

Town of Mocksville



Land Use Plan 2005-2015

August 2005

***Town of Mocksville
Land Use Plan
2005-2015***

Prepared For:
Town of Mocksville, North Carolina

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INTRODUCTION

BACKGROUND

Mocksville is located in the geographic center of Davie County at the forks of the Yadkin: the confluence of the Yadkin and South Yadkin Rivers. One time home of Squire and Sarah Boone and their son Daniel Boone and his wife Rebecca, Davie County has a rich and colorful history.

Davie was formed in 1836 and named in honor of William R. Davie, a Revolutionary War leader and governor of North Carolina. Prior to that, it was part of Rowan County. The first courthouse, located in the exact center of the new town of Mocksville, was completed sometime between 1836 and 1840. (Wall 1969) The Town of Mocksville was incorporated in 1839.

(Mocksville Design Guidelines)

PURPOSE OF THE PLAN

The Mocksville Land Use Plan is composed of several elements, shown separately but analyzed concurrently to insure compatibility. Its intent is to plan for growth in a manner that encourages economic development, while at the same time maintaining Mocksville's small town atmosphere and improving upon its overall quality of life. The Town has experienced steady growth over the past several decades and is projected to increase its population by 20% over the next two decades. This growth will likely be manifested in increased residential development as well as commercial, retail and industrial development. Also, as the regional economy continues to transition from traditional manufacturing to a service and technology based economy Mocksville may face opportunities for growth and development that could significantly increase the growth projections mentioned above.

With regard to managing growth and development, the Town has begun to develop a progressive planning program that has allowed for a positive environment for investment in the community while simultaneously insuring that development patterns are consistent with Mocksville's unique small town character. In keeping with these initial positive steps toward well-managed growth, the Town Board of Commissioners have recognized the need to develop an overall plan to serve as a cornerstone to good planning in the future. With this in mind, the Board decided to embark on a comprehensive planning process in the summer of 2004. The process began with the formation of a land use planning committee, which was charged with the responsibility of guiding the preparation of a long-range plan for the physical development of the Town of Mocksville.

The land use plan serves as the first such plan for the Town and will incorporate a vision of how growth and development should occur in Mocksville over the next 10 years. This land use plan should serve as a solid foundation on which to place the progressive policies that have already been adopted by the Town and will provide a base on which to

build new planning initiatives that continue to meet the needs and interests of the community.

FUNCTIONS OF THE PLAN

As officially adopted positions of the Town of Mocksville regarding growth and development, the policy statements contained in the Land Use Plan serve as the basis for future development decisions. The policies contained in the Mocksville Land Use Plan have been designed for regular use in making public and private decisions. The policies serve several important functions as described below.

Source of Information – The Plan’s section on Key Growth Factors provides information on a number of topics including the local economy, population trends, land suitability, land use trends and transportation issues.

Guidance for Government Decisions – Once the Mocksville Board of Commissioners adopt the Plan it then has a blueprint for guiding future decisions on budgets, ordinances, capital improvements and zoning and subdivision matters.

Preview of Governmental Actions – Business decisions made by the public, and developers in particular, can be more effective when the probable outcome of governmental decisions is understood. The adoption of the Land Use Plan increases the predictability of government actions.

LAND USE PLAN MAP

The policies can be used most effectively when used in concert with the specific land use areas found on the Land Use Plan Map contained in this plan. This map serves as a Growth Strategy Map and illustrates the areas that are defined as follows:

Rural Residential
 Moderate Residential
 Residential
 Mixed Use
 Central Business
 General Commercial
 Industrial
 Neighborhood Retail Node
 Parks, Recreation & Conservation Areas

THE PLANNING PROCESS

The Land Use Planning Committee held monthly meetings beginning in September of 2004 to identify the important issues affecting Mocksville’s future growth and development.

During the planning process the Committee prioritized the most important land use issues facing Mocksville. In addition to participating in a variety of information gathering activities, the Committee sponsored a community-visioning meeting in January to offer citizens an opportunity to voice their concerns related to Mocksville's future. (The results of the community meeting can be found in the appendix) The information compiled enabled the committee to develop an overall purpose for this plan, which is reflected in the following mission statement.

**Mocksville Land Use Plan
Mission Statement**

To continue to enhance the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

The policies and subsequent recommendations that are presented in this document are the result of this planning process. Once they become officially adopted policies of the Town, they will serve as the basis for future decisions on capital improvements, ordinances, zoning matters, subdivision approvals and other similar matters.

KEY GROWTH FACTORS

The development of a Land Development Plan first requires that analysis of certain key growth factors be performed. The intent of the analysis is to insure that the policies contained in the Plan address current problems, trends, and issues facing the planning area.

When combined with information provided by the land use planning committee and the citizenry, a solid foundation for planning is established. The key growth factors included for analysis are discussed in seven subject areas within the Mocksville Land Development Plan.

- Population
- Housing
- Economy
- Land Suitability/Physical Constraints
- Land Use Trends
- Water and Sewer Services
- Transportation

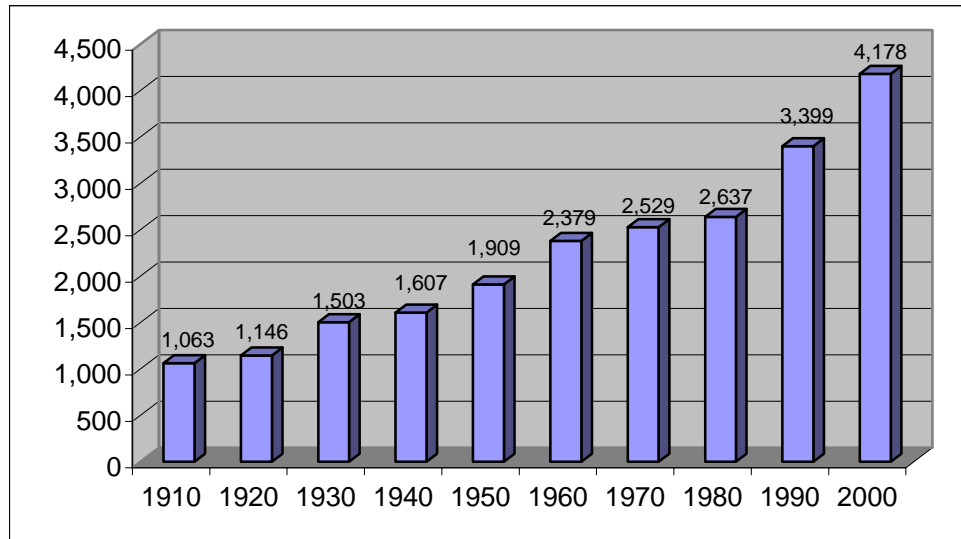
Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions in the planning area.

For the purpose of analysis, Mocksville is compared with the municipalities of China Grove (located in Rowan County), North Wilkesboro (located in Wilkes County), and Elkin (located in Surry County), as well as Davie County and the State of North Carolina.

POPULATION

Mocksville has been fortunate to experience an overall increase in population throughout its history. Significant increases in Mocksville's population occurred in the 1920's and also the 1940's but Mocksville's greatest period of growth occurred in the last two decades. Mocksville's population increased by 762 persons in the 1980's and by 779 persons in the 1990's.

TOWN OF MOCKSVILLE'S POPULATION 1910 - 2000



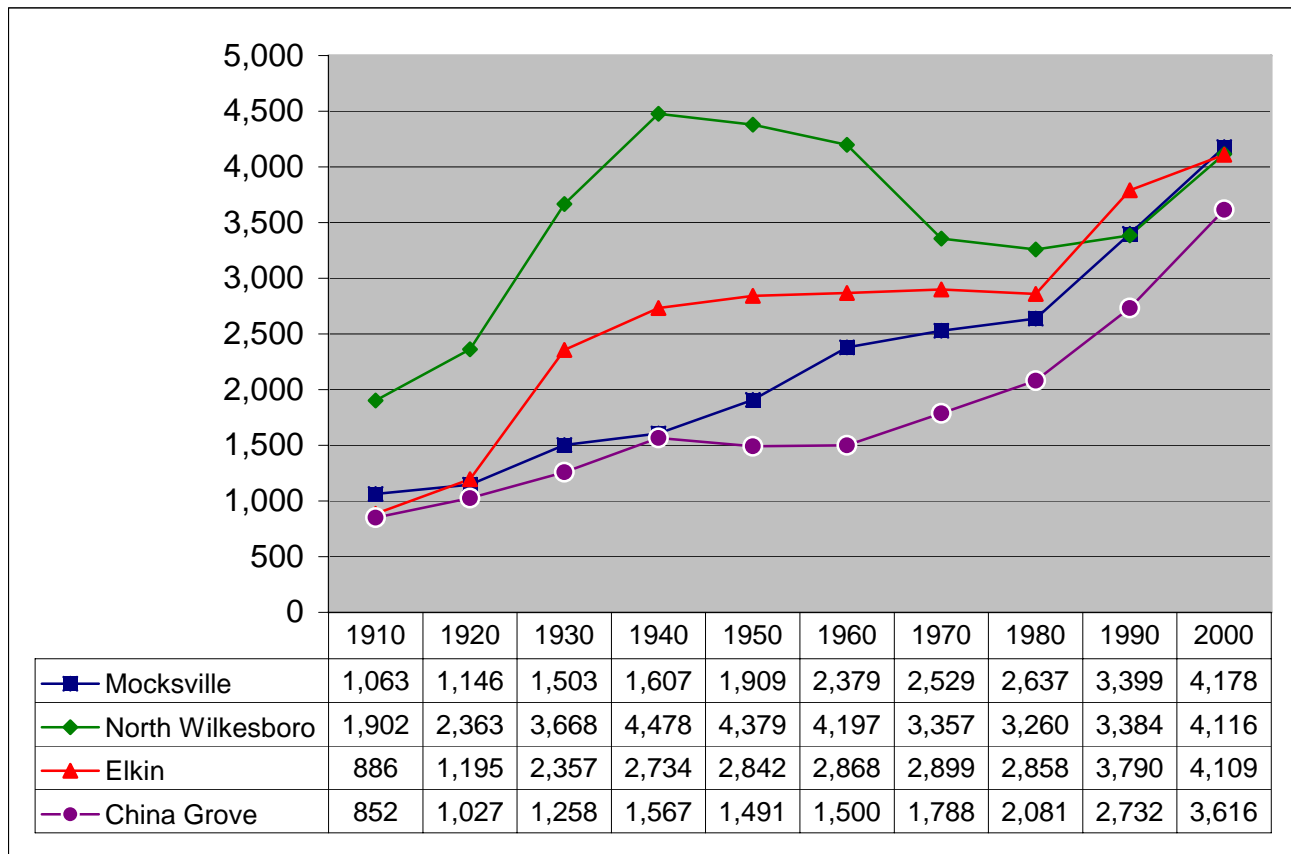
Source: US Census Bureau

GROWTH COMPARISON

Mocksville is currently the largest municipality of the four comparison municipalities with an estimated population of 4,333 persons in 2003. In 1910 Mocksville was the second largest of the four comparison municipalities behind only North Wilkesboro. By 1920, Mocksville's population was the third largest of the comparison municipalities trailing both North Wilkesboro and Elkin. Mocksville's population became the largest of the comparison municipalities in 2000.

POPULATION GROWTH COMPARISON

Mocksville & Comparison Municipalities, 1910-2000



Source: US Census Bureau

A COMPARISON OF POPULATION GROWTH: Long Term & Short Term Growth

An examination of Mocksville's long term and short term growth rates reveals that between 1950 and 2000 Mocksville's growth rate was more than 20% higher than the state average but was 7.1% less than Davie County's rate. Mocksville's 22.9% growth rate during the 1990's was 1.5% higher than the state average and 2.1% less than Davie County's growth rate.

| | Growth Rate, 1950-2000 | Population Added, 1950-2000 | Growth Rate, 1990-2000 | Population Added, 1990-2000 |
|-------------------|---------------------------|--------------------------------|---------------------------|--------------------------------|
| <i>Mocksville</i> | 118.8% | 2,269 | 22.9% | 945 |
| China Grove | 142.5% | 2,125 | 32.4% | 884 |
| N. Wilkesboro | -6.0% | -263 | 21.6% | 732 |
| Elkin | 44.6% | 1,267 | 8.4% | 319 |
| Davie County | 125.9% | 19,415 | 25% | 6,976 |
| North Carolina | 98.2% | 3,987,384 | 21.4% | 1,416,865 |

Source: 2000 US Census

POPULATION PROJECTIONS

It is very difficult to predict the population of any municipality due to the unpredictability of potential annexations and the local, regional, and national economy. Over the last 70 years Mocksville's population as a percentage of Davie County's population has varied from a low of 10.4% in 1930 to a high of 14.2% in 1960. Using 12% as Mocksville's population as a percentage of Davie County's population and the State Data Center's projections for Davie County, it is estimated that Mocksville's population will be about 5,967 persons in 2020.

POPULATION PROJECTIONS

Mocksville & Davie County

| | <u>Mocksville</u> | <u>Davie County</u> | <u>Mocksville's Population as % of Davie County's</u> |
|------|-------------------|---------------------|---|
| 1930 | 1,503 | 14,386 | 10.4% |
| 1940 | 1,607 | 14,909 | 10.8% |
| 1950 | 1,909 | 15,420 | 12.4% |
| 1960 | 2,379 | 16,728 | 14.2% |
| 1970 | 2,529 | 18,855 | 13.4% |
| 1980 | 2,637 | 24,599 | 10.7% |
| 1990 | 3,399 | 27,859 | 12.2% |
| 2000 | 4,178 | 34,835 | 12.0% |
| 2010 | 5,087* | 42,390* | 12.0%* |
| 2020 | 5,967* | 49,727* | 12.0%* |

* Projections

Source: 2000 US Census and NC State Data Center

POPULATION, LAND AREA, DENSITY & GROWTH

| | Population, 2003 | Land Area, 2000(sq. miles) | Population Density, 2000 (sq. miles) | Growth Rate, 1990-2000 |
|--------------------------|---------------------|-------------------------------|---|---------------------------|
| <i>Mocksville</i> | <i>4,333</i> | <i>6.88</i> | <i>607.2</i> | <i>22.9%</i> |
| China Grove | 3,855 | 1.96 | 1,847.9 | 32.4% |
| N. Wilkesboro | 4,155 | 5.12 | 803.9 | 21.6% |
| Elkin | 4,092 | 6.27 | 655.6 | 8.4% |
| Davie County | 37,122 | 265.19 | 129.28 | 25% |
| North Carolina | 8,407,248 | 48,710.88 | 165.20 | 21.4% |

Source: 2000 US Census

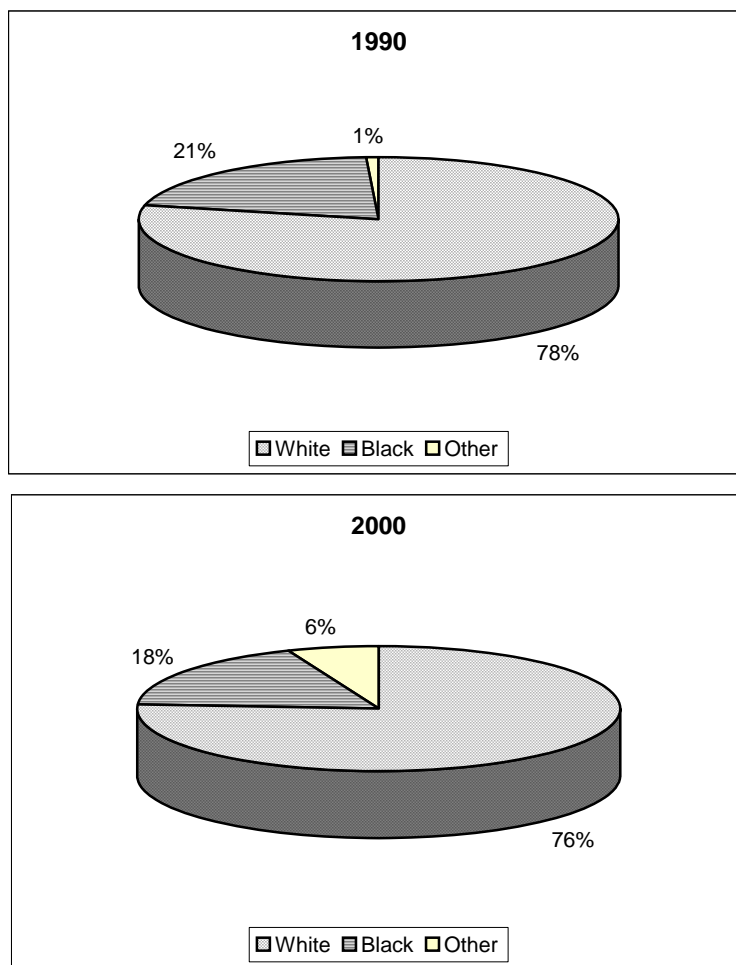
Mocksville has the largest population of the four comparison municipalities with an estimated 2003 population of 4,333 and also has the largest amount of land area with 6.88 square miles. Mocksville has the lowest population density per square mile of the

comparison municipalities with 607.2 persons per square mile. In contrast, China Grove had the highest population density with 1,847.9 persons per square mile.

III. RACE

The majority of Mocksville's population is White. The Town's minority population accounted for 24% of the total population in 2000. In 1990, Mocksville's minority population accounted for only 22% of the total population. The increase in the "Other" population between 1990 and 2000 is largely the result of the increase in the Hispanic population.

Town of Mocksville



Source: 2000 US Census

Mocksville has a smaller percentage of "Black" residents as compared to the State average, but a larger percentage than all the comparison jurisdictions. Mocksville also

has a smaller percentage of “Other” residents than the comparison jurisdictions. Compared to the other municipalities, Mocksville is the most diverse in terms of race.

POPULATION COMPARISON BY RACIAL BREAKDOWN

| | White | Black | Other | Two or More Races |
|-------------------|--------------|--------------|--------------|--------------------------|
| <i>Mocksville</i> | 76.1% | 17.8% | 4.7% | 1.4% |
| China Grove | 85.7% | 7.0% | 6.7% | 0.6% |
| N. Wilkesboro | 78.5% | 13.9% | 5.8% | 1.8% |
| Elkin | 84.1% | 7.2% | 7.2% | 1.5% |
| Davie County | 90.4% | 6.3% | 2.4% | 0.9% |
| North Carolina | 72.1% | 21.6% | 4.9% | 1.3% |

Source: 2000 US Census

GROWTH BY AGE RANGE

Mocksville’s age group that gained the most population between 1990 and 2000 was the 45-54 year old group. The second highest growth was seen in the 35-44 year old age group, followed by the 75-84 year old age group. No age segment lost population in the 1990’s, but the 65-74 and the 85 and older age segments became a smaller percentage of the overall population of the Town.

AGE RANGES OF MOCKSVILLE’S POPULATION

| AGE | 1990 | 2000 | Change |
|--------------|--------------|--------------|---------------|
| 0-4 | 207 | 278 | 71 |
| 5-9 | 214 | 277 | 63 |
| 10-14 | 194 | 258 | 64 |
| 15-19 | 239 | 287 | 48 |
| 20-24 | 224 | 252 | 28 |
| 25-34 | 514 | 587 | 73 |
| 35-44 | 468 | 570 | 102 |
| 45-54 | 344 | 494 | 150 |
| 55-59 | 149 | 188 | 39 |
| 60-64 | 174 | 211 | 37 |
| 65-74 | 343 | 344 | 1 |
| 75-84 | 211 | 305 | 94 |
| 85+ | 118 | 127 | 9 |
| TOTAL | 3,399 | 4,178 | +779 |

Source: 2000 US Census

Among the jurisdictions compared, Mocksville has neither the lowest or highest percentage of its population in any single age segment. Mocksville has 19.5% of its population between the ages of 0-14, which is one percentage point lower than the North Carolina average and 0.9% lower than Davie County. Mocksville has the second highest percentage of population aged 65 and older at 18.6% among the comparison jurisdictions trailing only Elkin’s percentage of 23.6%. Mocksville’s percentage of persons 65 and

older is 6.6% higher than the state average and 4.8% higher than the Davie County average.

COMPARISON OF AGE BY RANGE

| | 0-14 | 15-24 | 25-44 | 45-64 | 65+ |
|-------------------|--------------|--------------|--------------|--------------|--------------|
| <i>Mocksville</i> | 19.5% | 12.9% | 27.7% | 21.4% | 18.6% |
| China Grove | 20.7% | 14.8% | 29.8% | 21% | 13.6% |
| N. Wilkesboro | 20.7% | 13.0% | 29.1% | 20.4% | 16.8% |
| Elkin | 18.4% | 10.8% | 26.8% | 20.3% | 23.6% |
| Davie County | 20.4% | 11.0% | 29.4% | 25.4% | 13.8% |
| North Carolina | 20.5% | 13.9% | 31.1% | 22.5% | 12% |

Source: 2000 US Census

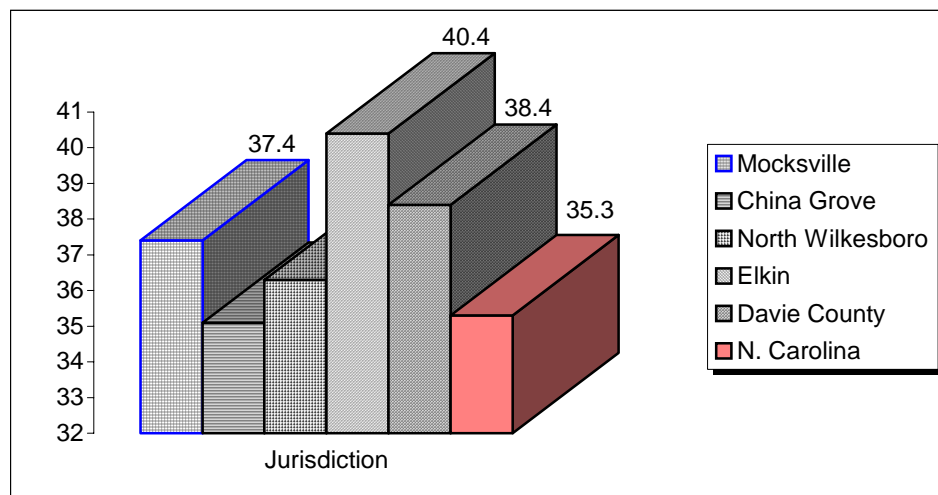
MEDIAN AGE

Median Age is defined by the Census Bureau as the measure that divides the age distribution into two equal parts: one-half the cases falling below the median value and one-half above.

As of the 2000 Census, Mocksville's median age was 37.4, one year less than Davie County's median age of 38.4 and more than two years higher than the North Carolina average of 35.3. Among the comparison municipalities, Mocksville has the second highest median age, behind only Elkin's median age of 40.4.

MEDIAN AGE – 2000

Mocksville and Comparison Jurisdictions



Source: 2000 US Census

HOUSING

OCCUPANCY

Mocksville has the second highest occupancy rate at 91.4% of the four comparison municipalities. Mocksville's occupancy rate is slightly less than Davie County's and 2.5% higher than the state average. With an average household size of 2.42, Mocksville has the second highest average household size of the comparison municipalities trailing only China Grove. However, Mocksville's average household size is less than the Davie County average of 2.51 and the North Carolina average of 2.49.

OCCUPANCY RATES (Households)

| | Houses | Occupied | % Occupied | Average Household Size |
|-------------------|--------------|--------------|--------------|------------------------|
| Mocksville | 1,781 | 1,627 | 91.4% | 2.42 |
| China Grove | 1,466 | 1,388 | 94.7% | 2.58 |
| N. Wilkesboro | 1,837 | 1,639 | 89.2% | 2.25 |
| Elkin | 1,854 | 1,690 | 91.4% | 2.32 |
| Davie County | 14,953 | 13,750 | 92% | 2.51 |
| N. Carolina | 3,523,944 | 3,132,013 | 88.9% | 2.49 |

Source: 2000 US Census

HOMEOWNERSHIP & VALUE

Of the four comparison municipalities, Mocksville has the second highest homeownership rate at 57.6% trailing only China Grove's homeownership rate of 69.0%. Mocksville's homeownership rate is 11.8% less than the North Carolina average and 20% less than Davie County's rate.

Mocksville has the highest median home value at \$99,900 of the comparison municipalities but is lower than both North Carolina (\$108,300) and Davie County (\$116,200).

HOMEOWNERSHIP RATES & HOUSING VALUES

| | % of Owner Occupied Units | Median Value |
|-------------------|---------------------------|-----------------|
| Mocksville | 57.6% | \$99,900 |
| China Grove | 69.0% | \$83,600 |
| N. Wilkesboro | 41.0% | \$84,400 |
| Elkin | 55.9% | \$91,100 |
| Davie County | 76.6% | \$116,200 |
| N. Carolina | 69.4% | \$108,300 |

Source: 2000 US Census

HOUSING STOCK

Of all the dwelling units built in Mocksville, 24.3% were built prior to 1950. The decade with the greatest number of homes built was the 1970's (19.1%) followed by the 1980's (17.1%). 13% of all homes in Mocksville were built in the 1990's.

The median year all owner occupied homes were built is 1965 while the median year all renter occupied structures were built is 1980.

YEAR STRUCTURE BUILT IN MOCKSVILLE

| Year Structure Built | Number of Structures (Owner Occupied) | Number of Structures (Renter Occupied) | % of Total Structures Built |
|------------------------------------|--|---|------------------------------------|
| 1999 to Mar.2000 | 46 | 0 | 2.8% |
| 1995 to 1998 | 47 | 22 | 4.2% |
| 1990 to 1994 | 37 | 73 | 6.0% |
| 1980 to 1989 | 81 | 202 | 17.1% |
| 1970 to 1979 | 241 | 75 | 19.1% |
| 1960 to 1969 | 162 | 30 | 11.6% |
| 1950 to 1959 | 174 | 64 | 14.4% |
| 1940 to 1949 | 77 | 72 | 9.0% |
| 1939 or Earlier | 199 | 55 | 15.3% |
| Median Year Structure Built | 1965 | 1980 | |

Source: 2000 US Census

72.7% of Mocksville's dwelling units are single-family detached or attached homes, which is higher than all the other comparison jurisdictions and the North Carolina rate of 67.4%. 8.6% of all dwelling units in Mocksville are in multi-family developments with ten or more dwelling units which is slightly higher than the North Carolina average of 6.0%, but less than both Elkin (10.7%) and North Wilkesboro (9.7%).

COMPARISON OF STRUCTURAL CHARACTERISTICS OF ALL HOUSING UNITS

| | Percentage of Units that are Single-Family Detached or Attached | Percentage of Units that are in Buildings with 10 or more units | Median # of Rooms per Dwelling Unit |
|--------------------------|--|--|--|
| <i>Mocksville</i> | <i>72.7%</i> | <i>8.6%</i> | <i>5.2</i> |
| China Grove | 71.0% | 2.8% | 4.8 |
| N. Wilkesboro | 58.6% | 9.7% | 4.9 |
| Elkin | 71.9% | 10.7% | 5.2 |
| N. Carolina | 67.4% | 6.0% | 5.3 |

Source: 2000 US Census

INCOME

Mocksville has the second highest median household income at \$35,407 and the highest median family income at \$42,357 of the four comparison municipalities. Mocksville also has the second highest per capita income at \$18,703 among the comparison municipalities but has a lower per capita income than Davie County (\$21,359) or North Carolina (\$20,307).

INCOME COMPARISON

| | Median Household Income (In 1999 dollars) | Median Family Income (In 1999 dollars) | Per Capita Income (in 1999 dollars) |
|--------------------------|--|---|--|
| <i>Mocksville</i> | <i>\$35,407</i> | <i>\$42,357</i> | <i>\$18,703</i> |
| China Grove | \$36,580 | \$40,402 | \$17,040 |
| N. Wilkesboro | \$22,813 | \$29,844 | \$14,594 |
| Elkin | \$31,698 | \$38,667 | \$21,123 |
| Davie County | \$40,174 | \$47,699 | \$21,359 |
| N. Carolina | \$39,184 | \$46,335 | \$20,307 |

POVERTY

The poverty rate for all persons in Mocksville is 12.6%, which is higher than the North Carolina rate by 0.3% and the Davie County rate by 4.0%, but is equal to or lower than the comparison municipalities. Mocksville's 12.8% poverty rate for children is 2.9% lower than the State average and 2.6% higher than the Davie County's rate of 10.2%. Mocksville's 14.3% poverty rate for persons aged 65 and older is 1.1% higher than the North Carolina average, 3.0% higher than the Davie County rate of 11.3%, and lower than both North Wilkesboro's rate of 27.2% and Elkin's rate of 18.5%.

POVERTY COMPARISON

| | All Persons | Children (0-17) | Elderly (65+) |
|--------------------------|---------------------|------------------------|----------------------|
| <i>Mocksville</i> | <i>12.6%</i> | <i>12.8%</i> | <i>14.3%</i> |
| China Grove | 12.8% | 18.2% | 7.5% |
| N. Wilkesboro | 21.2% | 23.2% | 27.2% |
| Elkin | 12.6% | 10.6% | 18.5% |
| Davie County | 8.6% | 10.2% | 11.3% |
| N. Carolina | 12.3% | 15.7% | 13.2% |

Source: 2000 US Census

EDUCATION

Among the four comparison municipalities Mocksville has the lowest percentage of persons without a high school diploma at 22.3%, which is 0.4% higher than Davie County and North Carolina's rate of 21.9%. Mocksville has the second highest

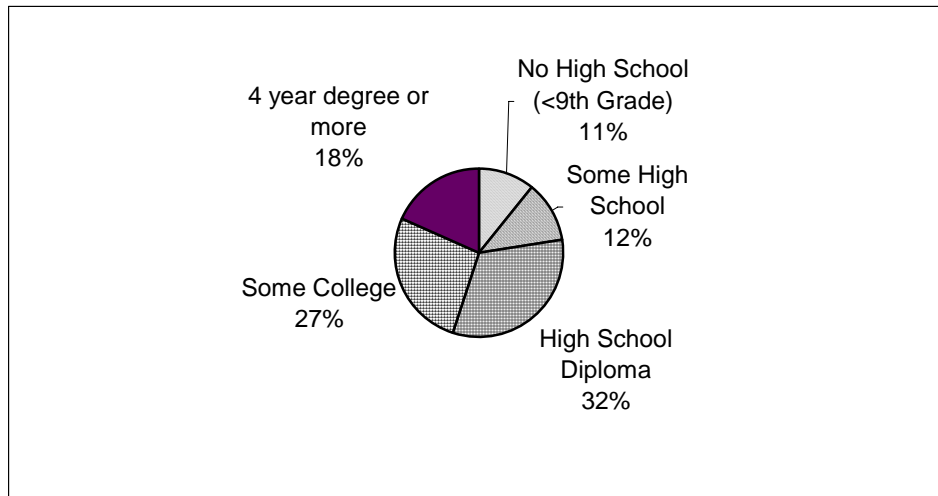
percentage of persons with a four-year degree at 18.4% among the comparison municipalities. Mocksville’s rate is 0.8% higher than the Davie County rate of 17.6% and 4.1% lower than the percentage for North Carolina (22.5%).

**EDUCATIONAL ATTAINMENT
(Persons 25 and older in Mocksville & Comparison Areas)**

| | % without High School Diploma | % with a 4-year degree or more |
|-------------------|--------------------------------------|---------------------------------------|
| <i>Mocksville</i> | 22.3% | 18.4% |
| China Grove | 30% | 12.3% |
| N. Wilkesboro | 36.7% | 18.5% |
| Elkin | 31.5% | 25.3% |
| Davie County | 21.9% | 17.6% |
| North Carolina | 21.9% | 22.5% |

Source: 2000 US Census

**EDUCATIONAL ATTAINMENT
TOWN OF MOCKSVILLE**



Source: 2000 US Census

TRANSPORTATION

97.4% of Mocksville’s workforce drive to work with over 77% driving alone. 2.4% of the workforce walk to work or work out of their home. No workers reported using any form of public transportation.

25.7% of Mocksville's workforce have a commute time less than ten (10) minutes. 28.8% of Mocksville's work force have a commute 30 minutes or more. The average travel time to work for people in Mocksville is 20 minutes.

METHOD OF COMMUTING TO WORK

| Transportation Method | % of All Workers |
|--------------------------|------------------|
| Drove Alone | 77.3% |
| Carpool | 20.1% |
| Public Transportation | 0.0% |
| Other Means | 0.2% |
| Walked or Worked at Home | 2.4% |

COMMUTE TIMES FOR THOSE WHO WORK OUTSIDE THE HOME

| | |
|---|-------------|
| Less than 10 minutes | 25.7% |
| 10 to 14 minutes | 21.3% |
| 15 to 19 minutes | 12.0% |
| 20 to 24 minutes | 5.2% |
| 25 to 29 minutes | 6.9% |
| 30 to 34 minutes | 14.1% |
| 35 to 44 minutes | 6.6% |
| 45 to 59 minutes | 5.5% |
| 60 to 89 minutes | 1.3% |
| 90 or more minutes | 1.3% |
| Mean Travel Time to Work (minutes) | 20.0 |

Source: 2000 US Census

EMPLOYMENT

More than one-fourth of all residents of Mocksville who work are employed in the manufacturing industry (28.9%). The second largest employment sector is the educational, health, and social services sector (23.9%) followed by the retail trade sector (12.0%), arts, entertainment, recreation, accommodation and food services sector (6.9%), and the construction sector (5.2%).

MOCKSVILLE'S EMPLOYMENT BY INDUSTRY

| Industry | # of Employees | % of Total Employed |
|--|----------------|---------------------|
| Agriculture, Forestry, Fishing and Hunting, and Mining | 19 | 1.0% |
| Construction | 99 | 5.2% |
| Manufacturing | 547 | 28.9% |
| Wholesale Trade | 68 | 3.6% |
| Retail Trade | 227 | 12.0% |
| Transportation and warehousing, and utilities | 84 | 4.4% |

| | | |
|---|-----|-------|
| Information | 33 | 1.7% |
| Finance, Insurance, Real Estate, and Rental and Leasing | 68 | 3.6% |
| Professional, Scientific, Management, Administrative, and Waste Management Services | 63 | 3.3% |
| Educational, Health and Social Services | 452 | 23.9% |
| Arts, Entertainment, Recreation, Accommodation and Food Services | 130 | 6.9% |
| Other Services (Except Public Administration) | 41 | 2.2% |
| Public Administration | 59 | 3.1% |

Source: 2000 US Census

WATER AND SEWER SYSTEM

Described below are the current specifications of the water and sewer system. The Town of Mocksville currently has about 66.2 miles of water lines ranging in diameter from 2 to 16 inches. The Town's water system has a total capacity of 2,000,000 gallons of treated water per day with 50% or 1,000,000 gallons provided to residents, businesses and other users each day. These figures indicate that the Town currently has a reserve capacity of 1,000,000 gallons per day.

The Town's sewer system currently has a total capacity of approximately 930,000 gallons treated per day with 77% or 720,000 gallons of this capacity used each day. These figures indicate that the sewage system currently has a reserve capacity of 210,000 gallons per day.

Expansion of the water and sewer systems is currently in the planning stages.

CURRENT DEVELOPMENT POLICIES

The Town of Mocksville has two major ordinances that regulate development of land: the zoning ordinance and subdivision regulations.

Zoning

From the attention given to the subject by legal writers and in court decisions, it is clear that confusion exists as to the distinction between "planning" and "zoning." In reality, zoning is one of many legal and administrative devices by which plans may be implemented. Most of the confusion has arisen out of the fact that many jurisdictions have adopted zoning ordinances before embarking on full-scale planning.

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It allows the control of development density in each area so that property can be adequately serviced by such governmental facilities as the street, school, fire, police, recreation and utility systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and

privacy for persons living and working within the community.

Zoning is probably the single most commonly used legal device available for implementing the land-development plan of a community. Zoning may be defined as the division of a county (or other governmental unit) into districts, and the regulation within those districts of:

1. The height and bulk of buildings and other structures;
2. The area of a lot which may be occupied and the size of required open spaces;
3. The density of population;
4. The use of buildings and land for trade, industry, residence or other purposes.

Of major importance for the individual citizen is the part zoning plays in stabilizing and preserving property values. It affects the taxation of property as an element of value to be considered in assessment. Zoning can also be utilized for aesthetic purposes, as is the case in Mocksville's zoning ordinance and supplemental design guidelines. Although there has been an increasing tendency to include aesthetic provisions within zoning ordinances, zoning ordinances are most solidly based on "general welfare" concepts.

Mocksville established zoning in the 1960's. Over the years the zoning ordinance has changed to incorporate newer principles of land use regulations.

If a property is zoned properly for its intended use, then the needed permits can simply be obtained through application and the payment of any required fees. If a rezoning is required the approval of the Board of Commissioners must be obtained. This process can take anywhere from a few weeks to a few months, depending on the magnitude, complexity and any controversy generated by the proposal.

The Town of Mocksville is divided into the following zoning districts:

| District Abbreviation | District Name | Classification |
|------------------------------|--------------------------------------|-----------------------|
| OSR & OSR-CD | Open Space | Residential |
| GR & GR-CD | General Residential | Residential |
| NR & NR-CD | Neighborhood Residential | Residential |
| NC & NC-CD | Neighborhood Center | Mixed Use |
| TC & TC-CD | Town Center | Mixed Use |
| HC & HC-CD | Highway Commercial | Commercial |
| TND & TND-CD | Traditional Neighborhood Development | Mixed Use |
| CI & CI-CD | Campus Institutional | Mixed Use |
| CB & CB-CD | Campus Business | Commercial |
| SP & SP-CD | Special Purpose | Commercial |
| GI & GI-CD | General Industrial | Industrial |
| FP | Floodplain | Environmental |
| MH & MH-O-CD | Manufactured Home Overlay | Residential |

| | | |
|--------------|----------------------|---------------|
| MF & MF-O-CD | Multi-family Overlay | Residential |
| WS-O | Watershed Overlay | Environmental |

It is important to note that a request to change the zoning ordinance, whether by application for a general district or a conditional district, is a request to change the basic plan for the area where the property is located. For example, if someone applies to change the zoning from residential to commercial to allow a used car lot, regardless of the special conditions on the site, the basic issue is still whether a business should be located on that property and does it meet the general purposes of the ordinance. Such decisions or changes to the plan may not individually have a large impact, but taken collectively may indicate the need to revise or modify the plan to meet continuing demands for growth and development.

Most of the historic part of the Neighborhood Residential and the central business district is mostly zoned Town Center. Thoroughfares such as Yadkinville Road and Valley Road contain some Traditional Neighborhoods Development zoning, but the majority of these areas are zoned Highway Commercial. Industrial development is found in various areas located in the southeast portion of Town and along the I-40/Yadkinville Road. The surrounding rural landscape of the ETJ is primarily zoned residentially with the Open Space Residential classification being most predominant.

Subdivision Regulations

Subdivision regulations are locally adopted laws governing the process of converting raw land into building sites. They normally accomplish this through plat (map) approval procedures, under which a developer is not permitted to make improvements or to divide and sell his land until the governing body or planning board has approved a plat of the proposed design of his subdivision. The approval or disapproval of the local government is based upon compliance or noncompliance of the proposal with development standards set forth in the subdivision regulations. In the event that the developer attempts to record an unapproved plat with the local registry of deeds or to sell lots by reference to such a plat, he may be subject to various civil and criminal penalties.

Subdivision regulations may serve a wide range of purposes. To the health officer, for example, they are a means of insuring that a new residential development has a safe water supply and sewage disposal system and that the lots are properly drained. To the tax official they are a step toward securing adequate records of land titles. To the school or parks official they are a way to preserve or secure the school sites and recreation areas needed to serve the people coming into the neighborhood. To the lot purchaser they are an assurance that he will receive a buildable, properly oriented, well-drained lot, provided with adequate facilities to meet his day-to-day needs, in a subdivision whose value will hold up over the years.

Subdivision regulations enable the Town to coordinate the otherwise unrelated plans of a great many individual developers, and in the process to assure that provision is made for major elements of the Land Use Plan such as rights-of-way for major thoroughfares,

parks, school sites, major water lines, sewer outfalls and so forth. They also enable the Town to control the internal design of each new subdivision so that its pattern of streets, sidewalks, lots and other facilities will be safe, pleasant and economical to maintain.

From the standpoint of the local governing board, subdivision regulations may be thought of as having two major objectives. First, these officials are interested in the design aspects of new subdivisions, as are the other officials mentioned. But secondly, they are also interested in allocating the costs of certain improvements most equitably between the residents of the immediate area and the taxpayers of the Town as a whole. When subdivision regulations require a developer to dedicate land to the public or to install utilities or to build streets, they represent a judgment that the particular improvements involved are (1) necessary in a contemporary environment and (2) predominantly of special benefit to the people who will buy lots from him (presumably at a price sufficient to cover the cost of these improvements) rather than of general benefit to the taxpayers of the Town as a whole.

Design Standards

As mentioned above the Mocksville Zoning Ordinance includes design standards. Also a comprehensive set of design guidelines serves as a supplement to the ordinance. The design standards in the zoning ordinance are the adopted regulations and are enforceable as code. The adopted guidelines were written to support the standards in the ordinance and in some cases go farther than the ordinance. The guidelines are not an ordinance and are not enforceable except as advisory language in cases where a board might be looking for intent language or other support for zoning decisions.

COMPARISON OF DEVELOPMENT PATTERNS

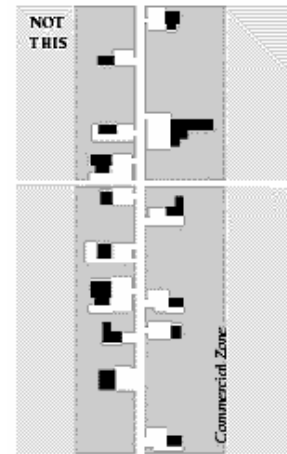
In many respects The Town of Mocksville's current development patterns are unique when compared to those found in other communities. Town land development policies have sought to avoid inefficient development patterns. The Mocksville Land Use Plan serves as a foundation for this approach to development that has already been incorporated into the Town's planning process. Also, the Land Use Plan seeks to incorporate this progressive vision of land development into a formal document that will reflect a unified Town policy. The vision includes several types of development patterns. This section provides a general explanation and illustration of the differences between the undesired approaches to development and the desired development patterns. This section also will provide a point of reference and confirmation of the Town's efforts to continue to avoid strip development, insure greater connectivity in its road networks, encourage a mix of appropriate land uses and provide for open space development.

In making future land use decisions, the following illustrations (commercial center, road network, mixed use and open space development) should be referenced along with the policy section and applied where appropriate to ensure desired development pattern.

STRIP DEVELOPMENT vs. COMMERCIAL CENTERS

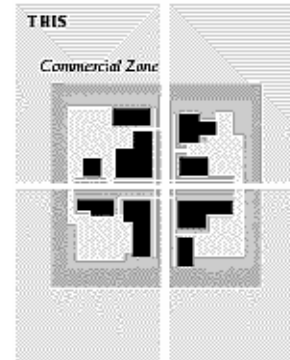
Strip Development: The characteristics of strip development include: Automobile oriented

- Large parking lots
- Large front yard setbacks
- Single use (i.e. only commercial)
- Numerous curb cuts
- No interconnectivity between uses
- Poor design characteristics



Commercial Center: The Commercial Center is based on applying the attributes of a traditional downtown to a new site that is smaller in scale. The characteristics of a Commercial Center include:

- Pedestrian and automobile friendly
- Few curb cuts or limited access
- Buildings built to a pedestrian scale
- Building closer to the road
- Interconnectivity between uses and shared parking
- Mixed use (i.e. commercial, office, multi-family residential)
- High quality design characteristic

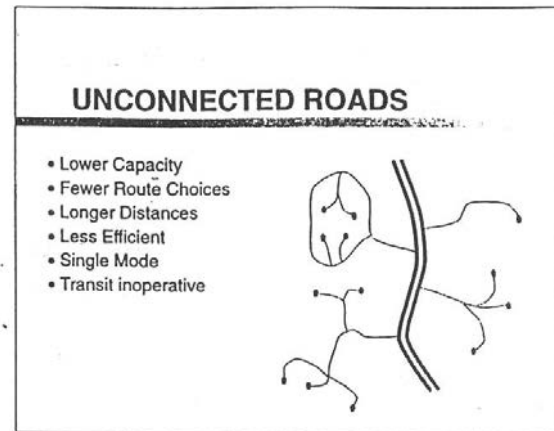


The Mocksville Land Use Plan supports utilization of Commercial Centers as a viable alternative to the current Strip Development.

UNCONNECTED ROADS vs. ROAD NETWORK

Unconnected Roads: The current proliferation of cul-de-sac subdivisions can result in a transportation network that limits the number of ways through town. In addition to the residential subdivision, commercial development has also been guilty of providing no connectivity between uses. The characteristics of Unconnected Roads include:

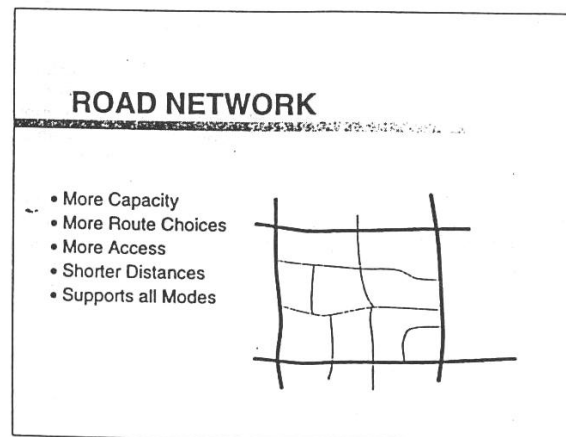
- Lower capacity
- Fewer route choices
- Longer driving distances
- Less efficient
- Single mode of transportation



Source: Mocksville Policy Guide

Road Network: A transportation system based on a Road Network will help aid in the decreasing traffic congestion. Increasing the number of choices will help to disperse traffic throughout the Town. The utilization of a Road Network will result in:

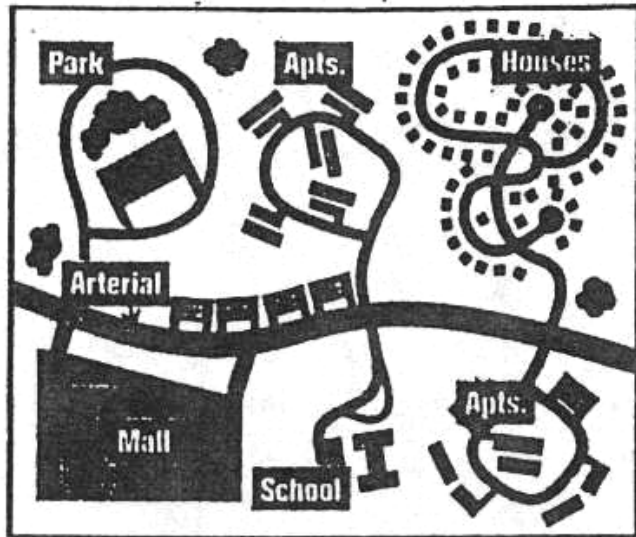
- More capacity
- More route choices
- More access
- Shorter distances
- Support for all modes of transportation



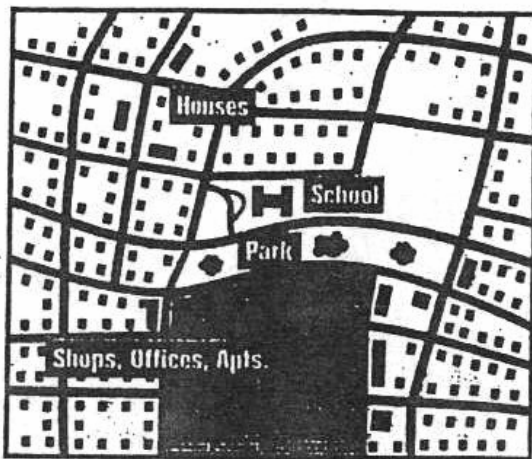
The Mocksville Land Use Plan supports the use of Road Networks within new residential and commercial areas to provide Mocksville with more transportation options throughout the Town. The Road Network can be incorporated into new subdivisions, new commercial centers and even office parks.

SEPARATION OF USES vs. MIXED USE

Separation of Uses: The current zoning ordinance has created a situation in which all mixed uses can be incorporated into new development rather than forcing segregated uses. This provides an opportunity to provide conveniences like retail services and similar businesses to new and existing neighborhoods. While some uses need to be separated from one another, many others work well together if designed properly. For example, the construction of five three-story multi-family apartment buildings in the middle of a single-family residential district may not be appropriate. However, a multi-family townhouse development that is designed to compliment the surrounding neighborhood, could fit in. The Separation of Uses has the potential to result in the creation of “pods” of development. The diagram highlights the problems associated with separation of uses: all traffic must travel out onto the main road to go anywhere.



Mixed Use: The concept of Mixed Use goes back to the time before zoning when many uses were found in a neighborhood. The historic part of Mocksville has many examples of commercial, multi-family and single-family uses working together within the same development. Also, new mixed-use development in Mocksville illustrates the efficiency of this concept. By encouraging a mix of uses the Town can decrease traffic, allow people opportunities to walk to work or the store, and promote commercial development that has a residential market built into the development. The Central Business District is an excellent example of mixed-use development that intertwines offices, retail establishments, and residences to serve multiple needs.

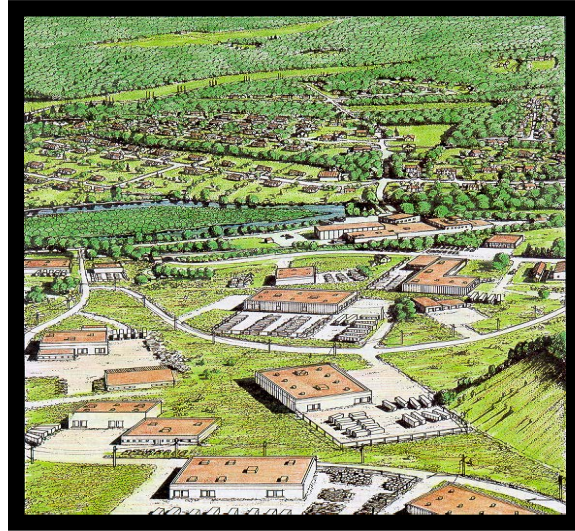


The Mocksville Land Use Plan encourages mixed-use development especially within and around the central part of the Town.

CONVENTIONAL DEVELOPMENT vs. OPEN SPACE DEVELOPMENT

Conventional Development:

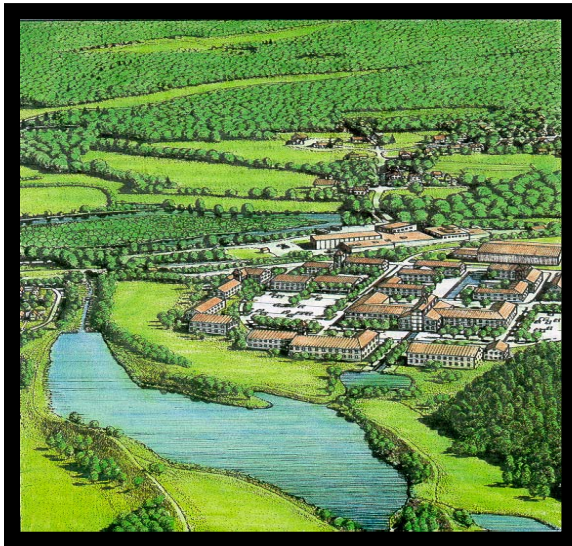
Conventional Development maximizes the number of lots or retail space that can be created out of any piece of land. This method of development pays little attention to environmental factors, neighborhood design or open space. The goal of the development is to place as many houses or businesses on the site as allowed under the current zoning ordinance. As a result land that should be preserved due to environmental conditions or topography gets turned into a backyard or graded for parking.



Illustrations from *Rural By Design*, Randall Arendt

In addition, this type of development places a greater burden upon the Town because it does not provide recreational space for the residents and results in overcrowding at parks and other recreational facilities. Conventional business development is often aesthetically unpleasing, results in increased runoff to other properties, and increases traffic.

Open Space Development: An Open Space Development looks to provide a designated area as open space within the development. This land is permanently protected from development and can be used by the neighborhood as a recreation amenity. The developer that chooses to develop in this manner can still build the same number of units, but on smaller lots and with less infrastructure to construct as a result of clustering the development. By encouraging Open Space Development the Town can increase the recreational opportunities for its residents, decrease the amount of infrastructure that needs to be maintained, and increase the attractiveness of the overall community.



Conventional vs. Open Space Subdivision Development



The Mocksville Land Use Plan supports utilizations of open space development in order to maintain Mocksville's small town atmosphere and protect environmentally sensitive areas and surrounding rural landscape.

GROWTH STRATEGY

OVERVIEW

For any plan to be effective it is important that the plan have an overall direction or goal. For the Mocksville Land Use Plan the overall goal is:

To continue to enhance the quality of life in Mocksville by managing future growth in a manner that encourages well planned, high quality development and services that meets the needs of the citizenry and builds upon the community's small town character.

The Goals, Objectives and Strategies along with the future Growth Strategy Map (*Future Land Use Map*) communicate a growth management plan for Mocksville. In general, the Mocksville Land Use Plan...

- Seeks to protect and build upon Mocksville's small town atmosphere through revitalization of the downtown, surrounding neighborhoods and by ensuring quality design of new development.
- Encourages new economic development when such development will enhance the quality of life of the existing residents.
- Establishes environmental quality as a priority in public and private development decisions.
- Seeks to insure a safe, efficient and user-friendly thoroughfare system.
- Supports efforts to make Mocksville a more "walkable" community.
- Supports the protection of important architectural and historic resources and encourages their active uses.
- Encourages the conversion and development of residential areas around the downtown and other central activity areas.
- Seeks to promote community appearance as an important economic and quality of life indicator.

The above statements serve to highlight some of the broadest and most significant policies contained in the Land Use Plan. The reader is encouraged to consult the full text of the Plan, to determine specific policy positions of the Town of Mocksville.

SPECIFIC POLICIES

The following specific policies detail goals, objectives and strategies that should be applied to the various components of land use.

1. RESIDENTIAL DEVELOPMENT

Goal: Improve the quality of Mocksville's Neighborhoods

Objectives:

- O-1.a Encourage well-planned walkable neighborhoods.
- O-1.b Encourage appropriate pedestrian oriented stores and services providing basic necessities to residents in existing and future residential development.
- O-1.c Protect the integrity of existing neighborhoods.
- O-1.d Discourage sprawl.
- O-1.e Encourage high quality affordable and middle-income housing.

Strategies:

- In *existing neighborhoods*, utilize Town's Sidewalk Plan to provide for maintenance of existing sidewalks and construction of new sidewalks. For *new residential development*, explore provisions in approval process that requires construction of sidewalks.
- New development shall be architecturally compatible with existing structures, landscape features and the streetscape within its vicinity.
- Continue to utilize and amend as necessary the *Mocksville Design Guidelines* for residential design to create and maintain strong and vibrant neighborhoods.
- The Town shall continually reinvest in the infrastructure of its older neighborhoods, including but not limited to sidewalks, street maintenance, water and sewer lines, and drainage.
- Revise zoning and subdivision ordinances to encourage connectivity of streets in new and existing development.
- Require reverse frontage access for all subdivision lots that abut major thoroughfares when practical.
- Identify areas in town that are most appropriate for higher-density housing.

2. COMMERCIAL DEVELOPMENT

Goal: Continue to provide an environment for commercial development that is convenient and attractive.

Objectives:

- O-2.a Discourage sprawl.
- O-2.b Mitigate factors that cause traffic congestion
- O-2.c Encourage high quality commercial development by improving

- appearance.
- O-2.d Encourage commercial development that is pedestrian oriented.
- O-2.e When appropriate, encourage commercial development that is accessible to residential centers.
- O-2.f Reduce negative impacts that commercial development may present to residential areas.
- O-2.g Encourage mixed use development when appropriate
- O-2.h Encourage bicycle and pedestrian access to new commercial development
- O-2.i Encourage adaptive re-use of former manufacturing and warehousing structures and sites for commercial development.

Strategies:

- Encourage deepening of commercial development rather than strip development patterns along major thoroughfares
- When possible, limit access to major commercial development by reducing allowed curb cuts, requiring common access point and/or requiring shared driveways.
- Require sidewalks to be incorporated into planned commercial developments
- Encourage appropriate landscaping and reconfiguration of large unlandscaped parking areas.
- Encourage landscaped pedestrian walkways from car to store or across parking areas.
- Continue to utilize and amend as necessary the *Mocksville Design Guidelines* to ensure high quality development.

3. BUSINESS AND INDUSTRIAL DEVELOPMENT

Goal: Continue to provide a good environment for a broad range of industrial and business uses that strengthen the areas economy and contribute to the community's overall quality of life.

Objectives:

- O-3.a Encourage environmentally conscious industries to locate in Mocksville.
- O-3.b Encourage a diverse mix of industries.
- O-3.c Encourage location of industrial development in designated areas.
- O-3.d Protect designated industrial areas and existing industrial sites from encroachment by incompatible land uses.
- O-3.e Encourage adaptive re-use of former manufacturing and/or warehousing buildings
- O-3.f Continue to carefully consider the balance between the benefits of economic development and the possible detrimental impacts certain types of industry might have on the environment and quality of life of the residents.

Strategies:

- Continue to plan for infrastructure improvements (water/sewer capacity) in order to position Mocksville to actively recruit industry.
- Encourage industry to locate in areas already served by adequate infrastructure.
- Continue to use Mocksville’s exceptional quality of life and cultural amenities to recruit business and industry.
- Utilize site-planning to promote well-planned, quality industrial facilities.
- Identify areas most suitable for industrial development.
- Direct industrial development away from environmentally sensitive areas.
- Explore “best practices” to successfully recruit high tech industry.
- Plan for the role that the proposed by-pass may have in future industrial development and recruitment.

4. NATURAL RESOURCES AND RECREATION**Goal: Continue to protect and improve Mocksville’s Natural Resource and Recreation Areas.****Objectives:**

- O-4.a Insure that development in the flood plain and watershed is carefully managed.
- O-4.b Protect the Town’s drinking water supply
- O-4.c Maintain and expand open space areas and recreation resources throughout town.

Strategies:

- Develop a Parks and Recreation Plan that includes the provision of permanent open space greenways for recreational purposes and for parks, schools, residential development, etc. that are linked together by a trail system.
- Direct development away from environmentally sensitive areas
- Encourage mini-parks in existing and proposed neighborhoods.
- Explore new methods of park maintenance and programming including, but not limited to privatization and volunteerism.
- Continue to require that new residential development provide for adequate open space and recreation areas in proportion to demand created by such development.

5. CENTRAL BUSINESS

Goal: Continue to improve the economic, social and cultural vitality of Mocksville's Downtown.

Objectives:

- O-5.a The Town should make downtown a priority for continued public improvements
- O-5.b New investment should be strongly encouraged in the downtown
- O-5.c A pedestrian friendly atmosphere should be promoted in the downtown
- O-5.d Encourage a mixture of retail, office, institutional, residential, dining, services, entertainment and open space in the downtown area.
- O-5.e Protect the historic character and architectural integrity of the downtown.

Strategies:

- Utilize historic district designation to protect and to provide economic incentives to rehabilitate downtown properties.
- Encourage residential living in the downtown area.
- Continue to utilize and amend the *Mocksville Design Guidelines* to encourage high-quality downtown development.
- Encourage collaborative planning for downtown revitalization efforts.
- Explore ways to increase downtown visibility through coordinated directional signage, promotion, marketing, etc.
- Encourage residential living in downtown.
- Explore options available to make downtown more pedestrian friendly.

6. HISTORIC AREAS

Goal: Protect and maintain Mocksville's historic resources

Objectives:

- O-6.a Promote compatible development within Mocksville's historic neighborhoods.
- O-6.b Protect historic structures in the downtown.
- O-6.c Continue to reinvest in infrastructure of older neighborhoods.
- O-6.d Explore opportunities for promotion of historic resources.

Strategies:

- Explore historic designation to protect and stabilize historic neighborhoods and areas.
- Explore formation of local historic district commission.
- Explore approaches to identifying and designating historic resources in Town.
- Support state and regional historical initiatives.

7. TRANSPORTATION

Goal: Insure that thoroughfares are efficient and convenient.

Objectives:

- O-7.a Improve traffic management in and out of commercial areas.
- O-7.b Plan for traffic management around the proposed bypass.
- O-7.c Encourage more bikeways and pedestrian ways as a means of providing more recreational opportunities and alternatives to automotive travel.
- O-7.d Continue to work with the Regional Planning Organization to prioritize local and regional thoroughfare improvements
- O-7.e Ensure the safety and usefulness of area thoroughfares by encouraging common access points and discouraging frequent driveway cuts.

Strategies:

- Consider total impact of proposed new large-scale development on the existing road system by requiring traffic studies.
- Continue to utilize and amend as necessary the *Mocksville Design Guidelines* to manage access and reduce traffic congestion.
- Require buffer strips for new development to protect access to and appearance of major town thoroughfares.
- Make appropriate changes to the land use plan and other planning policies when the location of the future bypass is determined.

8. COMMUNITY APPEARANCE

Goal: Promote community appearance as an important economic and quality of life indicator.

Objectives:

- O-8.a Continue to recognize the importance of attractive entrances into to town as a major indicator of community image.
- O-8.b Continue to encourage attractive landscaping, signage, and other visual improvements in new and existing development to create a high quality business image.
- O-8.c Infill development, redevelopment and rehabilitation of structures should occur in a manner that is consistent with and supportive of the surrounding neighborhood and architectural patterns of the surrounding area.
- O-8.d Continue to encourage public improvements such as street trees, landscaping, sidewalks, and greenspaces.
- O-8.e Design of new commercial and retail developments should reflect the small town character of Mocksville and help to create a high quality business image
- O-8.f Continue to recognize that a focal point of Mocksville's community image is found in the attractive appearance of its downtown.

Strategies:

- Continue to utilize and amend as necessary the Mocksville Design Guidelines to ensure attractive community appearance (attractive signage, building designs, placement, orientation, etc.).
- Explore opportunities to display public art.
- Explore opportunities to improve signage and landscaping at entrances into Town.
- Explore formation of a Community Appearance Board to look at opportunities to improve the appearance of Mocksville.
- Explore Urban Forestry Grant (sponsored by the NC Forestry Service) to help fund initiatives related to tree planting programs, civic education, tree preservation, etc.
- Explore development of a lighting ordinance to improve traffic safety.

9. WATER AND SEWER SERVICES

Goal: Ensure that water and sewer services continue to be provided in an efficient and effective manner and that future capacity is available for recruitment of new businesses as well as retention of existing businesses.

Objectives:

- O-9.a Ensure economic feasibility of water and sewer systems.
- O-9.b Provide flexibility in decision making concerning the extension of water and sewer lines.
- O-9.c Promote complimentary economic development through the selective extension of water and sewer lines.
- O-9.d Continue to recognize that water and sewer line extensions are an important growth management tool.

Strategies:

- The Town shall continue with the development of a master plan for future expansion and upgrades to its water and sewer systems.
- The Town shall continue to employ water and sewer line extensions as a growth management tool.
- Water and sewer lines shall generally not be extended to areas that would encourage inappropriate development in environmentally sensitive areas, or in hazardous areas, such as floodplains.
- Major extensions of water and sewer services that could result in scattered, non-directed development and costly provision of other services shall be discouraged.

Mocksville Future Land Use Plan Map

The Future Land Use Plan Map for the Town of Mocksville depicts generalized land use patterns for the Town and surrounding areas for the next 10-15 years. Like all land use plan maps, it is general in nature and should be used only as a guide by decision-makers in making future land use decisions. No attempt has been made to identify land use patterns on a lot-by-lot basis. Rather, land use decisions should be made using the map as a guide together with the goals, objectives, and strategies contained in this plan.

The Future Land Use Plan Map is broken up into nine land use categories. What follows is a description of each of these categories.

Rural Residential – These areas are primarily located outside of the town’s corporate limits and public utilities may or may not be provided. Intense subdivision development is not recommended in these areas due to water supply concerns and lack of infrastructure to support growth. The overall maximum density depends on the amount of open space provided. Compact residential neighborhoods that set aside significant natural vistas, parkland, and landscape features and other rural heritage features for permanent conservation are encouraged. Development considerations include environmental impacts, urban sprawl, provision of open space and natural features and vistas, and the availability of adequate infrastructure.

Moderate Residential – These areas are primarily located within the town’s corporate limits and public utilities may or may not be provided. Generally, land classified as moderate residential has already been developed as a conventional subdivision or been approved for a conventional subdivision. Development considerations include environmental impacts, urban sprawl, provision of open space and natural features and vistas, and the availability of adequate infrastructure.

Residential – These areas are located within the town’s corporate limits and include many mature neighborhoods. Public utilities are available and an extensive road network already exists. These areas are intended to provide for residential development with a wide range of housing types surrounding the central business area. Low intensity business uses located in mixed-use buildings or buildings designed and constructed at a residential scale and appearance are also appropriate. Development considerations include the compatibility of new development with existing building patterns.

Mixed Use – These areas are located within the town’s corporate limits and may be either new development that includes a mix of housing and retail uses or may be an area that includes a mixture of older retail uses, older residences that have been converted for use as offices, and residential uses. Retail uses are designed to draw customers primarily from adjoining neighborhoods. Development considerations include the compatibility of the different uses within the project and also with the surrounding neighborhoods and existing development as well as the availability of adequate infrastructure.

Central Business – This area encompasses Mocksville’s “downtown” and contains a variety of office and retail uses and general services. Central to the success of downtown is its unique architectural features, historic integrity, attached buildings, pedestrian atmosphere, and symbiotic uses. Development considerations include design and use compatibility with the historic, urban framework.

General Commercial – These areas are generally located along major thoroughfares that contain a wide array of commercial uses. Typical retail uses include shopping centers, restaurants, and convenience stores. Other heavier uses may include mini-warehouses and automobile sales lots. Development considerations include traffic, compatibility with abutting residential area, the appearance of new and existing development as well as the availability of adequate infrastructure.

Industrial – These areas are intended to accommodate traditional industrial uses on individual tracts of land or on land located within coordinated industrial parks. Such uses may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, industrial vehicle traffic, or similar nuisances. Development considerations include access to adequate highways, water and sewer capacity and minimizing impacts to adjoining uses.

Neighborhood Retail Node – These are areas proposed for retail services that are designed to draw customers primarily from adjoining neighborhoods. Developments are small in scale and include uses that provide customers with everyday retail-type goods and services. Development considerations include compatibility with surrounding residential areas and the impact on the level of service of existing roadways.

Parks, Recreation, & Conservation Areas – These are areas where parks, recreation areas, greenways, or conservation areas either exist or have been identified as possibilities in the future. Development considerations include the desirability of the land for recreation or conservation use, how the property fits into the future recreation plans of the town or county, and the environmental impacts of developing the land.

LAND USE PLAN IMPLEMENTATION TOOLS

How to Use the Land Use Plan: Growth Strategies, Policies and Growth Map

To aid in the effective use of the Land Use Plan, the following examples, illustrate how different users can employ the policies, and growth map in evaluating a rezoning request:

As Used by the Developer

The developer or property owner can petition for a rezoning request that is consistent with Town policy, thereby increasing the chances for rezoning approval, and minimizing guess work and time wasted.

As Used by the Town Staff

The Town of Mocksville staff reviews zoning petitions, recommends that the petition be approved or denied, and prepares a written zoning report for the Planning Board. In making their decision and writing the report, the staff reviews relevant planning documents, including plans adopted by the Town. Using the adopted policies in this plan will facilitate the Town staff's review of the rezoning request. The staff will be able to point out those policies that support the rezoning, and those that are in conflict with the rezoning, thereby shaping the overall staff recommendation.

As Used by the Town Planning Board

Prior to the regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed rezoning with the Town's adopted growth strategies and future development policies. As always, the Planning Board should take into account the recommendations of the Plan, but may choose to give different weight to different policies.

As Used by the General Public

Residents of Town can and should reference specific policy statements when speaking in favor of or in opposition to a rezoning request.

As Used by the Town Board of Commissioners

In its legislative authority to rezone property, the Town Board has the final word as to whether the rezoning request is consistent with the various plans and ordinances that affect the property in question. As customary, the Board should take into account and weigh the interpretation of policy as employed by the property owner, the Mocksville Planning Board, staff, and the general public. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

Appendix

The following survey was completed by a total of 66 individuals, including members of the Mocksville Board of Commissioners, Planning Board, and Board of Adjustment. The percentage of the 66 respondents in agreement or disagreement with each statement as well as those who did not understand the statement or were not sure is listed in the three columns to the right of the statement. Statements with no response were placed in the “Don’t Know” column.

MOCKSVILLE LAND USE PLAN QUESTIONNAIRE RESULTS

A. ECONOMIC DEVELOPMENT

Mocksville’s role in the regional economy should be as a...

| | Agree | Disagree | Don’t Know |
|---|-------|----------|------------|
| ...Bedroom Community for other towns and cities. | 29% | 59% | 12% |
| ...Regional distribution center. | 64% | 18% | 18% |
| ...Regional manufacturing center. | 59% | 23% | 18% |
| ...Regional historic and tourism center. | 71% | 12% | 17% |
| ...Regional commercial/retail center. | 70% | 18% | 12% |
| ...A place where small business entrepreneurship is encouraged. | 98% | 0% | 2% |

B. TRANSPORTATION

To better plan for the transportation needs of Mocksville we should...

| | Agree | Disagree | Don’t Know |
|--|-------|----------|------------|
| ...Widen and improve existing streets rather than build new ones. | 62% | 24% | 14% |
| ...Improve traffic management in and out of commercial areas. | 92% | 2% | 6% |
| ...Encourage more bikeways and pedestrian ways. | 79% | 14% | 7% |
| ...Build new thoroughfares through the Town to relieve congestion. | 44% | 38% | 18% |
| ...Plan for development of areas near the proposed bypass | 74% | 15% | 11% |
| ...Provide for better public transit (buses, vans, etc.). | 32% | 41% | 27% |

C. WATER & SEWER SERVICE

Public water and sewer lines should be extended to serve development as follows...

| | Agree | Disagree | Don’t Know |
|--|-------|----------|------------|
| ...Don’t extend services any further; just maintain what we’ve got. | 17% | 76% | 7% |
| ...Extend services to a pre-planned “urban services area” close to the existing Town. | 65% | 18% | 17% |
| ...Extend services on a case-by-case basis, depending upon the particular area or project. | 58% | 21% | 21% |
| ...Work with the County and other Towns to extend services throughout the region. | 74% | 8% | 18% |

D. BUSINESS/INDUSTRIAL DEVELOPMENT

Regarding Business/Industrial development in Mocksville...

| | Agree | Disagree | Don’t Know |
|---|-------|----------|------------|
| ... We should only recruit clean business/industries. | 79% | 12% | 9% |
| ... We need more business/industry, whether it’s clean or not. | 12% | 71% | 17% |
| ... We should give tax breaks and other incentives to get business/industry to come here. | 52% | 35% | 13% |
| ...Reuse of existing industrial sites should be encouraged. | 94% | 0% | 6% |
| ...New business/industries should be required to locate in designated areas. | 70% | 20% | 10% |
| ...Land should be set aside specifically for future industrial development. | 71% | 20% | 9% |

| | | | |
|---|-----|-----|-----|
| ...We should promote the cultural aspects of our area as a factor in business/industrial recruitment. | 77% | 5% | 18% |
| ...We should not recruit any new business/industries; we like it just the way it is. | 0% | 91% | 9% |

E. COMMERCIAL DEVELOPMENT

With regard to commercial development...

| | Agree | Disagree | Don't Know |
|---|-------|----------|------------|
| ...“Strip” commercial development is not currently a problem in Mocksville | 38% | 53% | 9% |
| ...“Strip” commercial development will not be a problem in Mocksville in the future. | 11% | 77% | 12% |
| ...Encroachment of commercial development into residential areas continues to be a problem. | 44% | 36% | 20% |
| ...Buffering and landscaping requirements for commercial development need to be strengthened. | 68% | 17% | 15% |
| ...Driveways onto our thoroughfares need to be fewer and farther between. | 67% | 14% | 19% |
| ...Commercial developments should be more pedestrian friendly. | 79% | 6% | 15% |
| ...Commercial development should be located in planned shopping centers. | 57% | 29% | 14% |

F. OFFICE & INSTITUTIONAL

Office and institutional development should be...

| | Agree | Disagree | Don't Know |
|---|-------|----------|------------|
| ...Allowed to locate anywhere other than in a residential area. | 52% | 39% | 9% |
| ...Located only in planned office parks. | 30% | 61% | 9% |
| ...Used as a buffer between residential areas and heavy commercial development. | 71% | 9% | 20% |
| ...Used as buffer between residential development and major thoroughfares. | 58% | 12% | 30% |
| ...Encouraged to locate in the downtown central business district. | 64% | 24% | 12% |
| ...Located to a limited degree near residential areas and major thoroughfares. | 52% | 27% | 21% |

G. RESIDENTIAL DEVELOPMENT

To better meet the housing needs of the Mocksville area, we should...

| | Agree | Disagree | Don't Know |
|---|-------|----------|------------|
| ...Encourage more public housing. | 20% | 64% | 16% |
| ...Encourage more affordable housing. | 65% | 21% | 14% |
| ...Encourage more elderly housing. | 73% | 13% | 14% |
| ...Encourage more middle-income housing. | 86% | 3% | 11% |
| ...Encourage more multi-family housing in planned developments. | 55% | 26% | 19% |
| ...Encourage more single-family housing. | 67% | 12% | 21% |
| ...Encourage more housing near the downtown. | 52% | 32% | 16% |
| ...Encourage more manufactured (mobile) homes. | 9% | 76% | 15% |
| ...Protect our existing neighborhoods. | 86% | 5% | 9% |
| ...Encourage more high-end housing. | 48% | 29% | 23% |

H. AGRICULTURAL PRESERVATION

With regard to agricultural preservation...

| | Agree | Disagree | Don't Know |
|---|-------|----------|------------|
| ...Zoning should be used to help protect agricultural areas in and around Town. | 67% | 9% | 24% |
| ...Tax and other incentives should be provided to help farmers resist | 56% | 23% | 21% |

| | | | |
|--|-----|-----|-----|
| pressures to sell their land for development. | | | |
| ...Protecting farm land from development is not something that local government should be involved in. | 23% | 59% | 18% |
| ...A rural lifestyle is no longer realistic in the Mocksville area. | 14% | 67% | 19% |
| ...Continue to emphasize a suburban lifestyle rather than an urban lifestyle. | 52% | 24% | 24% |

I. OPEN SPACE & RECREATION

To meet the park, recreation and open space needs of the Mocksville area, we should...

| | Agree | Disagree | Don't Know |
|--|-------|----------|------------|
| ...Do nothing more. We've got plenty of parks and open space for the foreseeable future. | 8% | 77% | 15% |
| ...Create more new major parks as the area grows. | 70% | 15% | 15% |
| ...Provide for new neighborhood parks as the area grows. | 73% | 20% | 7% |
| ...Provide for permanent open space "greenways" for recreational purposes | 77% | 9% | 14% |
| ...Provide parks that are linked together by a trail system. | 70% | 11% | 19% |

J. HISTORIC PRESERVATION

Regarding historic and cultural efforts in the Mocksville area...

| | Agree | Disagree | Don't Know |
|--|-------|----------|------------|
| ...We should designate historic protection over certain areas in the Town. | 85% | 5% | 10% |
| ...Saving historic buildings is more trouble than it's worth. | 6% | 83% | 11% |
| ...Historic preservation can improve property values in the Town. | 71% | 6% | 23% |
| ...Historical structures downtown should be protected. | 89% | 2% | 9% |
| ...Federal or state tax incentives should be offered to encourage improvement of historic properties in Mocksville | 79% | 11% | 10% |

K. ENVIRONMENTAL QUALITY

To improve the quality of our environment in Mocksville we should...

| | Agree | Disagree | Don't Know |
|--|-------|----------|------------|
| ...Recruit only clean industry. | 76% | 12% | 12% |
| ...Better control storm water runoff into streams. | 76% | 9% | 15% |

L. COMMUNITY APPEARANCE

With regard to the appearance of our community...

| | Agree | Disagree | Don't Know |
|---|-------|----------|------------|
| ...Our Town entrances need to be beautified. | 86% | 6% | 8% |
| ...We need more street trees and landscaping. | 58% | 21% | 21% |
| ...Our signage guidelines in Mocksville are not restrictive enough. | 20% | 48% | 32% |
| ...Most new developments do a good job of protecting existing trees. | 20% | 50% | 30% |
| ...The appearance of new commercial development should "fit in" with existing development. | 82% | 7% | 11% |
| ...The Town's landscaping and buffering requirements for new commercial and residential development are adequate. | 33% | 27% | 40% |

M. DOWNTOWN

With Regard to downtown Mocksville...

| | Agree | Disagree | Don't Know |
|--|-------|----------|------------|
| ...The Town should make the downtown a priority for continued public improvements. | 91% | 3% | 6% |
| ...We should encourage more residential living in the downtown. | 67% | 14% | 19% |
| ...The revitalization of downtown would improve the Town tax base. | 67% | 12% | 21% |

| | | | |
|--|-----|-----|-----|
| ...Current efforts to revitalize the downtown are adequate. | 17% | 53% | 30% |
| ...We should encourage new investment in the downtown. | 97% | 0% | 3% |
| ...We should create more public parking areas in the downtown... | 67% | 15% | 18% |
| ...We should make the downtown more pedestrian friendly | 76% | 14% | 10% |

N. PLANNING COORDINATION

With regard to planning for our area, we need better Town/County coordination on:

| | Agree | Disagree | Don't Know |
|--|-------|----------|------------|
| ...Water and sewer services and services areas. | 74% | 3% | 23% |
| ...Public transit services. | 48% | 27% | 24% |
| ...Land use and zoning controls. | 71% | 9% | 20% |
| ...Provision of low cost housing. | 53% | 30% | 17% |
| ...Promotion of local attractions. | 83% | 6% | 11% |
| ...Transportation improvements. | 64% | 17% | 19% |
| ...Promotion of the cultural and tourism activities. | 85% | 5% | 10% |
| ...Strategic action planning for problem solving. | 91% | 0% | 9% |
| ...Economic Development. | 85% | 6% | 9% |

O. GROWTH RATE

On a scale of 1 to 10 (with 1 being very little and 10 being very much), at what level would you like to see the growth rate of Mocksville over the next 10 years.

| 1 | 5 | 10 |
|-------------|--------|-----------|
| Very Little | Medium | Very Much |

Average of responses = 5.79

Mocksville Community Plan Questionnaire comments to the question: *In your opinion, the single greatest growth challenge that will face Mocksville between now and the year 2014 is:*

- Keeping Mocksville vital and alive and providing vital services while protecting the charm and historical significance of the town.
- Bypass, How commercial development on I-40 corridor will affect downtown and taxes on new residential development.
- Jobs, adequate and affordable housing.
- Controlling growth – (Housing and Schools).
- Limitations of water and sewer service.
- Maintaining “old” town/community – People like things slow and easy.
- “New” people moving into the community want “new” things.
- How to “save” the quiet little atmosphere while growing the # of people in the area and accommodating that growth.
- Traffic
- Schools
- Transportation – roads (especially 601 North), Big Box development
- A better Planning Board would help.
- Proper handling of traffic.
- Large industry recruiting will be a challenge in the future if the incentive for locating is cultural vs. tax breaks, but it is a challenge that we must try very hard to sell.
- Mocksville is a great place to live, and I am proud of the job our leaders are doing.
- Traffic growth.

- Maintaining downtown as a viable place to shop, dine, and attend entertainment outings.
- Maintaining a vibrant downtown; infrastructure concerns; entertainment available.
- Control Development so it does not cause unsightly roads.
- Utilize downtown as a special place.
- Local government and business communication and action.
- Prevention of sprawl and Levittown subdivisions.
- Water
- Managing growth to prevent traffic congestion.
- Water and sewer services.
- Sprawl of commercial development toward I-40 and Highway 601 draining growth of downtown.
- Confusion of future vision.
- Residential vs. commercial growth and impact on water, sewer, and education capacities.
- Education needs at the high school and college level.
- Finding ways to utilize discarded buildings like the old Lowe's Foods and Wal-Mart stores.
- Downtown
- Mocksville is one of the few remaining historic downtown areas that is the center of the community. It is very important to use what we have here and to draw interest into the historic area, both residential and commercial. I also believe the downtown should be primarily retail instead of office space, at least on the street level. Growing the downtown while retaining its "historicity" will be a great challenge. We don't want what has happened to Clemmons, Lewisville, and Winston-Salem (of 10 years ago) to happen here.
- Restrictive zoning, signage, and buffer zones.
- Electing Boards that will adopt adequate guidelines and stick to them rather than bowing to all large companies; while sticking to their rules for the little guy.
- Uncontrolled growth.
- Educating the public of the need to grow as the failure to do so will cause our town to be a place that our children will not return to.
- A real change in the current market place for job opportunities to entice outside persons and to "bring back" our younger generation to work and live in "their" county.
- Keeping up growth of public services (Police and Fire) with the growth of the population --- we are already behind.
- Maintaining Infrastructure (Roads, Water, Sewer, EMS).
- Bedroom communities bring personal property tax increases to county, but these families do not shop here.
- Lets stop making Mocksville tax payers pay for everything twice – town and county taxes – the library, community college, the Y is not open to the public and is a religious organization. Why do they get my tax dollars twice?
- Downtown needs to be uniform in keeping its stores open. Our roadways are not up to the traffic that we have now. From the 601 South bridge to the Yadkinville Road area. Roads need to be widened. Alternate traffic paths for vehicles coming from the high school area are needed. A road behind Southwood and a road coming from the Kaydon Road area. Sidewalks are needed on S. Main Street to S. Salisbury Street
- Keeping up with the growth around Highway 601 and I-40.
- Cultural Diversity
- To not be swallowed up by Charlotte, Statesville, and Winston-Salem.
- We need to grow, but also distinguish ourselves and capitalize on existing strengths.

Community Meeting

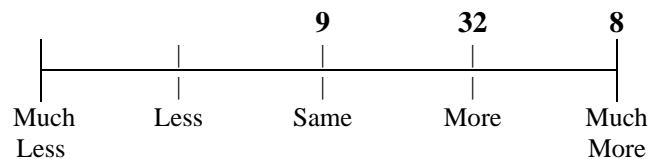
As part of the Land Use Planning Committee's efforts to develop a land use plan, on January 19, 2005 a community meeting was held at the Mocksville Public Library. The purpose of the meeting was to gather public input on future land use and development issues facing Mocksville. The meeting was well attended with over 50 citizens providing input into the process. In addition to a solid core of interested citizens, members of the Board of Commissioners, Planning Board, and Board of Adjustment attended along with several members of the local media.

RESULTS

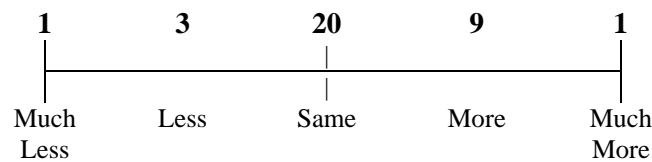
I. Less or More Questions

Each participant was asked to respond to the following questions by placing a sticky dot at the location along the more or less continuum that reflected their feelings about the following land use issues in Mocksville.

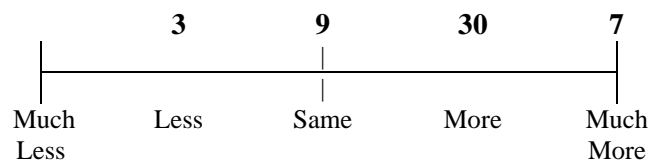
1.) Recreation/Open Space



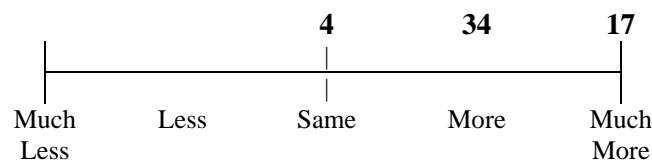
2.) Residential Development



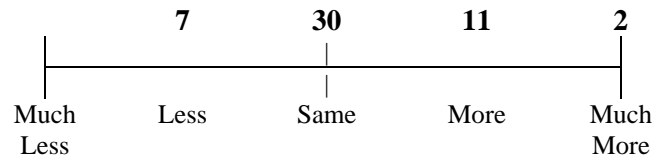
3.) Commercial/Retail



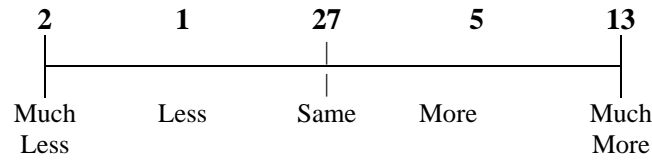
4.) Sidewalks



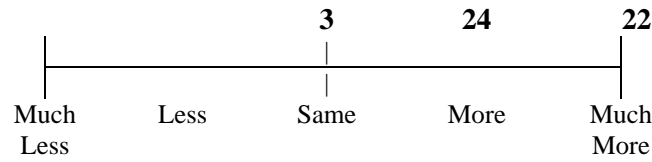
5.) Affordable Housing



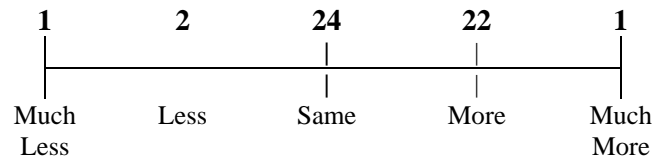
6.) Traditional Industry



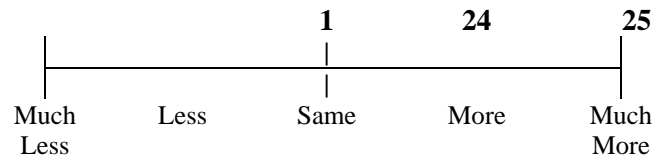
7.) High Tech Industry



8.) Population Growth



9.) Downtown Development



II. Each participant at the Community Meeting was also asked the following question and given three sticky dots to indicate their choices limiting each issue to one dot each: *What do you consider the three most important issues facing Mocksville?*

- | | |
|----------------------------|----------|
| 1. Community Appearance | 19 votes |
| 2. Recreation | 7 votes |
| 3. Housing | 2 votes |
| 4. Education | 11 votes |
| 5. Environment | 4 votes |
| 6. Transportation | 5 votes |
| 7. Tourism | 10 votes |
| 8. Open Space Preservation | 11 votes |
| 9. Historic Preservation | 10 votes |
| 10. Downtown Development | 26 votes |
| 11. Public Services | 12 votes |
| 12. Commercial Development | 15 votes |
| 13. Industrial Development | 8 votes |

III. Following the completion of the less or more continuum questions, workshop participants were asked to offer their ideas for improving Mocksville in the following areas:

Downtown Development

1. Expand Downtown
2. Work on Edges/Fringes
3. Downtown Park
4. Signs Leading to Downtown
5. Better/Improve Communication of Government, Businesses, Organizations
6. Information Kiosk
7. Walking Trail
8. Improve Focus toward Improvements
9. Increase Buy-In of Downtown on importance
10. Need Critical Mass of Retail

11. Downtown Housing (2nd floor condos)

Tourism:

1. Museum
2. History Trail
3. Historical Markers
4. Visitors Map
5. Where is Chamber of Commerce?
6. Cater to Tourists
7. Play up History of Town

Recreation/Open Space

1. Downtown Public Spaces
2. Connection of Public Spaces/Parks
3. Preservation of Green spaces/Trees
4. Walk ability of Open Spaces
5. Lack of Recreation/Entertainment Opportunities for youth

Residential Development:

1. Mixed Use Development
2. Make Use of Existing Businesses & Neighborhoods
3. Mid-Priced Housing for Seniors that is Walkable/Accessible
4. Small Grocery Store

Commercial Retail:

1. More Independent Small-Scale Businesses
2. Incentives for Local Businesses
3. More Walkable Commercial Development
4. More Walkable Residential Areas
5. Sidewalks in Better Repair

Affordable Housing:

1. Better Access Management
2. High Quality – Sidewalks, Landscaping, Appearance
3. Reasonably Priced Condos/Town homes
4. Connectivity
5. One Town – Not Separated Neighborhoods

Traditional Industry:

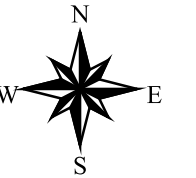
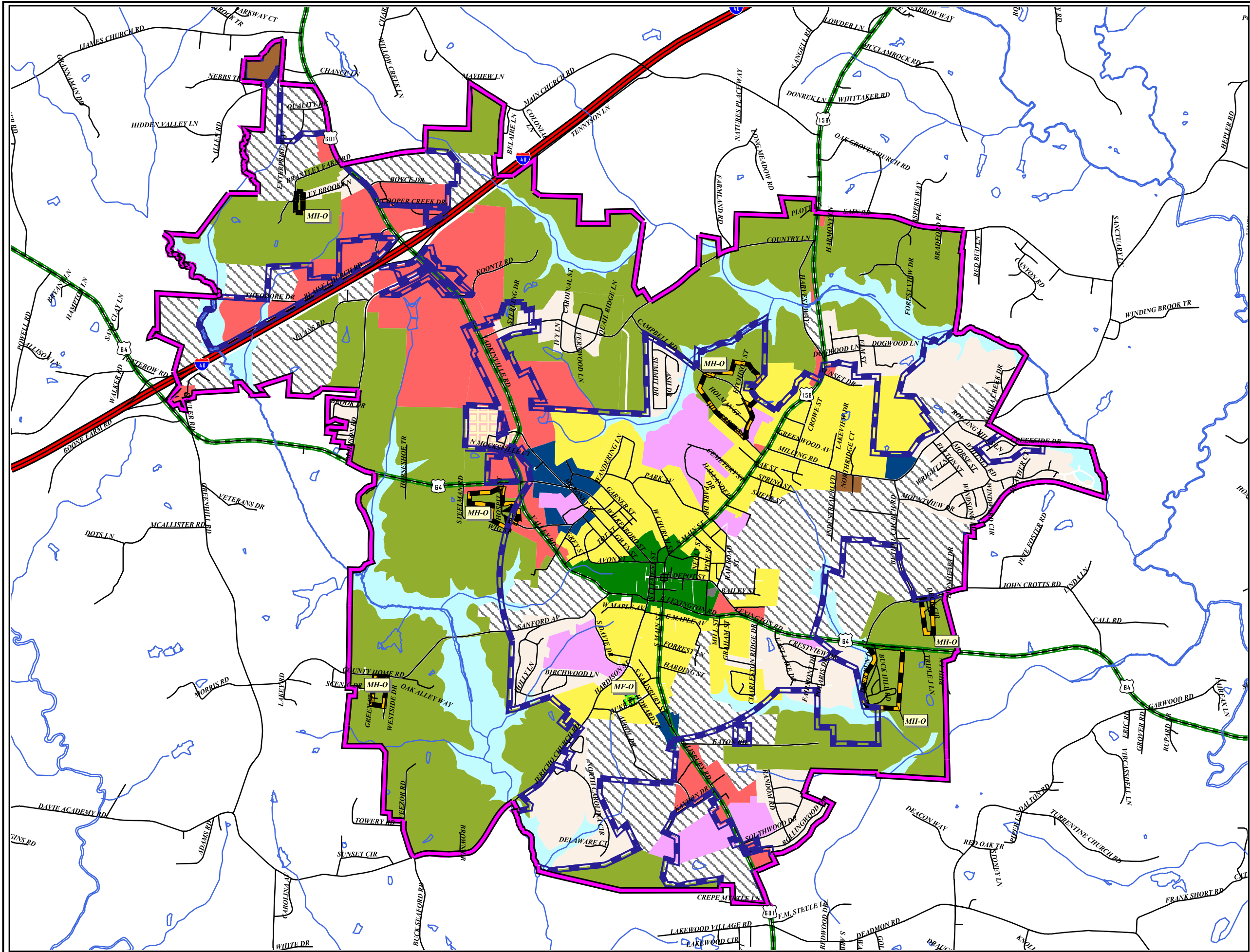
1. Want Industries hidden and away from town
2. Campus – Like
3. Set the Limits and stand by them
4. Enforcement of ordinances

High Tech Industry:

1. Bio Tech Industry

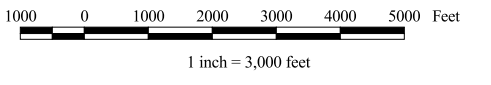
Population Growth:

1. Need Population Growth for New Businesses
2. Need Flexibility in Ordinance
3. Population - Investment



Town of Mocksville Zoning Map

- Mocksville ETJ
 - City Limits
 - Streams
 - Streets
 - I-40
 - US Hwy
- Mocksville Zoning
- TC - Town Center
 - NC - Neighborhood Center
 - NR - Neighborhood Residential
 - GR - General Residential
 - HC - Highway Commercial
 - CB - Campus Business
 - GI - General Industrial
 - CI - Campus Institutional
 - OSR - Open Space Residential
 - FP - Floodplain
 - TND - Traditional Neighborhood Dev.
 - SP - Special Purpose
 - Mfg. Home Overlay
 - Multi-Family Overlay



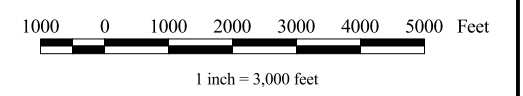
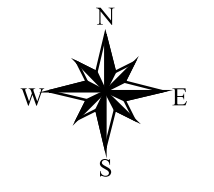


Town of Mocksville Future Land Use Map

Legend

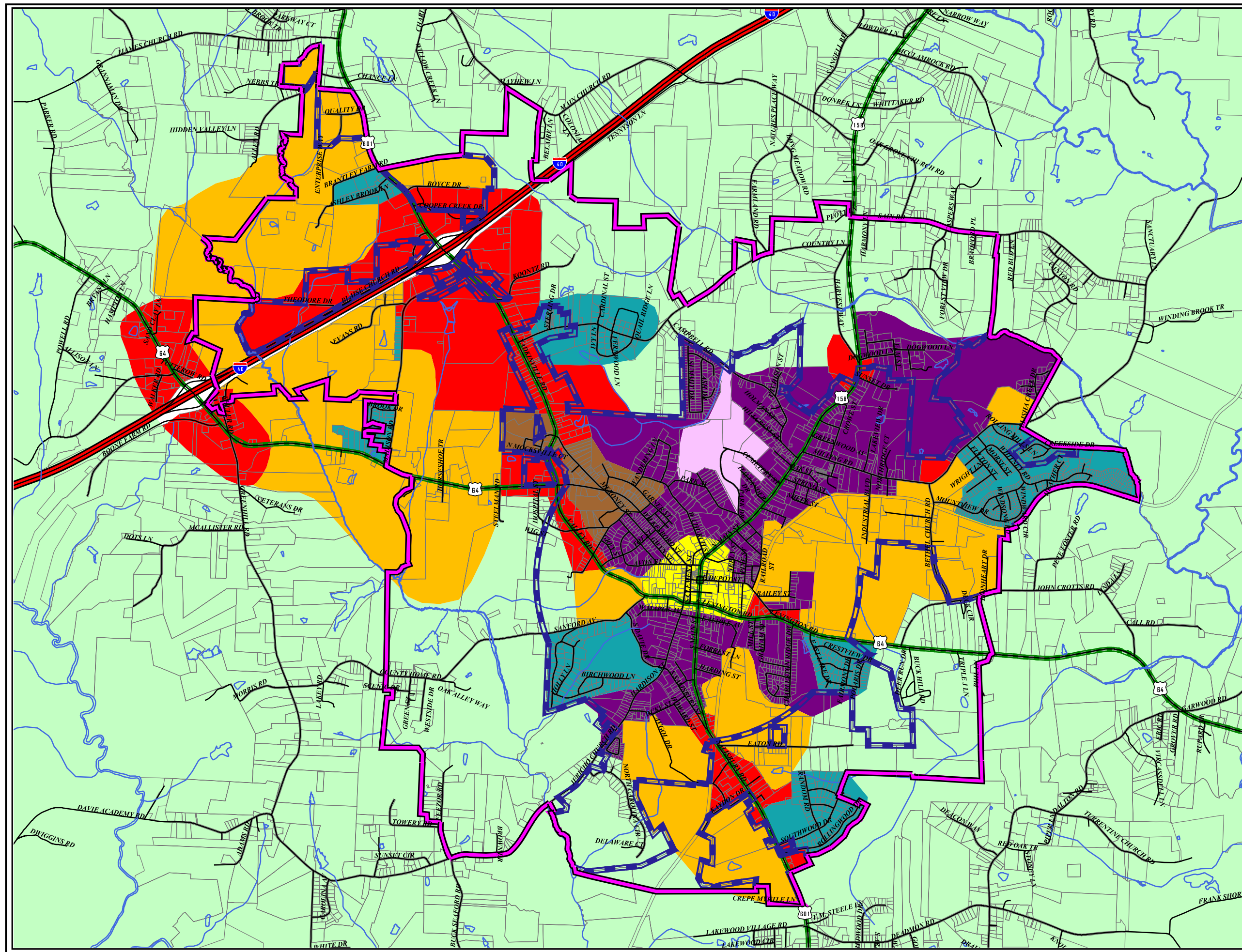
- Land Use Classification
- RURAL RESIDENTIAL
 - MODERATE RESIDENTIAL
 - RESIDENTIAL
 - CENTRAL BUSINESS
 - GENERAL COMMERCIAL
 - MIXED USE
 - INDUSTRIAL
 - PARKS, RECREATION AND CONSERVATION

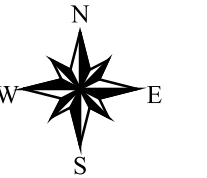
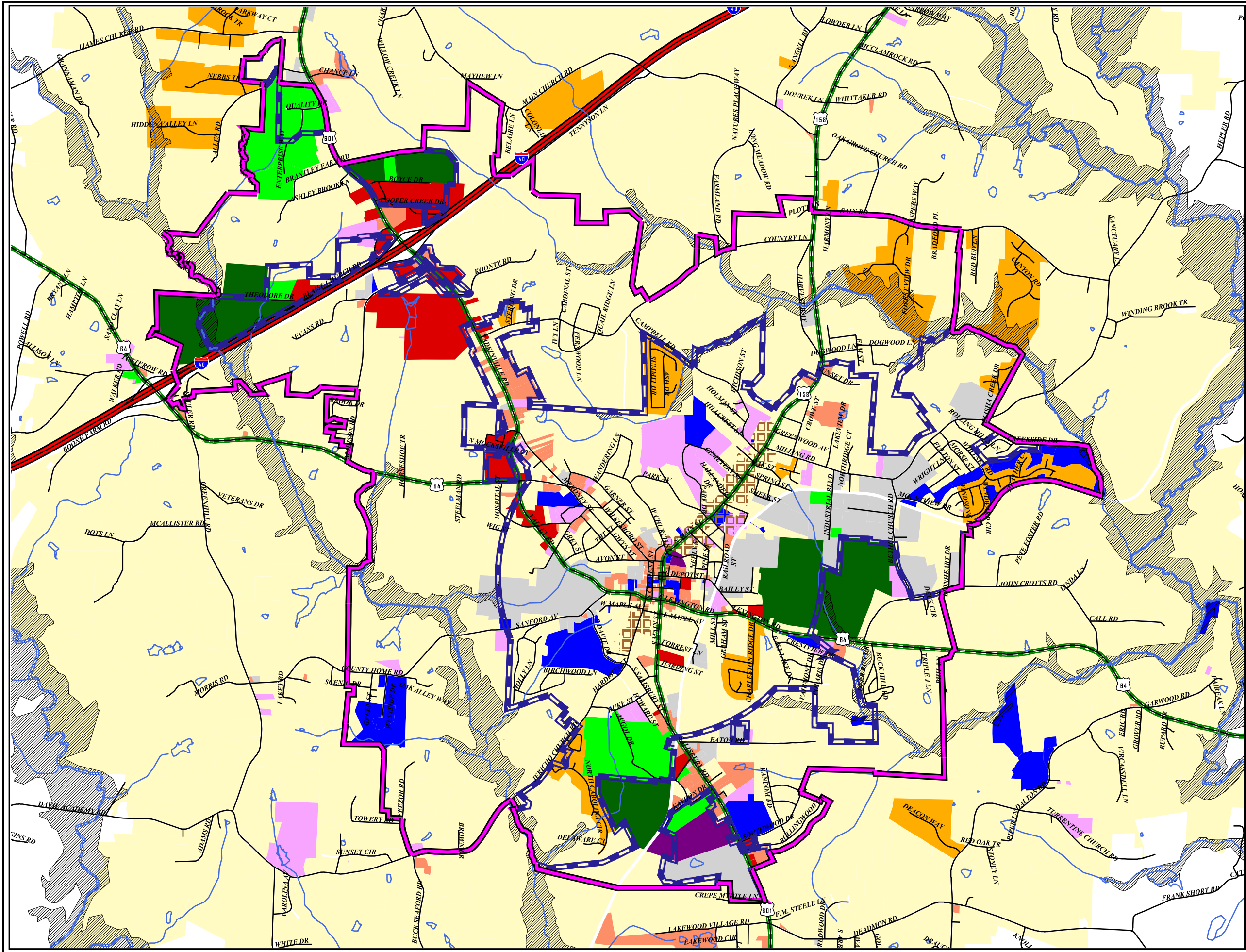
- Mocksville ETJ
- City Limits
- I-40
- US Hwy
- NC Hwy
- Streets
- Streams



Approved: September 6, 2005

Prepared by: John Gallimore
Davie County GIS





Town of Mocksville Current Land Use

- Mocksville ETJ
- City Limits
- Streams
- Streets
- I-40
- NC Hwy
- US Hwy
- Historic Districts
- Flood Zone
- New Civic/Institutional
- New Commercial
- New Industrial
- New Residential
- Industrial sites
- Existing Land Use**
- Residential
- Commercial
- Industrial
- Civic, Institutional, Recreation
- Government/Public

