



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

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