant resources.

PLANNING FOR A RESILIENT FUTURE

In considering the basic characteristics of the road network, primary considerations include safety, mobility, accessibility, efficiency, environment, and equity.

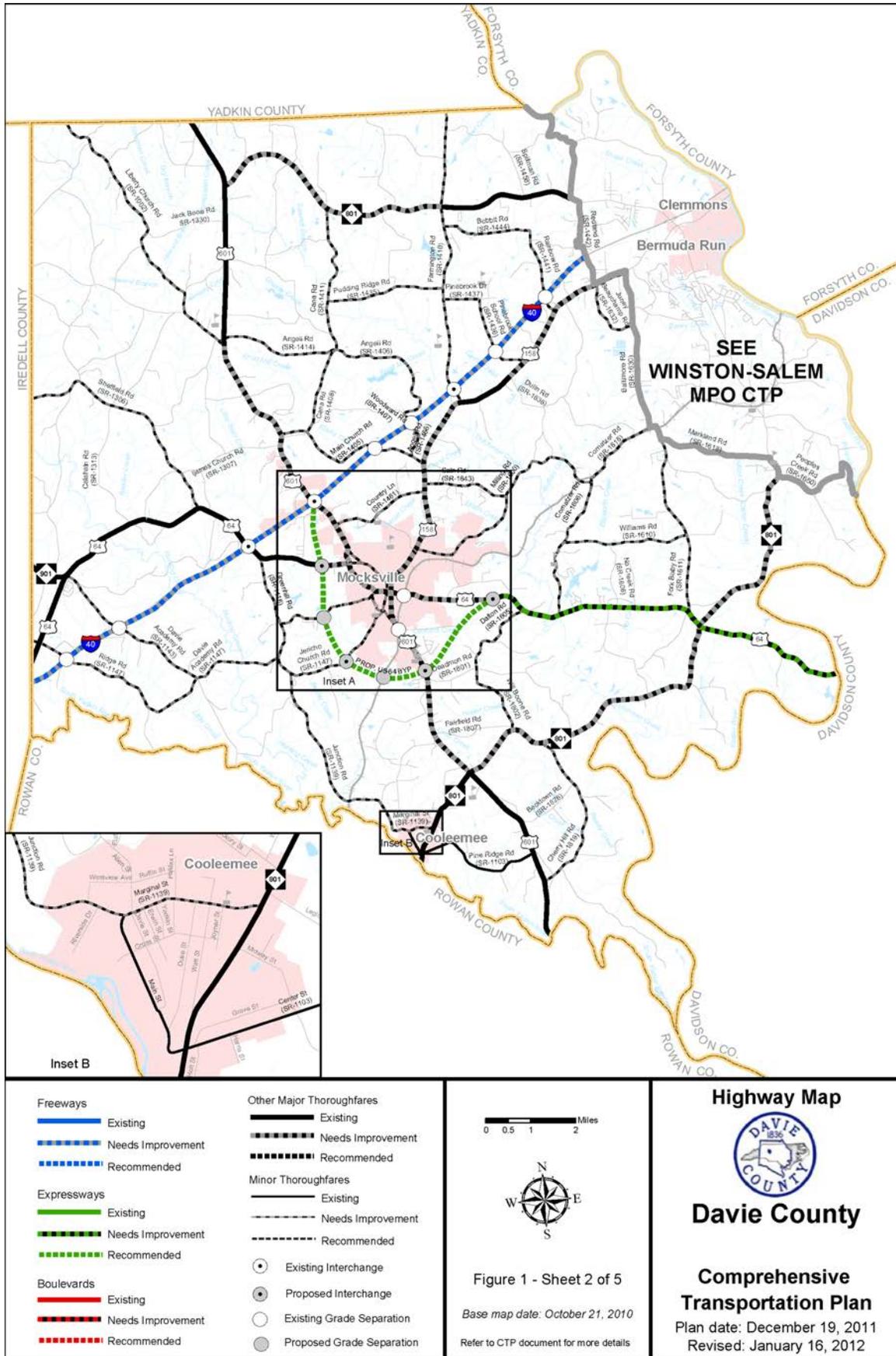
Safety

Safety for all users of the network is the top consideration in transportation planning, with key metrics including crash rates, crash severity, and the comfort of network users. Measurements of user comfort may inform planning insofar as one may not find many bike/ped crashes on a corridor that is perceived too dangerous to ride or walk.

Federal	State	Regional	Local	Private
Federal Highway Administration	North Carolina Department of Transportation	Northwest Piedmont Rural Planning Organization	County	Railroads
Federal Transit Administration	North Carolina Department of Environmental Quality	Regional Transit (YVEDDI)	Municipal	Airlines
Environmental Protection Agency	State Legislature	General Aviation		
Congress		Winston Salem Metropolitan Planning Organization	Citizens	Freight
Federal Aviation Administration		Piedmont Authority for Regional Transportation		Engineering
Passenger Rail				Construction
Private Interest Groups and Non Governmental Organizations				

Figure 9: Transportation Stakeholders

Map 14: Highway Map



Mobility

Mobility refers to the ability of road users to reach destinations in a timely manner. Measurements of effective mobility include congestion, travel time reliability, and travel time savings.

Accessibility

Accessibility refers to user ability to reach their destination, or access a particular location. Accessibility is challenged on limited access roads, roads without proper bicycle and pedestrian facilities, or locations that otherwise do not provide convenient access to all land parcels from various directions.

Efficiency

Efficiency refers to our ability to program transportation improvements using the most efficient means possible, leveraging limited resources, and reducing organizational impediments.

Environment

The transportation planning process has structures in place to ensure that environmental standards are upheld, particularly in the NEPA process.

Equity

There are many different equity lenses through which the planning process can be viewed. Geographical equity is a primary concern for more rural locations, in terms of ensuring that rural communities have the same rights and benefits in the network as their more urban counterparts. When planning on a regional level, it is critically important that benefits as well as potential externalities are distributed evenly throughout communities. Furthermore, opportunities for participation in planning processes must be equally present for all citizens despite geographic, cultural, and socioeconomic factors.

TRANSPORTATION PLANNING IN DAVIE COUNTY

Winston Salem Metropolitan Planning Organization (WMPO)

The Winston Salem MPO includes portions of Northeast Davie County including the towns of Bermuda Run and Clemmons. In 2018 the WSMPO began updates of their major planning and policy documents, the Comprehensive Transportation Plan (CTP) and the Metropolitan Transportation Plan (MTP). The policy documents will include an exhaustive network analysis to create discrete projects that can be entered into a statewide complete capital investment program known as Strategic Transportation Initiative.

Northwest Piedmont Rural Planning Organization (NWPRPO)

The rural counterpart to the MPO is the RPO, in which Davie County, Cooleemee, and Mocksville all contribute to as dues-paying members. Like WSMPO, NWPRPO is beginning the process of CTP development which is expected to take until 2020.

County and Municipal Capital Programs

Local roads not maintained by NCDOT are the responsibility of local jurisdiction to improve and maintain, although State resources exist to defray these costs. Capital programs may be informed by local plans and studies, CTP's, in addition to other methods of problem definition and community input gathering. For example, Davie County was recently awarded a Comprehensive Walking Plan by the NCDOT Bicycle and Pedestrian Division to study opportunities to strengthen pedestrian infrastructure county-wide. This plan will provide guidance for capital investment at various scales.

Piedmont Authority for Regional Transportation (PART)

The PART is a unit of local government that was developed to enhance all forms of transportation within the Piedmont Triad Region. PART offers transportation planning services within Davie County that relate to congestion management along regionally significant highway corridors, highway, freight, and transit planning, and impacts of growth and development on mobility and the regional transportation network. PART's approach to accomplishing transportation planning efforts includes assisting, convening, leading, and monitoring key stakeholders within the region, and maintaining the Regional Travel Demand Model for the four MPOs and NCDOT. PART maintains the Regional Travel Demand Model for the WSMPO, but does not currently provide transit services within Davie County.

CURRENT AND FUTURE CONSTRUCTION

Davie County is fortunate with a variety of highway infrastructure that connects residents to opportunities both internally and throughout the region.

Freight

With tremendous connectivity through the I-40 Interstate Corridor, Davie County is leveraging the locational advantages that accrue with proximity to the interstate network. For example, Ashley Furniture, one of the largest employers in the County will be benefitting significantly from a new interchange programmed for their access to I-40 from Junea Beauchamp Rd. Future

improvements yet to be included in the State Transportation Improvement Program, include upgrades to US 601, an important corridor for the movement of people, goods, and services running North/South.

Bicycle and Pedestrian

In addition to the Comprehensive Walking Plan, Davie County will soon be taking part in the Yadkin Valley Regional Bicycle Plan, awarded to the NWPRPO by the NCDOT Bike and Pedestrian Division. This plan, including Davie, Forsyth, Iredell (North), Surry, and rural Forsyth County will highlight opportunities for regional connectivity through bicycle transportation, including opportunities to benefit from enhanced tourism and recreation.



Aviation

Davie County has two general aviation airports, Sugar Valley Airport in Mocksville and Twin Lakes Airport in Advance. General Aviation is a key component of economic development with these facilities generating revenue through taxes and fuel sales, and providing a convenient means of executive travel, further developing the attraction for corporate locations. Since both airports are under private ownership, they are unfortunately not eligible for NCDOT funds and programs.

Rail

One freight rail line, owned and operated by Norfolk Southern, serves Davie County running Northwest to Southwest connecting Clemmons, Mocksville, and Cooleemee. Despite railroads being privately owned and operated, they remain eligible for Federal funding through STI. Future upgrades to this network including adding capacity, eliminating at grade crossings, and otherwise improving safety can be coordinated through the State Rail Division and NWPRPO.

Transit

The regional transit provider for Davie County is YVEDDI, based out of the Brock Center in Mocksville. YVEDDI offers a variety of transportation services in the County, including trips for aging and disabled clients, a transit need which will grow significantly in the coming decades. YVEDDI has collaborated with NWPRPO, The Area Agency on Aging, the Adaptables, and various County stakeholders to explore new methods of delivering this much needed service.

CONTEXT SENSITIVE DESIGN

Traditional approaches to transportation planning where all infrastructure was designed to optimize mobility of motor vehicles have provided tone deaf solutions to growth which have resulted in highly unappealing and in some cases, unlivable landscapes. As the disciplines of planning and engineering have evolved into the 21st century, increasing attention is being paid to how transportation investments can respond to a broader range of human needs beyond merely how fast one can drive in a car. The term context sensitive is flexible, and needs can be met with a variety of different treatments as opposed to one basic pallet that is applied in every circumstance.

Considerations of Context Sensitive Design

- Stakeholder Involvement and Input
- Safety for all groups of users
- Harmony with environmental, scenic, aesthetic, historic values
- Minimizing disruption to community
- Adding value to community

Aesthetic Considerations

- **Palette of Materials**
 - Pavement
 - Crosswalks
 - Sidewalks
- **Fixtures**
 - Street Lights
 - Signage
 - Traffic Signals
 - Street Furniture
- **Landscaping**
 - Medians
 - Sidewalk Buffer
 - Canopy
 - Shade

GATEWAYS

Often located on arterial routes, road gateways are a focal point for a community in so far as they introduce visitors to what the area has to offer in terms of its built environment, and it is an opportunity to make a lasting first impression, compelling visitors to continue on and explore further. There are a variety of different options to improve the visual character of gateway areas including streetscape enhancements, signage, public art, and land use controls which limit the visual clutter of commercial signs, unsightly businesses such as junkyards, and blighted properties.

Major gateways for Davie County include access from I-40 and other highways that serve regional destinations. Recently, roundabouts have been developed in proximity to interstate access ramps and these locations, including DOT right of way adjacent to on and off-ramps, can present opportunities for gateway development such as decorative plantings, public art, and signage.

INTERSECTIONS

Special treatment of intersections should emphasize their importance as activity centers, civic spaces, and landmarks. At intersections, there are abundant opportunities to improve function and safety while providing high-quality visual character. Emphasizing intersections as community landmarks which can serve a vital wayfinding function can be done in several different ways. In addition to decorative plantings and signage, intersections can host public art and sculpture, pedestrian plazas and amenities, and other visual elements unique to the community.

FUTURE FUNDING CONSIDERATIONS

Moving forward, communities of all sizes face an evolving transportation funding landscape. With the Highway Trust Fund comprised of revenue from a federal gas tax unchanged since 1993, and vehicles becoming more fuel-efficient with each iteration, new revenue streams and efficiencies are required to maintain systems already stressed with backlogs, and in some instances increased volumes of users. North Carolina is a growing state, which has been acknowledged by our legislature that new funding sources, such as the Build NC bonds of 2018, are required to maintain and improve the highway system. Local jurisdictions can also partner in developing funding solutions, whether that includes new revenue sources or the development of new and innovative partnerships with the private sector to deliver new and enhanced infrastructure.



FARMLAND PRESERVATION & NATURAL RESOURCES

Agriculture has a long-standing tradition in Davie County and is an integral part of the economic and cultural life of the County. For many families, farming is a way of life. For others, farms and open space contribute to the rural character of Davie County that they have come to love. According to the 2012 Census of Agriculture, there are 640 farms in Davie County, which account for 35% of all land within the County (USDA, 2012). 59% of farms in Davie County raise livestock, while the other 41% produce crops. Davie County farms employ 387 workers and generate over \$25 million in gross sales annually.

Davie County also has a strong forestry industry, which is an often overlooked sector of agriculture. According to NCSU Extension Forestry, private timberland makes up 50.4% (85,102 acres) of all land in the County. The forest sector, including forestry, logging, and forest product industries, had a total economic contribution of approximately \$149.3 million in 2016 and helps support about 707 jobs. While agriculture remains an important sector of Davie County's economy, there have been increased community concerns about the loss of farmland and open space as a result of population growth, development pressures, and other economic and cultural shifts.

TRENDS IN AGRICULTURE

From 1970 to 2016, Davie County was one of the fastest growing counties in the state (Source: US Census Bureau Decennial Census; NC Office of Budget & Management (2016 Certified Population Estimate)). As a result, private land owners increasingly find themselves under intense economic and development pressures that affect the future of their land. Unfortunately, once natural habitats and productive farms and forests are developed, they can seldom be reclaimed. Over the past several decades, North Carolina has experienced dramatic decreases in farmland. This is especially true in western counties, where farm tracts are often too small for large scale production, and in Piedmont counties, where population growth and residential development has replaced open farmland. Between 1997 and 2017, the number of farms in Davie County fell by 13.6% from 684 to 591. While there are fewer farms in Davie County, farmland has increased by 9% from 70,579 to 76,933 acres between 1997 and 2017. During that same time period, total cropland declined by 11.7% from 42,496 to 37,541 acres, but has risen significantly in recent years.

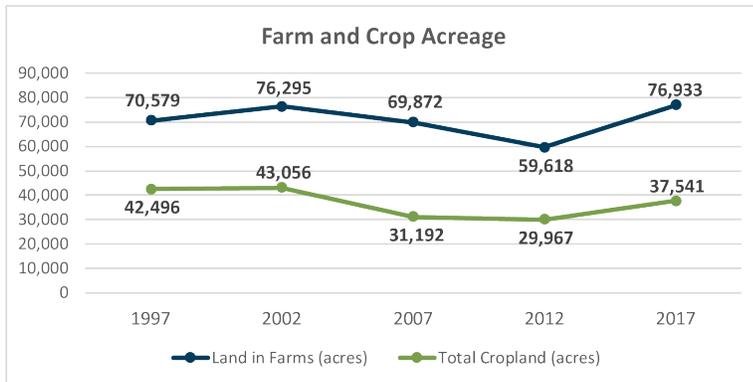


Figure 10: Farm and Crop Acreage

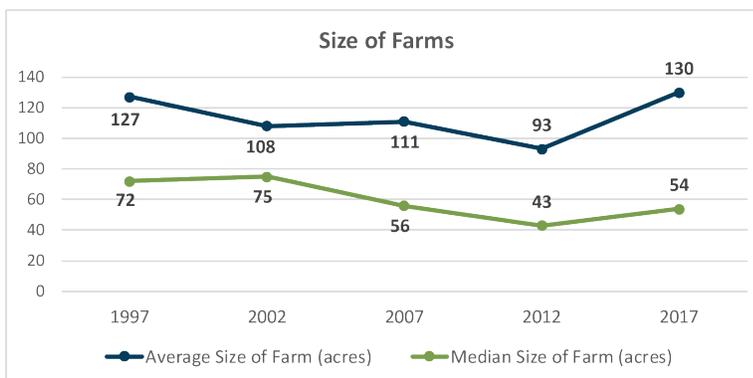


Figure 11: Size of Farms

Between 1997 and 2012, the average size of farms in Davie County declined by 26.8% from 127 to 93 acres, while the median farm size fell by 40.3% from 72 to 43 acres. This is contrary to state and national trends, where large industrial farms are becoming more dominant. However, 2017 reflected shifts in these trends. The average farm size increased by 28.5% to 130 acres, and the median farm size grew by 20.4% to 54 acres.

Despite advances in technology, farming remains an extremely challenging profession. The lack of profits and high start-up costs associated with farming have contributed to a declining interest in farming for younger generations. This trend is evidenced by Davie County's aging farming population. Between 2002 and 2017, the average age for principal farm operators increased from 57.2 to 60.9. 47% of the principal farm operators within the county are 65 or older, while only 5% are under 35. The next generation of farmers will need to be actively recruited and

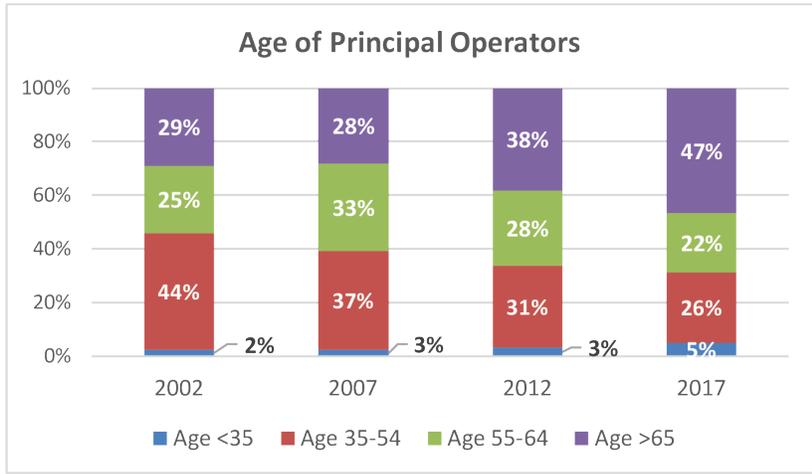


Figure 12: Age of Principal Operators

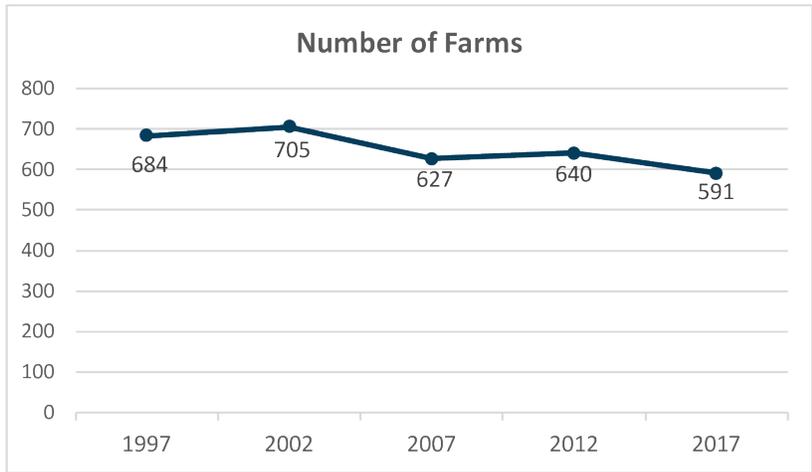


Figure 13: Number of Farms

trained in order to ensure the long-term sustainability of farms in Davie County.

As the number and size of farms has declined, agricultural production has continued to rise. Between 2002 and 2017, the market value for all agricultural products nearly doubled from \$14 million to \$26.9 million, while the average market value of agricultural products sold per farm increased by 129% from \$19,908 to \$45,568. Most of these gains were in crop values, which increased by 185% from \$4.3 million to \$12.4 million.

CONSERVATION EFFORTS

Davie County has taken significant steps to preserve farmland and open space throughout the County. Below are some of

the policies and programs the County has instituted to balance growth demands and resource protection.

DEVELOPMENT POLICIES

As part of the County's Growth Enhancement Strategy, the County has designated Rural Growth Areas where high-intensity residential growth is discouraged. The Growth Enhancement Strategy and other open space zoning regulations incorporate a system of incentives, such as density bonuses, to encourage developers to conserve open space, natural heritage areas, and other significant natural resources through cluster development and other techniques. The County's Flood Damage Prevention Ordinance and Watershed Ordinance help protect natural resources

by restricting development in flood-prone areas and imposing higher development standards around or upstream from drinking water supplies. Davie County also adopted an Agribusiness Use Ordinance in 2007, which streamlines permitting processes for the construction of buildings, signs, and parking associated with an existing farm operation.

FARMLAND PRESERVATION PLAN

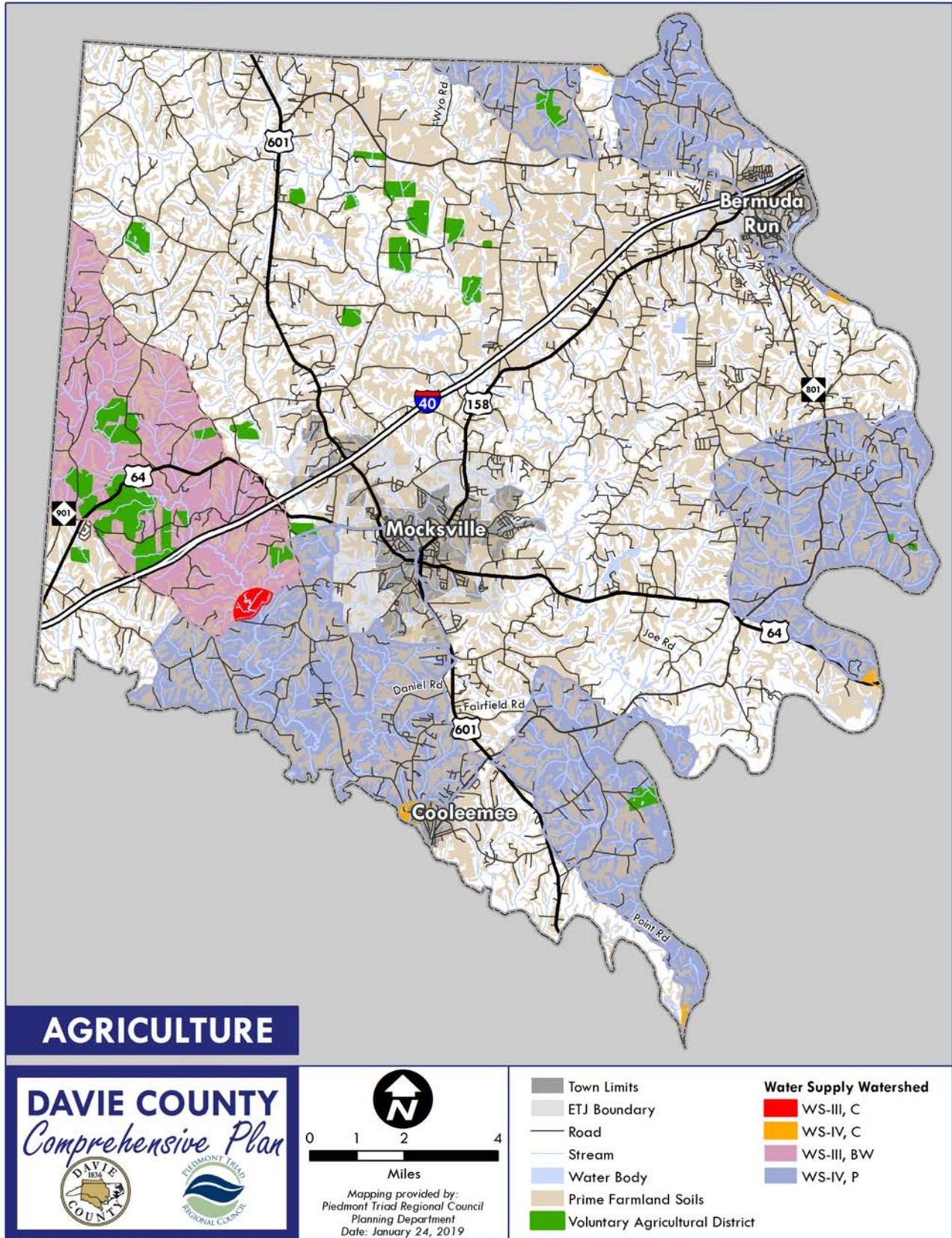
Davie County commissioned a Farmland Preservation Plan in 2016. This plan inventories existing conditions and agricultural trends, evaluates potential threats and opportunities for the continuance of agriculture, and recommends practical policies and strategies to protect agriculture for future generations.

VOLUNTARY AGRICULTURAL DISTRICTS

There are a number of voluntary programs that are offered for landowners that wish to preserve property that holds significant conservation, scenic, historic, or open space value. In 2008, Davie County developed a Voluntary Agricultural Districts (VAD) program, which allows landowners to protect their land from urban development. Landowners that sign up for the program receive a set of benefits in exchange for restricting development on their land for a specific time period. The purpose of this program is to encourage the preservation and protection of farmland and recognize its importance in the County. A map of properties (Map 7) participating in the VAD program has been included below.

NATURAL HERITAGE AREAS

North Carolina's Natural Heritage Program collects and maintains data on rare species throughout the state and ecologically significant natural areas. Natural Heritage Areas are terrestrial and aquatic sites that



Map 15: Agriculture

are of special biodiversity significance. A natural area's significance may be due to the presence of rare species, exemplary natural communities, or important animal assemblages. The Natural Heritage Element Occurrences identifies occurrences of rare plants and animals, exemplary or unique natural communities, and important animal assemblages (e.g., heronries and colonial waterbird nesting sites). The North Carolina Natural Heritage Program's Managed Areas is primarily a collection of fee simple properties and easements where natural resource conservation is one of the primary management goals. It does include a number of properties and easements that are not primarily managed for conservation, but that are of conservation interest.

AGRITOURISM

Agricultural tourism, or agritourism as it is more commonly referred, is one of the fastest growing segments of the tourism industry. It is a form of niche tourism in which farms, ranches, wineries, or other agriculturally based operations invite visitors to tour facilities, learn about ongoing practices, or participate in operations. This could include a wide variety of activities, ranging from picking your own fresh fruit at an orchard, to a hay ride at a pumpkin farm. Some farmers turn their working farms into agritourism destinations to help educate and introduce people to farming, while others use it as a way to supplement income during the off-season.

Many farms in Davie County already offer such services. In 2012, agritourism and recreational activity within the county generated \$109,000 in gross revenue. Since that time, agritourism has continued to increase, especially surrounding the viticulture industry. Davie County is home to five wineries, each of which offer a wide variety of tastings, tours, and other events, and is a vibrant part of the Yadkin Valley Wine Country, which helps promote wineries and tourism within the region. There is also growing interest in the Yadkin Valley Wine Trails, which connect several vineyards in the region, including Misty Creek Vineyards in Mocksville. There are significant opportunities to expand and further promote agritourism throughout the county by building upon existing clusters and partnerships across the agriculture, entertainment, and recreation industries.

PRESENT USE VALUE PROGRAM

The PUV Program is a deferred tax program available to qualifying land owners. Land in this program is taxed at its present use (agricultural, horticultural or forest land) instead of market value. To qualify, horticultural land must be at least five acres in

actual production of fruits, vegetables, nursery or floral products; agricultural land must be at least 10 acres in actual production of crops, plants or animals; and forest land must be at least 20 acres in actual production and have a certified forestry management plan. This program encourages the preservation of farmland.

Roughly 55% of the County land participates in the Present Use Value (PUV) Program (91,348 acres). Most all of the participating parcels are located outside municipal jurisdiction. The total market value of all County tax parcels is \$4,472,371,205. The tax deferral program brings the assessed value of all parcels down to \$4,035,502,632 – reducing the taxable value by \$436,868,570. At any point parcels lose eligibility, deferred taxes become due for the current year plus three previous years plus interest for all prior years.

ASSETS

Road Access & Proximity to Markets

Davie County benefits from its central location and close proximity to major markets and transportation routes. Although this has caused increased development pressures in some areas, it has also helped sustain agricultural businesses in the area. Interstate 40 crosses the center of the County from the northeast to the southwest, and Interstate 85 passes just to the south and east of the County. Other major highways include US Highway 64 and US Highway 601.

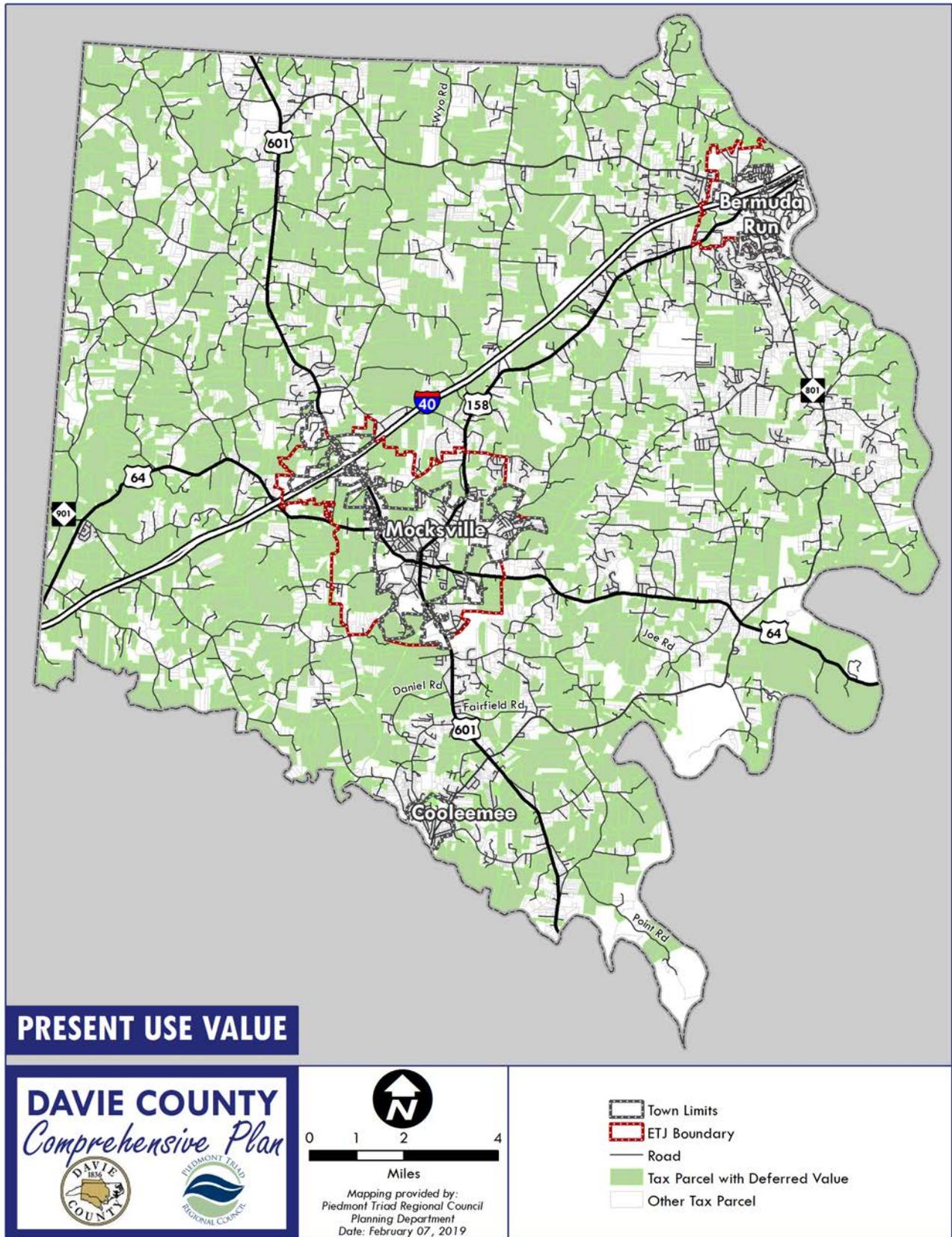
Within a hundred-mile radius from Mocksville are eight major cities, including Charlotte, Winston-Salem, Greensboro, Raleigh, Durham, Asheville, Spartanburg and Blacksburg. This provides a huge market for local food-based products and services. A growing local-foods movement also gives growers the opportunity to sell directly to consumers and to wholesale to major retailers and distributors, such as Harris-Teeter Supermarkets or Lowes Foods, which are headquartered in Charlotte and Winston-Salem respectively.

Farmers' Markets

Davie County is home to three farmers' markets – one in Bermuda Run at the Davie Medical Center parking lot, one in Farmington at the Farmington Community Center, and one in downtown Mocksville.

NC Cooperative Extension

NC Cooperative Extension is an outreach effort of NC State University and NC A&T State University that provides research-based information and resources focused on agriculture, health, and youth development. The Davie County office works to sup-



Map 16: Present Use Value

AGRICULTURE FOCUS GROUP

A focus group was created to get feedback on the needs and concerns of professionals and stakeholders in the agriculture field. Members were present from the Cooperative Extension, the agriculture board, The Land Trust, and current and retired industry leaders. The focus group discussed the preservation of farmland as well as the need to have entertainment options for people to stay. Recreation options such as paddle put-ins and parks may be a good way to keep open space and provide entertainment and recreation needs. Outreach efforts of available resource such as conservation agreements land trusts, easements, and reduced tax rates were discussed as a need to ensure land owners are educated on their options to ensure agriculture continues to be an important part of the landscape.

port the County's rural community and economy by providing learning opportunities and connections that help residents pursue economic opportunities, become better stewards of the environment, and enhance their quality of life. Over the years, the office has been involved in numerous county projects, including development of the Voluntary Agricultural Districts program and Farmland Preservation Plan.

Davie County Soil & Water

The Davie County Soil & Water Conservation District provides programs, technical services, and educational outreach to encourage voluntary natural resource management and conservation on private lands. Its staff works with farmers to prevent erosion and run-off to improve soil health and water quality. The office also offers financial assistance through a variety of cost-share programs. These programs include:

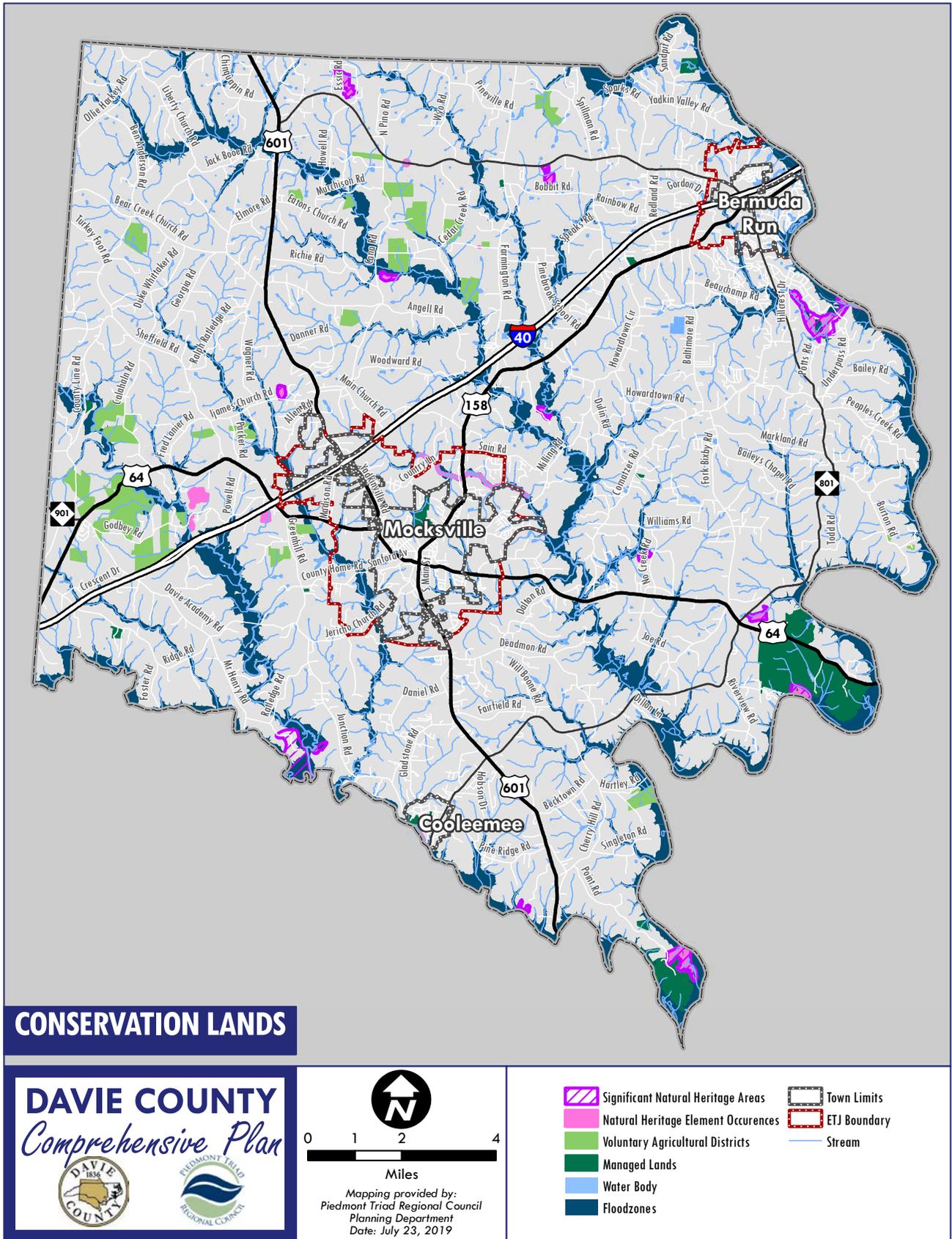
- The North Carolina Agricultural Cost Share Program (ACSP)
- USDA Environmental Quality Incentives Program (EQIP)
- North Carolina Agricultural Water Resources Assistance program (AgWRAP)
- USDA Wildlife Habitat Incentive Program (WHIP)
- North Carolina Community Conservation Assistance Program (CCAP); and
- The Voluntary Agricultural District program

Prime Farmland

Davie County is an area that is rich in soils that are well suited for agriculture. 57% of the County possesses prime farmland soil. According to the Natural Resource Conservation Service, this is soil that has the best combination of physical and chemical characteristics for producing economically sustained high yields of crops when treated and managed properly. Another 27% of the County has soils of statewide importance, which nearly meet the requirements for prime farmland. Together, prime soils and soils of statewide importance constitute about 84 percent of the County's landmass.

PARKS, OPEN SPACE, RECREATION & TRAILS





Map 17: Conservation Lands

DAVIE COUNTY COMPREHENSIVE PLAN

Davie County has a number of open space, recreation and park facilities; activities at the following locations may or may not be programmed by Davie County. The County also has proposed a series of greenway trails to connect communities across the County.

TRAILS AND GREENWAYS

Considering the role of bicycle and pedestrian infrastructure in both mobility and recreation, Parks and Recreation Departments are instrumental in the development of plans for future trails and greenways. Furthermore, walking is frequently rated as the most enjoyed form of exercise for adults in America. As communities endeavor to create inclusive park spaces, the ability to access them by various modes of transportation, in addition to automobiles, is a primary concern. Davie County has demonstrated commitment to this approach with the development of the Parks and Recreation Master Plan of 2013, the Greenway Master Plan (2015), and the Transportation Alternatives Feasibility Study (2016). Davie County is working actively with state and regional partners to develop these facilities throughout the county, and will be busy throughout 2019 and 2020 with several plans for active transportation including the Regional Comprehensive Transportation Plan, Yadkin Valley Regional Bicycle Plan, and a County wide Walking Plan. With the existing plans to draw on, Davie County is prepared to expand and enhance network recommendations to integrate into Statewide capital programs.

As part of the Greenway Master Plan, wayfinding concepts were also examined. Wayfinding concepts are a key piece of the branding and marketing of a trail or greenway network, and can be used to create a cohesive visual experience over a broad area. For visitors and residents alike, wayfinding signage captures attention and directs users, as well as potential users to recreational opportunities.

In addition to the County's commitment to greenways and trails, Davie County has a unique opportunity to capitalize on the undeveloped trail networks between recreation and community centers. The County has recognized the potential of expansion in regards to connectivity across public amenities. For instance, part of the proposed trails connect the schools, the youth complex, and the Farmington community center to improve the connectivity across Davie County. Seizing this opportunity to enhance connectivity across public amenities is an important and recognized step for residents and visitors in Davie County to move with purpose.

QUALITY OF LIFE FOCUS GROUP

A focus group was formed to better identify the needs and concerns of professionals in the recreation, parks, and cultural arts enhancement fields. The focus group was comprised of seven community members in Davie County from recreation and parks, private sports team, art studios, community colleges, and other enrichment activities. During discussions, three main needs were





WAYFINDING CONCEPTS



Greenway Master Plan (2015); Greenway Trails and Wayfinding Concepts

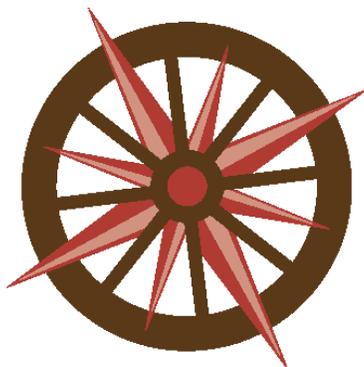
discussed and promoted by the focus group. The group identified the need for sidewalks and greenways with the goal of increasing connectivity within the County. The coordination and promotion of arts is needed in order to share events and enhancement opportunities without overlapping event dates and promote effectively. The communication between the County and sports facilities needs to improve in order to best utilize and promote activities and underutilized facilities. Other major concerns that arose was the lack of maintenance and deferred maintenance as well as better utilizing partnership opportunities with the Twins.

PIEDMONT LEGACY TRAILS

The Piedmont Legacy Trails is a regional initiative to: (1) elevate the profile of trails and greenways throughout the region; (2) help establish the region as a trail destination; and (3) help create regional trail systems connecting local communities. Davie County participates in the Piedmont Legacy Trails initiatives working to connect communities across the Piedmont Triad by promoting and supporting trail development.

ELEMENTS TO ADDRESS

Davie County has done an excellent job utilizing the resources at their disposal. Although, there is certainly room for expansion in regards to trails, greenways, and multi-modal transportation alternatives. One such element that must be addressed is connectivity. Due to its size, organizational structure, and historical context, Davie County Recreation and Parks Department has a variety of amenities that are spread throughout the County (see



**PIEDMONT
LEGACY
TRAILS**

“Map 16: Recreation Facilities”). Thus, in order to improve access to resources such as schools, community centers, the outdoors, and recreation centers, Davie County should investigate the development and expansion of greenway and trail infrastructure. Furthermore, Davie County should investigate the implementation of wayfinding initiatives that couple with the Davie County brand. Wayfinding strategies have the ability to synthesize well with parks, open space, recreation, and trails – and so these two elements should be navigated together rather than separate.

PARKS AND OPEN SPACE AREAS

The Davie County Community Park; Davie High School (old) (28.32 ac.) - 151 Southwood Drive, Mocksville, NC 27028

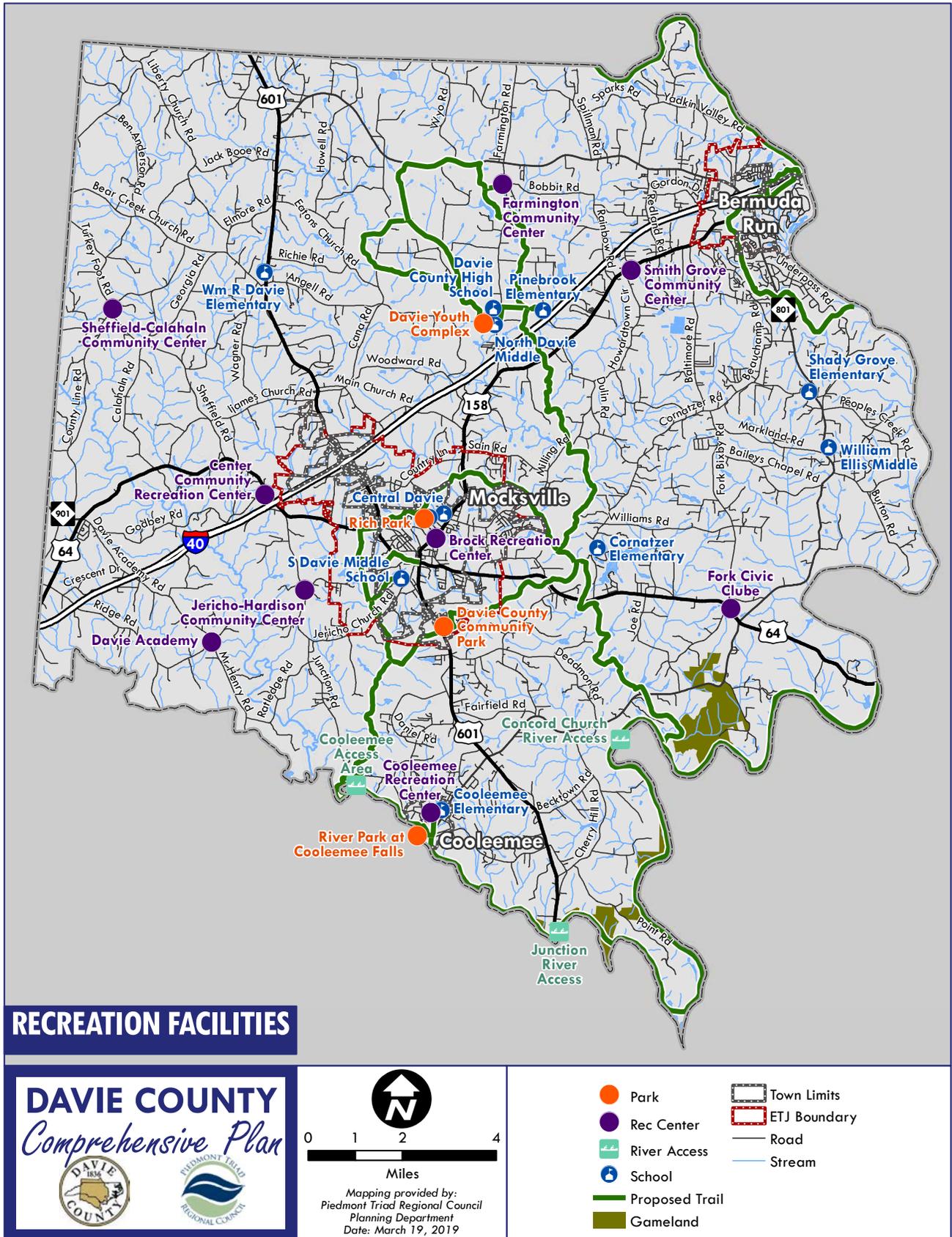
Estimated for completion by Spring 2020, Davie County Community Park, will be essential for developing recreation infrastructure and a park system in Davie County. The park has received overwhelming support from the residents of Davie County. Furthermore, it has gained philanthropic traction as the recipient of a Davie Community Foundation Grant Award in the amount of \$40,000. This combination of public-private commitment has helped to establish the park as one of the most anticipated elements in Davie County. The first phase of construction is estimated for completion in Spring 2020, and will provide a new and expansive outlet for recreation activities within Davie County.

Rich Park (67 ac.) - 352 Park Drive, Mocksville, NC 27028

Rich Park is a 67 acre park located centrally within the County. The park operates on a regular sun-rise to sun-set schedule and offers a wide variety of recreational opportunities. Rich Park hosts a baseball field, softball field, outdoor basketball court, outdoor volleyball court, a mountain bike trail, walking trails, one inclusive and one traditional playground, and a variety of picnic shelters. The park is also utilized by a wide variety of groups for recreation programs in Davie County.

River Park at Cooleemee Falls (42 ac.) - 645 Erwin Temple Church Road, Woodleaf, NC 27054

This park is widely known to Davie County residents as “The Bullhole,” and is a locally recognized symbol of identity for Davie County. The River Park at Cooleemee Falls operates on a traditional sun-rise to sun-set schedule, offers a variety of passive recreation activities, and special events for residents to enjoy. More importantly for Davie County, River Park at Cooleemee Falls provides a rare and concentrated outlet for outdoor recreation



Map 18: Recreation Facilities



activities. The park offers unique swimming hole access, woodland trails, a leisure beach, canoe and kayak access, and fishing opportunities for Davie County residents and visitors.

Main Street Park (0.48 ac.) - 2423, 192 N Main St, Mocksville, NC 27028

This park is located along the main street of Downtown Mocksville and hosts a shelter, fountain, picnic tables, and restroom facility for visitors. There is a final phase element of the park that intends to include a small parking area and an amphitheater.

Davie Youth Complex (39 ac.) - 599 Farmington Road, Mocksville, NC 27028

The Davie Youth Complex is a 39 acre sports complex located behind the North Davie Middle School. The complex hosts Davie County Little League baseball, softball, and T-ball. The facility is primarily used by youths within Davie County, and the fields are well used during the spring and fall seasons.

Concord Church River Access (5.5 ac.) - 5877 NC Highway 801 South, Mocksville, NC 27028

The Concord Church River Access area is located in the south east area of Davie County. It represents a hub for passive recreational activities on the Yadkin River that include: fishing, canoeing, kayaking, boating, and tubing. The access point is operated by the NC Wildlife Resources Commission. The access point is universally accessible and offers a boat ramp.

Junction River Access - 4244 US-601, Mocksville, NC 27028

This access area located just off of Highway 601 is located at the southern-most tip of Davie County. It represents a hub for passive recreational activities along the South Yadkin River that include: fishing, canoeing, kayaking, boating, and tubing. The access point is operated by the NC Wildlife Resources Commission. The access point provides bank access and a boat ramp. Since 1986, this access is home to the "South Yadkin River Canoe and Kayak Race" held annually in May and sanctioned by USCA and NCCRA.

Cooleemee Access Area (4.8 ac.) - 107 Trestle Lane, Cooleemee, NC 27014

Also known as the Cooleemee Access Area, the Junction River Access is located near the Town of Cooleemee in Davie County. It represents a hub for passive recreational activities on the South Yadkin River that include: fishing, canoeing, kayaking, boating, and tubing. The access point is operated by the NC Wildlife Resources Commission. The access point is universally accessible and offers a boat ramp.

ALCOA Game Lands (Cube Hydro) (720 ac.)

The ALCOA Game Lands includes Davie, Davidson, Montgomery, Rowan, and Stanly Counties and total 9,500 acres. The section in Davie County embodies 720 acres of land and is found at the easternmost tip of Davie County. This game land is a member of the NC Game Lands Program which is managed by the Wildlife Resources Commission for public hunting, trapping, and fishing.

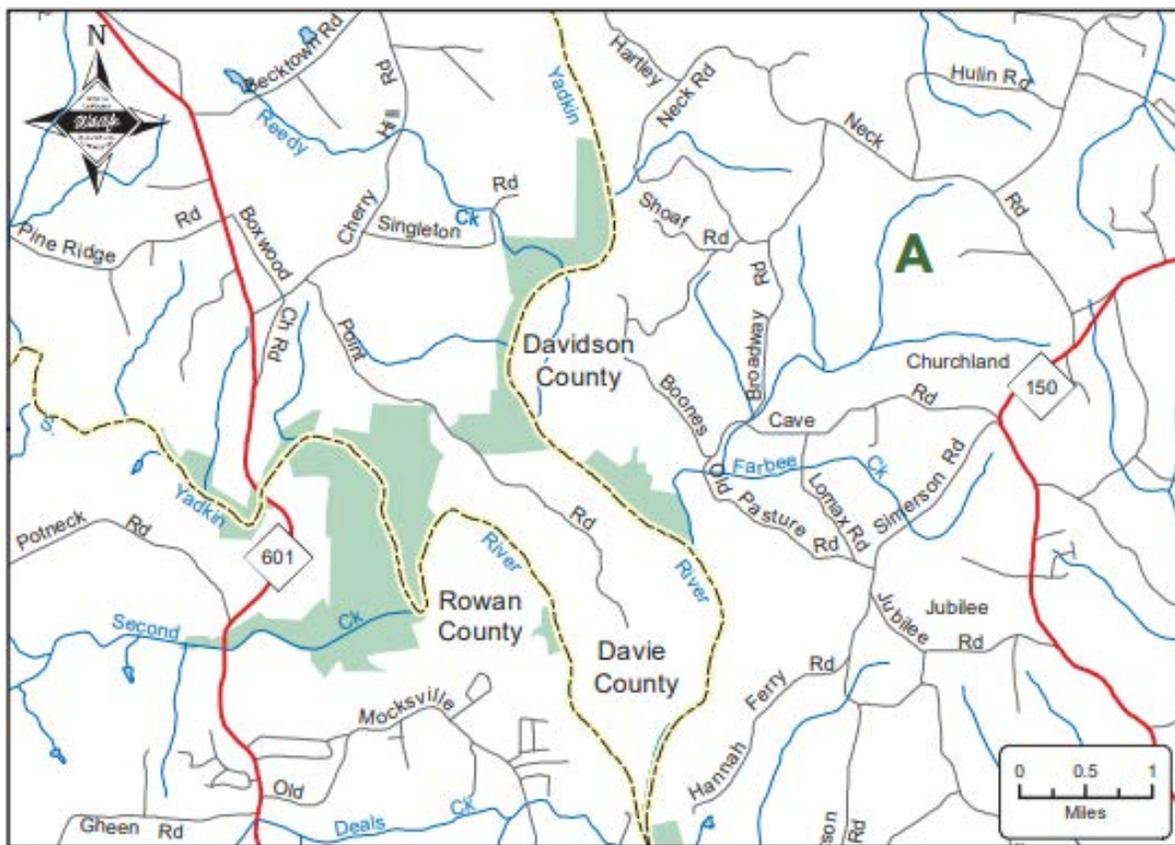
Perkins Game Lands (1,108 ac.)

The Perkins Game Lands is within Davie County and totals 1,108 acres. This game land is part of the NC Game Lands Program which is managed by the Wildlife Resources Commission for public hunting, trapping, and fishing.

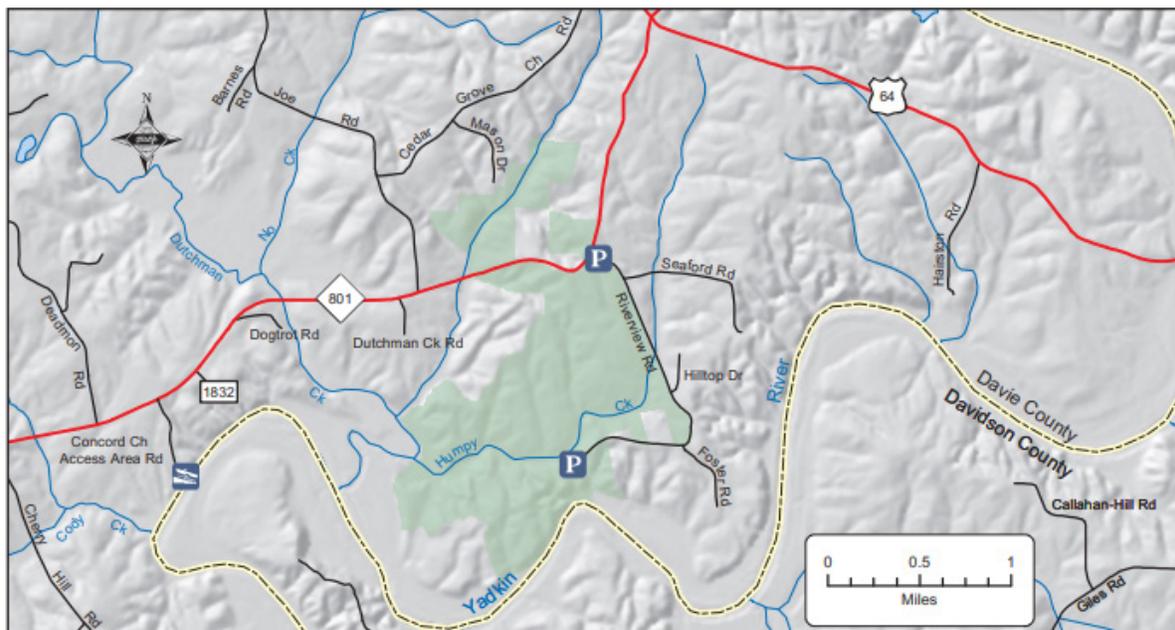
COMMUNITY/RECREATION SITES

Brock Recreation Center (4.6 ac.) - 644 North Main Street, Mocksville, NC 27028

The Brock Recreation Center is located on a 4.6 acre parcel of land which also includes the Brock Auditorium and the Brock Performing Arts Center. This facility also hosts the Davie County Recreation and Parks Department offices. Brock Recreation Center



Map 19: ALCOA Game Lands



Map 20: Perkins Game Land

is a daily operated facility that offers planned recreational programs, athletics and special events for community members and citizens of Davie County. The facility features a full court gymnasium with half courts goals and three multipurpose activity rooms.

Center Community Recreation Center (3.8 ac.) - 138 Godbey Road, Mocksville, NC 27028

The Center Community Recreation Center is a 3.8 acre site located just off Highway 64 on the western side of the Town of Mocksville. The location provides residents access to a variety of facilities such as a softball field, tennis court, outdoor basketball court, concession stand with restrooms, picnic shelter, bar-b-q pit/cook shack, and small playground.

Cooleemee Recreation Center (4 ac.) - 131 Church Street, Cooleemee, NC 27014

The Cooleemee Recreation Center is a 4 acre site located within the Town of Cooleemee. This location is centralized within the Town of Cooleemee, and provides pedestrian friendly access opportunities for residents of Davie County to engage with recreational resources. The site operates on a daily basis during normal business hours and offers a bocce court, shuffleboard, tennis court and playground. Additionally, there was support and even plans to renovate the pool, hosted at this facility, circa 2014. However, the pool has not been renovated and remains a topic of future improvement for the Town of Cooleemee.

Davie Academy (2.5 ac.) - 146 Mr. Henry Road, Mocksville, NC 27028

The Davie Academy is a recreation site that serves a rural area of Davie County. The facility was a former school house, which was built in the early 1900s. The facility hosts a tennis court, outdoor basketball courts, picnic shelters, and playground. Residents of Davie County may make reservations for any of the amenities on the facility.

Farmington Community Center and Nature Park (7.3 ac.) - 1723 Farmington Road, Mocksville, NC 27028

The Farmington Community Center is a recreation site that serves citizens of the Farmington community and Davie County. This facility re-uses the former Farmington High School's structural bones to deliver planned programs and community events to the citizens it serves. The site is open daily, and the buildings are available for reservation. This site is actively used by the community for a variety of recreational offerings. The Farmington Nature Park is the newest addition to the community center with the first phase of the project complete with nearly two miles of hiking/biking trails, trail markers, and kiosk display. In 2018, the Farmington Nature Park master plan was developed to include additional phased park amenities. The master plan has gained philanthropic traction as the recipient of the North Carolina Recreation Trails grant in the amount of \$65,000 to add additional trails and bike pump track.

Fork Recreation (5 ac.) - Highway 64 East, Advance, NC 27006

Fork Recreation serves the rural community of Fork in Davie County. The recreation center is open daily until 11:00PM and offers reservations for the picnic shelter and ball field. The amenities offered at Fork Recreation are the ball field, picnic shelter, and facility playground.



Jericho-Hardison Community Center (2.4 ac.) - 775 Greenhill Road, Mocksville, NC 27028

The Jericho-Hardison Community Center is located just outside of the Town of Mocksville's western limits. This recreational facility serves a rural community in Davie County and is opened on a daily basis. It offers community members access to a ball field, tennis court, outdoor basketball court, picnic shelter, and concession stand. The facility's amenities may be rented by citizens per reservation.

Sheffield-CalahaIn Community Center (1.6 ac.) - 174 Turkey Foot Road, Mocksville, NC 27028

The Sheffield-CalahaIn Community Center serves the Sheffield and Calahan communities within the north-west corner of Davie County.

Recreation Inventory List	Parks & Open Space								Community/Recreation Sites										School										
	SUM	Rich Park	"Bullhole"	Davie Youth Complex	Davie County Community Park	Concord Church River Access	Junction River Access	ALCOA Game Lands	Perkins Game Lands	Brock Recreation Center	Center Recreation Center	Cooleeeme Recreation Center	Davie Academy	Farrington Community Center	Fork Recreation	Jericho Hardison Community Center	Sheffield-Calahain Community Center	Smith Grove Community Center	Central Davie Academy	Cooleeeme Elementary	Carnatzer Elementary	Davie County High School	Mocksville Elementary	North Davie Middle	Pinebrook Elementary	Shady Grove Elementary	South Davie Middle	WR Davie Elementary	William Ellis Middle
Active Recreation	SUM	31	7	11	28	3	3	1	1	8	8	11	14	13	6	11	9	10	8	8	8	12	9	14	12	11	19	11	16
Baseball Fields	7	1		3	1									1	1	1				1	1						1	1	
Softball Fields	16	1		1	1					1				1	1	1		2		1	1		1				1	1	
Soccer Fields	6																		2				1	2					1
Basketball Court (outdoor)	10	1								1	1	1	1	1	1	1	1							1	1				
Tennis Courts	16									1	2	1	1	1	1	1	1									2	6		
Volleyball Courts (outdoor)	1	1																											
Pickleball Courts	2				2																								
Batting Cages	9	2		4																		1					1	1	
Playgrounds	14	2			1					1	1	1			1	1				1	1		1		1		1	1	
Track (with lanes)	5				1																	1				1	1		
Walking Track	5													1			1			1							1		
Football Fields	5				1																1		1				1	1	
Multi-purpose Fields	4				1														1				1					1	1
Swimming Pool (indoor)	0																												
Swimming Pool (outdoor)	0																												
Weight Training	0																												
Skate Park	0																												
Exercise Classes	5								1		1		1												1	1			
Golf	0																												
Bowling	0																												
Skating	0																												
Splash Pad	1				1																								
Ropes Course	1				1																								
Outdoor Center	1				1																								
Passive Recreation																													
Dog Park	1				1																								
Farmers Market	1											1																	
Nature Trails	3	1	1		1																								
Lake/Pond	0																												
Fishing	3		1			1	1																						
Boat Access	3		1			1	1																						
Open Green	2		1		1																								
Shuffleboard Courts	5	3									2																		
Bocce Ball Courts	6	3			2						1																		
Horseshoe Pits	11	3			2						5					1													
Community Garden	1													1															
Camping	0																												
River Access	3		1			1	1																						
Disc Golf	0																												
Horseback	0																												
Hunting	2																										1	1	
Supporting Features																													
Picnic Shelters	16	4	1		1					1	1	1	1	1	1	1	1	1					1					1	1
Restroom Locations	31	5	1	1	1					1	1	1	1	1	1	2	2	2					1	1	1	1	1	1	1
Community Building	7				1					1	1	1	1		1	1													
Meeting Rooms	18									3	1		1	1	1	1													
Gym	17				2					1			1				1												
Stadium/Grandstand	6	1			1																								
Equipment Rental	3				1					1	1																		
Amphitheatre	1				1																								
Concessions	15	2		1						1	1					1		1					1	1		1	1	1	
Auditorium	12				1																		1	1	1	1	1	1	1
Stage	13				1								1																
Maintenance Building	7	1		1																									
Storage Building	7																												
Museum	1										1																		
Cabins	0																												

Table 5: Recreation Facilities Overview

The facility is open on a daily basis, and community members may rent the community building or shelter. The amenities at this location include, a basketball court, tennis court, picnic shelter, playground, and community building.

Smith Grove Community Center (12 ac.) - 4126 Highway 158, Advance, NC 27006

The Smith Grove Community Center is located in the north eastern section of Davie County, just west of the Bermuda Run town limits. This recreation site directly serves the Advance community, and re-uses a former school site. The site is open daily, and the ball field and gym are available for reservation by Davie County residents.

SCHOOLS

Central Davie Academy (15.4 ac.) - 160 Campbell Road, Mocksville, NC 27028

Central Davie Academy is located within the Town of Mocksville's town limits. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, auditorium, and multi-purpose fields.

Cooleemee Elementary (22.2 ac.) - 136 Marginal Street, Cooleemee, NC 27014

Cooleemee Elementary School is located within the Town of Cooleemee's town limits. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, ball field, and playground.

Cornatzer Elementary (34.2 ac.) - 552 Cornatzer Road, Advance, NC 27006

Cornatzer Elementary School is located in the east central portion of Davie County. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, ball field, and playground.

Davie High School (new) (65 ac.) - 180 War Eagle Dr, Mocksville, NC 27028

Davie County High School is located between Mocksville and Bermuda Run, just off of I-40. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, ball field, and football field and track.

Mocksville Elementary (21.7 ac.) - 295 Cemetery Street, Mocksville, NC 27028

Mocksville Elementary School is located in the center of the Town of Mocksville town limits. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, ball field, and playground.

North Davie Middle (43.9 ac.) - 497 Farmington Road, Mocksville, NC 27028

Mocksville Elementary School is located in the north-central part of Davie County. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, auditorium, media center, ball field, and football field and track.

Pinebrook Elementary (27.4 ac.) - 477 Pinebrook School Road, Mocksville, NC 27028

Pinebrook Elementary School is located in the north-central part of Davie County. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, soccer fields, and playground.

Shady Grove Elementary (14.6 ac.) - 3179 Cornatzer Road, Advance, NC 27006

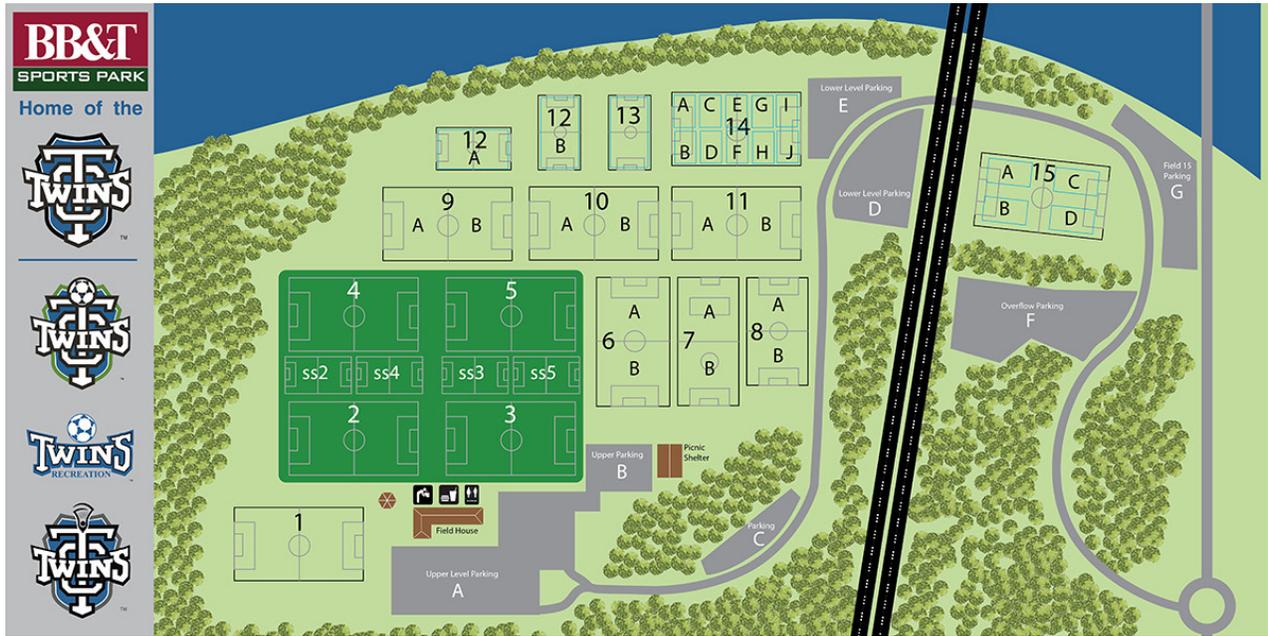
Shady Grove Elementary School is located in the eastern section of Davie County. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, ball fields, and playground.

South Davie Middle (64.2 ac.) - 700 Hardison Street, Mocksville, NC 27028

South Davie Middle School is located in the southern section of the Mocksville town limits. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, auditorium, media center, ball field, football field and track, and tennis courts.

William R. Davie Elementary (15.1 ac.) - 3437 US Highway 601 North, Mocksville, NC 27028

William R. Davie Elementary School is located in the northwest section of Davie County. Through coordination with Davie County Schools, the facilities available for community use and lease



agreement are the gym, cafeteria, kitchen, classrooms, media center, ball fields, and playground.

William Ellis Middle (41.4 ac.) - 144 William Ellis Drive, Advance, NC 27006

William Ellis Middle School is located in the northwest section of Davie County. Through coordination with Davie County Schools, the facilities available for community use and lease agreement are the gym, cafeteria, kitchen, classrooms, media center, soccer fields, and playground.

SPORTS AND TOURISM

BB&T Sports Park/Twin City Sports Association - 428 Twins Way, Bermuda Run, NC 27006 (pictured above)

This sports park is the home to the Twin City Sports Association, and it includes 13 full sized multi-sport fields, parking over 1,200 spaces, stadium field seating for 1,400 people, 11 lighted fields,



and a 5,800 square foot field house with concessions, restrooms, meeting space, classrooms, and office facilities.

Carolina Athletic Performance - 5539 Hwy 158, 27028 Advance

Carolina Athletic Performance is a planned 120,000 square foot mega sports complex slated for construction. The facility will include eight full-size indoor basketball courts, physical therapy space, batting cages, 60 yards of open turf, 30 yields of fields capacity, nine meeting rooms, a 4,000 square foot multi-purpose room, and 10,000 square feet for a rehabilitation facility. When completed, this will be a premier destination for travel sports in the southeast region.

Win-Mock at Kinderton - 168 E Kinderton Way, Bermuda Run, NC 27006

WinMock is one of the premier event venues in the American South. It combines its historical site with the technological capabilities of modern venues. WinMock is host to corporate conferences, social events and weddings throughout the year.

FUNDING & FEES

Many of the parks are funded by generating facility rentals, fundraisers, concession sales, ticket sales, and grants. In regards to fee schedules that are processed for revenue by the Recreation and Parks Department, they are separated into the categories of: private event rentals, private event (non-play) rental combinations, private event (play) rental combinations, other rental fees, athletic practice/tournament fees, permits (non-department sponsored), permits (department sponsored), program fees, advertising/sponsorship fees, and special event sponsorship fees. Furthermore, the Fiscal Year 2018-2019 Budget Message includes a property tax increase by \$0.01 for the Parks and Recreation and General Obligation Bonds (sold in October 2018) as determined by a vote of Davie County citizens to \$0.738.

ELEMENTS TO EXPLORE

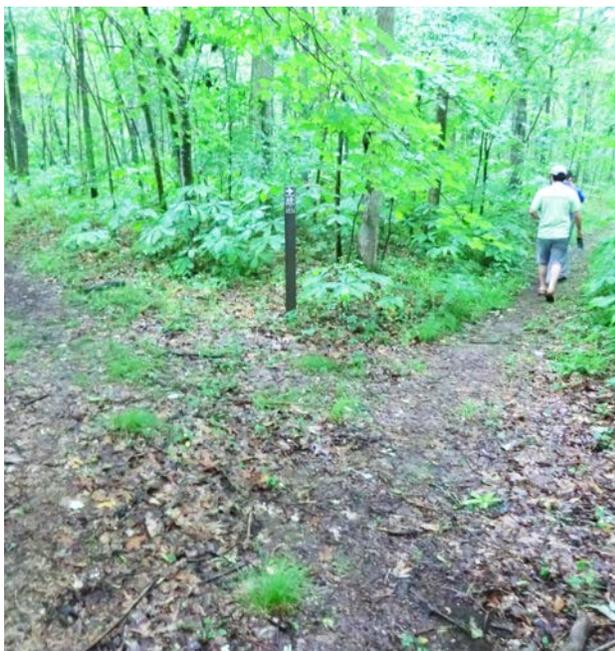
Davie County has a wealth of amenities and resources, and a quasi-reliable source of funding for these resources as well. However, there are trending elements within the realm of recreation and parks that should

be considered moving forward. The first is place-making, competitive leveraging, and innovative facilities. One such example could be the facility known as a velodrome. A velodrome is a race track adapted for cycling purposes. These tracks may have steep banks which provides cyclists the ability to stay perpendicular to the roadway or track when turning. The closest velodrome to Davie County, and only velodrome in North Carolina, is in Asheville. A velodrome warrants attention due to the emergence of cycling as a sport amongst the masses. Additionally, if a facility like this is implemented appropriately, Davie County could transform into the cycling capital of the Piedmont Triad. Considering innovative facilities that distinguish Davie County from neighboring municipalities and counties could be a useful tactic for Davie County moving forward.

Another element that Davie Recreation and Parks should explore is the incredibly fast development of technological monitoring systems that may be used in parks and programming purposes. The beacon counter is one such monitoring system that Davie County can investigate. Beacon counters

provide remote monitoring capabilities and attendance measurements for hard to measure circumstances. For instance, beacon counters could play a very important role in justifying expenditures in outdoor recreation facilities where staffing issues may arise. Empowering departments the ability to provide usage/attendance measurements for facilities, amenities, and programs will assist the justification of added expansion or compression.

The final element for exploration that Davie County will need to consider is to consider the endorsement or catering of eSports. Although a step away from traditional recreation performances, eSports may address a notoriously untapped regime in recreation and parks systems – the adolescent (ages 10-19). ESports are becoming an increasingly popular activity for adolescents and young adults that, if addressed appropriately, may provide recreation and park departments with opportunities. Therefore, Davie County should explore the inclusion of eSports in minimal facility, amenity, and programming purposes.



HEALTH

As is increasingly becoming recognized in the healthcare and planning fields, public health is influenced by a complex set of factors known as the social determinants of health. Recognition of how societal structures have contributed to negative health outcomes is fundamental step in planning for services and infrastructure that support community health. Within this challenge is a significant opportunity for community partners to become active in interdisciplinary collaboration to create holistic approaches to community health. The recommendations of the health element will proceed from an overview of the extant health data, and proceed to capture a wide variety of coordinated action across Davie County.

DAVIE COUNTY HEALTH DATA

- According to the Davie County Community Health Assessment (2017), the top three health priorities are:
- Chronic disease management
- Drug misuse and abuse prevention and education
- Access to affordable health care

The leading causes of death in Davie County are cancer, heart disease, chronic lower respiratory diseases and stroke. The 2013-2017 cancer incidence rates indicate 1,518 total annual cancer cases across the County, with a rate of 513 cases per 100,000 population, compared to a rate of 470 across the state. Breast and lung cancer are the two most common types of cancer in the County. The cancer mortality rate for the County is 535 deaths at a rate of 173.2 cases per 100,000 population. Lung cancer has the highest mortality rate.

Across North Carolina, Davie County ranks 13th out of 100 for Health Outcomes and 18th for Health Factors. Davie County

Table 6: Leading Causes of Death

Leading Causes of Death in Davie County in 2015

Rank	Cause	Number	%
1	Cancer	109	22.7
2	Diseases of heart	83	17.3
3	Cerebrovascular diseases	38	7.9
4	Chronic lower respiratory disease	31	6.4
5	Alzheimer's disease	21	4.4
6	All other unintentional injuries	20	4.2
	Influenza and pneumonia	20	4
8	Diabetes mellitus	12	3
	Septicemia	12	2.5
10	Chronic liver disease and cirrhosis	9	1.9
	All other causes (Residual)	126	26.0
Total Deaths - All Causes		481	100

Table 7: Health Care Professionals

	Davie		NC
	Count	Rate	Rate
All Physicians	35	8.2	23.8
Primary Care Physicians	13	3.0	7.0
Family Practice	8	1.9	2.6
Internal Medicine	1	0.2	1.9
Obstetrics/Gynecology	1	0.2	1.1
Pediatric	4	0.9	1.5
Geriatrics	0	0.0	0.2
Dentists			
Dentists	14	3.3	5.0
Dental Hygienists	30	7.0	6.0
Nurses			
Registered Nurses	209	48.9	100.7
Nurse Practitioners	10	2.3	6.5
Certified Midwives	0	0.0	0.3
Licensed Practical Nurses	62	14.5	17.9

Health Care Professionals (2017)

Source: NC Health Professions Data System

ranks in the top for Health Outcomes due to a lower rate of premature deaths and high quality of life. Health Factors include a lower smoking rate, obesity, physical inactivity and excessive drinking. Obesity is defined as a BMI of 30 or more. Adult obesity in Davie County has been on the rise over the past several years and has increased to 32% of adults in 2018.

HEALTH CARE FACILITIES

The County's health care needs are served in part by the Wake Forest Baptist Medical Center, located in Bermuda Run, and an urgent care center in Mocksville located on US-601. In 2017, an estimated

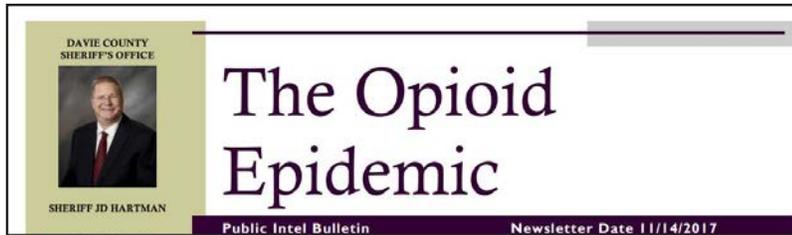
35 physicians worked in Davie County with a rate of 8.2 physicians per 10,000 population (compared to a rate of 23.8 across the state). Davie County also has a lower rate of registered nurses (48.9 per 10,000 population compared to 100.7 across the state). These statistics indicate a barrier to access of health care for a large part of the County's population, especially those living outside of the municipal limits.

BEHAVIORAL HEALTH SERVICES

Behavioral health is a broad area of health care practice encompassing both mental health and addiction practitioners focusing on the emotional, psychological, and social

well being of clients. Considering the national attention focused on the opioid crisis, and drug abuse ranking as the number 2 priority from the Davie County Community Health Assessment, insuring that residents have broad access to education and treatment is a key focus for public health advocates. The Davie County Sheriff's department recently published a bulletin outlining the evolving nature of the opioid crisis and community resources for victims and caregivers. The Sheriffs Department, along with other County health services, have adopted a community based overdose prevention strategy known as Lazarus, which provided collection boxes for unused prescription medications and provided County EMS with Naloxone, a medication which can be delivered to prevent overdoses.

There are several options for addiction recovery services in Davie County, with three centers located in Mocksville: Daymark, The Davie Wellness Center, and the Substance Abuse Family Education (SAFE) program. The Trinity Baptist Church in Mocksville also offers a faith based recovery program.



The Davie County Sheriff's department published a bulletin outlining the evolving nature of the opioid crisis and community resources for victims and caregivers.

HEALTHCARE ACCESS

With access to affordable care ranking as the 3rd priority identified in the Community Health Assessment, it is necessary to observe more closely how access is defined and encountered in service delivery. Generally speaking, access can be considered either by proximity or by ability to pay, and in many cases target populations are vulnerable along both lines.

TRANSPORTATION ACCESS

While Davie County has many outstanding healthcare providers, these institutions are concentrated in urban areas, and therefore may be prove a challenge for those without access to a reliable vehicle, or those who live significant distances outside of those areas. For this reason, community efforts to increase transportation options and/or deliver services to clients are critical. While Davie County has transit access through PART and YVEDDI, service is constrained by geography, time, and day of the week. Efforts to improve access to transit are ongoing with partnerships of regional transportation planning bodies such as the Northwest Piedmont Rural Planning Organization, Winston Salem Metropolitan Planning Organization, and County and regional Aging Services. New technology and services, such as ride hailing, present opportunities to expand transportation opportunities beyond existing transit services areas, but planning and coordination with providers is required.

Models for mobile care and screening are operating in Davie County to bring services to client locations. For example, dental health screenings are available in some Davie County schools, providing 1500 screenings in K-5 schools in 2016-2017. In 2019 the Davie Chamber and YMCA co-sponsored the For Your Health Expo which featured health information, products, and screenings including the mobile mammography unit from Novant Health. These strategies have a demonstrated record of success and should be considered for expansion into more geographies and other health conditions.



AFFORDABLE CARE

Health insurance is the primary means by which residents access affordable care, but for those without insurance, or burdened by high premiums and copays, medical care can be prohibitively expensive and cause severe debt burden. Especially problematic when the postponement of routine medical care, due to cost, leads to an acute condition. Recognition of the human and societal costs of these factors has led many service providers to reorient programs toward targeting health maintenance activities and addressing a broader range of environmental factors.

According to the County Health Assessment, 14% of County Residents are uninsured while 18% receive Medicaid or another subsidy. For the uninsured, finding access to primary care, or other providers willing to take uninsured patients can present difficulties. Even for those with private insurance, finding providers in the network can be a challenge.

Some services for uninsured clients are provided at a reduced cost by the County Health Department including: Communicable Disease Investigation

- General Clinic
- Immunizations
- Laboratory Services
- Care Coordination for Children
- Child Fatality and Community Child Protection Team Reviews
- Sickle Cell Testing
- Treatment of Tuberculosis
- Sickle Cell Testing
- Sudden Infant Death Syndrome (SIDS) Counseling
- Sexually Transmitted Infections
- Child Health
- Maternity Health Services
- Pregnancy Care Management
- Reproductive Health for Teens, Men and Women

Storehouse for Jesus, a faith based organization located in Mocksville, offers a clinic once a week on Thursdays and every third Monday of the month. However, for a greater range of services, moving more residents onto insurance is a strategy to improve outcomes and reduce costs for providers. The attraction of a greater range of employers providing insurance, as well as informing County residents of their options on health insurance exchanges are among strategies to increase the number of insured in Davie County.



Volunteers stock the shelves at A Storehouse for Jesus Photo Courtesy of: Davie County Enterprise Record

MEDICAID TRANSFORMATION

The passage of NC session law 2015-245 marked the beginning of the transformation of Medicaid from a standard fee for service to a managed care system. While a fee for service model charges per test or procedure, a managed care model accepts a standard fee for a suite of services which is expected to generate cost savings over time. Care management, a concept to be deployed under the Medicaid transformation, seeks to treat patients in a holistic fashion, focusing on regular primary care and a comprehensive suite of community based resources. In the emerging structure of the transformation key focus areas for addressing patient health outcomes include Housing, Transportation, Nutrition, Interpersonal Violence/Toxic Stress and Employment. Public Health (the health department) has been providing case management for high risk children and pregnant women, and will continue to under the new Medicaid structure. Medicaid transformation is also likely to negatively impact the number of private providers serving the Medicaid population, which means strengthening the safety net system is a must for Davie County.

Managed care operations have been contracted with five private insurance companies, which reduces the scope of work for local health agencies. The State legislature has structured the transformation to include county agencies in a network of providers for services, and have, for specific services, guaranteed historical rates of reimbursement. To ensure that County based service providers remain connected to opportunities through managed care in the future, adaptation to this new system is required.

Adaptation strategies include:

- Developing expertise in managed care systems and communicating effectively with their practitioners
- Cultivating measurement and data practices to demonstrate positive health outcomes from County based services
- Participating actively with regional efforts to develop institutional capacity
- Communicating effectively with clients new opportunities and requirements

This second strategy relates to the fact the ability of providers to record and demonstrate that services are positively connected to improved client health will be essential to continued success in the provider network. The Piedmont Triad Regional Council, on behalf of its members, is taking a leadership role in cultivating this network and communicating to its partners these

emerging opportunities and challenges. Despite any challenges that accompany the transformation, the new system promises tremendous benefits to clients who will have a broader range of services provided through Medicaid.

CHRONIC CONDITIONS AND ACTIVE LIFESTYLES

With the management of chronic conditions rating as the number one challenge according to the County Health Assessment, and considering the challenges reviewed relating to access to healthcare services, a role for the broader community emerges to promote healthy and active lifestyles. A primary example is how mobility options and recreational opportunities contribute to community health. The provision of infrastructure to encourage walking and bike riding, in addition to community parks, is a key component of facilitating active lifestyles. Several opportunities to plan a more connected bike and pedestrian network are on the horizon, with a Countywide walking plan and regional bicycle plan beginning development in 2019.

AGING POPULATION & SERVICES

The older adult population (ages 65 years and over) is the fastest growing segment of Davie County's population. Between 2000 and 2016, this population almost doubled from 4,807 to 8,126 older adults – a 69% increase. During this same time, the child population (under age 17) only grew by 3% and the working adult population (ages 18 to 34) grew by 18%.

Over the next couple decades, the older adult population will continue to grow at a faster rate than the total population. By 2037, the older adult population is expected to reach 13,951 residents – a 72% increase between 2016 and 2037 representing half of the total County population growth. As this population shift occurs, a focus on increasing access to affordable health care and long-term care facilities will become even more important.



In 2019, Davie County Aging Services completed a new Aging Plan, representing a collaborative effort between Davie County Senior Services, community partners, and clients to set priorities and strategies for five years of service provision. Including a rigorous analysis of socioeconomic data, the plan designates five focus areas: Communication Strategy, Health for the Aging Population, Transportation, Housing, and Financial Well-being.

LONG-TERM CARE AND NURSING

Long-term care facilities provide up to 24-hour care for individuals who are unable to live safely by themselves. There are various types of facilities, including Skilled Nursing Facilities, Adult Care Homes and Family Care Homes. Each differs in size and services provided. Skilled Nursing Facilities provide long-term care of chronic conditions or short-term rehabilitative care following hospitalization and are the most costly service utilized by older adults. In fiscal year 2016-17, skilled nursing care represented 47% of the County's total older adult expenditures and costing \$24,027 per client. Currently there are three Skilled Nursing Facilities in Davie County, one located in Mocksville and two in Bermuda Run, with a total of 237 beds.

Adult Care Homes (seven or more residents) and Family Care Homes (two to six residents) provide care for adults who do not need nursing home care, but are no longer able to remain in their homes because they need help in meeting daily needs such as medication management, bathing and dressing. The County only has one Family Care Home and three Adult Care Homes, all located in Mocksville with a total of 174 beds. These assisted living facilities have a much lower expenditure per person (about \$3,262) and represent only 6% of the County's

expenditures for older adult services. With the growing older adult population, the County must plan for more assisted living and skilled nursing facilities to accommodate those older adults who need additional care.

AGING IN PLACE

A wide range of housing options are necessary for seniors who choose to age in place. One quarter of Davie County seniors live alone, and may require smaller, less maintenance intensive housing units to continue living comfortably. Furthermore, existing units can be retrofitted to accommodate limited mobility. Accessory dwelling units, also commonly referred to as granny flats, have become a popular infill housing option to facilitate multigenerational housing. While many American once lived in multigenerational housing, this practice waned for many years before a more recent revival.

A broad range of housing units of different types and styles is required to serve an increasingly diverse population with changing tastes and interests. Housing codes that support flexibility for developers is an important component of accommodating these needs.

Services, such as in home care and meals on wheels are vital to sustaining older Americans in their homes. As our population becomes increasingly skewed toward this age range, it is important that potential clients are aware of their eligibility, and that services are funded at optimal levels. Enhanced communication around these programs is strongly embraced by regional health partners, which in turn can generate awareness and advocacy.



Figure 14: Housing Options for Seniors Aging in Place

MEDICAL TRANSPORTATION

Throughout 2019, Davie County has been an active participant in a project funded by the Federal Transit Administration and the National Aging and Disability Transportation Center to explore opportunities to expand services for non-emergency medical transportation in the Northwest Piedmont. Along with partners such as the Area Agency on Aging, The Northwest Piedmont Rural Planning Organization, YVEDDI, and The Adaptables, Davie County has helped convene a broad range of stakeholders to identify challenges and opportunities in medical transportation with the goal of improving health outcomes.

FOOD SECURITY

Food security or reliable access to affordable, healthy food is a growing concern for all populations but especially seniors. Aging Services organizations operate Meals on Wheels delivery for homebound seniors, in addition to providing congregate meals at senior centers. The socialization opportunities that come through these programs is also a critical service for seniors with multiple health benefits demonstrated from disrupting isolation. The Piedmont Triad Regional Council is in the process of developing a 12 county regional food council to perform a full assessment of the region's strengths and vulnerabilities in this area in which Davie County will be a leader considering their demonstrated success.

SENIOR CENTER FOCUS GROUP

The Davie County Senior Center hosted representatives from the PTRC to discuss the needs of the aging population with Senior Center members. Questionnaires were passed out to all attendees and were discussed verbally as a large group conversation. Issues that were highlighted by senior community members included health and wellness, Supplemental Security Income needs, public transportation, and housing needs for elderly, veterans, poor, and homeless. Seniors also recognized the need for entertainment and career opportunities in order to retain young adults and families.



PLANNING TOOLS FOR COMPREHENSIVE COMMUNITY HEALTH

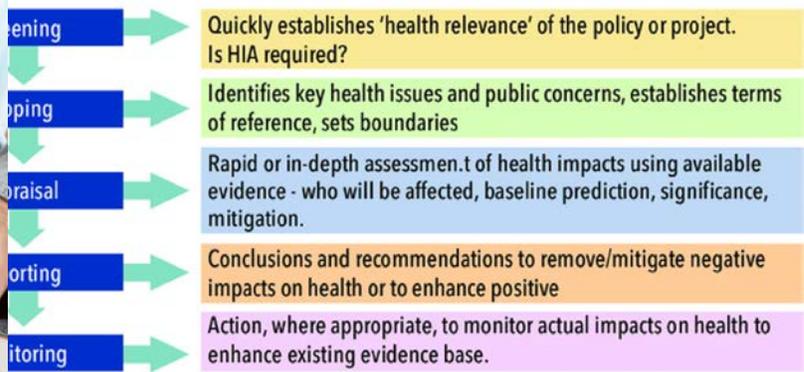
Health Impact Assessment

The Health Impact Assessment (HIA) is one toolkit, promoted nationally and internationally by organizations such as the Center for Disease Control (CDC) and the World Health Organization (WHO), that communities can use in both problem identification and intervention. Defined by the CDC, an HIA “is a process that helps evaluate the potential health effects of a plan, project, or policy

before it is built or implemented”. This technique can be applied to a narrow set of decision points or more broadly at the policy level. For example, in the decision whether to invest in a new sidewalk network, the impact on recreation habits, connectivity to community destinations such as clinics and pharmacies, and other systemic considerations can be analyzed to assess the potential cost and benefits.

Benefit Cost Analysis

Benefit Cost Analysis (BCA) is commonly used to provide a deep understanding of the life cycle costs of a capital project or program as compared to an exhaustive analysis of the potential benefits. For example, the Federal Highways Administration requires BCA for some grant proposals to ensure that the project captures the full costs of administration and maintenance in addition to the construction and engineering costs. Benefits can be described in numerous ways such as health care cost savings, jobs, safety, and investment. BCA is particularly effective for comparing alternatives where opportunity cost is being considered.



Robertson, J., Green, G., & Stafford, B. (2018). Better housing, better health, in London Lambeth: The assessment and cost benefit analysis. Centre for Regional Economic and Social Research.

HEALTH INDICATORS AND SCREENING

A robust program to understand the geography of health is a vital component of addressing community wellness through each step of the planning process. Acknowledging the complexity in how community health is linked with a variety of environmental and socioeconomic factors, also connected to specific geographies, is a critical step in problem identification and definition. For example, the National Cancer Institute defines a cancer cluster as “the occurrence of a greater than expected number of cancer cases among a group of people in a defined geographic area over a specific time period”. While these incidents are relatively rare, the example demonstrates the fundamental role of geography in conducting risk assessment. While Davie County has a strong overall position in state health rankings, there may be specific locations that demonstrate a higher than average need for enhanced services or interventions.

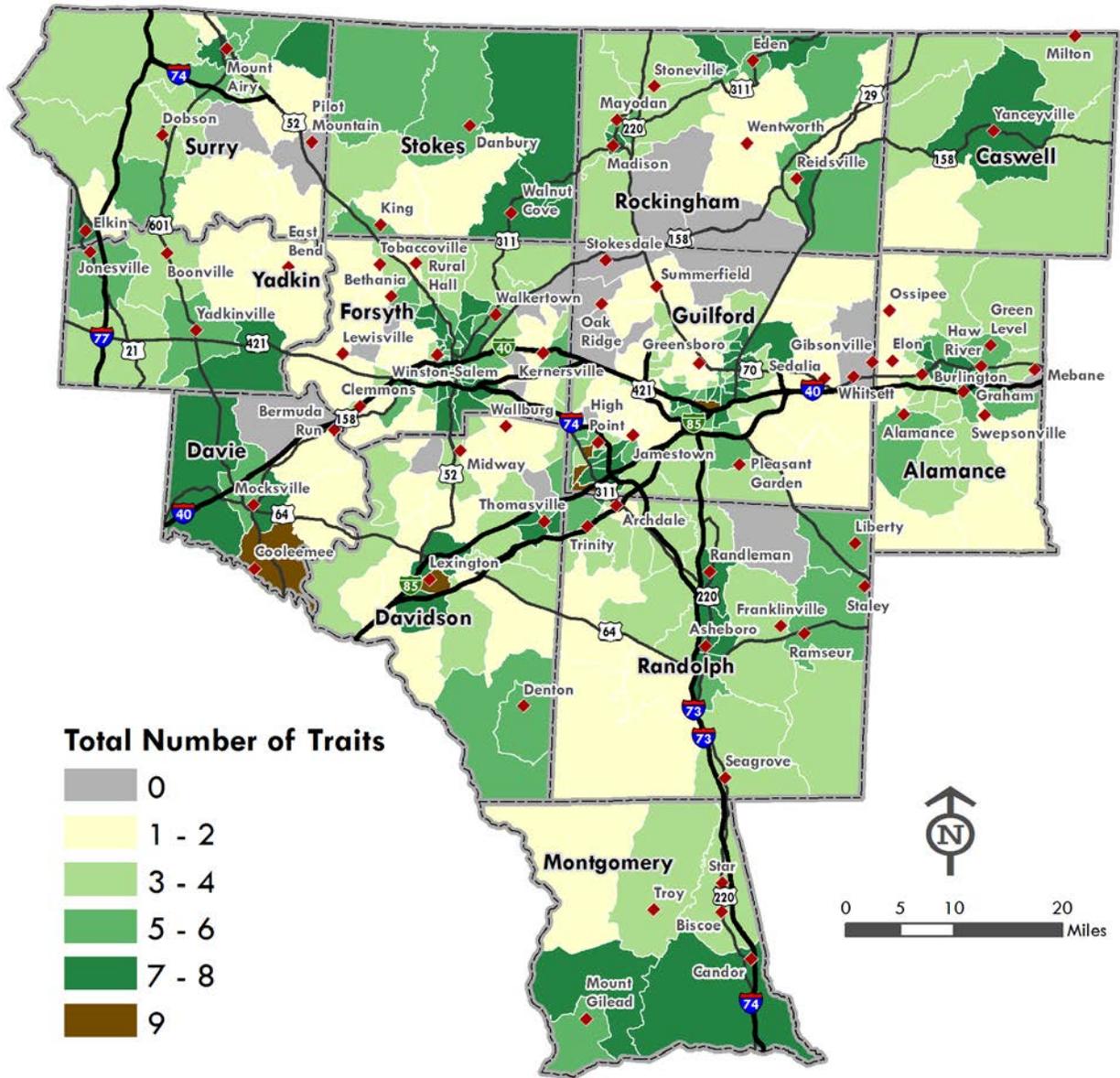
ENVIRONMENTAL JUSTICE

The Piedmont Triad Regional Council utilized U.S. Census Bureau’s American Community Survey (ACS) data in 2016 to complete an environmental scan for the Piedmont Triad Region. The map shown on the opposite page is a regional summary and index of 9 characteristics contributing to environmental justice. If that characteristic in the census tract is above the County average, it is shown as a trait in the map. In Davie County, of the seven tracts, one in and around Cooleemee was found to have above average conditions for all 9 characteristics. The map may help prioritize various services necessary to improve government functions or services to address environmental justice concerns in various parts of the County and region.

Characteristics:

- Age: Individuals included in this category are persons of at least 60 years of age or older.
- Race: Individuals included in this category are persons of at least one of the following minority racial or ethnic classes: African American, American Indian, Asian, Pacific Islander, or Latino.
- Poverty Status: Individuals are included in this category if the total family income was at or below the national designated poverty threshold.
- Unemployment: Individuals included in this category are ages 20 to 64 that were unemployed at the time the survey was conducted.
- Education Attainment: Individuals are included in this category if they are 25 years or older and have not obtained a High School Diploma or a GED.
- Language: Individuals are included in this category if they are 5 years old or over whose first language is not English.
- Disability: Individuals included in this category consider themselves to have one or more of the following difficulties: hearing, vision, cognitive, ambulatory, self-care and independent living.
- Vehicle Availability: Households in this category were included if a passenger car, van or pick-up truck was unavailable for the use of household members.
- Female Homeowners or Renters with Children: Households are included in this category if the homeowner or renter is a female, whose marriage status is single and lives with their own children.

Map 21: Regional Environmental Justice Traits







Part 2

Future Land Use Goals and Implementation Strategies

Building on the focus issue areas and trends found in Part 1, a growth strategy for land development is described in an iterative process of developing a growth strategy and future land use map to guide development for the next 20 years. Utilizing the land use priorities for different areas of the County, detailed policy recommendations are included for land use and community appearance, housing, economic development, utilities, transportation, farmland preservation, parks, recreation and trails, and health. An implementation strategy with suggested action steps for the next five years is also included.

Chapter 4: Future Growth and Land Use

UTILIZING ESTIMATES OF FUTURE GROWTH IN POPULATION AND EMPLOYMENT, THIS CHAPTER ATTEMPTS TO PROVIDE A FRAMEWORK FOR ACCOMMODATING THE PROJECTED GROWTH DAVIE COUNTY FACES OVER THE COMING DECADES. ALTHOUGH IT IS VERY DIFFICULT TO PREDICT THE FUTURE, MUCH LESS DECADES IN THE FUTURE, KNOWING AND UNDERSTANDING ESTIMATED FUTURE POPULATION AND EMPLOYMENT GROWTH'S POTENTIAL IMPACT ON LAND USE AND LAND DEVELOPMENT IS A KEY INTENTION OF THE CHAPTER.

Chapter 4 is divided into the following three sections:

Growth Strategy Map – Identifies areas of the County that are ready for development and those areas that may need infrastructure improvements to be ready for development. Additionally, the conservation areas where development does not make sense due to environmental constraints or otherwise are identified.

Future Land Use – Identifies projected land use needs to accommodate future growth, including a future land use map to assist with future rezoning requests.

Future Development Policy Recommendations – Policy goals and specific objectives and strategies that will need to be completed to achieve goals in housing, transportation, land use, farmland preservation, water and wastewater infrastructure, health, economic development and quality of life.

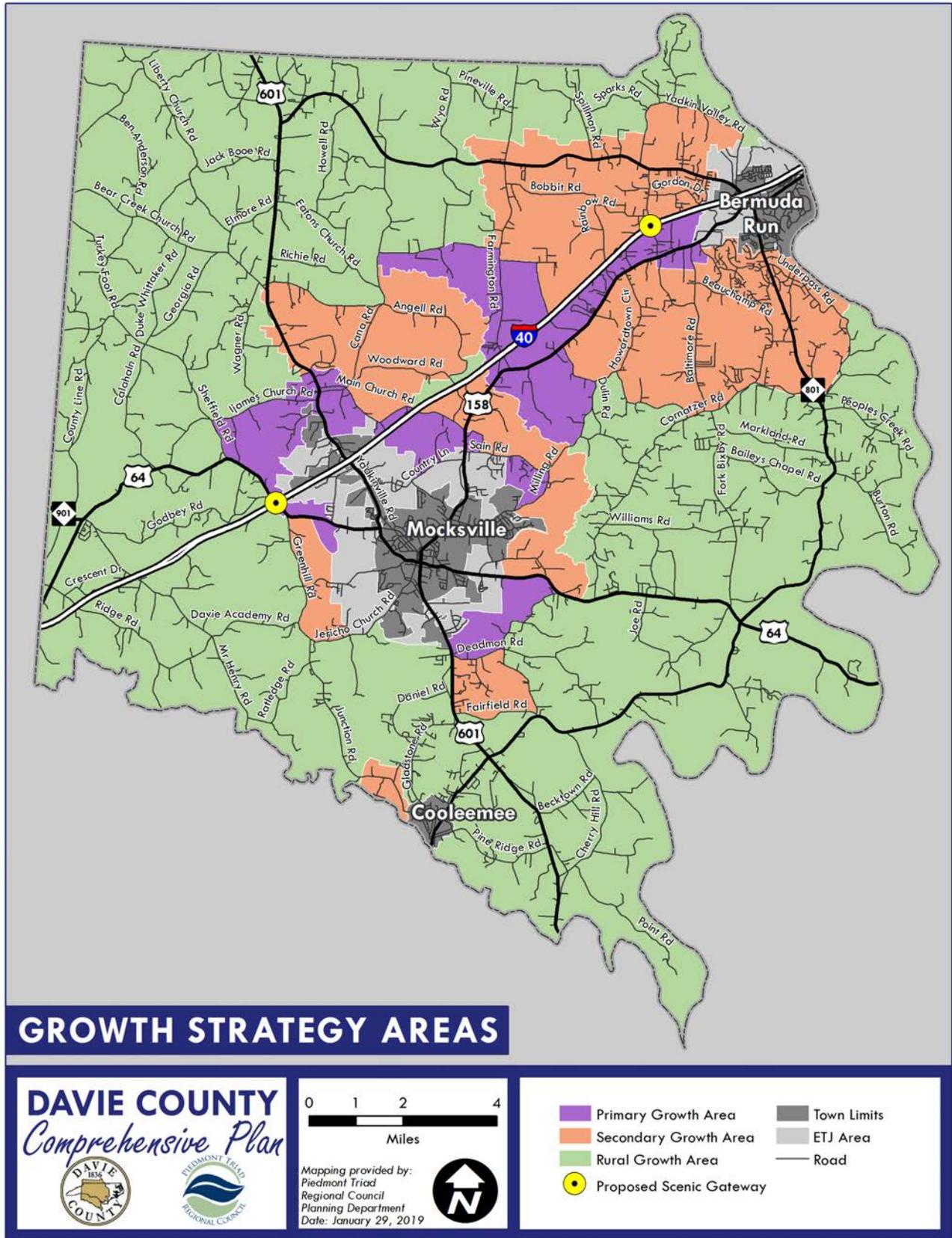


GROWTH STRATEGY MAP

A Growth Strategy map was originally developed in the 2005 Land Development Plan. The current map was informed by analyzing future population and employment growth trends to 2050 for the County utilizing Woods and Poole population and employment growth data. The map attempts provide guidance on areas of the County to accommodate housing needs and institutional, industrial and commercial land uses for future employment growth. Staff and Blue Ribbon Committee members used data analysis of the projected growth to shape areas where primary and secondary growth should go. Understanding that primary and secondary growth areas should be constrained to projected future needs, rather than identifying large swaths of land was a key tenant of the map development.

Davie County recognizes that the primary growth areas identified will require investment in partnership with municipalities and the private development community to provide water, wastewater and other utility infrastructure that supports development consistent with the goals of the comprehensive plan.

Associated future land development by type of job and housing unit in specific areas is hard to predict, however existing land development by type was reviewed to see how much land is currently taken up by housing units and commercial, industrial and institutional land uses based on employment. The estimated land area taken up by existing land use types per job and housing unit was averaged based on current employment and population to project future land use (residential, institutional, industrial and commercial) area needed to accommodate future job growth. The control total of land area needed by 2050 was then compared to the primary growth areas identified to make sure not too much or too little area was identified as a primary growth area.



Map 22: Growth Strategy Areas

PROJECTED GROWTH BY LAND USE

The future growth totals are based off the estimated population and employment growth from Woods and Poole for 2050. The projected increase in population and associated employment is shown by type of land use below. These base year and future projections were the basis of our growth strategy map and help guide how much land would be set aside in primary growth areas.

The Growth Strategy Areas Map shows the locations of 1) Primary, 2) Secondary, 3) Rural and 4) Municipal growth areas. In addition two Scenic Gateway areas are identified along the I-40 corridor. The Conservation areas are identified on a separate map and will overlay any of the growth areas identified and are typically utilized for watershed protection and open space preservation.

Davie County Growth Projections

DAVIE COUNTY TOTAL	Base Year (2016)	Horizon Year (2050)	Change
Population	42,211	64,135	21,924
Dwelling Units	15,888	24,140	8,252
Single-Family	12,087	18,829	6,742
Multi-Family	793	1,207	414
Mobile Homes	3,008	4,104	1,095
Employment	18,498	27,736	9,238
Retail/Office	6,969	12,949	5,980
Industrial	6,149	7,553	1,404
Institutional	5,380	7,234	1,854

Source: PTRC based on state data; Woods & Poole (US BEA)

Table 8: Davie County Growth Projections

Area 1. Primary Growth Area

The primary county growth area is located adjacent to municipal limits and generally extends along major urban/transportation corridors within the County. It includes areas that are likely to have access to urban infrastructure services, such as water and sewer, within the foreseeable future. The Primary Growth Area is predominantly mixed use that will include residential and commercial development. Higher urban type density level can be anticipated in this area.

Area 2. Secondary Growth Area

Transitional residential development is predominant in this area with major subdivisions scattered between agricultural and commercial land use patterns. Both public water and sewer infrastructure access is unlikely within the immediate future. The availability of large undeveloped tracts can substantially alter the development character of established residential areas.

Area 3. Rural Growth Area

This specialized area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally an abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressure. There are natural, scenic, historic, or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes should protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity.

Area 4. Municipal Growth Area

The Municipal growth area is contained within the corporate limits of extraterritorial planning and zoning jurisdictions of municipalities located within Davie County. Mixed high-density urban growth is anticipated in these planning areas. Coordinated intergovernmental planning for land use, transportation, water and sewer infrastructure, and economic development is strongly encouraged between the County and the municipalities.

Area 5. Conservation Area

This area is of mixed density and impervious surface coverage and is regulated by both the North Carolina Watershed development laws and Davie County Flood Damage Prevention Ordinance. Primary development considerations are to protect public drinking supplies. Unlike other growth areas, Conservation Environmental Areas overlay parts of all other growth management designations.

FUTURE LAND USE

Staff and committee members identified existing commercial, industrial and mixed use areas and marked them on the Future Land Use map. Utilizing the same data analysis and control totals for the Growth Strategy Map, land may be reserved for higher intensity future growth to accommodate job growth. All areas are suitable for housing, however denser development such as duplex and multi-family should be located in primary growth areas, with some exceptions in secondary growth areas depending on proximity to transportation, water and wastewater infrastructure as necessary for the scale of development. More accommodation of higher density housing and already developed areas, will take the pressure off of undeveloped areas facing future growth. The following is a potential scenario of future growth and should not be interpreted as prescriptive.

Looking at the expected increase of the unincorporated area's share of the population (79%) and jobs (38%) as mentioned in project growth by land use above, the following is the projected breakdown for municipal and unincorporated areas assuming a similar share of population and jobs in the future.

Table 9: Projected Change in Residential and Non-residential Land Use

Change (2016-2050)	County Total	Unincorporated Areas	Mocksville	Bermuda Run	Cooleemee
Dwelling Units	8,252	6,342	1,075	676	159
Single-Family	6,742	5,225	808	561	148
Multi-Family	414	47	251	112	4
Mobile Homes	1,095	1,070	16	3	6
Employment	9,238	3,479	4,625	1,126	8
Retail/Office	5,980	1,965	3,192	816	7
Industrial	1,404	914	479	10	1
Institutional	1,854	600	954	300	0



LAND AREA FOR NEW GROWTH: RESIDENTIAL

Analyzing median lot size of homes since 2008 as follows:

- Single Family: 1.34 acres
- Manufactured Homes: 1.37 acre
- Multi Family 0.3 acres

The projected demand for the unincorporated areas can be aggregated for residential land in 2050, which is estimated as follows:

LAND AREA FOR NEW GROWTH: NON-RESIDENTIAL

Using the average number of acres per employee for existing commercial, industrial and institutional land uses as follows:

Table 10: Projected Demand Unincorporated Residential Land

Change (2016-2050) Unincorporated Areas	Dwelling Units	Acres Needed
Total Dwelling Units	6,342	8,482
Single-Family	5,225	7,002
Multi-Family	47	14
Mobile Homes	1,070	1,466

- Commercial: 0.10
- Industrial 0.46
- Institutional: 0.43

The projected demand for the unincorporated share of non-residential land in 2050 is estimated to be:

The land use categories presented on the future land use 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

Table 11: Projected Demand Unincorporated Non-residential Land

Change (2016-2050) Unincorporated Areas	Dwelling Units	Acres Needed
Employment	3,479	874.9
Retail/Office	1,965	196.5
Industrial	914	420.4
Institutional	600	258

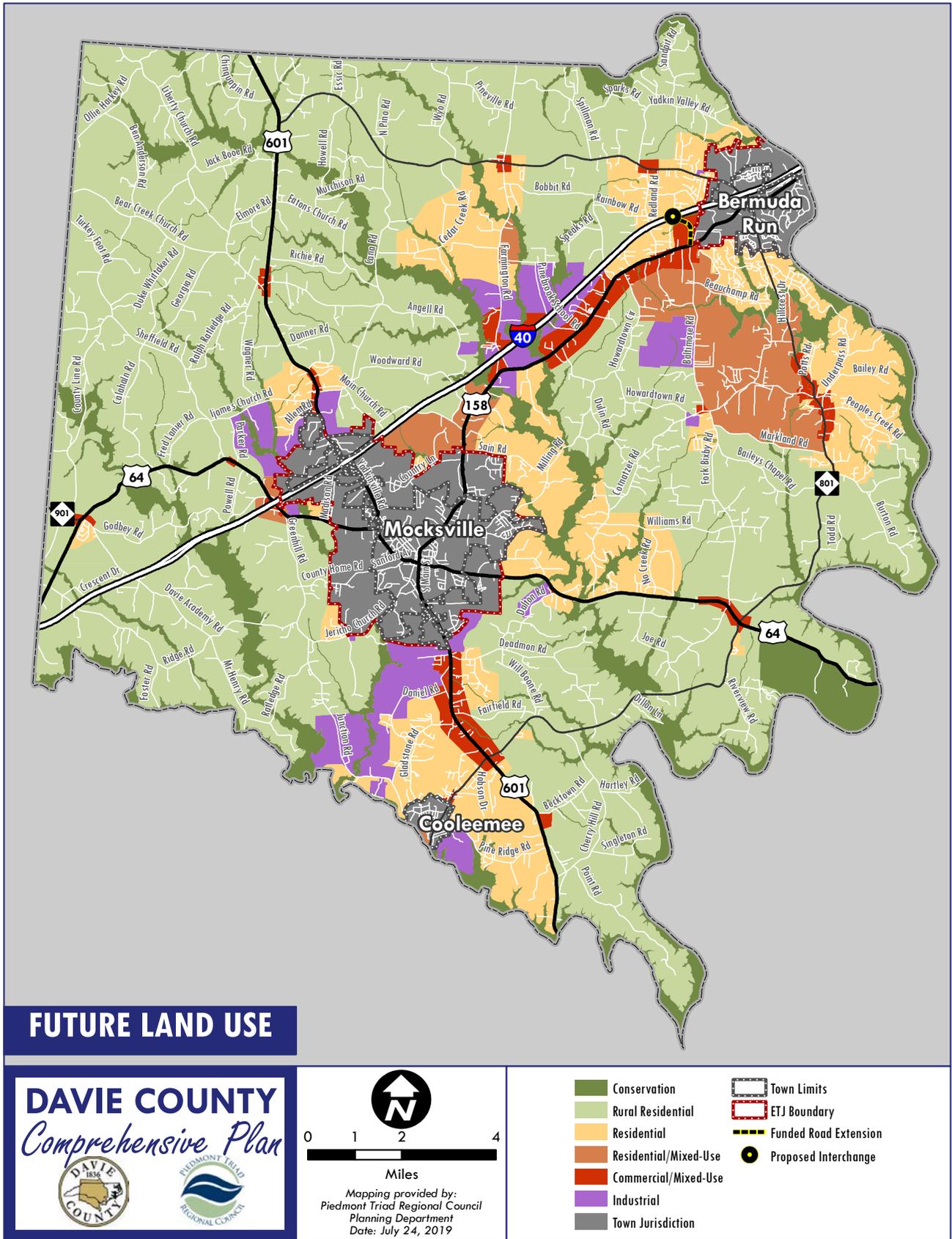
geographical guide for land use and development. The following paragraphs help to explain the categories. It is important to note that other land uses may be appropriate in a land use category, but the predominant land use will be consistent with that category.

Conservation

Open or vacant lands preserve the natural environment. 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.

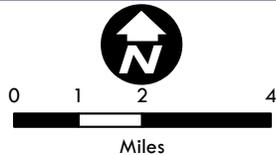
Rural-Residential

Rural activities including farming, rural commercial business, and limited residential development to preserve the rural character of the County. Not intended for intense urban or suburban development, including major residential subdivisions.



FUTURE LAND USE

DAVIE COUNTY
Comprehensive Plan



Mapping provided by:
Piedmont Triad Regional Council
Planning Department
Date: July 24, 2019

- Conservation
- Rural Residential
- Residential
- Residential/Mixed-Use
- Commercial/Mixed-Use
- Industrial
- Town Jurisdiction
- Town Limits
- ETJ Boundary
- Funded Road Extension
- Proposed Interchange

Map 23: Future Land Use

Residential

Single family, duplex, or other limited types of residential subdivision development. Intended to preserve and protect residential areas from encroachment by non-residential land uses.

Residential/Mixed Use

Single family residential development as well as other compatible land uses such as civic uses, limited retail services, and some higher intensity residential development (townhomes, duplexes, condominiums, etc.). Planned for areas near or adjacent to predominantly non-residential land use categories such as commercial or industrial.

Commercial/Mixed Use

Commercial activities including shopping, retail, services, offices and other commercial business, along with other intensive land uses compatible with commercial business, including medium to high density residential, civic or light industrial uses and where roads, water and sewer can support those activities.

Industrial

Industrial and manufacturing uses with adequate street access, water/sewer services, and may require relatively large tracts of land. Intended to preserve and protect important industrial properties from encroachment by non-industrial land uses.

FUTURE DEVELOPMENT POLICY RECOMMENDATIONS

The following key recommendations have been provided by Piedmont Triad Regional Council (PTRC) staff and based upon input from the Blue Ribbon Committee, growth strategy sub-committee, focus groups with older adults, young professionals, cooperative extension, real estate professionals, County staff and research on best practices. Other recommendations have been incorporated from existing adopted plans. Continued review and evaluation of key recommendations should be refined every 5 years to ensure that changes in growth patterns, new infrastructure or the changing demands of the overall economy and society may inform County policy.

The goals and strategies listed below are not the sole responsibility of Davie County government. Municipalities, businesses, organizations, citizens and other regional and State partners will be needed to implement key recommendations.



Land Use and Community Appearance

Goal 1. Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.

1. Address Brownfield environmental contamination issues with former industrial properties to facilitate development.
2. Utilize tax incentives (e.g. New Market Tax Credits or Opportunity Zones) to facilitate investment into underutilized properties to make them into active use.

Goal 2. Preserve the rural character of Davie County

1. Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density.
2. 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.
3. Support the designation and restoration of historic structures, buildings and monuments and utilize resources to encourage tourism development.
4. Update sign policies and landscaping standards as necessary to protect rural vistas, enhance community identity and create high quality transportation corridors.

Goal 3. Promote mixed use development to encourage proximity of housing to employment and reduce work trip travel time.

1. Encourage connection of dead end streets to nearby arterials and collector streets to reduce travel time and improve emergency access to newly developing areas.
 - a. Update subdivision regulations and also include a clause in the development ordinance for newly zoned properties or where the property is improved by more than 50% of its existing value.
2. Complete a small area plan for Farmington Road to address future land use and transportation improvements in the corridor.

Goal 4. Decrease development impact to environmentally sensitive areas.

1. In designated primary or secondary growth areas, create and use development incentives for higher density subdivisions that minimize environmental impact and protect natural resources.
2. Discourage residential development in or near the 100 year floodplain.
3. Discourage medium to high-density residential development with poor soils for septic where water and wastewater infrastructure does not exist.
4. Ensure that runoff and drainage from development and agricultural activities is as close to natural pre-development conditions as possible.
 - a. Explore development of a stormwater fund to support design and implementation of Stormwater Control Measures (SCM).

Goal 5. Ensure quality commercial, office, and institutional development.

1. Encourage planned development that mimics the existing architectural aesthetic of nearby land uses, ensures internal and external walkability and bikeability connections and complements nearby residential land use.

2. Discourage narrow or linear single land use category zoning districts.
3. Ensure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative visual and operational offsite impacts whenever practicable.
4. 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 road intersections.
5. 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.
6. Identify future areas for institutional needs and land bank these locations to allow for easy design and construction of facilities when needed by the County.

Goal 6. Maintain compatibility between land uses.

1. 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.
2. Separate heavy industrial sites from non-industrial areas by natural features, mature tree canopy buffering, major transportation facilities, light industrial areas and/or other suitable means.

Goal 7. Maintain a diverse industrial base as an integral part of Davie County's future growth and development.

1. Encourage industrial development to locate in areas with existing water and sewer infrastructure, reducing need for utility network expansion.
2. Promote future industrial land near rail infrastructure to reduce freight impact on local road systems.



Housing

Goal 1. Increase housing options across Davie County and its municipalities, including multi-family, single-family, patio homes and other options where infrastructure allows.

1. Encourage increased density in primary and secondary growth areas.
 - a. Update the Development Ordinance to allow flexibility in density where soil conditions and where the provision of water and sewer allow.
2. Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.
 - a. Make residential structures an accessory use to large commercial or industrial developments to allow for the location of workforce housing close to job location.
 - b. Assess mixed use land at a different rate than commercial, industrial, residential or otherwise cause a disincentive to mixed use development through a property tax burden.
3. Encourage planned residential multi-phase developments that offer a variety of housing types at different price points.
4. Encourage tiny home development as an accessory use or principal use as an alternative to manufactured housing to increase affordability and quality.

Goal 2. Improve the appearance of higher density developments.

1. 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.
2. Encourage higher density planned developments with amenities (e.g. trails, common areas and aesthetic treatments) to address housing needs.

Goal 3. Improve existing housing stock age and quality.

1. Develop a sustainable abandoned and vacant manufactured housing demolition program to incentivize property owners to demolish substandard manufactured housing across the state.
2. Discourage the rapid proliferation of manufactured housing in the county by encouraging housing alternatives in the same price range.
3. Incentivize rehabilitation of existing housing stock.
 - a. Promote and fund Single Family Rehabilitation grants.
 - b. Support and utilized private low-interest loan funds targeted for improving housing stock.

Goal 4. Increase the housing supply.

1. Work with private partners and charitable organizations to land bank areas for future medium to high-density housing at key locations with close proximity to services such as schools, jobs and key intersections near existing or future transit access.

2. Hold regular and ongoing meetings between developers, non-profits, County, and municipal officials to discuss impediments to residential development.
3. Educate developers and real estate agents about middle density developments.
4. Collect community feedback from residents within Davie County's designated Opportunity Zone (OZ) in Eastern Mocksville, to determine community needs. Following community input, take the steps to prepare projects that can use Opportunity Fund financing for development.
5. Develop a streamlined approval process for accessory dwelling units in residential and business districts for an increase in housing supply and variety.
6. Explore zero lot-line development as a means of reducing development costs, while ensuring quality development that does not sacrifice open space or pedestrian access.

Goal 5. Increase education and awareness around housing options and types.

1. Collaborate with the Senior Center of Davie County to advertise the availability of affordable and accessible units in the County, and make efforts to adhere to Fair Housing rules and regulations.



Economic Development

Goal 1. Promote aggressive client generation, marketing and branding.

1. Upgrade the EDC's web site, including increased content and a commitment to a social media strategy initially focused on creating content about the Davie County economy.
 - a. Implement social media training strategies for staff to efficiently utilize social media resources.
2. Continue to participate in regional and state recruitment activities and product development focused on advanced manufacturing, with higher wages.
 - a. Cater workforce development strategies to include elements that focus on advanced manufacturing skills and efforts.
3. Convene a broad group of stakeholders to develop a branding campaign targeted at Winston-Salem and Greensboro, highlighting the quality of life in Davie County.
 - a. Instigate stakeholder involvement initially and coordinate a task force afterwards that addresses the quality of life indicators and brand of Davie County.
4. Work with the three towns on aggressive place-making plans and resource exploration.
 - a. Synthesize place-made branding activities to the Davie County brand.

Goal 2. Promote leadership development.

1. Partner with the Chamber of Commerce and EDC to develop a new program to identify and nurture young private and public leaders.
 - a. Strategize a civic engagement program that explores implementation methods which cross-pollinate into adolescent (10-19 year old) and young adult (20-26 year old) hubs.
2. Develop and conduct economic development training for all Davie elected and appointed officials.
3. Explore NC Rural Center partnerships for leadership development potential in Davie County.

Goal 3. Improve the Davie County Product.

1. Focus resources on developing more certified sites and the building of at least one 50,000 square foot or larger building.



2. Strengthen the County's green and energy efficiency initiatives.
 - a. Investigate energy efficiency and sustainability master plans as an innovative way to strengthen the green and energy efficiency initiatives.
3. Emphasize the Davie County brand campaign "Moving with Purpose" to distinguish the Davie County Product.
 - a. Include branding activity to the desirability of Davie County as a profitable investment.
4. Explore innovative wayfinding activities and products to emphasize the Davie County Product.
5. Build scenic gateways and façade improvements to complement wayfinding strategies.
6. Develop and promote an Opportunity Zone prospectus for improving housing, community, and economic development.

Goal 4. Implement workforce Improvements.

1. Local stakeholders, led by the Davie County Economic Development Commission should fund a full-time position to coordinate workforce activities in the County.
 - a. Establish strategic connections throughout county stakeholders and align resources for strategic implementation of workforce activities.
2. Increase coordination between local businesses in Davie County and workforce development partners; Davidson Community College, Davie High School, Piedmont Triad Workforce Development Board and other stakeholders.
 - a. Encourage monthly meetings across all stakeholder departments to be hosted in person or virtually.
 - b. Coordinate and collaborate on resource alignment for strategic implementation of workforce activities.
 - c. Develop and implement program aspect that addresses bridging existing programs to employment opportunities.
3. Increase training opportunities for trades, manufacturing and other high wage economic sectors.
 - a. Coordinate with quality of life resources, education resources, and health resources to capitalize off of the Davie County product.
 - b. b) Support programs which develop employment opportunities and supportive services for the recently incarcerated.



Utilities

Goal 1. Maximize the public benefit of extending water and wastewater infrastructure.

1. Allow public recreation access along new water, wastewater or other utility lines as a part of the easement criteria.

Goal 2. Work with the Town of Mocksville to coordinate the extension and improvement of water and wastewater services for primary and secondary growth areas.

1. Explore ways to coordinate on utility service that save cost on infrastructure and maintenance.
2. Support continued investment in wastewater collection and treatment facilities.
3. Expand water supply capacity to meet future demand needs.
 - a. Construct a new 3.5 million gallons per day (MGD) Cooleemee water treatment plant (WTP).
 - b. Expand Sparks Rd. WTP to 4.5 MGD.
 - c. Establish a water interconnect with Davidson Water to allow purchase of an additional 1.0 MGD.
 - d. Following water treatment improvements, abandon existing Cooleemee and Lagle WTPs.

Goal 3. Establish wastewater capacity allocations for Davie County to service municipalities.

1. Remove provisions on types of development with sewer extension, allowing Municipal and County growth policy to shape what development size and type receives water and sewer service.
2. Establish policy on consistency with land use identified in the Comprehensive plan to allow water or sewer service. Where development may not be in the Comprehensive Plan, but in the public interest, update the Comprehensive Plan and then allow wastewater connection.

Goal 4. Increase utilization of existing wastewater infrastructure.

1. Encourage higher-density, infill residential development where public water and wastewater service are currently present.
2. Explore limited alternative on-site wastewater disposal technologies to facilitate cluster development in already developed areas where public wastewater service is not currently present.



Photo Credit: Steve Hatley Photos

Transportation

Goal 1. Explore additional revenue options for funding transportation planning and improvements.

1. Identify community partners in the private and non-profit sectors.
2. Explore development funded options such as impact fees and dedications.

Goal 2. Promote Safe Routes to School.

1. Work with municipalities to promote safe bicycle and pedestrian access for students and teachers to school campus.
2. Include Safe Routes to School practices in future transportation planning efforts.

Goal 3. Continue to support regional efforts to create a connected multimodal network.

1. Continue participation in the Northwest Piedmont Rural Planning Organization, PART, and the Winston-Salem Metropolitan Planning Organization.
2. Commit staff to regional plan development such as the Coordinated Comprehensive Transportation Plan with all local providers, and the Yadkin Valley Regional Bike Plan.
3. Solicit input from regional partners on local plan development.

Goal 4. Identify locations for future park and ride lots along I-40, US 158 and US 601.

1. Identify locations for future park and ride lots along I-40, US 158, and US 601.

Goal 5. Utilize innovative design for highly visible infrastructure.

1. Provide gateway treatments to Davie County along Interstate 40, overpasses, US 601, US 64, US 158, NC 801 and other regional highways.

Goal 6. Ensure new industrial development has safe and reliable access to major highways.

1. Provide improved access to and along Interstate 40.
2. Work with Northwest Piedmont Rural Planning Organization (NWRPO) and NCDOT Division 9 to leverage all available resources for roadway access improvements (e.g. Highway Fund, Highway Trust Fund, Appalachian Regional Commission, Industrial Access).
3. Work closely with the Economic Development Commission to coordinate State Transportation Improvement Program projects that support priorities of the EDC.

Goal 7. Continue activities that support the development of complete streets and mobility options for all users on the existing road network.

1. Ensure broad public participation in the development of the County Pedestrian Plan.
2. Prioritize user safety at key intersections and high traffic areas.
3. Utilize the walking plan to develop and prioritize capital programs.
4. Identify and upgrade pedestrian facilities following the Standards for Accessible Design of the Americans with Disabilities Act.
5. Continue to collaborate with NWRPO, PART, PTRC, and YVEDDI on the development of enhanced transit, with particular focus on Non-Emergency Medical Transportation.
6. Consider dedicated funding mechanisms for complete streets projects.

Farmland Preservation

Goal 1. Support agricultural training and education at the K-12, community college and university levels.

1. Partner with Davie Soil and Water Conservation District (SWCD) and Cooperative Extension to expand outreach opportunities to public schools from elementary through college.
 - a. Identify a point person at each school for the development of educational opportunities such as school gardens and agricultural programming.
2. Support 4-H and FFA programs including 4-H Farm Animal days and the 4-H Farm to Table program.

Goal 2. Promote the value and quality of locally grown foods.

1. Capitalize on regional demand for locally grown foods through direct marketing at farmers' markets and wholesale distribution to supermarkets and regional produce distributors.
2. Work with Extension personnel to identify market opportunities and give timely advice to farmers looking for new and expanding markets.
3. Partner with extension to help farms identify ways to diversify their incomes through options such as agritourism and production of high value specialty crops for farms with limited land and financial resources.

Goal 3. Identify and prioritize prime farmland that is most at risk and develop strategies with landowners to preserve their land.

1. Adopt criteria for ranking prioritization of farmland for preservation through conservation easements or other tools that will preserve superior land for future generations. When appropriate, Extension staff will work with landowners and provide guidance on strategies that will preserve farmland.

Goal 4. Continue promotion of Best Management Practices (BMP) for conservation of land and natural resources. BMPs are essential to maintaining productive farmland.

1. Davie County S&WCD will continue to proactively train and educate landowners on best management practices for soil and water conservation. Staff will support continuation of programs at the state and federal levels that help farms improve conservation measures.



Goal 5. Promote farmland protection through Present Use Value taxation.

1. Support new and continuing ways to earn income from the land, including Present Use Value taxation, which serves to lower property tax rates on land that is being used for production of timber, agricultural and horticultural products.

Goal 6. Support marketing and production training and facilitate greater diversity in agricultural enterprises.

1. Link farmers to opportunities for marketing agricultural products and provide educational opportunities for production of niche local products and other diversification strategies through the N. C. Cooperative Extension and Davie County Soil and Water.

Goal 7. Maintain and encourage open dialogue between growers and elected officials.

1. Encourage growers and governmental officials to maintain open, ongoing dialogue. Officials should hear from knowledgeable voices about agricultural concerns.
 - a. Support and promote Extensions "Report to the People" day, at which various issues are discussed.

Goal 8. Promote outreach and education on land taxation, estate planning, conservation easements and development planning.

1. Provide education on conservation easements, development options and estate planning that will help maintain the rural character and allow for some continuance of agricultural production.
 - a. Implement a series of informational workshops that give landowners practical knowledge of these options, as well as a pathway for executing their choices. Organize workshops using a multi-agency approach including N.C. Cooperative Extension, the USDA Farm Service Agency and the Soil and Water Conservation District.
2. Communicate with Natural Resources Conservation Service or Farm Service Agency offices in neighboring counties to support the interests of farmers in the County. Support should be expressed for education meetings to be held on a regular basis in Davie County.

Goal 9. Strengthen disaster preparedness for disease, drought and other natural disasters.

1. Communicate regularly with state emergency management personnel to remain fully apprised of what to do in the event of an outbreak.
2. Work to assure that poultry growers have a plan in place for safe disposal of poultry or other livestock in an outbreak situation.
3. Assist preventive measures on farms to withstand drought for livestock and crops, with such improvements as wells and holding ponds for water conservation.

Goal 10. Strengthen support for agricultural economic development.

1. Recruit food and agricultural handlers, packers, processors and distributors. The County has opportunities to attract outside investment and encourage growth of locally owned agricultural businesses.

Goal 11. Promote farmland protection through Voluntary Agriculture Districts and Enhanced Voluntary Agricultural Districts.

1. Promote the success through the County's website, and publicize new VAD enrollments on a regular basis.
2. Evaluate direct mailings or other outreach methods to qualifying landowners who are not yet enrolled into the program.
3. Provide online reference to Voluntary Ag Districts with the inclusion of a map layer on the County GIS map.
4. Provide notifications of adjacent or nearby VAD lands when land transactions occur. Post signage at the County Register of Deeds office regarding VAD policies that protect landowners from nuisance complaints or infringements on traditional agricultural production activities.



Parks, Open Space, Recreation & Trails

Goal 1. Implement greenway and trail development to connect key destinations in Davie County.

1. Partner with regional trail organizations such as Piedmont Legacy Trails and the Carolina Thread Trail to leverage resources to build and maintain accessible trails that connect community centers, parks, and County destinations with regional trail systems.
2. Utilize non-traditional sources of funding to build trails; including managed health care organizations, outdoor recreation industry, private donations, etc.
3. Explore the development of a trails and greenway master plan to capitalize off the natural and cultural resources that Davie County has to offer.
4. Establish a citizen's committee to lead implementation and develop long range funding plan for trail priorities.

Goal 2. Preserve open space and natural resources.

1. Include provision of open space and dedicate right of way for proposed trail facilities for major subdivisions.
 - a. Establish a minimum 50 ft and up to 150ft greenway easement to serve as wildlife corridors. Allow narrower easements where unique topography, existing utilities may constrain the connectivity to existing or planned trails.
 - b. Emphasize habitat and wooded areas and de-emphasize floodplain, roads and stormwater infrastructure for open space requirements (less than 50% of the requirement should be roads, floodplain, stormwater control measure (SCM)).
 - c. Allow flexibility for higher densities if the developer chooses to build trail facilities as part of the development.
2. Utilize location of farmland conservation easements to prioritize low-impact recreation opportunities where possible and allowable.
3. 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.
4. 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.

Goal 3. Develop countywide comprehensive bicycle and pedestrian plan.

1. Provides detailed recommendations on key bicycle and pedestrian corridors with strategies to develop long range funding for implementation and maintenance of pedestrian and bicycle infrastructure.
2. Develop policies supporting bicycle and pedestrian safety and access in new development including sidewalks, crossing improvements, bicycle lanes, pedestrian access to buildings, and other elements.
3. Incorporate NCDOT guidelines as well as American Association of State and Highway Transportation Officials (AASHTO) and National Association of City Transportation Officials (NACTO) guidelines for the latest best practices for design and engineering of facilities.

Goal 4. Incorporate more public art into Parks and Recreation programming as well as the physical and usable environment.

1. Explore partnerships with art groups and art-invested groups in Davie County such as: Davie County Arts Council, Davie County Schools, and Wild Mountain Designs & Arts.
2. Incorporate the new Davie County brand into Parks and Recreation programming.



Health

Goal 1. Support and expand efforts to address drug misuse and abuse prevention and education.

1. Continue collecting data on Lazarus Program outcomes and consider opportunities for expansion of prescription drug dropoff locations.
2. Develop County public awareness and education campaigns.
 - a. Inform public broadly regarding availability and delivery of Naloxone.
 - b. Build partnerships for the distribution of health information related to drug misuse and abuse.
 - c. Expand the range of media used in messaging to target the broadest possible audience.
3. Reference the State Opioid Action Plan for best practices and examples of successful programs for adoption.
4. Expand interdisciplinary approaches to identify and intervene in various social and environmental factors related to addiction.

Goal 2. Ensure that seniors and other vulnerable populations are prioritized in service design and provision.

1. Explore the need for senior housing and long term care.
 - a. Quantify the current and future demand for senior housing compared to existing supply.
 - b. Provide flexibility for innovative and multigenerational housing in zoning codes.
2. Support ongoing regional efforts for development Non Emergency Medical Transportation (NEMT).
3. Ensure that vulnerable populations have access to recreation facilities and programs.



Goal 3. Explore initiatives and investments that increase community access to healthcare.

1. Support efforts to develop community transportation options through regional partnerships.
 - a. Use County communication channels to publicize the YVEDDI Mocksville Circulator.
 - b. Use the NWRPO, WSMPO, and PART to coordinate mobility improvements throughout the County.
 - c. Explore participation in the State Safe Routes to School Program to target physical activity among youth.
2. Support programs for treatment and screening outside traditional healthcare settings.
 - a. Continue dental health services in County Schools.
 - b. Support programs utilizing mobile service models.

Goal 4. Support efforts for preventative care and chronic disease management.

1. Create opportunities for active lifestyles through capital investment.
 - a. Develop transportation alternatives that serve the widest range of users.
 - b. Include sidewalks, bike lanes, multi-use paths in transportation programs.
2. Support efforts to expand community access to healthy, affordable, and culturally appropriate food.
 - a. Use Community Health Assessment Survey Data to target healthy living strategies and interventions.
 - b. Explore the development of programs that integrate whole foods into meal planning and preparation.
 - c. Ensure continued support and participation in the Piedmont Triad Regional Food Council.

Goal 5. Continue to enhance data driven approaches to understanding population health.

1. Incorporate geospatial and statistical analysis to target health interventions.
 - a. Explore social vulnerability and the social determinants of health in program design and implementation.
2. Consider the application of planning and capital programming techniques such Health Impact Assessment and Cost Benefit Analysis to analyze alternative and enhance efficiency.

Goal 6. Take advantage of emerging opportunities through Medicaid transformation.

1. Support regional partnerships in developing a broad network of regional service providers.
2. Increase organizational capacity particularly for data and reporting requirements and interfacing with managed care organizations.



Chapter 5: Implementation Strategy

EFFECTIVE IMPLEMENTATION OF RECOMMENDED PROJECTS, PROGRAMS AND POLICIES OUTLINED IN THIS PLAN WILL REQUIRE THE SUSTAINED, FOCUSED AND COORDINATED EFFORTS BY COUNTY LEADERS AND DEVOTED CITIZENS. CONTINUED EFFORT IN IMPLEMENTING POLICY RECOMMENDATIONS WILL CREATE THE MOMENTUM NEEDED TO CARRY OUT PLANS OUTLINED FOR THE NEXT 20 YEARS.

The following implementation chart was created based on input from the community meetings, steering committee, focus groups, and local government staff. Goals are listed in order of priority as voted on by community members through outreach meetings and surveys. Included in the chart are Goals and Action Steps (as outlined in Chapter 4) with their corresponding Priority, Resources, Timeframe, Responsibility, and County Plan Reference.

- Priority is ranked as High, Medium, and Low. This ranking system is primarily based on urgency of need and community feedback.
- Resources are ranked by their anticipated cost. It ranges from low cost (\$) to high cost (\$\$\$). “Policy” is also listed in this column to signify if a change in policy or ordinance is needed.
- Timeframe is organized as Ongoing, Short (0-5 years), Mid (6-10 years), and Long (10+ years).
- Responsibility signifies the key players needed to institute the goal. Bolded organizations signify lead partners for the action. A key for abbreviations can be found at the bottom of each page.
- County Plan Reference highlights where stated goals and actions align with existing foundational plans (as summarized in Chapter 2).

This chart should continue to be updated as the needs of Davie County change and action items are completed. An annual review by County staff, planning board, and elected officials is necessary to continue forward momentum in the growth of the County. Annual budget, ongoing projects, and staff resources should be considered in funding of the outlined goals.

Organization	Abbreviation	Organization	Abbreviation
Three Rivers Land Trust	3RLT	North Carolina Department of Natural and Cultural Resources	NCDNCR
Davie County Agriculture Advisory Board	AAB	North Carolina Department of Transportation	NCDOT
Davie County Arts Council	ART	North Carolina Rural Center	NCRC
Davie County Board of County Commissioners	BCC	North Carolina State Historic Properties Office	NCSHPO
Town of Bermuda Run	BRUN	Non-Profit Organizations	NPO
Davie County Chamber of Commerce	CC	Northwest Piedmont Rural Planning Organization	NWRPO
Town of Cooleemee	COOL	Davie County Recreation and Parks	PARKS
Davie County Cooperative Extension	COOP	Piedmont Authority for Regional Transportation	PART
Davidson County Community College	DCCC	Davie County Planning Board	PB
Davie County Schools	DCS	Piedmont Natural Gas	PNG
Developers	DEV	Individual Property Owners	PO
Davie County Development and Facility Services	DFS	Piedmont Triad Regional Council	PTRC
Davie County Department of Social Services	DSS	Piedmont Triad Regional Food Council	PTRFC
Duke Energy	DUKE	Davie County Public Utilities	PU
Davidson Water, Inc	DWI	Davie County Sheriff's Office	SO
Davie County Economic Development Commission	EDC	Davie County Senior Services	SS
Davie County Emergency Services	EMS	Davie County Soil and Water Conservation District	SWCD
Flood Risk Information System	FRIS	Winston Salem Metropolitan Planning Organization	WSMPO
Davie County Health Department	HD	Winston Salem Regional Association of REALTORS	WSRAR
Town of Mocksville	MOCK	Yadkin Riverkeeper	YRK
North Carolina Brownfields Program	NCBF	Yadkin Valley Economic Development District Incorporated	YVEDDI

ID	Goals and Action Steps	Priority	Resources	Timeframe	Responsibility	Other County Plan Reference
Land Use and Community Appearance						
LU 1.0 Goal 1. Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.						
LU 1.1	Address Brownfield environmental contamination issues with former industrial properties to facilitate development.	Medium	\$\$	Mid	PTRC, NCBF, EDC, CC, PO, DEV	
LU 1.2	Utilize tax incentives (e.g. New Market Tax Credits, Historic Tax Credits, or Opportunity Zones) to facilitate investment into underutilized properties to make them into active use.	High	\$	Ongoing	WSRAR, DEV, BRUN, MOCK, COOL, EDC, NCSHPO	EDP Goal 5
LU 2.0 Goal 2. Preserve the rural character of Davie County						
LU 2.1	Incentivize development near infrastructure (e.g. roads, water, and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density.	Medium	\$ - Policy	Ongoing	PB, BCC, BRUN, MOCK, COOL, 3RLT	Growth Guidelines Commercial, Industrial, Residential Development
LU 2.2	Support innovative and flexible land planning techniques as a means of encouraging development configurations that are more desirable and may better safeguard existing natural land and water resources.	High	\$ - Policy	Ongoing	PB, BCC, BRUN, MOCK, COOL, PO, NCWRC, SWCD	LDP R.12
LU 2.3	Support the designation and restoration of historic structures, buildings and monuments, and utilize resources to encourage tourism development.	Medium	\$\$	Mid	NCDNCR, NCSHPO, BRUN, MOCK, COOL	LDP SP.17
LU 2.4	Update sign policies and landscaping standards as necessary to protect rural vistas, natural resources, enhance community identity, and create high quality transportation corridors.	High	\$ - Policy	Short	NCDOT, BRUN, MOCK, COOL, PB, CC, PARKS, ART, SWCD	LDP CAE.3
LU 3.0 Goal 3. Promote Mixed Use Development to encourage proximity of housing to employment and reduce work trip travel time.						
LU 3.1	Encourage connection of dead end streets to nearby arterials and collector streets to reduce travel time and improve emergency access to newly developing areas.	High	\$ - Policy	Short	PB, WSRAR, EMS, NCDOT	
LU 3.1a	a) Update subdivision regulations and also include a clause in the development ordinance for newly zoned properties or where the property is improved by more than 50% of its existing value.	High	\$ - Policy	Short	PB, WSRAR, EMS, NCDOT	
LU 3.2	Complete a small area plan for Farmington Road to address future land use and transportation improvements in the corridor.	High	\$	Short	PB, NCDOT, DCS	
LU 4.0 Goal 4. Decrease development impact to environmentally sensitive areas.						
LU 4.1	In designated primary or secondary growth areas, create and use development incentives for higher density subdivisions that minimize environmental impact and protect natural resources.	High	\$ - Policy	Ongoing	PB, BCC, BRUN, MOCK, COOL, PO, NCWRC	EDP Goal 5
LU 4.2	Discourage residential development in or near the 100 year floodplain.	High	\$ - Policy	Short	PB, BCC, BRUN, MOCK, COOL, NCWRC, FRIS, 3RLT	LDP CAE.10
LU 4.3	Discourage medium to high-density residential development with poor soils for septic where water and wastewater infrastructure does not exist.	Low	\$ - Policy	Ongoing	PB, BCC, PU, DEV, WSRAR	LDP R.7
LU 4.4	Ensure that runoff and drainage from development and agricultural activities is as close to natural pre-development conditions as possible.	Medium	\$\$	Mid	SWCD, COOP, PB, BCC, NCDWR	LDP CAE.11
LU 4.4a	a) Explore development of a stormwater fund to support design and implementation of Stormwater Control Measures (SCM).	Medium	\$\$	Mid	SWCD, COOP, PB, BCC	
LU 5.0 Goal 5. Ensure quality commercial, office, and institutional development.						
LU 5.1	Encourage planned development that mimics the existing architectural aesthetic of nearby land uses, ensures internal and external walkability and bikeability connections and complements nearby residential land use.	Medium	\$ - Policy	Short	PB, NCDOT, NWPRPO, WSMPO, PARKS, WSRAR	Growth Guidelines Scenic Corridor Protection
LU 5.2	Discourage narrow or linear single land use category zoning districts and development.	Medium	\$ - Policy	Short	PB, BCC, WSRAR, DEV	LDP C.2
LU 5.3	Ensure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative visual and operational offsite impacts whenever practical.	Low	\$ - Policy	Ongoing	PB	LDP C.17

LU 5.4	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 road intersections.	Low	\$ - Policy	Short	PB, WSRAR	LDP C.14
LU 5.5	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.	High	\$ - Policy	Short	PB, DUKE	LDP CAE.8
LU 5.6	Identify future areas for institutional needs and land bank these locations to allow for easy design and construction of facilities when needed by the County.	Medium	\$\$\$	Mid	DCS, BCC, BRUN, MOCK, COOL, HD, PARKS	
LU 6.0 Goal 6. Maintain compatibility between land uses.						
LU 6.1	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.	Medium	\$	Ongoing	EDC, PB, BCC, DEV	LDP I.9
LU 6.2	Separate heavy industrial sites from non-industrial areas by natural features, mature tree canopy buffering, major transportation facilities, light industrial areas and/or other suitable means.	Medium	\$ - Policy	Short	PB	LDP I.10
LU 7.0 Goal 7. Maintain a diverse industrial base as an integral part of Davie County's future growth and development.						
LU 7.1	Encourage industrial development to locate in areas with existing water and sewer infrastructure to reduce the need for utility network expansion.	High	\$	Ongoing	EDC, PB, BCC, DEV	Strategic Plan 2.2
LU 7.2	Promote future industrial land near rail infrastructure to reduce freight impact on local road systems.	Medium	\$	Ongoing	EDC, PB, BCC, DEV	Strategic Plan 2.2
Housing						
H 1.0 Goal 1. Increase housing options across Davie County and its municipalities, including multi-family, single-family, patio homes and other options where infrastructure allows.						
H 1.1	Encourage increased density in primary and secondary growth areas.	High	\$ - Policy	Ongoing	PB, PTRC, BCC, DFS	LDP R.35
H 1.1a	a) Update the Development Ordinance to allow flexibility in density where soil conditions and the provision of water and sewer allow.	High	\$ - Policy	Short	PB	LDP R.35
H 1.2	Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment.	Medium	\$ - Policy	Mid	PB, EDC, DEV	EDP Goal 1
H 1.2a	a) Make residential structures an accessory use to large commercial or industrial developments to allow for the location of workforce housing close to job location.	Medium	\$ - Policy	Mid	PB, EDC, DEV	LDP R.33
H 1.2b	b) Assess mixed use land at a different rate than commercial, industrial, and residential, or otherwise cause a disincentive to mixed use development through a property tax burden.	Medium	\$ - Policy	Mid	PB, EDC, DEV	EDP Goal 5
H 1.3	Encourage planned residential multi-phase developments that offer a variety of housing types at different price points.	High	\$ - Policy	Mid	PB, DEV, WSRAR	LDP R.38
H 1.4	Encourage tiny home development as an accessory or principal use as an alternative to manufactured housing in order to increase affordability and quality.	Medium	\$ - Policy	Mid	PB, DEV, WSRAR	LDP R.33
H 2.0 Goal 2. Improve the appearance of higher density developments.						
H 2.1	Encourage broader public acceptance of multi-family housing by designing units (such as duplexes) to have the appearance of higher-end, single-family housing.	High	\$ - Policy	Short	PB, WSRAR, PTRC	LDP R.21
H 2.2	Encourage higher density planned developments with amenities (e.g. trails, common areas, and aesthetic treatments) to address housing needs.	Medium	\$ - Policy	Short	PB, WSRAR, PTRC	LDP R.24
H 3.0 Goal 3. Improve existing housing stock age and quality.						
H 3.1	Develop a sustainable abandoned and vacant manufactured housing demolition program to incentivize property owners to demolish substandard manufactured housing.	High	\$\$	Mid	PB, PTRC	Strategic Plan 2.4
H 3.2	Discourage the rapid growth of manufactured housing in the county by encouraging housing alternatives in the same price range.	Medium	\$ - Policy	Short	PB, WSRAR, PTRC	LDP R.30
H 3.3	Incentivize rehabilitation of existing housing stock.	High	\$\$	Ongoing	PTRC, WSRAR, DEV	LDP R.1
H 3.3a	a) Promote and fund Single Family Rehabilitation grants.	High	\$\$	Ongoing	PTRC, WSRAR, DEV	
H 3.3b	b) Support and utilize private low-interest loan funds targeted for improving housing stock.	High	\$\$	Ongoing	PTRC, WSRAR, DEV	

ID	Goals and Action Steps	Priority	Resources	Timeframe	Responsibility	Other County Plan Reference
H 4.0 Goal 4. Increase the housing supply.						
H 4.1	Work with private partners and charitable organizations to land bank areas for future medium to high-density housing at key locations with close proximity to services such as schools, jobs and key intersections near existing or future transit access.	High	\$\$\$	Long	CC, NPO, PB	
H 4.2	Hold regular and ongoing meetings between developers, non-profits, County, and municipal officials to discuss impediments to residential development.	Low	\$	Ongoing	CC, BRUN, MOCK, COOL, PTRC, NPO, DEV, WSRAR	LDP SP.18
H 4.3	Educate developers and real estate agents about middle density developments.	Low	\$	Ongoing	WSRAR, PTRC, DEV	LDP R.26
H 4.4	Collect community feedback from residents within Davie County's designated Opportunity Zone (OZ) to determine community needs. Take steps to prepare projects that can utilize Opportunity Fund financing for development.	High	\$	Short	EDC	
H 4.5	Develop a streamlined approval process for accessory dwelling units in residential and business districts for an increase in housing supply and variety.	Medium	\$ - Policy	Short	PB	
H 4.6	Explore zero lot-line development as a means of reducing development costs, while ensuring quality development that does not sacrifice open space or pedestrian access.	Medium	\$ - Policy	Short	PB, DEV	LDP R.25
H 5.0 Goal 5. Increase education and awareness around housing options and types.						
H 5.1	Collaborate with the Senior Center of Davie County to advertise the availability of affordable and accessible units in the County, and make efforts to adhere to Fair Housing rules and regulations.	Medium	\$	Ongoing	PTRC, SS	LDP R.18
Economic Development						
ED 1.0 Goal 1. Promote aggressive client generation, marketing and branding.						
ED 1.1	Upgrade the EDC's web site, including increased content and a commitment to a social media strategy initially focused on creating content about the Davie County economy.	Low	\$\$	Long	EDC	EDP Goal 1
ED 1.1a	a) Implement social media training strategies for staff to efficiently utilize social media resources.	High	\$	Short	EDC	
ED 1.2	Continue to participate in regional and state recruitment activities and product development focused on advanced manufacturing, with higher wages.	High	\$	Ongoing	EDC, PTRC, CC	EDP Goal 1
ED 1.2a	a) Cater workforce development strategies to include elements that focus on advanced manufacturing skills and efforts.	High	\$	Ongoing	EDC, PTRC, CC	
ED 1.3	Convene a broad group of stakeholders to develop a branding campaign targeted at Winston-Salem and Greensboro, highlighting the quality of life in Davie County.	Medium	\$\$	Mid	EDC, PTRC, CC	EDP Goal 1
ED 1.3a	a) Instigate stakeholder involvement initially and coordinate a task force afterwards that addresses the quality of life indicators and brand of Davie County.	Medium	\$	Mid	EDC, PTRC, CC	
ED 1.4	Work with the three towns on aggressive place-making plans and resource exploration.	High	\$\$\$	Mid	EDC, CC, BRUN, MOCK, COOL, NPO	EDP Goal 1
ED 1.4a	a) Synthesize place-made branding activities to the Davie County brand.	High	\$\$	Short	EDC, BCC	
ED 2.0 Goal 2: Promote leadership development.						
ED 2.1	Partner with the Chamber of Commerce and EDC to develop a new program to identify and nurture young private and public leaders.	High	\$\$\$	Short	EDC, CC, DCCC, PTRC	EDP Goal 4
ED 2.1a	a) Develop a civic engagement program that explores implementation methods which cross-pollinate into adolescent (10-19 year old) and young adult (20-26 year old) hubs.	High	\$	Short	EDC, CC, DCCC	
ED 2.2	Develop and conduct economic development training for all Davie elected and appointed officials.	Low	\$	Ongoing	EDC	EDP Goal 4
ED 2.3	Explore NC Rural Center partnerships for leadership development potential in Davie County.	Medium	\$	Short	NCRC, EDC	EDP Goal 4
ED 3.0 Goal 3. Improve the Davie County Product.						
ED 3.1	Focus resources on developing more certified sites and the building of at least one 50,000 square foot or larger building.	Low	\$\$\$	Long	EDC	EDP Goal 2
ED 3.2	Strengthen the County's green and energy efficiency initiatives.	High	\$\$\$	Ongoing	EDC, PTRC, BCC, PB	EDP Goal 2

ED 3.2a	a) Investigate energy efficiency and sustainability master plans as an innovative way to strengthen the green and energy efficiency initiatives. Emphasize the Davie County brand campaign "Moving with Purpose" to distinguish the Davie County Product.	High	\$\$	Ongoing	EDC, PTRC, BCC, PB	Strategic Plan 4.3
ED 3.3	a) Include branding activity to the desirability of Davie County as a profitable investment.	High	\$	Ongoing	EDC, BCC	Strategic Plan 3.4 & 5.1
ED 3.3a	Explore innovative wayfinding activities and products to emphasize the Davie County Product.	Medium	\$	Ongoing	EDC	Strategic Plan 3.4 & 5.1
ED 3.4	Build scenic gateways and façade improvements to complement wayfinding strategies.	Medium	\$\$	Mid	NCDOT, EDC, PB, BCC, BRUN, MOCK, COOL, PTRC, PARKS	EDP Goal 2
ED 3.5	Develop and promote an Opportunity Zone prospectus for improving housing, community, and economic development.	Medium	\$\$	Mid	NCDOT, EDC, PB, BCC, BRUN, MOCK, COOL, PTRC, PARKS	EDP Goal 2
ED 3.6		High	\$	Short	CC, BCC, EDC	
ED 4.0	Goal 4. Implement workforce improvements.					
ED 4.1	Local stakeholders, led by the Chamber of Commerce should fund a full-time position to coordinate workforce activities in the County.	High	\$\$\$	Short	CC, EDC	EDP Goal 3
ED 4.1a	a) Establish strategic connections throughout county stakeholders and align resources for strategic implementation of workforce activities.	Low	\$	Short	CC, EDC, PTRC	Strategic Plan 1.9
ED 4.2	Increase coordination between local businesses in Davie County and workforce development partners; Davidson Community College, Davie High School, Piedmont Triad Workforce Development Board and other stakeholders.	Medium	\$	Ongoing	CC, EDC, PTRC, DCCC	EDP Goal 3
ED 4.2a	a) Encourage monthly meetings across all stakeholder departments to be hosted in person or virtually.	Medium	\$	Ongoing	CC, EDC, PTRC, DCCC	
ED 4.2b	b) Coordinate and collaborate on resource alignment for strategic implementation of workforce activities.	Medium	\$	Ongoing	CC, EDC, PTRC, DCCC	Strategic Plan 1.9
ED 4.2c	c) Develop and implement program aspect that addresses bridging existing programs to employment opportunities.	Medium	\$	Short	CC, EDC, PTRC, DCCC	
ED 4.3	Increase training opportunities for trades, manufacturing and other high wage economic sectors.	High	\$\$	Mid	CC, EDC, PTRC, DCCC	EDP Goal 3
ED 4.3a	a) Coordinate with quality of life resources, education resources, and health resources to capitalize off of the Davie County product.	Medium	\$	Ongoing	CC, EDC, PTRC, DCCC, HD, PARKS	Strategic Plan 3.4
ED 4.3b	b) Support programs which develop employment opportunities and supportive services for the recently incarcerated.	Medium	\$\$	Mid	CC, EDC, PTRC, DCCC, BCC, NPO	Strategic Plan 1.6 & 1.7
Utilities						
U 1.0	Goal 1. Maximize the public benefit of extending water and wastewater infrastructure.					
U 1.1	Allow public recreation access along new water, wastewater, or other utility lines as a part of the easement criteria.	High	\$ - Policy	Short	PB, PARKS, PU, DUKE, PNG, YRK, PO	Strategic Plan 4.4
U 2.0	Goal 2. Coordinate the extension and improvement of water and wastewater services for primary and secondary growth areas.					
U 2.1	Explore ways to coordinate utility service that saves infrastructure and maintenance costs.	High	\$	Ongoing	PU, BRUN, MOCK, COOL, BCC	Strategic Plan 3.3
U 2.2	Support continued investment in wastewater collection and treatment facilities.	Medium	\$\$\$	Ongoing	PU, BCC	LDP CAE.9
U 2.3	Expand water supply capacity to meet future demand needs.	High	\$\$\$	Long	PU	Strategic Plan 2.3
U 2.3a	a) Construct a new 3.5 million gallons per day (MGD) Cooleemee water treatment plant (WTP).	High	\$\$\$	Mid	PU, COOL	
U 2.3b	b) Expand Sparks Rd. WTP to 4.5 MGD.	Medium	\$\$\$	Long	PU, MOCK	
U 2.3c	c) Establish a water interconnect with Davidson Water to allow purchase of an additional 1.0 MGD.	Medium	\$\$\$	Long	PU, DWI	
U 2.3d	d) Following water treatment improvements, abandon existing Cooleemee and Lagle WTPs.	Medium	\$\$\$	Long	PU, COOL, MOCK	
U 3.0	Goal 3. Establish wastewater capacity allocations for Davie County to service municipalities.					
U 3.1	Remove provisions on developments with sewer extension, which will allow Municipal and County growth policy to shape what development size and type receive water and sewer services.	High	\$ - Policy	Short	PB, PU	LDP IPF.12

ID	Goals and Action Steps	Priority	Resources	Timeframe	Responsibility	Other County Plan Reference
U 3.2	Establish policy consistency with land use identified in the Comprehensive Plan to allow water or sewer service. Where development may not be in the Comprehensive Plan, but in the public interest, update the Comprehensive Plan and then allow wastewater connection.	High	\$ - Policy	Short	PB, PU	LDP R.45
U 4.0	Goal 4. Increase utilization of existing wastewater infrastructure.					
U 4.1	Encourage higher-density, infill residential development where public water and wastewater services are currently present.	Medium	\$	Ongoing	PB, DEV	LDP R.44
U 4.2	Explore limited alternative on-site wastewater disposal technologies to instigate cluster development in already developed areas where public wastewater service is not currently present.	Low	\$\$	Short	NCDEQ, Environmental Health	LDP R.45
Transportation						
T 1.0	Goal 1. Explore additional revenue options for funding transportation planning and improvements.					
T 1.1	Identify community partners in the private and non-profit sectors.	Medium	\$	Short	NWRPPO, PART, NCDOT, WSMPO, YVEDDI, Community Foundation, EDC, CC	
T 1.2	Explore development funded options such as impact fees and dedications.	Medium	\$	Short	PB, BCC	
T 2.0	Goal 2. Promote Safe Routes to School.					
T 2.1	Work with municipalities to promote safe bicycle and pedestrian access for students and teachers to school campus.	High	\$\$	Ongoing	NWRPPO, NCDOT, DCS, ITRE, PTRC	
T 2.2	Include Safe Routes to School practices in future transportation planning efforts.	High	\$ - Policy	Short	PB	
T 3.0	Goal 3. Continue to support regional efforts to create a connected multimodal network.					
T 3.1	Continue participation in the Northwest Piedmont Rural Planning Organization, PART, and the Winston-Salem Metropolitan Planning Organization.	High	\$	Ongoing	NWRPPO, PART, NCDOT, WSMPO	
T 3.2	Commit staff to regional plan development such as the Coordinated Comprehensive Transportation Plan and the Yadkin Valley Regional Bike Plan.	High	\$\$	Short	PB	
T 3.3	Solicit input from regional partners on local plan development.	Medium	\$	Ongoing	PB, NWRPPO, PART, WSMPO, YVEDDI	
T 4.0	Goal 4. Expand park and ride opportunities across Davie County.					
T 4.1	Identify locations for future park and ride lots along I-40, US 158, and US 601.	Medium	\$	Short	PB, NWRPPO, PART, WSMPO, YVEDDI	
T 5.0	Goal 5. Utilize innovative design for highly visible infrastructure.					
T 5.1	Provide gateway treatments to Davie County along Interstate 40, overpasses, US 601, US 64, US 158, NC 801, and other regional highways.	Medium	\$\$\$	Mid	PB, NCDOT	CTP
T 6.0	Goal 6. Ensure new industrial development has safe and reliable access to major highways.					
T 6.1	Provide improved access to and along Interstate 40.	High	\$\$\$	Long	NCDOT, NWRPPO, WSMPO	CTP
T 6.2	Work with Northwest Piedmont Rural Planning Organization (NWRPPO) and NCDOT Division 9 to leverage all available resources for roadway access improvements (e.g. Highway Fund, Highway Trust Fund, Appalachian Regional Commission, Industrial Access).	Medium	\$\$	Ongoing	PB, NWRPPO, NCDOT	
T 6.3	Work closely with the Economic Development Commission to coordinate State Transportation Improvement Program projects that support priorities of the EDC.	Medium	\$	Ongoing	PB, EDC, NWRPPO, NCDOT	
T 7.0	Goal 7. Continue activities that support the development of complete streets and mobility options for all users on the roadway network.					
T 7.1	Ensure broad public participation in the development of the County Pedestrian Plan.	High	\$	Short	PARKS, NWRPPO, WSMPO, NCDOT	
T 7.2	Prioritize user safety at key intersections and high traffic areas.	High	\$	Short	BRUN, MOCK, COOL, NCDOT, NWRPPO, WSMPO	
T 7.3	Utilize walking plan to develop and prioritize capital programs.	Medium	\$	Mid	BRUN, MOCK, COOL, NCDOT, NWRPPO, WSMPO	
T 7.4	Identify and upgrade pedestrian facilities following the Standards for Accessible Design of the Americans with Disabilities Act.	High	\$	Short	BRUN, MOCK, COOL, NCDOT, NWRPPO, WSMPO	
T 7.5	Continue to collaborate with NWRPPO, PART, PTRC, and YVEDDI on the development of enhanced transit, with particular focus on Non-Emergency Medical Transportation.	Medium	\$	Ongoing	NWRPPO, PART, YVEDDI, WSMPO, NCDOT, HD	
T 7.6	Consider dedicated funding mechanisms for complete streets projects.	Medium	\$\$	Mid	NWRPPO, WSMPO, NCDOT	

Farmland Preservation						
FP 1.0	Goal 1. Support agricultural training and education at the K-12, community college, and university levels.					
FP 1.1	Partner with Davie Soil and Water Conservation District (SWCD) and Cooperative Extension to expand outreach opportunities to public schools from elementary through college.	Medium	\$	ongoing	SWCD, AAB, DCS, COOP	Farmland Goal 5
FP 1.1a	Identify a point person at each school for the development of educational opportunities such as school gardens and agricultural programming.	Medium	\$	Short	SWCD, AAB, DCS, COOP	Farmland Goal 5
FP 1.2	Increase funding for 4-H and FFA programs including 4-H Farm Animal days and the 4-H Farm to Table program.	Medium	\$\$	Short	SWCD, Farmers	Farmland Goal 5
FP 2.0	Goal 2. Promote the value and quality of locally grown foods.					
FP 2.1	Capitalize on regional demand for locally grown foods through direct marketing at farmers' markets and wholesale distribution to supermarkets and regional produce distributors.	Medium	\$	Ongoing	SWCD, COOP, Farmers Markets, Food Banks, PTRFC	Farmland Goal 3
FP 2.2	Work with Extension personnel to identify market opportunities and give timely advice to farmers looking for new and expanding markets.	Low	\$	Ongoing	COOP, Distributors, Restaurants, CEFS	Farmland Goal 3
FP 2.3	Partner with extension to help farms identify ways to diversify their incomes through options such as agritourism and production of high value specialty crops for farms with limited land and financial resources.	Medium	\$\$	Short	COOP, Farmers	Farmland Goal 3
FP 3.0	Goal 3. Identify and prioritize prime farmland that is most at risk and develop strategies with landowners to preserve their land.					
FP 3.1	Adopt criteria for ranking prioritization of farmland for preservation through conservation easements or other tools that will preserve superior land for future generations. When appropriate, Extension staff will work with landowners and provide guidance on strategies that will preserve farmland.	Medium	\$ - Policy	Short	AAB, SWCD, COOP, PB	Farmland Goal 8
FP 4.0	Goal 4. Continue promotion of Best Management Practices for conservation of land and natural resources. BMPs are essential to maintaining productive farmland.					
FP 4.1	Partner with Davie County SWCD to continue training and education with landowners on best management practices for soil and water conservation. Staff will support continuation of programs at the state and federal levels that help farms improve conservation measures.	Low	\$	Ongoing	SWCD, Farmers	Farmland Goal 11
FP 5.0	Goal 5. Promote farmland protection through Present Use Value taxation.					
FP 5.1	Support new and continuing ways to earn income from the land, including Present Use Value taxation, which serves to lower property tax rates on land that is being used for production of timber, agricultural and horticultural products.	Medium	\$	Ongoing	SWCD, COOP, PTRFC	Farmland Goal 1
FP 6.0	Goal 6. Support marketing and production training and facilitate greater diversity in agricultural enterprises.					
FP 6.1	Link farmers to opportunities for marketing agricultural products through regional collaboration by continued training and education efforts with greater outreach to commodity groups and regional agricultural marketing programs.	Medium	\$	Ongoing	COOP, Farmers, CEFS	Farmland Goal 6
FP 7.0	Goal 7. Maintain and encourage open dialogue between growers and elected officials.					
FP 7.1	Encourage growers and governmental officials to maintain open, ongoing dialogue. Officials should hear from knowledgeable voices about agricultural concerns.	Low	\$	Ongoing	Farmers, BRUN, MOCK, COOL	Farmland Goal 7
FP 7.1a	a) Support and promote Extensions "Report to the People" day, at which various issues are discussed.	Low	\$	Short	COOP	Farmland Goal 7
FP 8.0	Goal 8. Promote outreach and education on land taxation, estate planning, conservation easements and development planning.					
FP 8.1	Provide education on conservation easements, development options and estate planning that will help maintain the rural character and allow for some continuance of agricultural production.	High	\$	Short	COOP, land use, SWCD, PB, CEFS	Farmland Goal 4
FP 8.1a	a) Implement a series of informational workshops that give landowners practical knowledge of these options, as well as a pathway for executing their choices. Workshops will be organized using a multi-agency approach including N.C. Cooperative Extension, the USDA Farm Service Agency and the Soil and Water Conservation District.	High	\$\$	Short	COOP, land use, SWCD, PB, CEFS	Farmland Goal 4

ID	Goals and Action Steps	Priority	Resources	Timeframe	Responsibility	Other County Plan Reference
FP 8.2	Communicate with Natural Resources Conservation Service or Farm Service Agency offices in neighboring counties to support the interests of farmers in the County. Support should be expressed for education meetings to be held on a regular basis in Davie County.	Low	\$	Ongoing	COOP, SWCD, Natural Resources Conservation Service, Farm Service Agency	Farmland Goal 4
FP 9.0 Goal 9. Strengthen disaster preparedness for disease, drought and other natural disasters.						
FP 9.1	Communicate regularly with state emergency management personnel to remain fully apprised of what to do in the event of an outbreak.	Medium	\$	Short	EPA, USDA, PTRC, Cooperative Ex, SWCD, EMS	Farmland Goal 9
FP 9.2	Work to assure that poultry growers have a plan in place for safe disposal of poultry or other livestock in an outbreak situation.	Medium	\$	Short	EPA, USDA, PTRC, Cooperative Ex, SWCD, EMS	Farmland Goal 10
FP 9.3	Assist preventive measures on farms to withstand drought for livestock and crops, with such improvements as wells and holding ponds for water conservation.	Medium	\$	Short	SWCD, COOP, PTRC, NCORR	Farmland Goal 9
FP 10. Strengthen support for agricultural economic development.						
FP 10.1	Recruit food and agricultural handlers, packers, processors and distributors. Positive characteristics for agribusiness recruitment include superior soils, probusiness leadership, proximity to major population centers and excellent highways.	Medium	\$\$	Ongoing	PTRFC, COOP, Farmers Markets, Distributors	Farmland Goal 10
FP 11.0 Promote farmland protection through Voluntary Agriculture Districts and Enhanced Voluntary Agricultural Districts.						
FP 11.1	Promote the success through the County's website, and publicize new VAD enrollments on a regular basis.	Medium	\$	Ongoing	Farm Board, SWCD	Farmland Goal 2
FP 11.2	Evaluate direct mailings or other outreach methods to qualifying landowners who are not yet enrolled into the program.	High	\$\$	Short	Farm Board, SWCD	Farmland Goal 2
FP 11.3	Provide online reference to Voluntary Ag Districts with the inclusion of a map layer on the County GIS map.	Low	\$	Short	County GIS	Farmland Goal 2
FP 11.4	Provide notifications of adjacent or nearby VAD lands when land transactions occur. Signage at the County Register of Deeds office will be posted regarding VAD policies that protect landowners from nuisance complaints or infringements on traditional agricultural production activities.	Medium	\$\$	Ongoing	SWCD, Office of Deeds, 3RLT	Farmland Goal 2
Parks, Open Space, Recreation, and Trails						
PR 2.0 Goal 1. Implement greenway and trail development to connect key destinations in Davie County.						
PR 2.1	Partner with regional trail organizations such as Piedmont Legacy Trails and the Carolina Thread Trail to leverage resources to build and maintain accessible trails that connect community centers, parks, and County destinations with regional trail systems.	High	\$\$\$	Long	PTRC, PLT, PARKS, PB, PARTF	Park Goal 4
PR 2.2	Utilize non-traditional sources of funding to build trails; including managed health care organizations, outdoor recreation industry, private donations, etc.	Medium	\$	Ongoing	PTRC, PLT, PARKS, PB, NCDHSS	Parks Goal 8
PR 2.3	Explore the development of a trails and greenway master plan to capitalize off the natural and cultural resources that Davie County has to offer.	High	\$\$\$	Short	PB, PARKS, PTRC	Park Goal 4
PR 2.4	Establish a citizen's committee to lead implementation and develop long range funding plan for trail priorities.	Low	\$	Short	PARKS, BCC	Park Goal 8
PR 2.0 Goal 2. Preserve open space and natural resources.						
PR 2.1	Include provision of open space and dedicated right of way for proposed trail facilities for major subdivisions.	High	\$ - Policy	Short	PB	
PR 2.1a	a) Establish a minimum 50 ft and up to 150ft greenway easement to serve as wildlife corridors. Allow narrower easements where unique topography, existing utilities may constrain the connectivity to existing or planned trails.	High	\$ - Policy	Short	PB	
PR 2.1b	b) Emphasize habitat and wooded areas and de-emphasize floodplain, roads, and stormwater infrastructure for open space requirements (less than 50% of the requirement should be roads, floodplain, stormwater control measure (SCM)).	High	\$ - Policy	Short	PB	

PR 2.1c	c) Allow flexibility for higher densities if the developer chooses to build trail facilities as part of the development.	High	\$ - Policy	Short	PB	
PR 2.2	Utilize location of conservation easements to prioritize low-impact recreation opportunities where possible and permissible.	Medium	\$	Ongoing	PARKS, PB	
PR 2.3	Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and may better safeguard existing natural land and water resources.	Medium	\$ - Policy	Ongoing	PB	LDP R.12
PR 2.4	Carefully plan future park development and open space preservation to provide rational and equitable distribution of recreation and open space opportunities within the County.	Medium	\$ - Policy	Ongoing	PARKS	LDP CAE.21
PR 3.0 Goal 3. Develop countywide comprehensive bicycle and pedestrian plan.						
PR 3.1	Provides detailed recommendations on key bicycle and pedestrian corridors with strategies to develop long range funding for implementation and maintenance of pedestrian and bicycle infrastructure.	High	\$	Short	PARKS	Feasibility Plan
PR 3.2	Develop policies supporting bicycle and pedestrian safety and access in new development including sidewalks, crossing improvements, bicycle lanes, pedestrian access to buildings, and other elements.	High	\$ - Policy	Short	PB	
PR 3.3	Incorporate NCDOT guidelines as well as American Association of State and Highway Transportation Officials (AASHTO) and National Association of City Transportation Officials (NACTO) guidelines for the latest best practices for design and engineering of facilities.	Low	\$ - Policy	Ongoing	PARKS, PB	
PR 4.0 Goal 4. Incorporate more public art into Recreation and Parks programming as well as the physical and usable environment.						
PR 4.1	Explore partnerships with art groups and art-invested groups in Davie County such as: Davie County Arts Council, Davie County Schools, and Wild Mountain Designs & Arts.	Medium	\$\$	Mid	ART, PARKS, local artists	Park Goal 1
PR 4.2	Incorporate the new Davie County brand into Recreation and Parks programming.	High	\$	Short	PARKS	Park Goal 3
Health						
HE 1.0 Goal 1. Support and expand efforts to address drug misuse and abuse prevention and education.						
HE 1.1	Continue collecting data on Lazarus Program outcomes and consider opportunities for expansion of prescription drug dropoff locations.	Medium	\$	Ongoing	NC DHHS, DSS, DHS	Strategic Plan 1.1
HE 1.2	Develop County public awareness and education campaigns.	High	\$	Ongoing	NC DHHS, DSS, DHS, SO	Strategic Plan 1.2
HE 1.2a	a) Inform public regarding availability and delivery of Naloxone.	High	\$	Ongoing	NC DHHS, DSS, DHS, SO	Strategic Plan 1.2
HE 1.2b	b) Build partnerships for the distribution of health information related to drug misuse and abuse.	High	\$	Ongoing	NC DHHS, DSS, DHS, SO	Strategic Plan 1.2
HE 1.2c	c) Expand the range of media used in messaging to target the broadest possible audience.	High	\$	Ongoing	NC DHHS, DSS, DHS, SO	Strategic Plan 1.2
HE 1.3	Reference the State Opioid Action Plan for best practices and examples of successful programs for adoption.	High	\$	Short	NC DHHS, DSS, DHS, SO	
HE 1.4	Expand interdisciplinary approaches to identify and intervene in various social and environmental factors related to addiction.	Medium	\$	Ongoing	NC DHHS, DSS, DHS, SO	Strategic Plan 1.3
HE 2.0 Goal 2. Ensure that seniors and other vulnerable populations are prioritized in service design and provision.						
HE 2.1	Explore the need for senior housing and long term care.	High	\$\$	Short	SS, PTRC, Regional Care Providers	Strategic Plan 2.4
HE 2.1a	a) Quantify the current and future demand for senior housing compared to existing supply.	High	\$\$	Short	SS, PTRC, Regional Care Providers	Strategic Plan 2.4
HE 2.1b	b) Provide flexibility for innovative and multigenerational housing in zoning codes.	High	\$\$	Short	SS, PTRC, Regional Care Providers	

ID	Goals and Action Steps	Priority	Resources	Timeframe	Responsibility	Other County Plan Reference
HE 2.2	Support ongoing regional efforts for the development of Non Emergency Medical Transportation (NEMT).	Medium	\$	Ongoing	NWPRPO, PART, YVEDDI, WSMPO, NCDOT, HD	Strategic Plan 1.5
HE 2.3	Ensure that vulnerable populations have access to community/recreation facilities and programs.	High	\$	Ongoing	DSS, DHS, PARKS	
HE 3.0 Goal 3. Explore initiatives and investments that increase community access to healthcare.						
HE 3.1	Support efforts to develop community transportation options through regional partnerships.	Medium	\$\$	Ongoing	NWPRPO, PART, YVEDDI, WSMPO, NCDOT, HD	
HE 3.1a	a) Use County level communication channels to publicize the YVEDDI Mocksville Circulator.	Medium	\$	Ongoing	NWPRPO, YVEDDI, NCDOT	
HE 3.1b	b) Partner with the NWPRPO, WSMPO, and PART to coordinate mobility improvements throughout the County.	Medium	\$\$	Ongoing	NWPRPO, WSMPO, PART, YVEDDI	
HE 3.1c	c) Explore participation in the State Safe Routes to School Program to target physical activity among youth.	Medium	\$	Short	NWPRPO, WSMPO, NCDOT	
HE 3.2	Support programs for treatment and screening outside traditional healthcare settings.	High	\$\$	Mid	DSS, DHS	
HE 3.2a	a) Continue dental health services in County Schools.	High	\$\$	Ongoing	DSS, DHS	Strategic Plan 1.9
HE 3.2b	b) Support programs utilizing mobile service models.	High	\$\$	Ongoing	DSS, DHS, PTRC; Healthcare Providers	
HE 4.0 Goal 4. Support efforts for preventative care and chronic disease management.						
HE 4.1	Create opportunities for active lifestyles through capital investment.	High	\$\$\$	Mid	PARKS, BCC, PB, BRUN, MOCK, COOL	Strategic Plan 1.3
HE 4.1a	a) Develop transportation alternatives that serve the widest range of users.	High	\$\$	Ongoing	NWPRPO, PART, YVEDDI, WSMPO, NCDOT, HD, BRUN, MOCK, COOL	
HE 4.1b	b) Include sidewalks, bike lanes, and multi-use paths in transportation programs.	High	\$\$	Ongoing	NWPRPO, PART, YVEDDI, WSMPO, NCDOT, HD, BRUN, MOCK, COOL	
HE 4.2	Support efforts to expand community access to healthy, affordable, and culturally appropriate food.	Medium	\$	Ongoing	COOP, Farmers Markets, HD, Food Bank, Retail, PTRFC	Strategic Plan 4.3
HE 4.2a	a) Use Community Health Assessment Survey Data to target healthy living strategies and interventions.	Medium	\$	Ongoing	COOP, Farmers Markets, HD, Food Bank, Retail, PTRFC	
HE 4.2b	b) Explore the development of programs that integrate whole foods into meal planning, preparation, and education.	Medium	\$	Short	COOP, Farmers Markets, HD, Food Bank, Retail, PTRFC	Strategic Plan 4.3
HE 4.2c	c) Ensure continued support and participation in the Piedmont Triad Regional Food Council.	Medium	\$	Ongoing	COOP, Farmers Markets, HD, Food Bank, Retail, PTRFC	
HE 5.0 Goal 5. Continue to enhance data driven approaches to understanding population health.						
HE 5.1	Incorporate geospatial and statistical analysis to target health interventions.	High	\$\$	Ongoing	HD, PTRC, DCCC, Hospitals, NPO	
HE 5.1a	a) Explore social vulnerability and the social determinants of health in program design and implementation.	High	\$\$	Ongoing	HD, PTRC, DCCC	
HE 5.2	Consider the application of planning and capital programming techniques such as the Health Impact Assessment and Cost Benefit Analysis to analyze alternatives and enhance efficiency.	Medium	\$	Ongoing	HD, PTRC, DCCC, Hospitals, NPO	
HE 6.0 Goal 6. Take advantage of emerging opportunities through Medicaid transformation.						
HE 6.1	Support regional partnerships in developing a broad network of regional service providers.	High	\$\$	Short	PTRC, DHHS, HD NPO	
HE 6.2	Increase organizational capacity particularly for data and reporting requirements and interfacing with managed care organizations.	High	\$\$\$	Short	PTRC, DHHS, HD Managed Cared Organizations	





Part 3

Appendix

Refer to the appendix for minutes, survey data, and other detailed information that support the goals and actions outlined in this plan.

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COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

AGENDA - MEETING #1

December 7, 2017
Davie County EMS Station 1

6:30pm

- 6:30 p.m. Dinner Served and Introductions (Andrew/John/Johnny)
- 6:45 p.m. Comprehensive Plan Overview (Liz)
- The Purpose (Why are we doing this?)
 - The Product (What is it and what is it not?)
 - Blue Ribbon Advisory Committee Role (What is expected of you?)
 - The Timeline and Process (How do we get there?)
- 6:55 p.m. Poll Everywhere Questions (Joe)
- Where do you live in Davie County?
 - What word describes Davie County in 2017 to you?
 - What is your vision of Davie County in 15 to 20 years?
- 7:05 Current Trends, Population and Demographics Overview (Jesse)
- 7:15 p.m. Key Issues Workshop (Jesse, Joe, Liz, Michael)
- Purpose: To build a common framework of expectations, issues and vision
- Individual brainstorming of key growth issues
 - Work in groups to identify key issues
 - Share ideas with the whole group
- 7:45 p.m. Wrap up & Critique of Today's Meeting (Michael)
- 7:55 p.m. Housekeeping (Andrew/John/Jesse)
- Review meeting schedule & discuss outcomes for the next meeting
- 8:00 p.m. Adjourn

Blue Ribbon Committee Meeting #1 Workshop Instructions

Desired Outcome: Key issues list for Davie County.

Facilitation Strategy: Split into 4 groups and have each group work to address up to 2 of the topic areas below. Write key issues on large post-it notes and place up on the wall under each key issue area. Report out to the larger group and add any additional issues to consider.

Key Issue Potential Areas and Plan References

Group 1 (Facilitator: Jesse)

Land Use

- a) What type of development would most benefit Davie County?
- b) What do you think are the major issues related to development of the County?
- c) Are there enough commercial use types to serve and attract all residents? If not, what is needed?

Natural Resources

- a) How can preservation of natural resources be prioritized, while encouraging growth?
- b) What are the biggest challenges to natural resource preservation?

Agriculture

- a) What is more important, preservation of farmland or development? Why or why not?
- b) Are Voluntary Agriculture Districts and conservation easements being utilized well to support preservation of working farms? If not, why?

References: 2005 Land Development Plan, 2010 Growth Management Strategy, Local Farm and Food Profile Infographics

Group 2 (Facilitator: Michael)

Housing

- a) We have been told there is a housing problem in Davie County, what is it?
- b) Do you like where you live? Why or why not?
- c) What are key housing characteristics of neighborhoods you like or dislike?

References: Piedmont Triad Impediments to Fair Housing

Group 3 (Facilitator: Liz)

Utilities and Public Services

- a) Is there adequate access to water and sewer in Davie County? If not, what are the issues?
- b) What about public school capacity and location?

References: East Davie Wastewater extension project

Transportation

- a) What are the key Davie County concerns around traffic?
- b) Are there enough transportation options in Davie County? Why or why not?

References: 2010 Davie County CTP, Davie County Transportation Alternatives Feasibility Study, W-S MPO CTP

Economic Development

- a) Recommend referencing forthcoming Economic Development Action plan

References: Davie County Economic Development Plan (Released January 2018), Piedmont Triad Comprehensive Economic Development Strategy

Group 4 (Facilitator: Joe)

Health

- a) What are the biggest challenges to healthy lifestyles in Davie County?
- b) What advantages exist to support a healthy lifestyle here?

References: 2014 Community Health Assessment

Parks and Recreation

- a) The 2013 Parks and Recreation Comprehensive Plan guides the priorities of the overall parks and recreation system, what is missing from the plan or has changed since 2013 that should be addressed in the current Comprehensive Plan process?

References: 2013 Davie County Comprehensive Parks and Recreation Master Plan, Connect Davie Greenway Map (2014)

Other Questions

- a) PTRC has a lot of data and access to data for Davie County, but are there unique conditions we should understand for the planning process?
- b) What other key issue areas were left out?

Blue Ribbon Advisory Cmte Meeting Draft Schedule (subject to change)

Meeting #1 – December 7, 2017 6:30pm (ID Key Growth Issues)

- Welcome & Introductions (All)
- Purpose of the plan and overview of the planning process (PTRC)
- Purpose and role of the Blue Ribbon Committee (PTRC)
- Discuss differences between planning & regulating land development (PTRC)
- Summary of recent development trends & demographics (PTRC)
- Workshop to identify key growth issues (All)

Meeting #2 – January 30, 2017 (Draft Vision, Goals, Policies)

- Review & discuss (continue if necessary) key growth issues from meeting #1 (All)
- Review existing conditions maps and full demographic report (PTRC)
- Workshop to draft growth goals and policies (PTRC)

Sub-Committee Meeting #3 – March (Draft Growth Strategy Map)

- Review and discuss municipal meetings, focus groups and stakeholder interview outcomes (PTRC)
- Review & discuss growth factors influencing growth and development (PTRC)
- Workshop to draft a preliminary Growth Strategy Map (All)

Sub-Committee Meeting #4 – May (Draft Proposed Land Use Map)

- Review & refine preliminary Growth Strategy Map (All)
- Review community-building goals & principles and land use classifications (All)
- Workshop to begin drafting a preliminary Proposed Land Use Map (All)

Meeting #5 – June (Review Comprehensive Plan Elements)

- Review & refine draft Proposed Future Land Use Map (All)
- Review & content outline of the Comprehensive Plan Report (All)

Meeting #6 – September (Review Comprehensive Plan Draft)

- Combined meeting with Planning Board
- Review recent public meeting comments (All)
- Review the Comprehensive Plan Report and make a recommendation (All)

Additional meetings include public information meetings and workshops, focus groups, stakeholder interviews and municipal staff meetings. See Proposed Work Plan and Timeline on the following page.

Davie County Comprehensive Plan - Proposed Work Plan and Timeline

Task #	Sub-Task	Task Description	Month														
			17 Oct	17 Nov	17 Dec	18 Jan	18 Feb	18 Mar	18 Apr	18 May	18 June	18 July	18 Aug	18 Sept			
1	Map & Analyze Existing Conditions																
	1.1-1.2	Kick-Off Meeting & Demographic Report	★														
	1.3	Existing Conditions Maps & GIS Data															
	1.4	Review of Existing Plans															
2	Public Involvement & Consensus Building																
	2.1	Blue Ribbon Committee or Sub-Committee Meetings		★	★	★	★	★	★	★	★	★	★	★	★	★	★
	2.2	Municipal Meetings															
	2.3	Focus Groups and Stakeholder Interviews															
3	Comprehensive Plan Report and Maps																
	3.1	Analyze Meeting Input and Other Data															
	3.2	Draft Comprehensive Plan															
4	Plan Review and Adoption																
	4.1	Incorporate Public Comments into Plan Draft															
	4.2	Develop Executive Summary and Presentations															

- ★ Steering Committee or Small Group Meeting
- Public Meeting
- ▲ Deliverable



COMPREHENSIVE LAND DEVELOPMENT PLAN Blue Ribbon Advisory Committee

NOTES - MEETING #1

December 7, 2017
Davie County EMS Station 1

6:30pm

Attendees: Jim Eaton, Diane Foster, Regina Graham, Jack Koontz, Wayne Webb, Chris Anderson, Henry Walker, Steve McMahan, Lee Rollins, Marcus Abernathy, Clint Junker, Christy Schafer, George Webb, Andrew Meadwell, Amy Litz, John Gallimore, Johnny Lambert, Brad Blackwelder, John Eller, Jesse Day, Liz Jernigan, Michael Blair, & Joe Furstenberg.

The meeting began at 6:35 pm after. As a way of introducing the committee members, each member and staff person was asked about what was their “favorite thing about Davie County”. The following responses were mentioned:

- Raise a family
- Christmas lights
- Rural setting
- Kind people
- Small town feel
- Quality of life
- Smart and welcoming
- Northern part
- Proactive with growth
- Place to call home
- School system

Comprehensive Plan Overview (see attached PowerPoint)

A presentation on the purpose, product, Blue Ribbon committee role and timeline was presented by Liz Jernigan.

Poll Everywhere Questions

A live polling exercise was then presented by Joe Furstenberg to test how community feedback could be gathered. The Poll Everywhere software was used and committee members were offered a chance to response to the following questions:

1. Where do you live in Davie County?
2. What word describes Davie County in 2017 to you?
3. What is your vision of Davie County in 15 to 20 years?

Due to technical difficulties with the first question, responses were not compiled, however question 2 and 3 are shown here, the respondent is in the right column and some responses were collected on tablet devices, indicated by “Joe Test”:

What word describes Davie County in 2017 to you?

Relaxing	Wayne Webb
A community that is on the brink of rapid development	Christy
Appealing	Diane Foster

Progressive	Lee Rollins
Great	Henry Walker
Growing	George Webb
Home	George Webb
Fortunate	Clint Junker
Poised	Clint Junker
Work	Joe Furstenberg
Evolving	John Gallimore
Growing	Joe Test
Rural	Joe Test

What is your vision of Davie County in 15 to 20 years?

Preserved small town with progressive leadership	Diane Foster
Slow measured growth	Christy
Progressive	Lee Rollins
Rural atmosphere	Henry Walker
Organized growth	Regina Graham
Forward thinking.	Clint Junker
Planned growth	George Webb
Continue to grow	Marcus
Steady sustainable growth	John Gallimore

Current Trends, Population and Demographics Overview (see attached PowerPoint)

A sample of demographics and data on population, housing, jobs, transportation, income and other data was presented. A question was raised on how to slice the data to show:

- What types of wages are associated with job growth in Davie County, which saw a large jump in available jobs between 2010 and 2016
- Additional information on housing stock and housing values was also requested

Key Issues Workshop

The committee was broken up into 4 small groups, with a purpose: To build a common framework of expectations, issues and vision. Each group was facilitated by a staff member. The following issues were discussed and further discussion will be completed at the next Blue Ribbon committee meeting: **Agriculture, Transportation, Health, Parks and Recreation, Housing, Utilities/Services, Land Use, Natural Resources**

The results of the workshop are on the following pages.

Wrap up & Critique of Today's Meeting

Michael Blair asked for a critique of the meeting. It was mentioned that some members would like to comment on issue areas in other small groups.

The meeting adjourned at 8:00pm and the next meeting was tentatively scheduled for January 30th, with a potentially different start time.

Blue Ribbon Committee Meeting #1 Workshop Results

Desired Outcome: Key issues list for Davie County.

Facilitation Strategy: Split into 4 groups and have each group work to address up to 2 of the topic areas below. Write key issues on large post-it notes and place up on the wall under each key issue area. Report out to the larger group and add any additional issues to consider.

Key Issue Potential Areas and Plan References

Group 1 (Facilitator: Jesse)

Land Use

- a) What type of development would most benefit Davie County?
 - Designate more specific transitional areas for commercial and industrial (A)
 - Add mixed use options to commercial nodes (A)

- b) What do you think are the major issues related to development of the County?
 - Provide sewer infrastructure extension to key nodes (B)
 - How can compact residential development occur & where it is acceptable (B)

- c) Are there enough commercial use types to serve and attract all residents? If not, what is needed?
 - Designate more commercial areas at I-40/Farmington Road (C)
 - Develop goals for commercial node at US 64 and I-40 (C)
 - Develop goals for a commercial node at Farmington Road/801 (C)

Natural Resources

- a) How can preservation of natural resources be prioritized, while encouraging growth?
 - Encourage designation of permanent farmland (A)

- b) What are the biggest challenges to natural resource preservation?
 - Sewer availability (B)
 - Marketing of voluntary agriculture districts (B)

Agriculture

- a) What is more important, preservation of farmland or development? Why or why not? (not addressed 12/7)
- b) Are Voluntary Agriculture Districts and conservation easements being utilized well to support preservation of working farms? If not, why? (not addressed 12/7)

References: 2005 Land Development Plan, 2010 Growth Management Strategy, Local Farm and Food Profile Infographics

Group 2 (Facilitator: Michael)

Housing

- a) We have been told there is a housing problem in Davie County, what is it?
 - Stagnant inventory/pre-1980 (A)
 - Rising rent (A)
 - No starter houses (A)
 - Create existing house incentive programs (A)

- b) Do you like where you live? Why or why not?
 - Quiet and safe (B)
 - Close enough to metro areas (B)

- c) What are key housing characteristics of neighborhoods you like or dislike?
 - Space to live/larger lots (C)
 - Social life (C)
 - Affordable housing for elderly in Cooleemee

References: Piedmont Triad Impediments to Fair Housing

Group 3 (Facilitator: Liz)

Utilities and Public Services

- a) Is there adequate access to water and sewer in Davie County? If not, what are the issues?
 - Water/sewer capacity-coordinate with county to address future needs (A)
 - Sewer from Farmington Road to Bermuda Run (A)

- b) What about public school capacity and location?
 - Aging schools (B)
 - Need for schools in dense locations (B)

References: East Davie Wastewater extension project

Transportation

- a) What are the key Davie County concerns around traffic?
 - Access to I-40 (A)
 - Ensure roads can handle development (A)

- b) Are there enough transportation options in Davie County? Why or why not?
 - Not enough ped options (B)
 - Not enough public transportation options (B)

References: 2010 Davie County CTP, Davie County Transportation Alternatives Feasibility Study, W-S MPO CTP

Economic Development

- a) Recommend referencing forthcoming Economic Development Action plan (not addressed 12/7)

References: Davie County Economic Development Plan (Released January 2018), Piedmont Triad Comprehensive Economic Development Strategy

Group 4 (Facilitator: Joe)

Health

- a) What are the biggest challenges to healthy lifestyles in Davie County?
 - Food options
 - Childhood obesity
 - Lack of opportunities for exercise
 - Encourage more community/neighbors to assist elderly with needs

- b) What advantages exist to support a healthy lifestyle here?

References: 2014 Community Health Assessment

Parks and Recreation

- a) The 2013 Parks and Recreation Comprehensive Plan guides the priorities of the overall parks and recreation system, what is missing from the plan or has changed since 2013 that should be addressed in the current Comprehensive Plan process?
- Smaller parks in the county to increase the ability to exercise
 - Wellness opportunities with businesses for employees
 - Greenways as transportation options (3B)

References: 2013 Davie County Comprehensive Parks and Recreation Master Plan, Connect Davie Greenway Map (2014)

Blue Ribbon Advisory Cmte Meeting Draft Schedule (subject to change)

Meeting #1 – December 7, 2017 6:30pm (ID Key Growth Issues)

- Welcome & Introductions (All)
- Purpose of the plan and overview of the planning process (PTRC)
- Purpose and role of the Blue Ribbon Committee (PTRC)
- Discuss differences between planning & regulating land development (PTRC)
- Summary of recent development trends & demographics (PTRC)
- Workshop to identify key growth issues (All)

Meeting #2 – January 30, 2017 (Draft Vision, Goals, Policies)

- Review & discuss (continue if necessary) key growth issues from meeting #1 (All)
- Review existing conditions maps and full demographic report (PTRC)
- Workshop to draft growth goals and policies (PTRC)

Sub-Committee Meeting #3 – March (Draft Growth Strategy Map)

- Review and discuss municipal meetings, focus groups and stakeholder interview outcomes (PTRC)
- Review & discuss growth factors influencing growth and development (PTRC)
- Workshop to draft a preliminary Growth Strategy Map (All)

Sub-Committee Meeting #4 – May (Draft Proposed Land Use Map)

- Review & refine preliminary Growth Strategy Map (All)
- Review community-building goals & principles and land use classifications (All)
- Workshop to begin drafting a preliminary Proposed Land Use Map (All)

Meeting #5 – June (Review Comprehensive Plan Elements)

- Review & refine draft Proposed Future Land Use Map (All)
- Review & content outline of the Comprehensive Plan Report (All)

Meeting #6 – September (Review Comprehensive Plan Draft)

- Combined meeting with Planning Board
- Review recent public meeting comments (All)
- Review the Comprehensive Plan Report and make a recommendation (All)

Additional meetings include public information meetings and workshops, focus groups, stakeholder interviews and municipal staff meetings. See Proposed Work Plan and Timeline on the following page.

Davie County Comprehensive Plan - Proposed Work Plan and Timeline

Task #	Sub-Task	Task Description	Month														
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		1.3 Existing Conditions Maps & GIS Data															
		1.4 Review of Existing Plans															
		Public Involvement & Consensus Building															
2	2.1 Blue Ribbon Committee or Sub-Committee Meetings																
3	2.2 Municipal Meetings																
4	2.3 Focus Groups and Stakeholder Interviews																
5	2.4 Public Meetings																
6	3.1 Analyze Meeting Input and Other Data																
7	3.2 Draft Comprehensive Plan																
8	4.1 Incorporate Public Comments into Plan Draft																
9	4.2 Develop Executive Summary and Presentations																

-  Steering Committee or Small Group Meeting
-  Public Meeting
-  Deliverable



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

AGENDA - MEETING #2

January 30, 2018
Davie County Public Library

5:30pm

5:30 p.m. **Light Refreshments and Introductions**

5:35 p.m. **Vision Statement**

5:45 p.m. **Continue Key Issues Workshop**

Purpose: To build a common framework of expectations, issues and outcomes

- Review Meeting #1 results and add additional key issues to all areas
- Work in small groups to identify key issues for Trails & Greenways and Agriculture
- Prioritize key issues by “focus area”

6:30 p.m. **Focus Group & Stakeholder Meetings and Process**

- Chamber Board
- Economic Development
- Planning Boards
- Real Estate Experts
- Foundations & Non-Profits
- Underserved Populations
- Others?

6:40 p.m. **Community Profile & Web Map Update**

Plan Website

www.ptrc.org/davie

Interactive Web Map

<http://ptrc.maps.arcgis.com/apps/webappviewer/index.html?id=03aa57c29e80457e9b31080b8da810eb>

6:50 p.m. **Next Steps**

- Public meeting format, locations and schedule
- Wrap up and critique of today’s meeting

7:00 p.m. **Adjourn**

Davie County Comprehensive Plan - Proposed Work Plan and Timeline

Task #	Sub-Task	Task Description	Month														
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1	Map & Analyze Existing Conditions	1.1-1.2 Kick-Off Meeting & Demographic Report	★														
		1.3 Existing Conditions Maps & GIS Data															
		1.4 Review of Existing Plans															
2	Public Involvement & Consensus Building	2.1 Blue Ribbon Committee or Sub-Committee Meetings	★		★	★	★	★	★	★	★	★	★	★	★	★	
		2.2 Municipal Meetings															
		2.3 Focus Groups and Stakeholder Interviews															
		2.4 Public Meetings															
3	Comprehensive Plan Report and Maps	3.1 Analyze Meeting Input and Other Data															
		3.2 Draft Comprehensive Plan															
4	Plan Review and Adoption	4.1 Incorporate Public Comments into Plan Draft															
		4.2 Develop Executive Summary and Presentations															

- ★ Steering Committee or Small Group Meeting
- Public Meeting
- ▲ Deliverable

DAVIE COUNTY BLUE RIBBON RECAP



STAFF FROM THE
PIEDMONT TRIAD
REGIONAL COUNCIL AND
DAVIE COUNTY WORKED
WITH COMMUNITY
LEADERS, WHO WERE
SELECTED TO BE A PART OF
THE BLUE RIBBON
COMMITTEE, TO SOLICIT
FEEDBACK FOR THE DAVIE
COUNTY COMPREHENSIVE
PLAN.



**PRESENT
YOUR IDEAS**



THE FOLLOWING ARE THE TOP THREE PRIORITIES SELECTED BY THE BLUE RIBBON COMMITTEE FOR EACH CATEGORY OF THE COMPREHENSIVE PLAN.

 <p>AGRICULTURE</p> <ol style="list-style-type: none"> 1: A long-term outlook for farmland preservation by working with the land trust 2: To help bring awareness to farmland preservation issues 3: Increase education for land owners on Voluntary Agricultural Districts 	 <p>HEALTH</p> <ol style="list-style-type: none"> 1: Address issues that lead to childhood obesity 2: Encourage the community/neighbors to assist elderly with needs 3: Leverage the new Davie Hospital (Wake Forest Baptist) for the community.
 <p>HOUSING</p> <ol style="list-style-type: none"> 1: Lack of starter homes and builders to supply them 2: The rising costs of rent preventing the workforce from living in Davie 3: A stagnant inventory of housing stock across the county 	 <p>LAND USE</p> <ol style="list-style-type: none"> 1: Exploring how compact development can occur in Davie 2: Designating more commercial areas at I-40 and Farmington Rd. 3: Encouraging residential development with more green/open space areas
 <p>NATURAL RESOURCES</p> <ol style="list-style-type: none"> 1: Identifying incentives for conservation 2: Permanent designations for farmlands 3: Expanding marketing of the VAD program 	 <p>PARKS & RECREATION</p> <ol style="list-style-type: none"> 1: Smaller parks throughout the community to increase the ability to exercise 2: Greenways as transportation options 3: Wellness opportunities with businesses for employees
 <p>TRAILS & GREENWAYS</p> <ol style="list-style-type: none"> 1: Explore opportunity for Yadkin River Greenway 2: Explore opportunity for increased NC Wildlife Access 3: Investigate a bike lane for US-15B 	 <p>TRANSPORTATION</p> <ol style="list-style-type: none"> 1: Ensure roads can handle development 2: Enhance access to I-40 3: Increase pedestrian transportation options
 <p>UTILITIES & SERVICES</p> <ol style="list-style-type: none"> 1: Expand sewer from Farmington Rd to Bermuda Run 2: Coordinate with the County for future capacity needs for water and sewer 3: Additional schools in dense areas of the County 	 <p>OTHER</p> <ol style="list-style-type: none"> 1: Alcohol sales in the County



WHAT YOU LIKE MOST ABOUT DAVIE COUNTY

- It's Home
- The Rural Setting
- The Quality of Life
- The Small Town Feel
- The Caliber of People
- The School System is Strong
- It's a Great Place to Raise a Family
- The People are Smart and Welcoming
- Davie is Pro-active When it Comes to Growth



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

AGENDA - MEETING

March 19, 2019

Location: Commissioners Meeting Room
123 S. Main Street Mocksville

4:00pm

4:00 p.m. **Welcome and Introductions**

4:10 p.m. **Focus Groups and Growth Strategy Sub-Committee Update**

- Review important themes and outcomes

4:25 p.m. **Draft Comprehensive Plan Document Review**

- Review Table of Contents

4:40 p.m. **Discussion on Policy Recommendations**

Purpose: To review, refine, change and add to goals and strategy recommendations

Method: After each issue area, discuss what may be missing or unnecessary

- Housing
- Water and Sewer Infrastructure
- Farmland Preservation & Open Space
- Health
- Economic Development
- Land Use
- Transportation
- Trails, Parks, and Recreation

5:20 p.m. **Future Land Use Map**

5:40 p.m. **Public Meeting Format and Locations**

5:55 p.m. **Next Steps/Critique**

6:00 p.m. **Adjourn**



COMPREHENSIVE LAND DEVELOPMENT PLAN Blue Ribbon Advisory Committee

NOTES - MEETING #3

March 19, 2019

Davie County Commissioners Room

4:00pm

Attendees: Jack Koontz, Lee Rollins, Steven McMahan, Diane Foster, Philip Shore, Wayne Webb, Matt Settlemyer, Brad Blackwelder, Andrew Meadwell, Johnny Lambert, Jesse Day, Lawrence Holdsworth, and Cameron Colvin

Welcome and Introductions

Andrew Meadwell (Davie County) welcomed everyone. A lot has happened since the last Blue Ribbon Committee meeting, including several focus groups and subcommittee meetings. PTRC has put together an initial draft report that they are seeking feedback on.

Round-table introductions were made. Some members of the Blue Ribbon Committee were unable to attend.

Focus Groups and Growth Strategy Update

Jesse Day (PTRC) reviewed the agenda and gave a brief update on what has happened since the last meeting. Multiple focus group discussions were held with various stakeholder groups including: senior adults, real estate professionals, agriculture and natural professionals, arts and culture representatives, recreation and park employees, members of underserved communities, and young professionals. Major themes from these meetings included: Davie's rural character, lack of housing options, high cost of developable land, limited entertainment options, the need to increase awareness about conservation options for landowners, transportation options, and the need for expanded services for seniors and the homeless.

PTRC worked with the growth strategy subcommittee to develop the proposed primary and secondary growth areas (see map in presentation slides). GIS software was used to help predict commercial and residential growth based on population projections.

Andrew asked if the projected numbers included the municipalities.

Jesse – Yes. County growth projections are broken out on the following slide. We used the current percentages of residents (79%) and jobs (38%) that are located in the unincorporated areas to help predict growth in the county. Future growth may not follow this same trend. The growth strategy subcommittee then used the projected dwelling and employment numbers to help inform the amount of acreage designated for primary and secondary growth areas. A definition of primary and secondary growth areas can be found in the attached documents or on the project website.

It is estimated that Davie County will require 9,356 acres to support new growth by 2050. The subcommittee has designated 12,215 acres for primary growth and 27,686 acres for secondary growth.

Andrew – It was important to the subcommittee that we not over-limit ourselves and allow enough flexibility. We also tried to be respectful of the municipal areas, as they could help absorb some of those project growth demands.

Diane Foster (Mocksville Planning Board) – Won't the private market take care of meeting the housing need when it becomes profitable?

Jesse – Yes. The purpose of the growth strategy is to help balance rural preservation, while allowing for growth. In some instances, County policies may also be needed to help bridge gaps in the market. For example, to incentivize construction of more housing options.

Draft Comprehensive Plan Document Review

Jesse provided an overview of how the draft report is structured. It is broken into two main sections: 1) Purpose & Existing Conditions and 2) Future Growth & Recommendations. PTRC will provide an executive summary for the general public. The full report is more geared toward practitioners and people that will help with implementation. PTRC would primarily like feedback on the policy recommendations.

Jesse Day, Lawrence Holdsworth, and Cameron Colvin presented issues, trends, and policy recommendations for each of the various focus areas (see the attached presentation slides).

Lee Rollins (Bermuda Run) asked if PTRC could include examples of incentives for higher density subdivisions, density averaging and flexible regulation and include a photo of what that might look like.

Johnny Lambert (Davie County) asked PTRC to explain the recommendation to remove provisions on types of development that qualify for sewer extension.

Jesse explained that there are existing requirements for commercial and industrial to meet a certain threshold for new connections. It would be better to establish consistency with the growth strategy.

Matt Settlemeyer noted that equity should be a theme that carries throughout all of the focus areas, not just Health.

Lee – Davie County Senior Services will be releasing a county-wide plan in May that could be incorporated into the Comprehensive Plan. There also needs to be a mention of PART in the transportation section.

PTRC will be sending out a link with the draft report that will not be editable. Please send any feedback to them through email. They would primarily like feedback on the policy recommendations and if anything needs further explanation or detail.

Lee – Education should be emphasized, especially as it relates to job training/workforce development for manufacturing/trade jobs.

Wayne Webb agreed with this comment and explained that his company had previously worked on a tech prep program with local community colleges that has since gone away. There are jobs available but a lack of programs to help train people for them.

Jesse – PTRC’s Workforce Development department has a great program called “Dream It, Do It” that works to inspire next-generation workers to pursue careers in manufacturing.

Future Land Use

Andrew recommended that there be a follow-up meeting to discuss the future land use map due to the lack of time and short notice.

Lee – Bermuda Run would benefit from a future land use map so that Town and County growth strategies are not competing.

Public Meeting Format and Locations

Jesse – The plan is to hold 4 public meetings over the next couple of months. Proposed locations are: Farmington, Mocksville, East Davie and Cooleemee. These meetings will be held in an open house format so that attendees can provide feedback on the goals and recommendations by focus area. We may also have surveys or incorporate instant polling to gather feedback.

Johnny suggested holding more of the meetings in the County, rather than in the towns.

The group recommended holding the meetings at the following locations:

- North Davie (Farmington Community Center)
- Central Davie (Davie Public Library)
- East Davie (Hillsdale Methodist)
- South Davie (Cooleemee Elementary)

Next Steps

- PTRC will send out a link to the draft report. Please provide all comments and feedback to them through email.
- PTRC will schedule meeting with the 3 towns to discuss the future land use map so that growth strategies are aligned.
- Public meetings will then be scheduled and advertised. Are there any events over the next couple of months that may be good to tie into?
- PTRC would like to finalize the report and bring it to the Board of Commissioners by June.

The meeting was adjourned at 5:50.



COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

DRAFT AGENDA - MEETING #4

July 30, 2019

Location: Mocksville Library

6pm

- 6:00 p.m. **Dinner Served, Welcome and Introductions**
- 6:05 p.m. **Review Blue Ribbon Committee March Meeting Notes**
- 6:10 p.m. **Draft Comprehensive Plan Document Review**
 - -Review Changes Made Since the March Blue Ribbon Meeting
 - -Public Meeting Feedback from May and June
- 6:30 p.m. **Prioritization of Draft Policy Recommendations for Implementation**
Purpose: Review and verify voting results from public meetings for each focus area
 - Land Use & Community Appearance
 - Housing
 - Economic Development
 - Utilities
 - Transportation
 - Farmland Preservation
 - Parks & Recreation
 - Health
- 6:45 p.m. **Key Action Steps for Implementation (see instructions on back)**
Purpose: Utilize top policy goals and associated strategies to think through partners, action steps, timeline and potential obstacles.

ACTION STEPS	KEY PARTNERS	TIMELINE	POTENTIAL OBSTACLES
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- 7:25 p.m. **Next Steps/Critique**
- 7:30 p.m. **Adjourn**

Key Action Steps for Implementation Workshop Instructions

Purpose: Provide input on how to achieve key goals identified in the Comprehensive Planning process.

What: Utilize the top priority Comprehensive Plan goal votes from the May 2019 public meetings to identify action steps, key partners, timeline and potential obstacles. The top 6-8 goals already have some strategies identified that we've used to populate action steps.

How: Divide into 3 small groups to discuss 2 goals each

Step 1: ACTION STEPS - Please think through and refine/change/add to these action steps as needed.

Step 2: KEY PARTNERS - Identify key partners involved for each action step. Please underline/circle partners that will need to take a leadership role in the effort.

Step 3: TIMELINE - Identify the timeline needed to complete for each action step, either short term (within a few years) (S), mid term (5-10 years) (M), long term or ongoing (L).

Step 4: POTENTIAL OBSTACLES - Are there potential obstacles for each action steps that need to be identified or addressed? How?

**Davie County Comprehensive Plan
Community Meeting Prioritization Voting Results (May 2019)**

Topic Area	Total Goals	Tally	Rank
Land Use & Community Appearance	73	22 17 16 7 6 3 2	1 5 7
	<p>Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.</p> <p>Preserve the rural character of Davie County</p> <p>Promote mixed use development to encourage proximity of housing to employment and reduce work trip travel time.</p> <p>Decrease development impact to environmentally sensitive areas.</p> <p>Ensure quality commercial, office and institutional development.</p> <p>Maintain compatibility between land uses.</p> <p>Maintain a diverse industrial base as an integral part of Davie County's future growth and development.</p>		
Agriculture & Natural Resources	54	10 9 9 8 5 4 3 2 2 1 1	10 9 9 8 5 4 3 2 2 1 1
	<p>Support agricultural training and education at the K-12, community college and university levels.</p> <p>Promote the value and quality of locally grown foods.</p> <p>Identify and prioritize prime farmland that is most at risk and develop strategies with landowners to preserve their land.</p> <p>Continue promotion of Best Management Practices for conservation of land and natural resources.</p> <p>Promote farmland protection through present use value taxation.</p> <p>Support marketing and production training and facilitate greater diversity in agricultural enterprises.</p> <p>Maintain and encourage open dialogue between growers and elected officials.</p> <p>Promote outreach and education on land taxation, estate planning, conservation easements and development planning.</p> <p>Strengthen disaster preparedness for disease, drought, and other natural disasters.</p> <p>Strengthen support for agricultural economic development.</p> <p>Promote farmland protection through Voluntary Agriculture Districts and Enhanced Voluntary Agricultural Districts.</p>		
Health	48	15 14 8 7 2 2	8 14 8 7 2 2
	<p>Support and expand efforts to address drug misuse and abuse prevention and education.</p> <p>Ensure that seniors and other vulnerable populations are prioritized in service design and provision.</p> <p>Explore initiatives and investments that increase community access to healthcare.</p> <p>Support efforts for preventative care and chronic disease management.</p> <p>Continue to enhance data driven approaches to understanding population health.</p> <p>Take advantage of emerging opportunities through Medicaid transformation.</p>		
Quality of Life	45	21 17 6 1	2 6 6 1
	<p>Implement greenway and trail development to connect key destinations in Davie County.</p> <p>Preserve open space and natural resources.</p> <p>Develop countywide comprehensive bicycle and pedestrian plan.</p> <p>Incorporate more public art into Parks and Recreation programming as well as the physical and usable environment.</p>		
Water and Sewer	40	19	3
	<p>Maximize the public benefit of extending water and wastewater infrastructure.</p> <p>Work with the Town of Mocksville to coordinate the extension and improvement of sewer service for primary and secondary growth areas.</p> <p>Establish wastewater capacity allocations for Davie County sewer service to municipalities.</p> <p>Increase utilization of existing sewer infrastructure.</p>		
Economic Development	38	12 10 8 8	12 10 8 8
	<p>Promote aggressive client generation, marketing and branding.</p> <p>Promote leadership development.</p> <p>Improve the Davie County product.</p> <p>Implement workforce improvements.</p>		
Housing	37	18 7 5 5 2	4 7 5 5 2
	<p>Increase housing options across Davie County and its municipalities including multi-family, single-family, patio homes, and other options where infrastructure allows.</p> <p>Improve the appearance of higher density developments.</p> <p>Improve existing housing stock age and quality.</p> <p>Increase housing supply.</p> <p>Increase education and awareness around housing options and types.</p>		
Transportation	12	11 5 4 3 2 2 1	11 5 4 3 2 2 1
	<p>Explore additional revenue options for funding transportation improvement and planning.</p> <p>Promote Safe Routes to School.</p> <p>Continue to support regional efforts to create a connected multimodal network.</p> <p>Identify locations for future park and ride lots along I-40, US 158, and US 601.</p> <p>Utilize context sensitive design for highly visible infrastructure.</p> <p>Ensure new industrial development has safe and reliable access to major highways.</p> <p>Continue activities that support the development of complete streets, and mobility options for all users on the existing road network.</p>		



COMPREHENSIVE LAND DEVELOPMENT PLAN Blue Ribbon Advisory Committee

NOTES - MEETING #4

July 30, 2019
Davie County Public Library

6:00pm

Attendees: Diane Foster, Jack Koontz, Henry Walker, Matt Settlemeyer, John Eller, Andrew Meadwell, Amy Flyte, Johnny Lambert, Jesse Day, and Cameron Colvin

Welcome and Introductions

Jesse Day (PTRC Planning Director) welcomed everybody and went over the proposed agenda.

Draft Comprehensive Plan Document Review

Jesse reviewed all of the updates and changes that had occurred since the last Blue Ribbon Committee meeting.

- Four public meetings were held in May in Mocksville, Farmington, Bermuda Run, and Cooleemee. The purpose of these open-house style forums was to gather additional public input and feedback regarding the proposed policy goals and recommendations.
 - John Eller (County Manager) asked if these meetings had resulted in any new policy recommendations.
 - Cameron Colvin (PTRC) – Most of the suggestions provided by meeting attendees were already covered or addressed in the policy recommendations. A full list of their comments can be found in the meeting summaries, which will be included in the appendix of the comprehensive plan.
- PTRC held meetings with local Town Managers to ensure that future land use recommendations aligned with municipal plans.

Report Changes & Updates

- Added guiding principles, including equity, to the Overview and Purpose section
- Added graphics on the Planning Process and Community Engagement summary
- Additional statistics were added to the Community Profile brief
- The Future Land Use Map was updated to incorporate town manager feedback and previous future land use categories. Commercial was renamed to “Commercial/Mixed-Use”. Industrial corridors were also included.
 - John – Does the industrial section in Cooleemee allow for mixed-use opportunities? There have been several discussions surrounding workforce housing.
 - Andrew Meadwell (Davie County Planning) – This area is south of the river park area and currently zoned for residential.
 - Jesse proposed updating the description for industrial uses to accommodate mixture of light-industrial and residential.
- The Recreation Facilities Map was updated

- Added strategy “P” to p.75 to ensure quality commercial, office, and institutional development.
- Additional community photos were added

Johnny Lambert (Davie County Public Works) – Hazen and Sawyer has completed the Water Supply Study. Please ensure that the projected water demand and recommendations align with those in the comprehensive plan. Peak demand is likely a better indicator of future needs.

Matt Settlemyer (Mocksville Town Manager) – The Mocksville Comprehensive Plan was adopted in July. There is a need to add this plan and Bermuda Run’s Comprehensive Plan to the Foundational Plans section.

Cameron – PTRC will make sure that these updates are made.

Prioritization of Draft Policy Recommendations for Implementation

Participants of the public meetings in May were asked to vote on the policy goals that they thought were most important. This feedback will be incorporated into the implementation plan. The goals with the most votes included:

1. Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.
2. Preserve the rural character of Davie County.
3. Implement greenway and trail development to connect key destinations in Davie County.
4. Preserve open space and natural resources.
5. Maximize the public benefit of extending water and wastewater infrastructure.
6. Increase housing options across Davie County and its municipalities including multi-family, single-family, patio homes, and other options where infrastructure allows.

Diane Foster (Mocksville Planning Board) – Are there any policies that could help prevent landlocked properties?

Jesse – This could potentially be addressed through access management requirements in the subdivision ordinance.

Key Action Steps for Implementation

Jesse explained that PTRC would like to use this Blue Ribbon Committee meeting to gather input on the implementation plan and begin identifying additional action steps, key partners, proposed timelines, and potential obstacles.

The group then broke up to provide comments for the implementation plan on posters that were hung up around the room.

Next Steps

The group reconvened to go over any next steps.

- PTRC will incorporate the comments provided at this meeting into the draft plan.
- PTRC will draft the implementation plan using comments from today as a guide.
- Once edits have been made, PTRC will send out an updated draft and schedule to present at the September Planning Board meeting.

The meeting was adjourned at 7:20.



COMPREHENSIVE LAND DEVELOPMENT PLAN

NOTES – Agriculture and Natural Resources

June 20, 2018

Davie County Cooperative Extension

11:00am

Attendees: Anna Leonard, Cameron Colvin, Coleen - Director Cooperative Extension, Bob Cruz - Agriculture Board, Jack Koontz -retired postmaster, Crystal - land trust for central NC, Lizzie - land trust, Phil Rucker - Landscape NC Coop extension, Phillip, Frankie Singleton -soil and water

meeting began at 11am with a brief overview of the Davie County Comprehensive Plan and the question, “What do you first think of when I say Davie County?” Answers included:

- | | |
|-------------------------|--|
| Bedroom Community | • School system provides strong identity |
| Community in Transition | • Sense of belonging |
| Have what you need | • Rural Character but more progressive with growth plans |
| Pretty | • Strong Sense of Community |
| Natural Resources | |
| Home | |

Meeting attendees noted they would like to see a more inviting and aesthetic pace, increasing beautification. Meeting attendees asked about what other focus groups are being held. Focus groups include Agriculture, Quality of Life, Aging Population, Underserved Communities, and Real Estate/Housing.

Attendees were asked to address needs, gaps, and concerns and what additional partners should be involved. The questions and answers are provided below. Items with * were identified as important items to focus on by all focus group members.

What should be added? What is needed? (E.g. programs, facilities, or policies?)

- | | |
|---|---|
| Farmland and Preservation with Davie County and Land trust, conservation easement purchases | • Commercial, nothing really comes to Mocksville, goes to Winston and Statesville |
| **Preservation of farmland | • Lack of shopping and **entertainment options |
| More funding for conservation agreements | • Recreation is good entertainment, |

What should change?

- Little knowledge about commuter options (PART, YVEDDI)

What other ideas or concerns do you have?

- If growth is expected, what housing options are there?
- Renovation and use of existing buildings
- *Concerns about strip shops and big box stores, where do we find that space and how to keep rural character for it
- People want that rural feel but close access to 40
- *Stronger education program of doing more land trust and easements to preserve the land (up in Farmington)
- Connect people who want to farm with farmland.
- Spread resource information: Online - NCFarmLink

What else do we need to consider?

- NCFarmLink
- Trust Funds – NC Agriculture and Preservation Development Trust Fund
- Agriculture Conservation Easement Program
- Conservation Reserve Enhancement Program

What partners or institutions need to be involved to ensure success?

- Wildlife Commission
- Fire Department – volunteers
- First Responders
- **Safety

How can preservation of natural resources be prioritized, while encouraging growth?

- Target farmland preservation among communities and prime farmland

What are the biggest challenges to natural resources preservation?

- Education
- Funding
- Prioritization of economic development over farmland preservation
- People don't know present use value, cheaper tax rates available

Are voluntary agriculture districts and conservation easements being utilized well to support preservation of working farms? If not, why?

- Not many conservation easements in Davie County
- Need awareness about funding and tax benefits of donating easements
- Better job of educating people of what is out there for them
- Voluntary Ag District has done fairly well

Focus Group Notes - Senior Center

Davie County Comprehensive Plan

Senior Center Focus Group Meeting (June 27, 2018)

- Cameron Colvin gave an introduction. Explained what is a comprehensive plan – document outlines goals so that future policies in the County can help reach those desired goals.
- CC – We want your input – what do you like about the County? What needs improvement?
- Passed out questionnaire, welcome to write responses down or share with group and we will incorporate comments into the plan
- CC – population is growing faster than Forsyth County, in 20 years, population will increase by one-fourth, population is about 42,000 now, a part of that is from W-S growing
- **Q1 – think about the County – what do you think about first?**
 - Home
 - Senior center
 - Good place to live
 - Hillsdale Church
 - Where I belong
 - Country
 - Less crime than large towns (safe)
- **Q2 – which categories of the Comp plan interests you most? What is most important?**
 - Health and Wellness
 - SSI
 - Need more housing for the elderly because it so expensive for them to obtain housing and apartments - need more lower income housing
 - Building new apartments out on 158 – who is doing that? They are section 8
 - **Need to fill some of these empty buildings** – repairing old structures – for the homeless – but usually this is done only for the wealthy
 - Need to think about the old people! They get shoved behind
 - Does Davie County have any Section 8 housing? Yes – PTRC oversees it. It is a program for low income housing, based on income.
 - Need to also think about middle class
 - Over a three year wait – no place for them to go in the meantime
 - Section 8 just got re-opened here in Mocksville
 - Brock Center upstairs has an office, only on Wed mornings
 - **Need to take better care of veterans**
 - Still takes 3 years to get help
 - Don't know of any services that are available
- **Q3 – what is missing, what needs to be added**
 - Programs for teenagers, they need something to do to help reduce the drug program
 - Some programs at Brock Center, but not enough
 - Parks & Rec is fairly new, working to increase (CC)
 - Give them a movie, somewhere to go
 - Most leave the County because there is nothing to do

- They go to Walmart parking lot to hang out and play ball
 - Teenagers need to be involved in making decisions
 - CC – we are doing a focus group in August at the high school
 - Need a teen center
 - YMCA in other areas have youth programs– need one here
 - Skating rink
 - What are they going to do with the old high school? The library is still possibly full of books, tables and chairs – why not re-use those and save money?
- **Q4 – what should change in the County?**
 - Different places to eat!
 - Sidewalks
 - Variety of supermarkets
 - Need funding for several years (senior center funding is for only one year, hard to plan)
 - Bring auto-mechanics back in schools so kids can work with hands (trade skills)
 - Took sign language classes out of schools – want it back
 - Industries of a certain size should offer apprenticeship programs
 - Industries here have had problems getting machinists – didn’t have the skills
- **Q5 – what other ideas do you have?**
 - Greenway or park north of Mocksville
 - Davie and Forsyth are putting burden of taking care of the homeless on the churches – counties need to see how many people are **homeless**
 - No homeless shelters in the county
 - How many people are homeless?
- **Q6 – what else to consider? With regards to all the new people moving in to area?**
 - Take care of Davie county people that are here first
 - If you have a criminal record, you can’t get a place to live – makes it difficult to restart
 - No compassion anymore, all about the dollar, very sad
 - Need to tear down dilapidated buildings and re-use
 - Need a place for concerts and gatherings (like Rich Park)
 - John Creeks Mill is good but too small and not enough parking
 - Challenge for renters with bad credit
- **Q7 – what other types of groups should we reach out to?**
 - CC - We already have plans to speak with farmers, youth, arts, recreation, and economic developers
 - Those people need to come to the senior center to inform the seniors of what is going on in the County
 - **We need to pass information to the senior center in future because many do not have access to the internet**

Hand Written Comments

Q1 – think about the County – what do you think about first?

- County
- A good place to live. Home.
- Good people. Good senior program.
- It is where I belong
- Hillsdale UMC, Senior Center
- Senior services
- Awesome senior center
- Hillsdale Church
- Safe living and religion oriented
- Small community
- Home, good place to live.
- Good county to live in.

Q2 – which categories of the Comp plan interests you most? What is most important?

- Transportation, Recreation (trails & greenways)
- Housing Demand and Supply, Utilities, Health & Wellness
- Utilities, Health & Wellness, Transportation
- Cultural and Arts Enhancement
- Housing Demand and Supply
- Cultural & Arts enhancement, clean water (not well water), more sewer access, health & wellness programs
- Health & wellness
- Agriculture and farmland preservation, health and wellness, transportation, recreation (trails & greenways)
- All of the above
- Health & wellness
- All of the above

Q3 – what is missing, what needs to be added

- Movie theater, recreation for teens.
- Something for children to do.
- Pool table, ping pong, K & W, Fish House, Family Restaurant
- Support for the homeless
- Programs, housing, & shelters for the poor and those with criminal records.
- Tai Chi classes
- More public bathrooms, taxi services

- Bowling alley
- Parks north of Mocksville
- More housing for elderly, taking care of veterans
- Nothing

Q4 – what should change in the County?

- Housing is too expensive
- More side walks on Maroney Rd.
- We need buses and taxis
- Farmers market on Saturday
- When one is on SSI, one cannot afford housing
- Apprenticeship programs
- Get rid or repurpose some of the old buildings
- Better transportation in and out of town for people who don't have transportation in and out of town for work purposes.
- Take care of veterans. More entertainment for kids.
- Everything.

Q5 – what other ideas do you have?

- The rich & famous take care of themselves
- We want side walks on Maroney Rd. Thank you.
- Public water & sewer
- Will Davie County continue to fully fund the Senior Center and Activities?
- More money for HUD to help the poor
- Movie theater for movie goers
- More restaurants

Q6 – what else to consider? With regards to all the new people moving in to area?

- Home for homeless
- Public water & sewer
- Better access to places for all senior citizens
- Just keep Davie beautiful
- More sidewalks

Q7 – what other types of groups should we reach out to?

- Ted Budd
- More public spaces
- Need homeless shelters



COMPREHENSIVE LAND DEVELOPMENT PLAN

NOTES – QUALITY OF LIFE FOCUS GROUP

July 12, 2018
Brock Recreation Center
10:00am

Attendees: Phillip Sheldon - Davie County Intern, Paul Moore - Parks and Rec, Rich Maconochie – Lacrosse, Melanie Cook - Farmington Community College, Bruce White - Farmington Arts Studio, Sidniee Suggs - Davie County Arts Council, Marie Craig - Davie County Singing Seniors, History books, Scott W - Twin City Sport, NC Fusion

The meeting began at 11am with a brief overview of the Davie County Comprehensive Plan and the question, “What do you first think of when I say Davie County?” Answers included:

- Agriculture and History
- Lots of Green
- Solid but divided
- Ownership in Community
- Conservative and Good to Raise Children
- Slower Lifestyle
- Sense of Community
- “The island”
- isolated
- sense of heritage and family
- stubbornness
- dominant with athletics
- supportive
- strong ownership

Meeting attendees noted they would like to see a more inviting and aesthetic pace, increasing beautification. They also discussed the importance of understanding what the county stands for and how to collaborate with surrounding counties.

Questions were asked to address needs, gaps, and concerns and what additional partners should be involved. The questions and answers are provided below. Items with * were identified as important issues to focus on by all focus group members.

What should be added? What is needed? (E.g. programs, facilities, or policies?)

- Greenways
- More sidewalks, connectivity
- Bike lanes - none around, but big cycling community
- Cultural Arts - how to use facilities
- Master plan for nature park - connection from nature park to middle school
- Hiking Club at high school, encourage more outdoor activity
- Geocaching

- Cultural and Arts Enhancement, have issues with overlapping events, lack of promotion causes confusion
*coordination and promotion of arts
- *Communication between County and sports facilities
- Assistance from county to share events and art community news *Advertise from County side
- Comprehensive App - events, municipal news, contacts, sporting, etc.
- Museum

What should change?

- Green Features
- Communication between sports teams and recreation, underutilized facilities.
- Get Davie County involved with Twins, missing big economic opportunities

What other ideas or concerns do you have?

- Housing Demand - Open and Green space Requirement for subdivisions
- No money to do all of these big things
- Lack of maintenance, deferred maintenance
- Lack of security

What else do we need to consider?

- Meeting Space, larger space. Have to stagger meetings now.
- Attractive housing, nothing for millennials
- Make sure accessible access for Seniors, easy terrain to manage wheelchairs and walkers

What partners or institutions need to be involved to ensure success?

- Youth football league association, Angie York
- Davie Little League
- Torque Performance - Adam Barber, building facility next to twins
- Smith Grove community center
- Community centers - **underserved communities

Focus Group Notes - Real Estate

Real Estate Focus Group Discussions

Dates: August 23, 2018: Mocksville & September 30, 2018: Bermuda Run

Attendees: Mocksville and Bermuda Run Realtors Association Members

After a short introduction and overview of what the Comprehensive Plan process is about, the following questions were asked of the group. Both focus group responses are aggregated below and include an e-mail response.

What should change or is needed?

- We need affordable available land with infrastructure that can be developed
- Land prices are high, tax department has high land only values

What are the shining bright spots related to the housing market in Davie County?

- Inventory moving quickly when priced between \$150K and \$225K
- Interest rates are holding
- Home values have increased
- Good schools
- Motivated buyers

What are the obstacles/barriers to providing housing to different segments of the market?

- Non-income based apartments are needed
- Need to attract multi-family developers
- Land and lots are very expensive
- Rules and regulation (e.g. cost of sewer/water taps, streets and sidewalks)
- Return or margins on residential construction is low, creating little ROI
- Not enough residential development going on currently
- Hourly wages are too low for housing price points

Considering the top obstacles or barriers, what programs, policies or infrastructure could Davie County (not just government!) pursue to address and “move the needle”.

- Consider where to invest in infrastructure
- Increase options for multi family (non-income based) apartments
- Encourage planned developments with a mix of housing options

What else do we need to consider?

- Revisit densities to offer housing options (e.g. new apartments are in high demand)
- Recognize that the market for housing product is changing
- Development fees were recently cut in half

What partners or institutions need to be involved to ensure success?

- Interested lenders and investors
- Landowners willing to work on a planned development
- Public and private partnerships

Focus Group Notes - Underserved Population and Young Professionals

Focus Group Tables

Table 4.1: Underserved Population

Question: <i>When I say “Davie County” what word or set of words come to mind?</i>	Question: <i>What do you like the most about living in Davie County?</i>	Question: <i>What do you most dislike about living in Davie County?</i>
Answers: <ul style="list-style-type: none"> ● Home ● Home ● Home ● Small, home 	Answers: <ul style="list-style-type: none"> ● Common goals ● Friendly, less drama ● Alone and nice ● Quiet 	Answers: <ul style="list-style-type: none"> ● Road construction ● Cutting down trees and the lack of togetherness ● Not enough things to do ● Not much to do and no public transportation

Table 4.1

Table 4.2: Young Professionals

Question: <i>When I say “Davie County” what word or set of words come to mind?</i>	Question: <i>What do you like the most about housing in Davie County?</i>	Question: <i>What do you most dislike about housing in Davie County?</i>
Responses:	Responses:	Responses:
First Focus Group: <ul style="list-style-type: none"> ● Community/family ● Hometown ● Rural/farm ● Community/Americana 	First Focus Group: <ul style="list-style-type: none"> ● Rural setting ● Not always on top of one another (more landscape) ● Space from neighbors ● Cost ● Land available 	First Focus Group: <ul style="list-style-type: none"> ● [Lack of] affordable housing for single/students ● [Lack of] low-maintenance housing ● [Lack of] affordable housing for young couples ● Lack of non income-restricted housing
Second Focus Group: <ul style="list-style-type: none"> ● Quiet, farm, relaxed, community ● Small, traditional, nice people. Low on quality dining and entertainment ● Small, rural, older population 	Second Focus Group: <ul style="list-style-type: none"> ● A/C, connections with others, playgrounds ● Affordable, lots of secluded homes ● Lower taxes, homes with land and farms 	Second Focus Group: <ul style="list-style-type: none"> ● More options for new construction, townhomes/condos, etc. needed ● More affordable resale/new construction housing

<ul style="list-style-type: none"> ● Traditional, community, safe ● Great place to raise a family ● Everyone knows <u>everyone</u> ● Family ● [One] high school ● Small, outdated, family friendly ● Construction ● Rural 	<ul style="list-style-type: none"> ● Trees and vegetation ● Diverse places to live ● Quiet, lots of land, connected community, great school environment ● Schools, lower tax, convenient, easy access to highways ● Lower taxes, more property ● Land/larger lots ● Land. . . trees ● Affordability 	<p>in neighborhoods (with community amenities)</p> <ul style="list-style-type: none"> ● Updated townhomes and apartments with amenities to rent ● More rent options, and new communities with amenities ● More affordable/new housing for first time homeowners/single family homes ● Older ● Low or high price point ● Older homes ● Lack of options
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Table 4.2

Table 4.3: Elderly/Aging

Question: <i>When I say “Davie County” what word or set of words come to mind?</i>	Question: <i>What do you like the most about housing in Davie County?</i>	Question: <i>What do you most dislike about housing in Davie County?</i>
Responses:	Responses:	Responses:
<ul style="list-style-type: none"> ● Country ● Friendly ● Beautiful place ● Home ● Home ● Beautiful place ● Expensive ● Land 	<ul style="list-style-type: none"> ● Varied ● Cute, modest housing ● Good ● Home ● No comment ● There are a few nice places 	<ul style="list-style-type: none"> ● Too expensive ● Not enough housing for elderly, disabled, and poor ● Not enough ranchers ● Too many older homes ● Too much maintenance ● Nothing ● Not enough facilities for seniors ● Need more ● Not affordable ● Not enough for seniors ● No place for the poor or felons



COMPREHENSIVE LAND DEVELOPMENT PLAN

NOTES – BERMUDA RUN PLANNING BOARD

June 20, 2018
Bermuda Run Planning Board
3:00pm

Attendees: Anna Leonard – PTRC, Cameron Colvin – PTRC, Phillip Sheldon – Davie County, Erin Burris, Ken Peacock, Lynn Marcellino, Christy Schafer, Lee Rollins

The meeting began with a brief overview of the Davie County Comprehensive Plan and the question, “What do you first think of when I say Davie County?” Answers included:

- Great place to raise family
- Friendly people
- Rural county
- Comfortable
- Quality over Quantity
- History

Questions were asked to address needs, gaps, and concerns and what additional partners should be involved. The questions and answers are provided below.

Which of the following categories interest you the most?

- Growth
- Housing
- Transportation and Greenways
- Health and Wellness
- Agriculture and Farmland Preservation
- Housing Supply
- Recreation

What should be added? What is needed? (E.g. programs, facilities, or policies?)

- Scenic Gateways and corridors
- Planning for infrastructure
- Planning for new school locations
- Possibility of need for additional bridge over the Yadkin
- Road improvements for rural roads
- Road improvements - immediate needs

What should change?

- Priorities and intersection improvements

What partners or institutions need to be involved to ensure success?

- Coordination between towns and counties to leverage efforts
- Collaboration with land owners, ensure beneficial to both county and residents
- Lewisville biking community
- Hiking group in Bermuda Run

What are some of the biggest challenges to healthy lifestyles in Davie County?

- Lack of pedestrian facilities
- Sidewalks and bike lanes
- Greenway connection to different parts of County
- Connect pedestrian trails to county trails (Smith Creek Sewer Line)
- Need for bike path loop, through Farmington and 158

Anything Else?

- Roads that can handle the capacity for economic development
- Willingness to change ordinances
- Allow Conservation development options
- Housing Options for aging population

Board of Commissioners Meeting Notes - Town of Cooleemee

**Town of Cooleemee
Board of Commissioners Meeting
September 17th, 2018
6:00pm**

Cameron provided background information about recent trends and projected growth in the County.

Focus Group Questions

- 1) What do you think of first when I say Davie County?**
 - Cooleemee
 - River Park
 - Taxes
 - Growth in North East

- 2) Which of the following categories interests you the most? (Agriculture and Farmland Preservation, Cultural and Arts Enhancement, Housing Demand and Supply, Utilities, Health and Wellness (services, environmental, facilities), Transportation, Recreation (trails and greenways)).**
 - Trails & recreation
 - Lack of economic development

- 3) What should be added? What is needed? (e.g. programs, facilities or policies)**
 - water lines in southern part of County
 - youth activities/entertainment

- 4) What should change?**
 - Taxes
 - Equal distribution of services across county

- 5) What other ideas or concerns do you have?**
 - County pulled money from towns
 - Need economic development opportunities

- 6) What else do we need to consider?**
 - Potential mill redevelopment – needs financial support
 - Focus on what we have – recreational tourism opportunities

- 7) What partners or institutions need to be involved to ensure success? (Please include contact information if available)**

Cameron provided an overview of the project timeline and informed everyone that project materials, including a draft of the comprehensive plan, will be hosted on the project website (www.ptrc.org/davie).



Development & Facilities Services

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689

DavieCountyNC.gov



There will be a meeting of the **Davie County Planning Board** on **Tuesday November 19, 2019 at 6:00 p.m.** in the 2nd floor Commissioners Room of the Davie County Administration Building, 123 South Main Street, Mocksville, N.C. The public is invited to attend. Business will be conducted as follows:

- A. **Call to order**
- B. **Approval of the Minutes** of October 22, 2019
- C. **Public Comment.**
- D. **The Board will review the update to the Comprehensive Land Use Plan.**
- E. **Old or New Business**
 - 1. The Board will elect officers.
- F. **Adjournment.**

Board of Commissioners Agenda - Davie County

Board of Commissioners

Terry Renegar, Chairman
Richard Poindexter, Vice Chairman
Mark Jones
Benita Finney
James Blakley



County Manager

John Eller
Commissioners Meeting Room
123 South Main Street
Mocksville, NC 27028
December 2, 2019 6:00 PM

AGENDA Regular Meeting

1. Meeting Called to Order - Chairman Renegar
2. Invocation
3. Pledge of Allegiance
4. Election of Officers
5. Adopt Agenda
6. Public Comment Period
 1. Public Comment Period Policy
7. Public Hearings
 1. Zoning Map Amendment 2019-11 Jerry Douthit
 2. Public Hearing - 2040 Comprehensive Plan for Davie County
 3. Public Hearing - Installment Financing Agreement for Facility Expansion
 4. Public Hearing - County-Manager Form of Government (Also Referred to as Council-Manager or Commission-Manager)
8. Presentation
 1. Service Weapon Award to Retiring Lieutenant Jeff Harpe
 2. Resolution - Leadership Davie (Class of 2020)
9. County Manager's Report
10. Commissioners' Comments
11. Consent Agenda
 - A. Approval of Minutes
 1. Board of Commissioners - Regular Meeting - Nov 4, 2019 6:00 PM
 2. Closed Session Minutes - 11/04/2019

B. Tax Reports, Releases and Refunds

1. Releases, Refunds, and Percentage Reports

C. Appointments

1. Recreation and Parks Advisory Board Re-Appointments - Michael Jaycocks, Drew Ridenhour, Greg Barnette
2. Recreation and Parks Advisory Board Appointment - Steve Corriher
3. Aging Services Community Advisory Committee Board Member Re-Appointment - Mary Coppa
4. Child Protection and Child Fatality Prevention Team Appointment - Hannah Whittington and Logan Fox
5. Board of Adjustment Appointment - Diane Foster
6. Planning Board Regular Member Appointments - Mark White and Mariam Wright
7. Planning Board Alternate Member Appointments - Alan Miller and Tamara Taylor

D. Budget Amendments/Transfers

1. Budget Amendments for December 2

E. Annual Board Affirmations

1. Board of Commissioners - Code of Ethics
2. Board of Commissioners - Agenda Procedure Policy

F. Resolutions

1. Resolution - Voting Equipment
2. Farmington Road Lease Agreement & Reimbursement Resolution

G. Bond

1. Sheriff Bond Renewal 12/15/2019 - 12/15/2022

12. Old Business

13. New Business

14. Closed Session

1. Closed Session Pursuant to 143-318.11(A)(6) to Consider the Qualifications, Competence, Performance, Character, Fitness, Conditions of Appointment, or Conditions of Initial Employment of an Individual Public Officer or Employee or Prospective Public Officer or Employee

15. Adjourn

