Davie County Comprehensive Land Development Plan

Growth Strategy Sub-Committee

5.9.18 • Davie County Development Services

Jesse Day, Planning Director

Joe Furstenberg, Regional Planner

Cameron Colvin, Regional Planner

Lawrence Holdsworth, Regional Planner

PIEDMONT TRIAD
REGIONAL COUNCIL

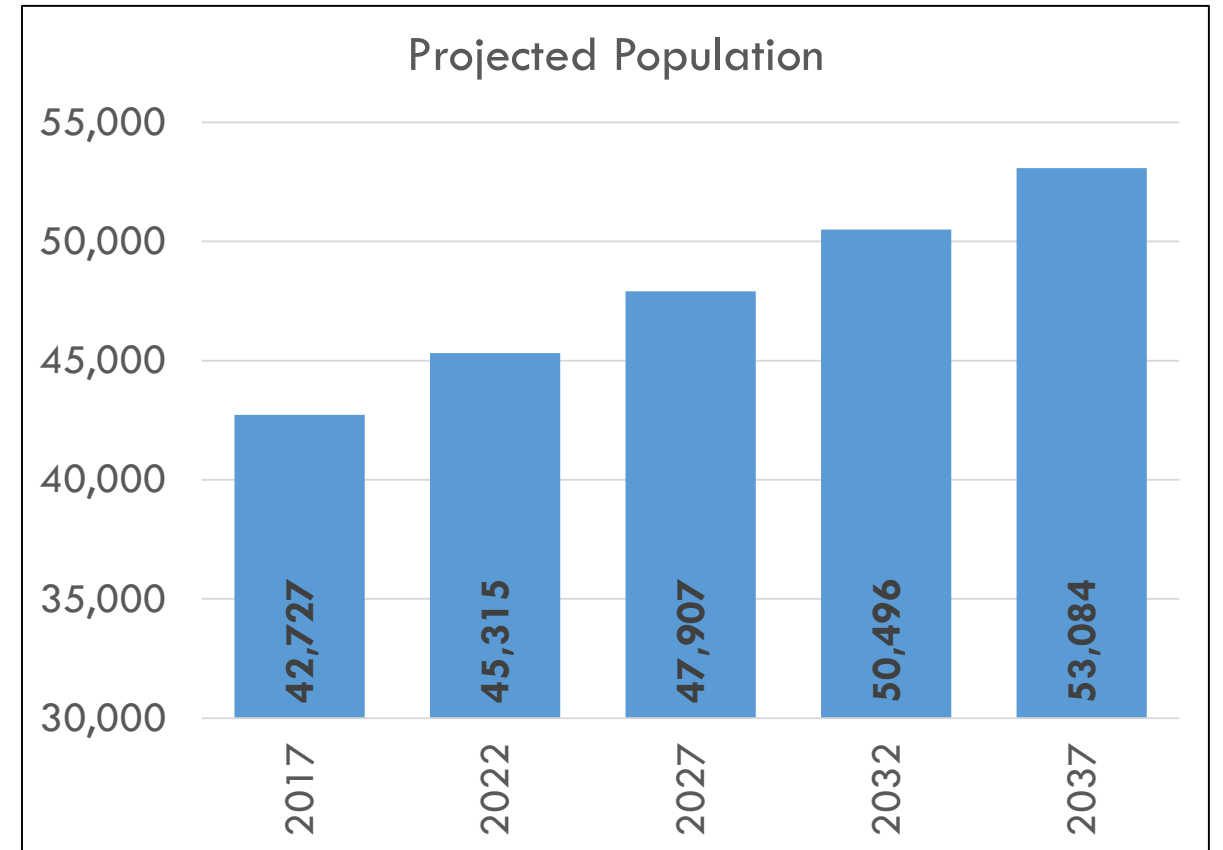DAVIE
1836
COUNTY

Purpose

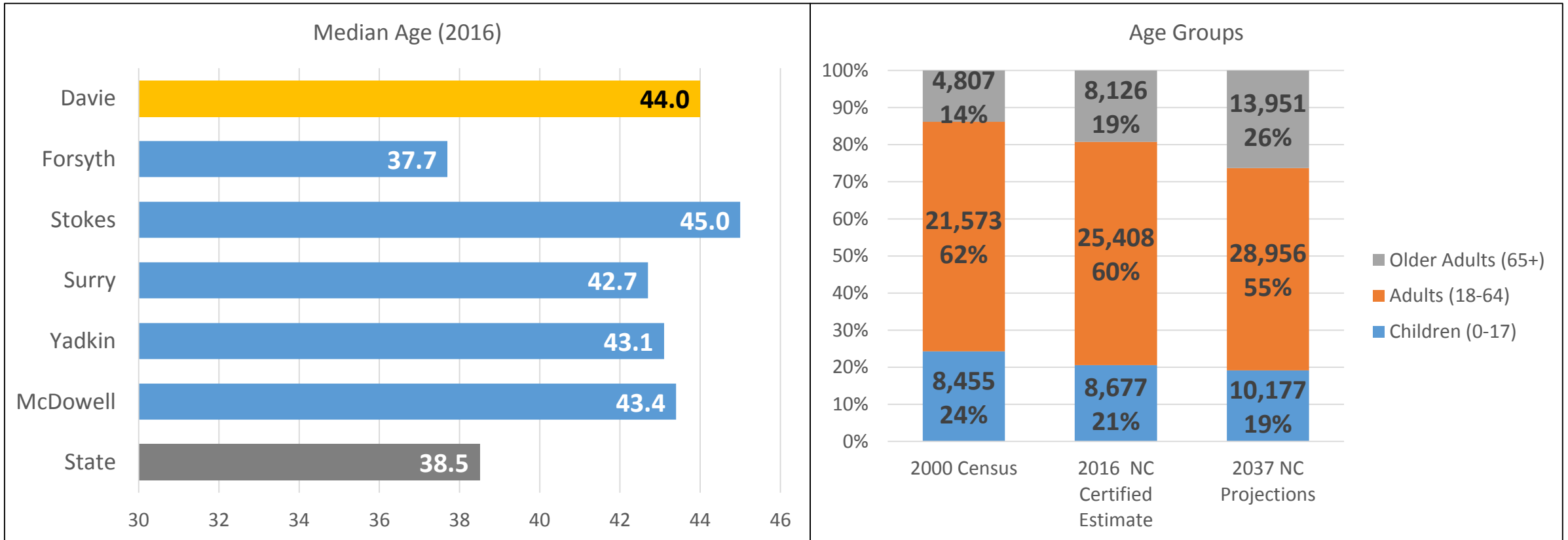# Updated Housing and Employment Data

Projected Population

- Over the next 20 years, Davie County's population will grow 24% to over 53,000 residents.

- Higher than Forsyth County's growth rate (21%) and the State (22%).

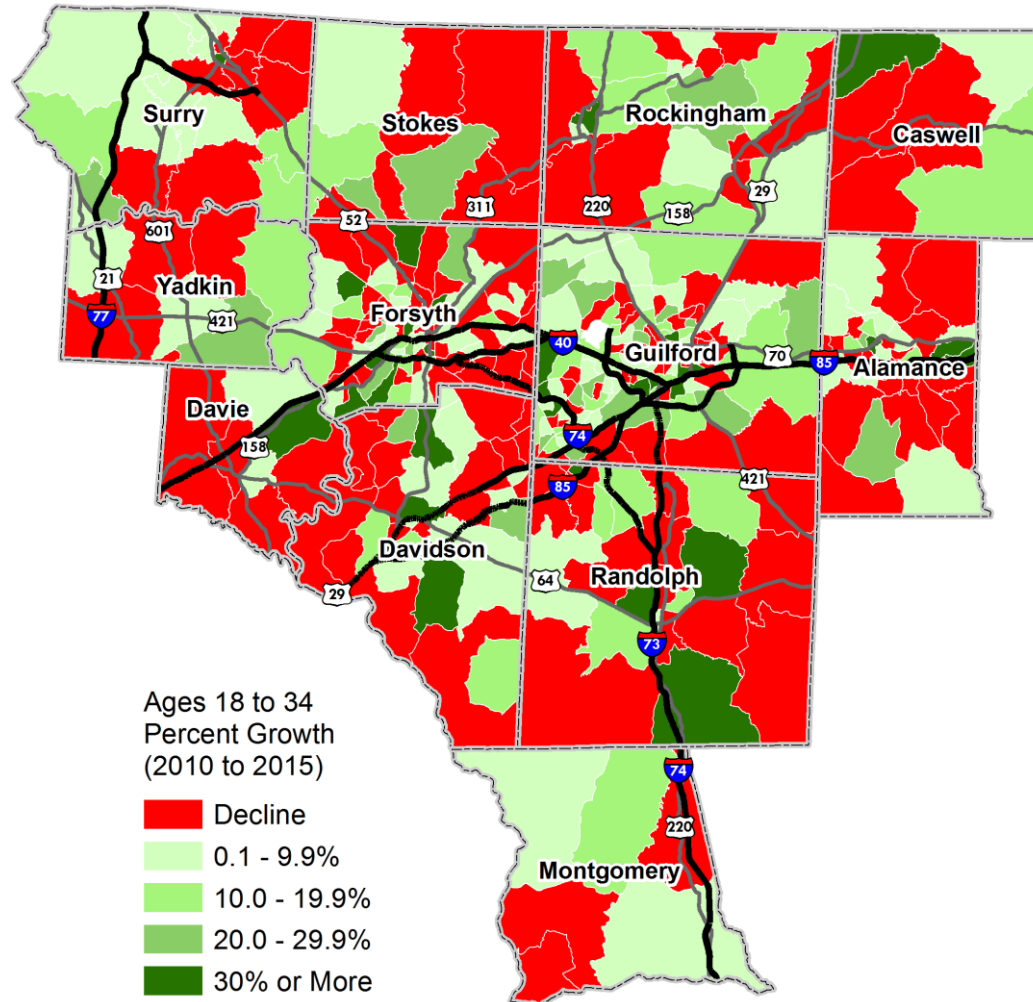- Other sources (Woods and Poole) project a population of 64,000 by 2050

Projected Population

Year	Population
2017	42,727
2022	45,315
2027	47,907
2032	50,496
2037	53,084

Age of the Population

- County population is aging
- Older adult age group is the fastest growing

Median Age (2016)

County	Median Age
Davie	44.0
Forsyth	37.7
Stokes	45.0
Surry	42.7
Yadkin	43.1
McDowell	43.4
State	38.5

Age Groups

	2000 Census	2016 NC Certified Estimate	2037 NC Projections
Older Adults (65+)	4,807 / 14%	8,126 / 19%	13,951 / 26%
Adults (18-64)	21,573 / 62%	25,408 / 60%	28,956 / 55%
Children (0-17)	8,455 / 24%	8,677 / 21%	10,177 / 19%

Region's Population Growth By Census Tract

Population Growth Ages 18-34 2010-2015

Ages 18 to 34
Percent Growth
(2010 to 2015)

- Decline
- 0.1 - 9.9%
- 10.0 - 19.9%
- 20.0 - 29.9%
- 30% or More

Source: 2010 Census & 2015 ACS

Region's Job Growth By County

JOB GROWTH BY COUNTY 2010 – 2016

Map labels:

- Surry 4.1%
- Stokes 1.7%
- Rockingham -0.5%
- Caswell -3.9%
- Yadkin 11.7%
- Forsyth 5.6%
- Guilford 8.2%
- Alamance 8.7%
- Davie 29.7%
- Davidson 11.2%
- Randolph 0.8%
- Montgomery 10.2%

Percentage Job Growth by County 2010-2016

- Decline
- 0.1 - 4.9%
- 5.0 - 9.9%
- 10.0 - 19.9%
- 20% or More

Source: NC Commerce
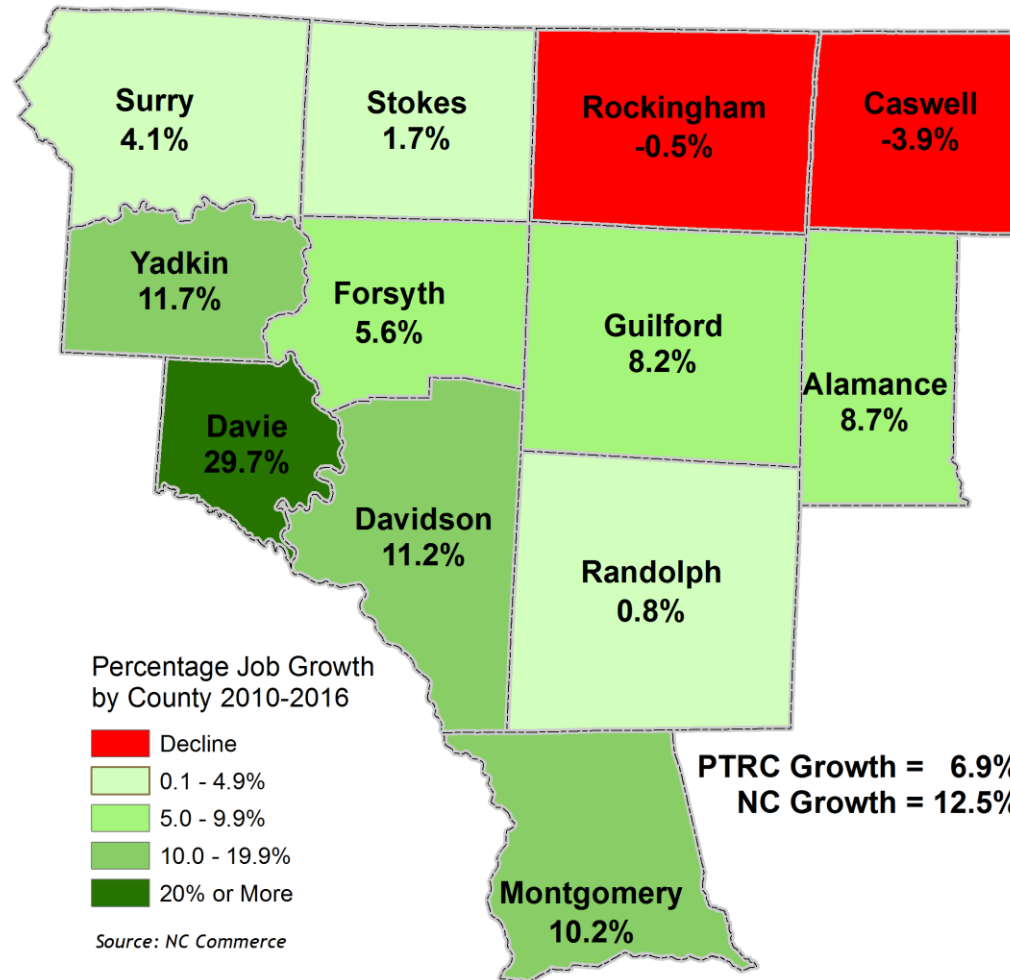
PTRC Growth = 6.9%
NC Growth = 12.5%

Year Built: Housing 1800's
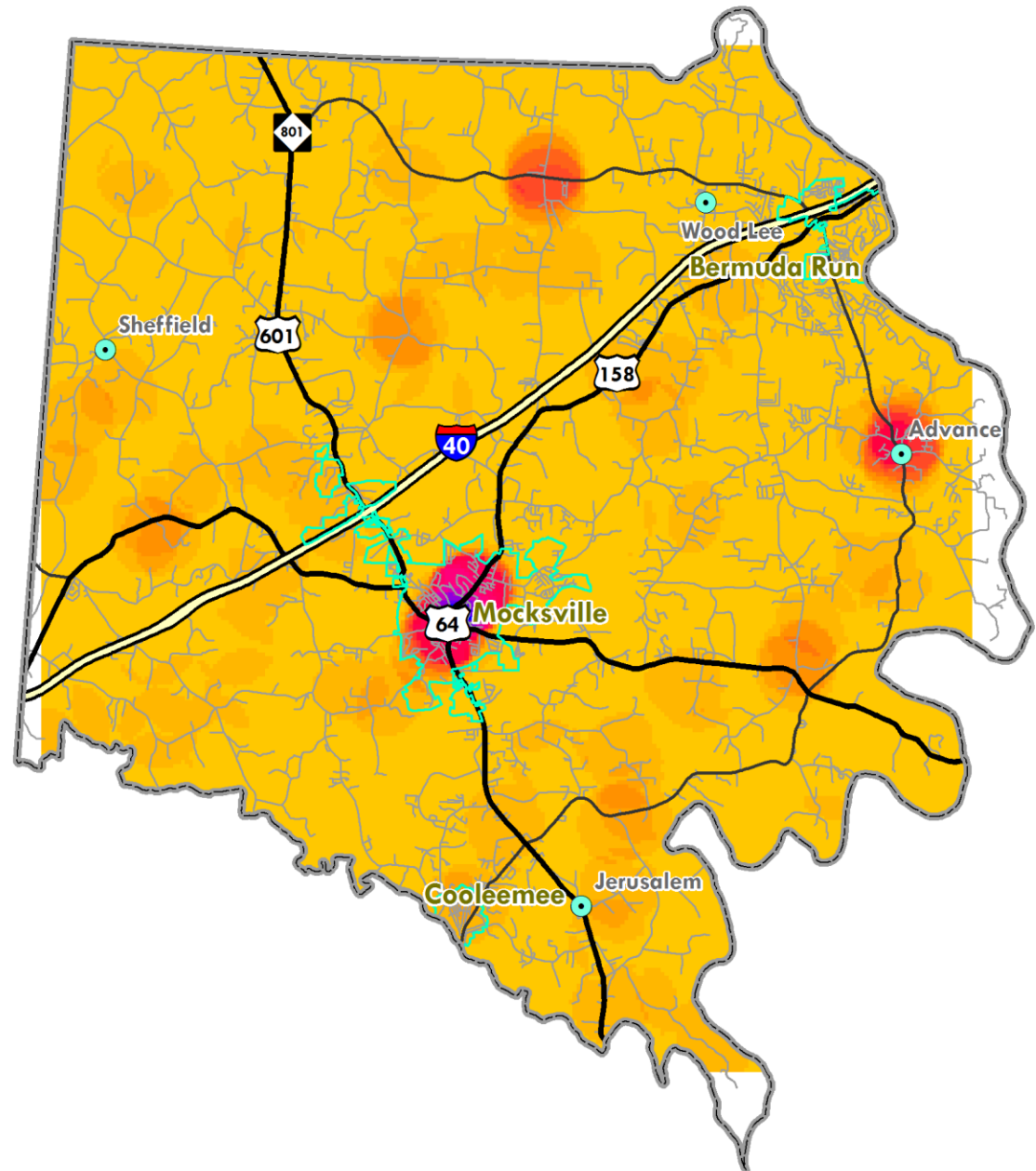
Year Built:
1900-1949
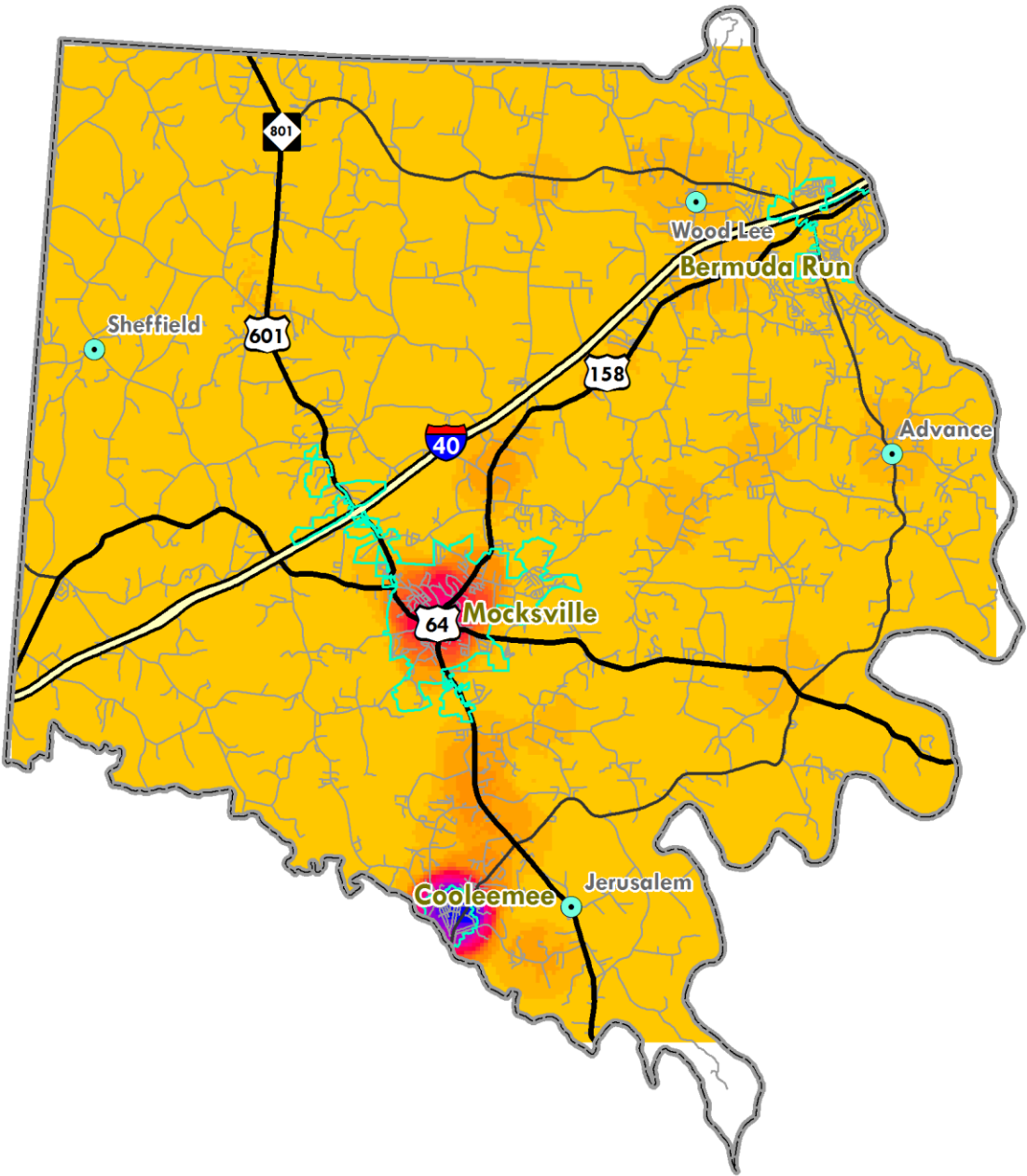
Year Built:
1950-1959
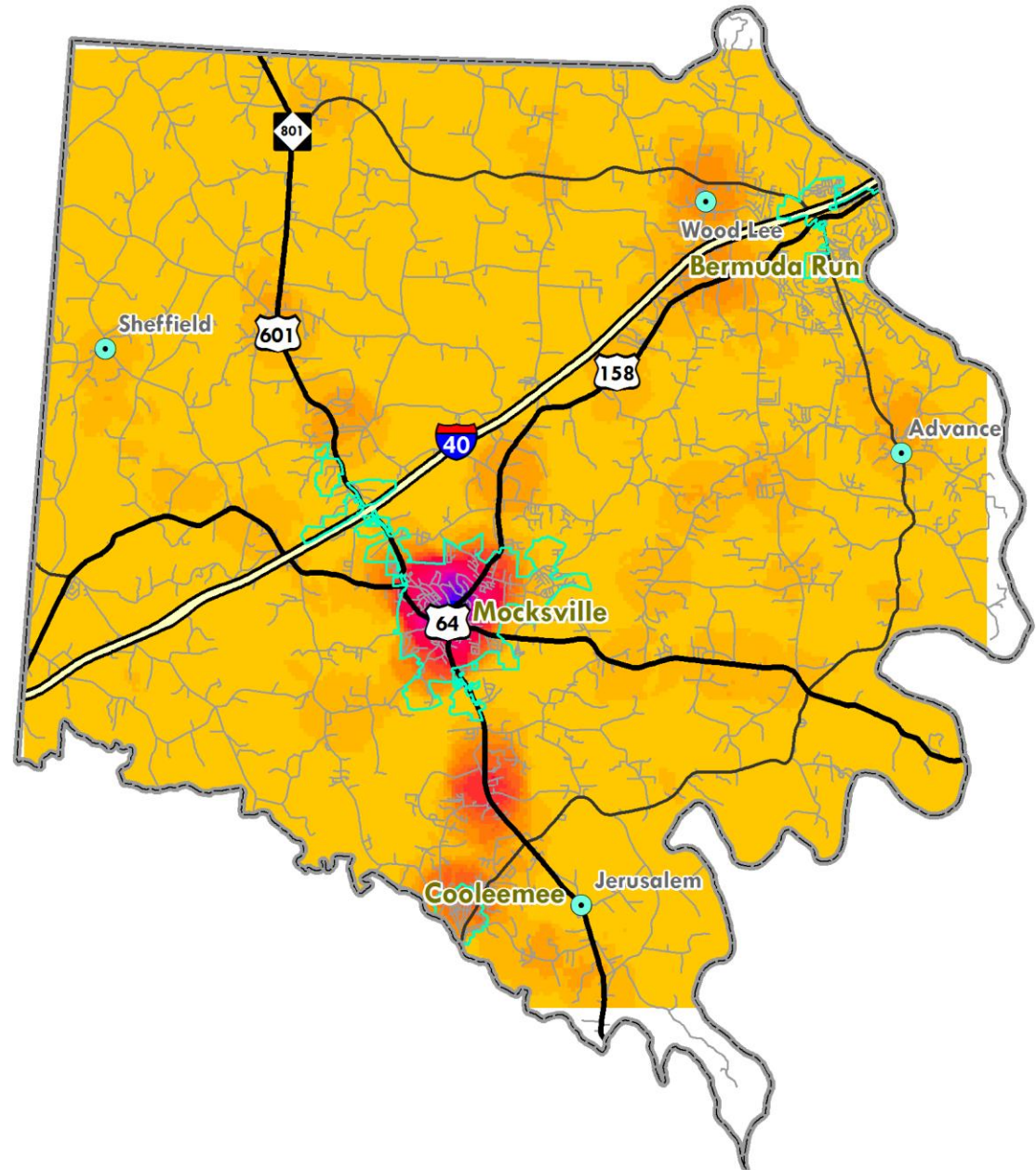
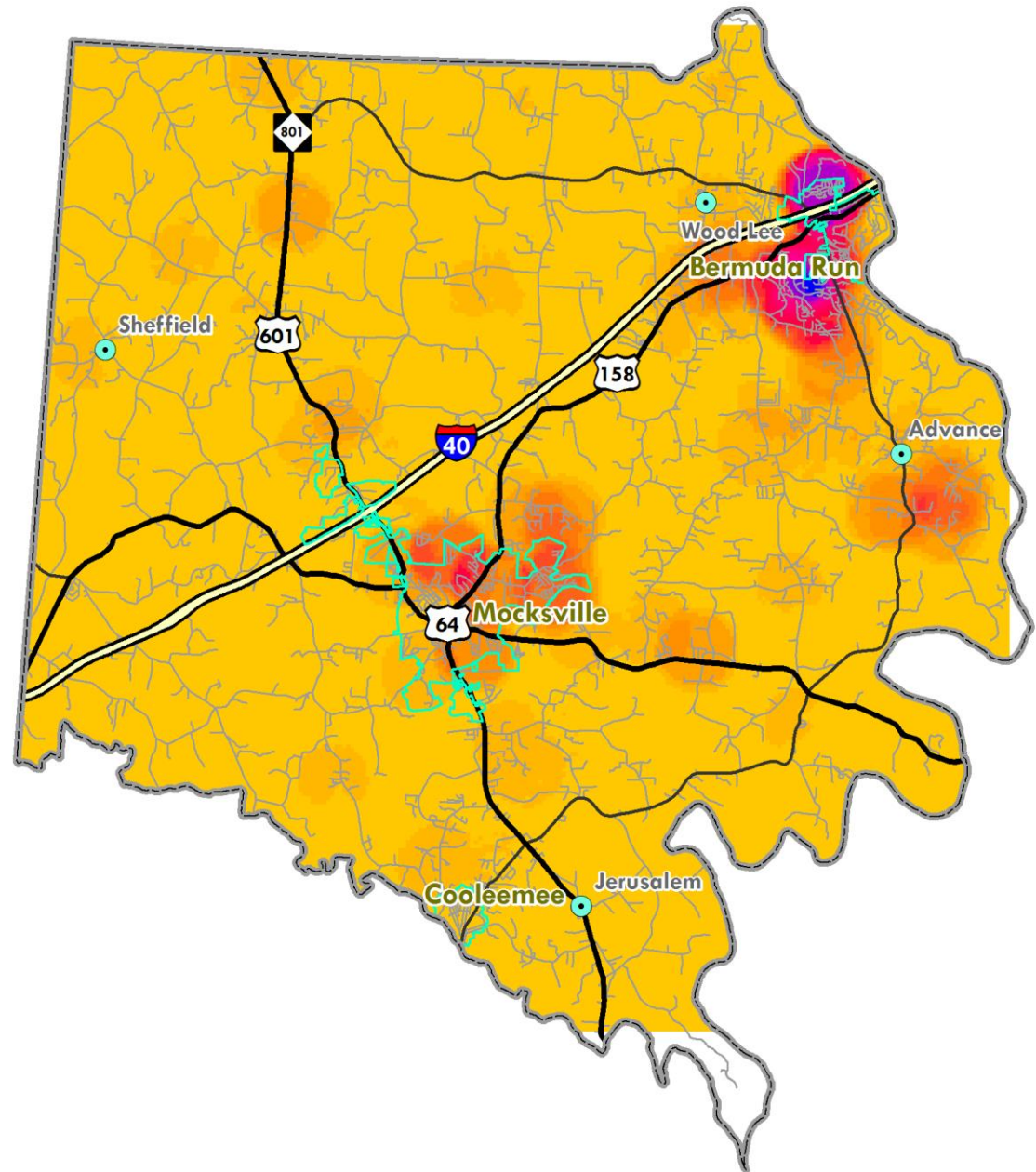Year Built:
1960-1969
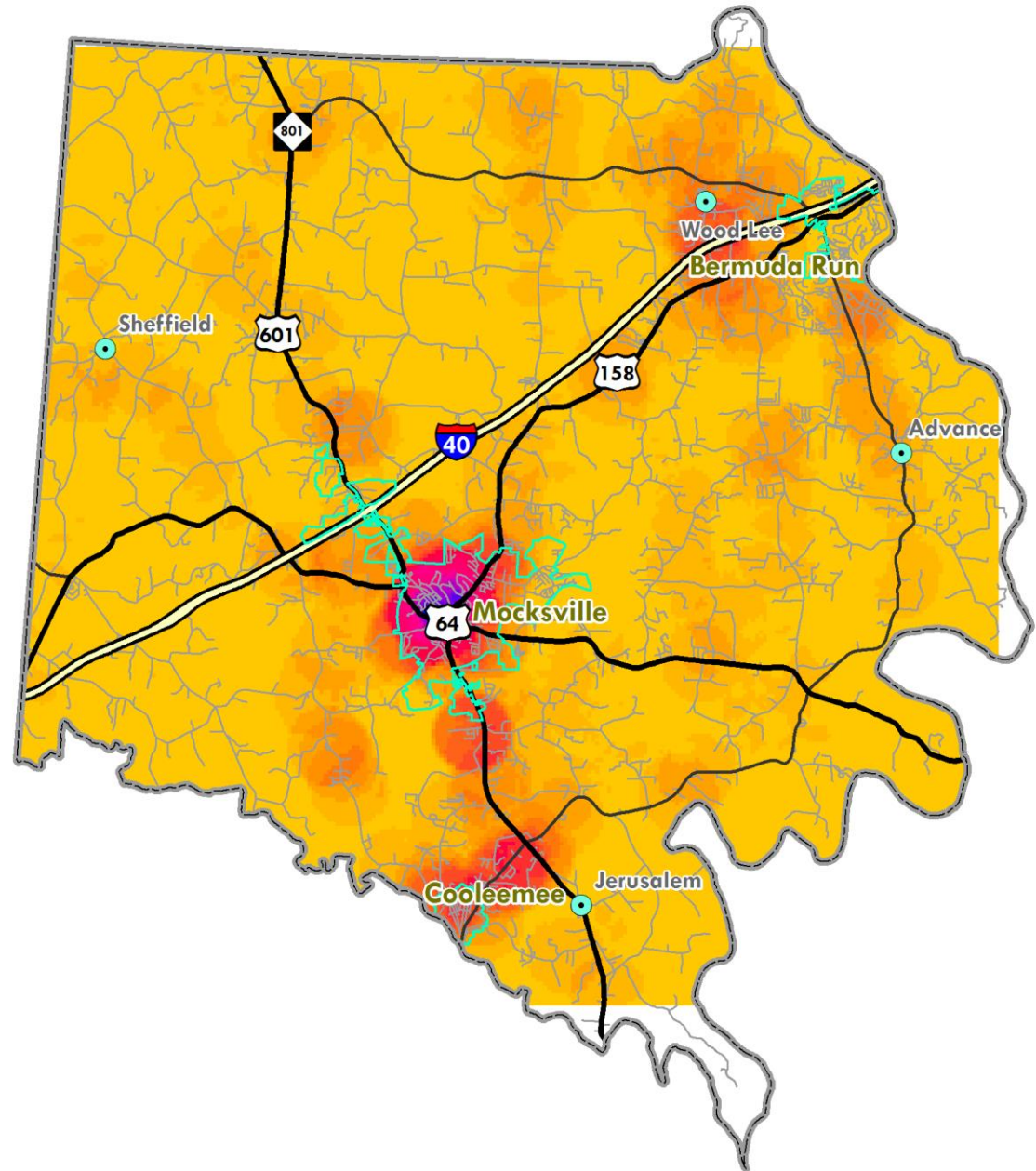
Year Built:
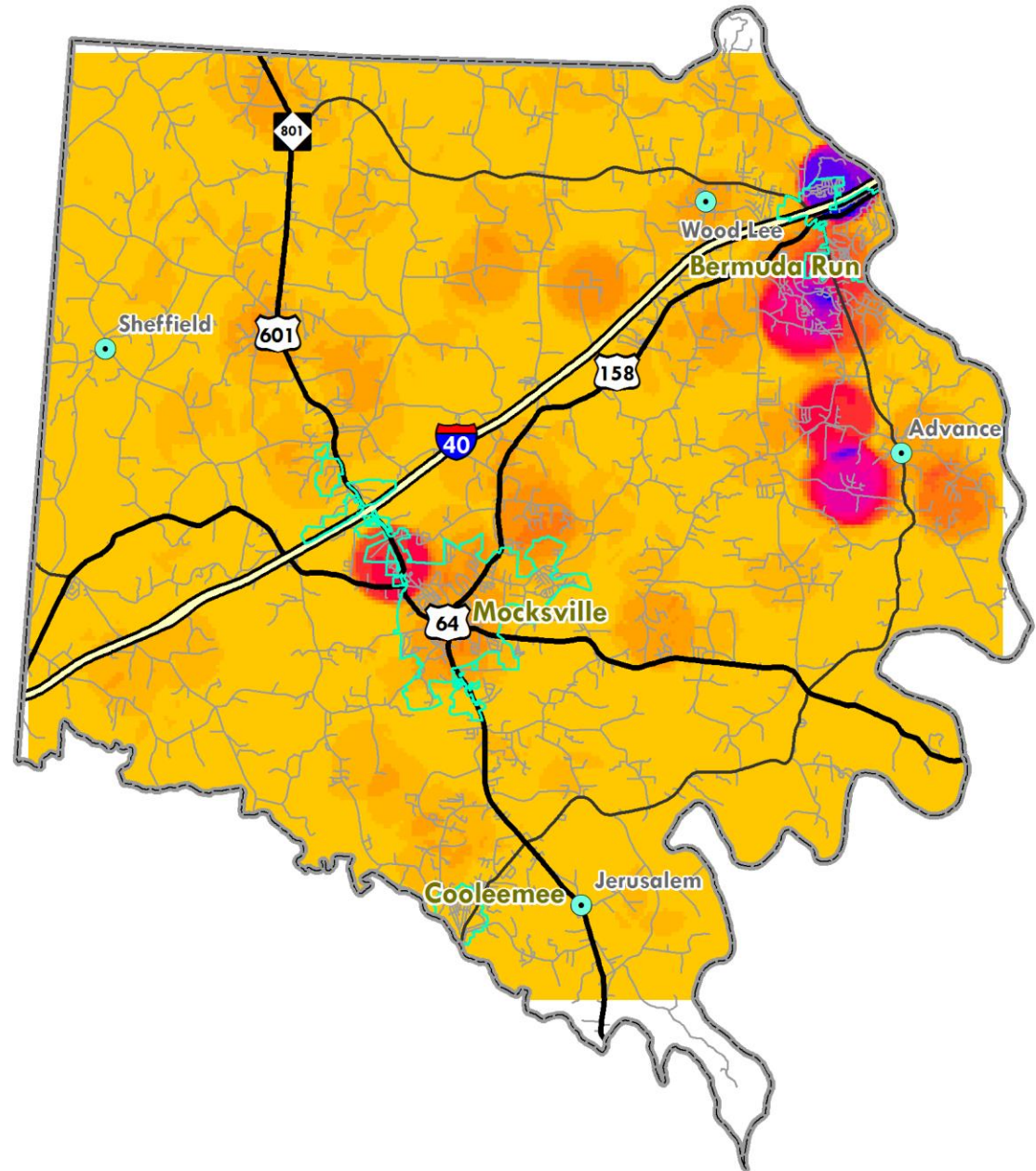1970-1979
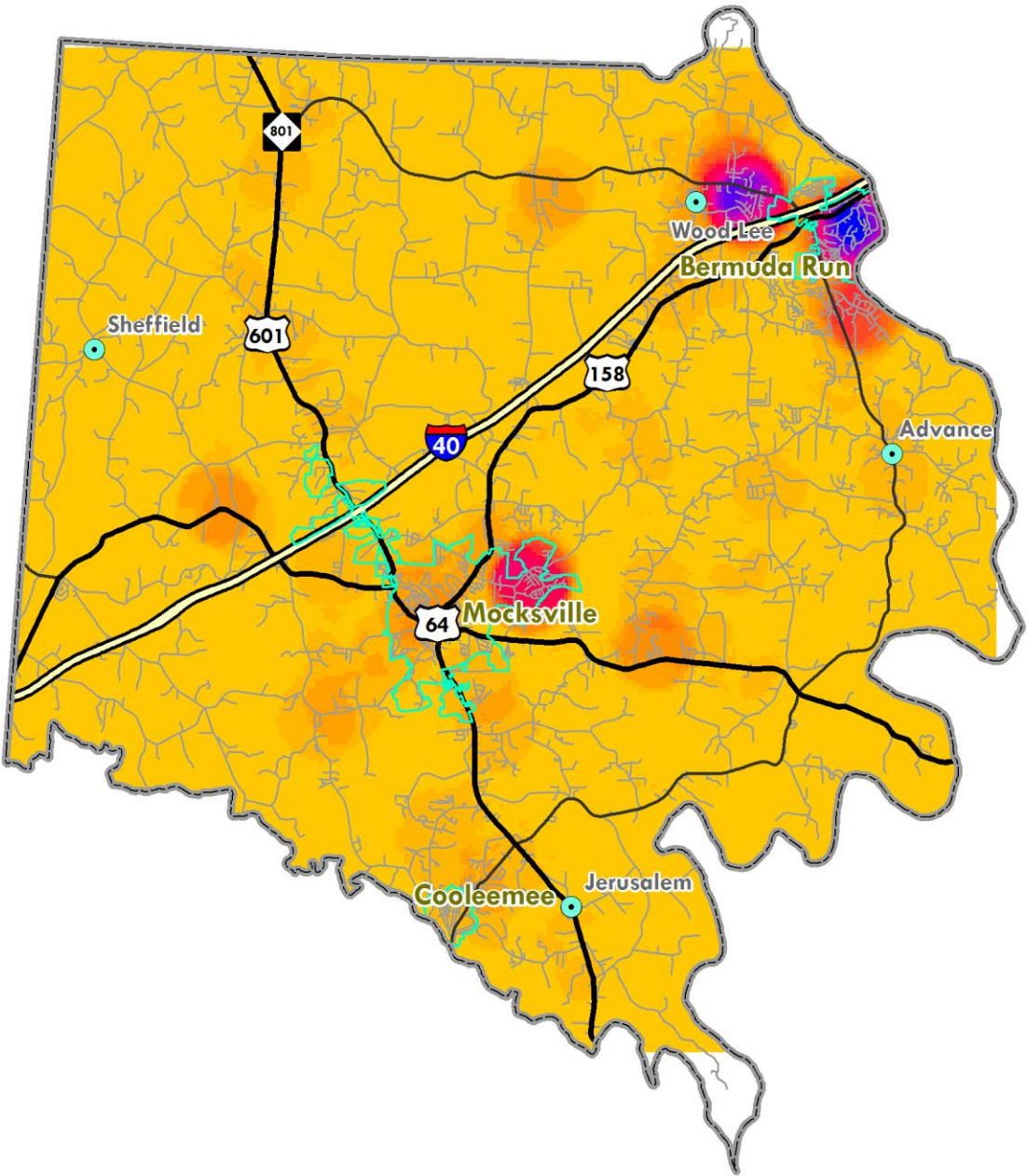
Year Built:
1980-1989
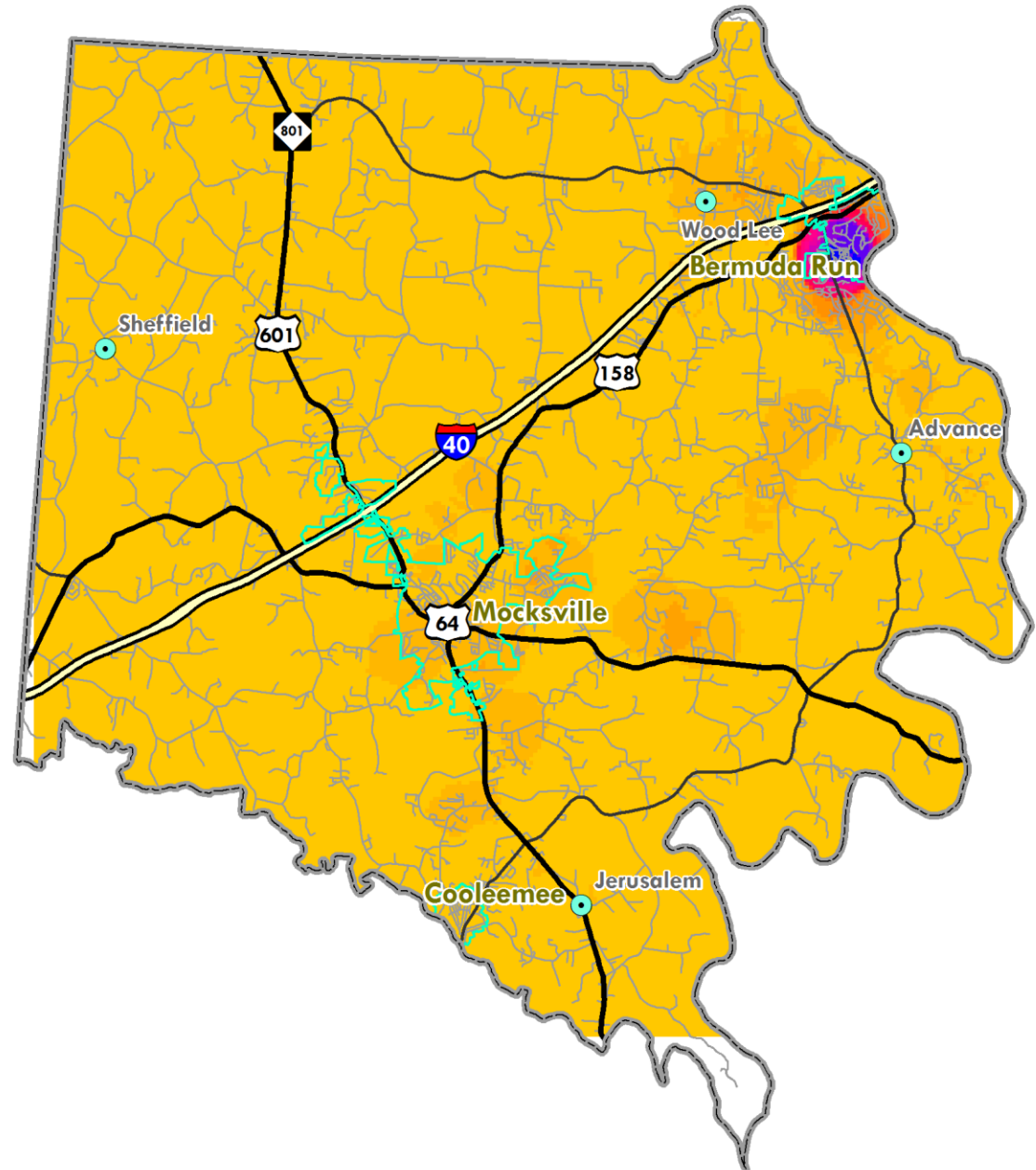
Year Built:
1990-1999
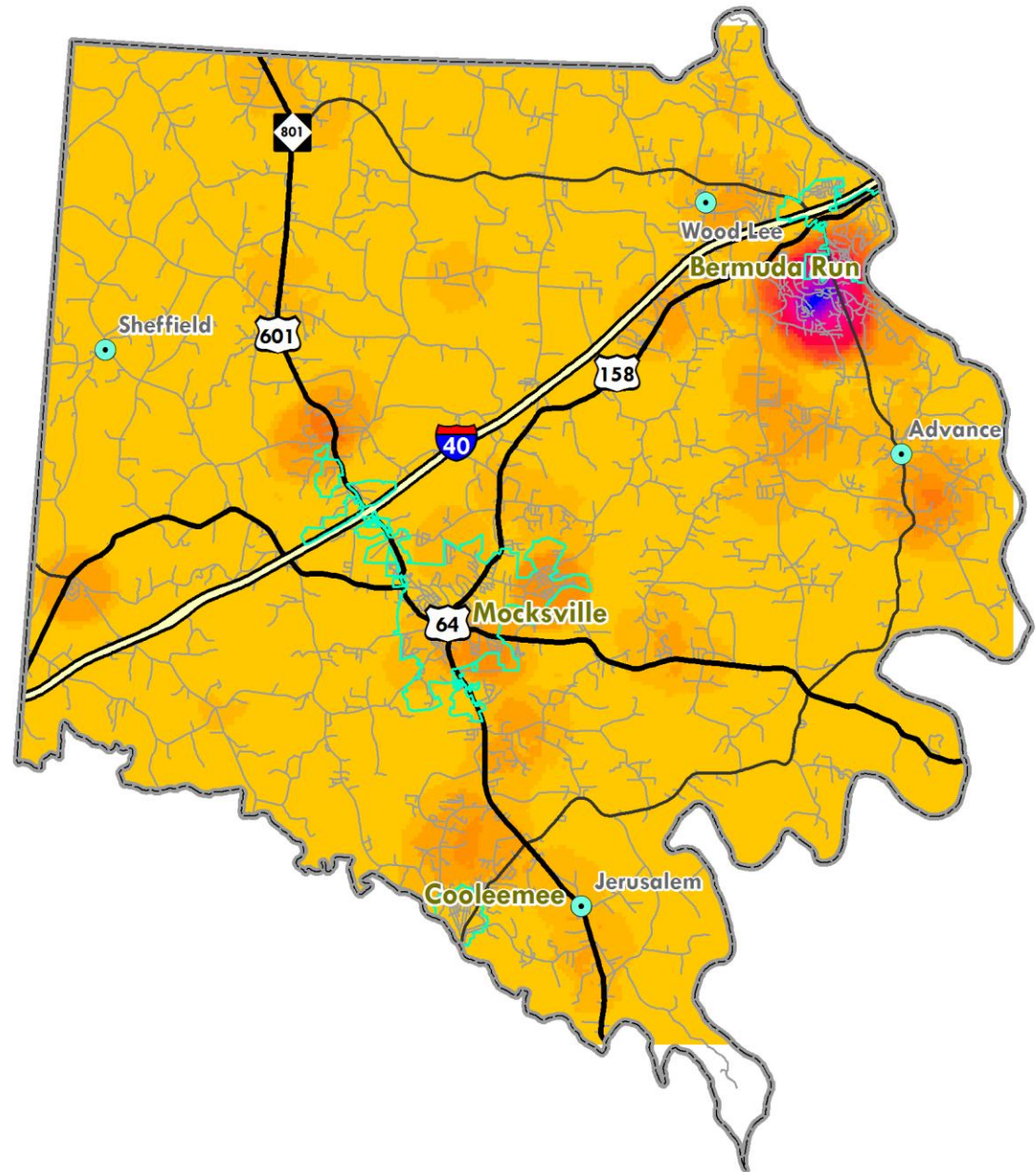
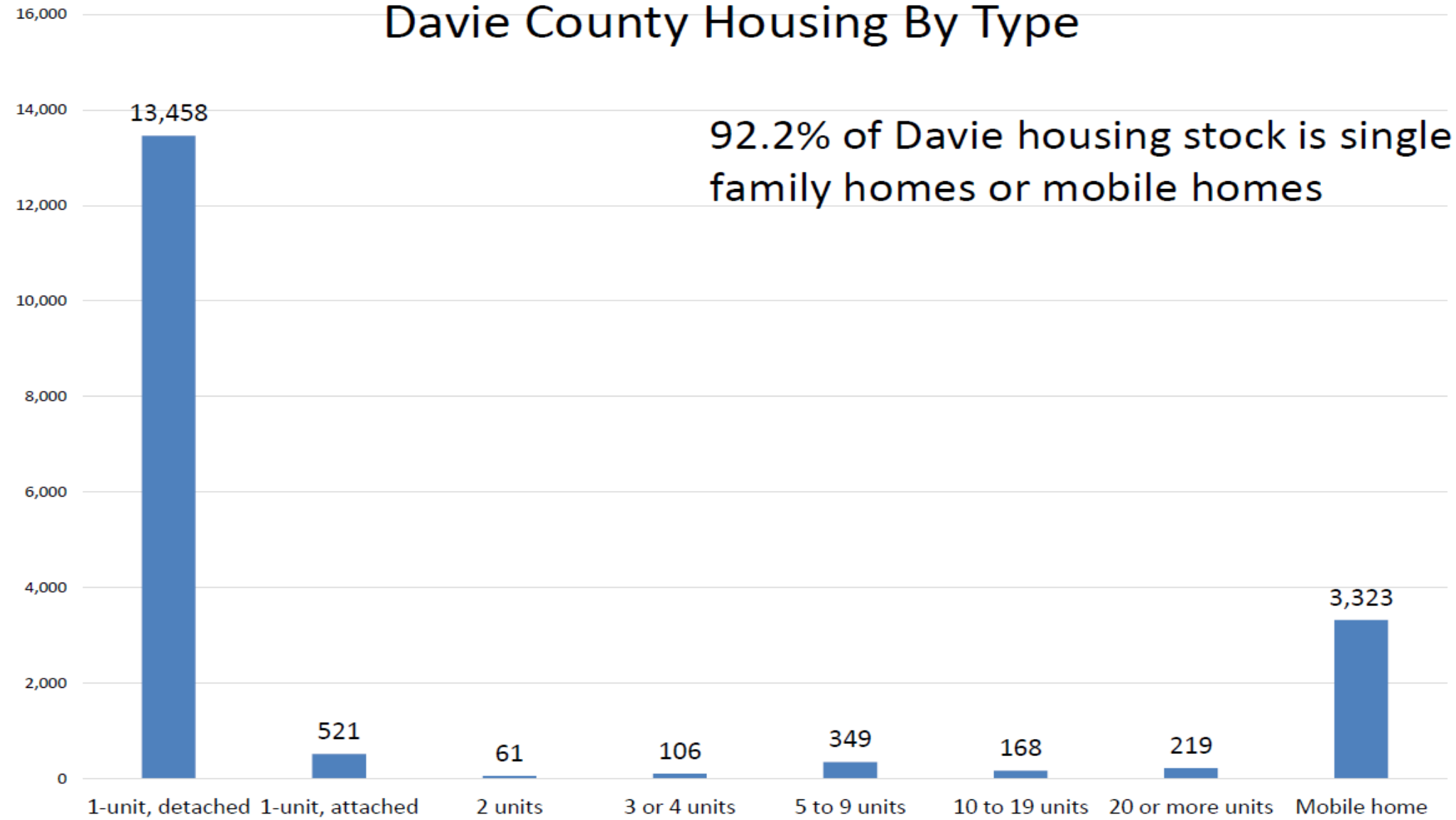Year Built:
2000-2009

Year Built:
2010-2017

Davie County Housing By Type

92.2% of Davie housing stock is single family homes or mobile homes

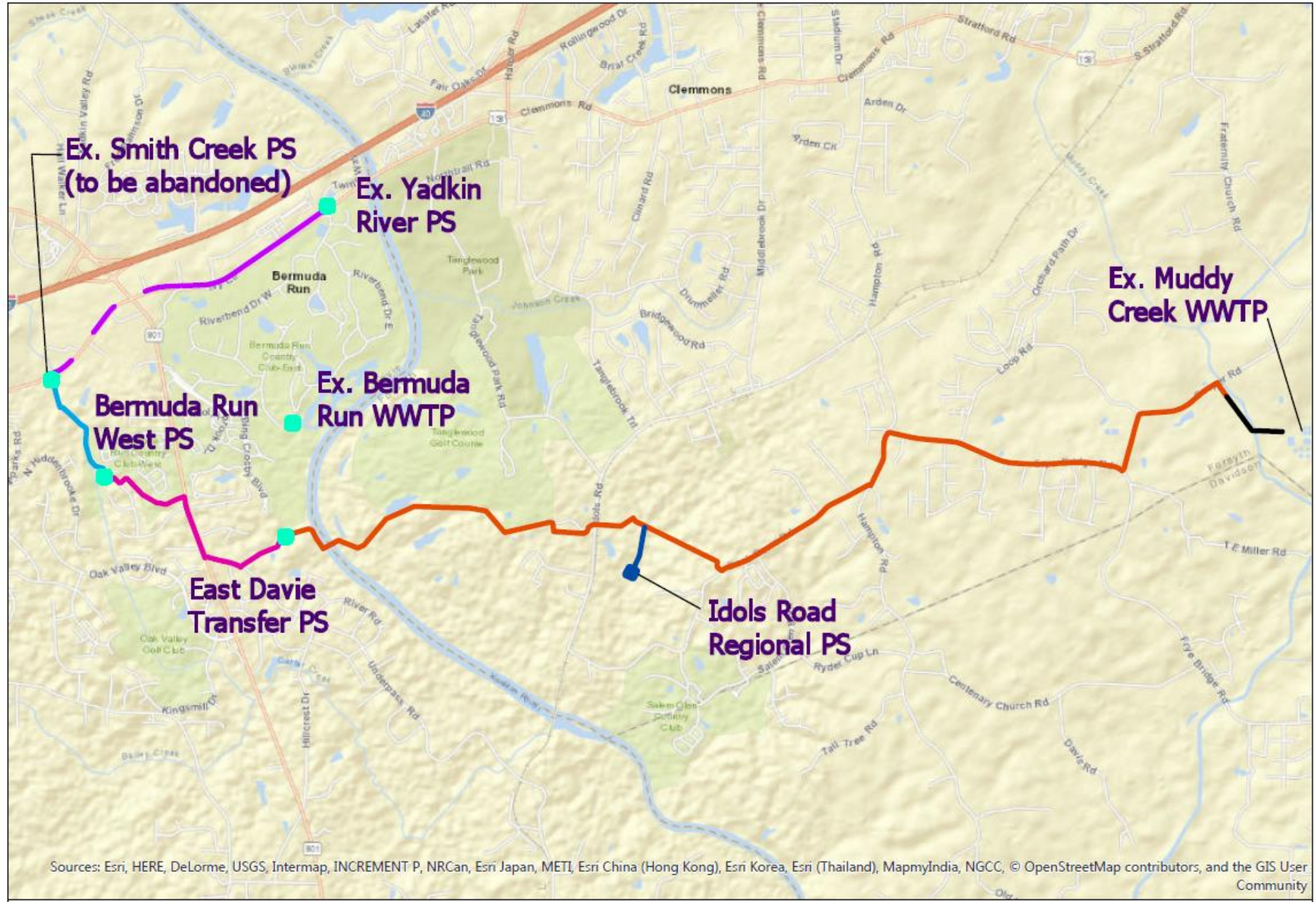| Housing Type	Count
1-unit, detached	13,458
1-unit, attached	521
2 units	61
3 or 4 units	106
5 to 9 units	349
10 to 19 units	168
20 or more units	219
Mobile home	3,323

Source: US Census Bureau

Job Projections By Sector 2050
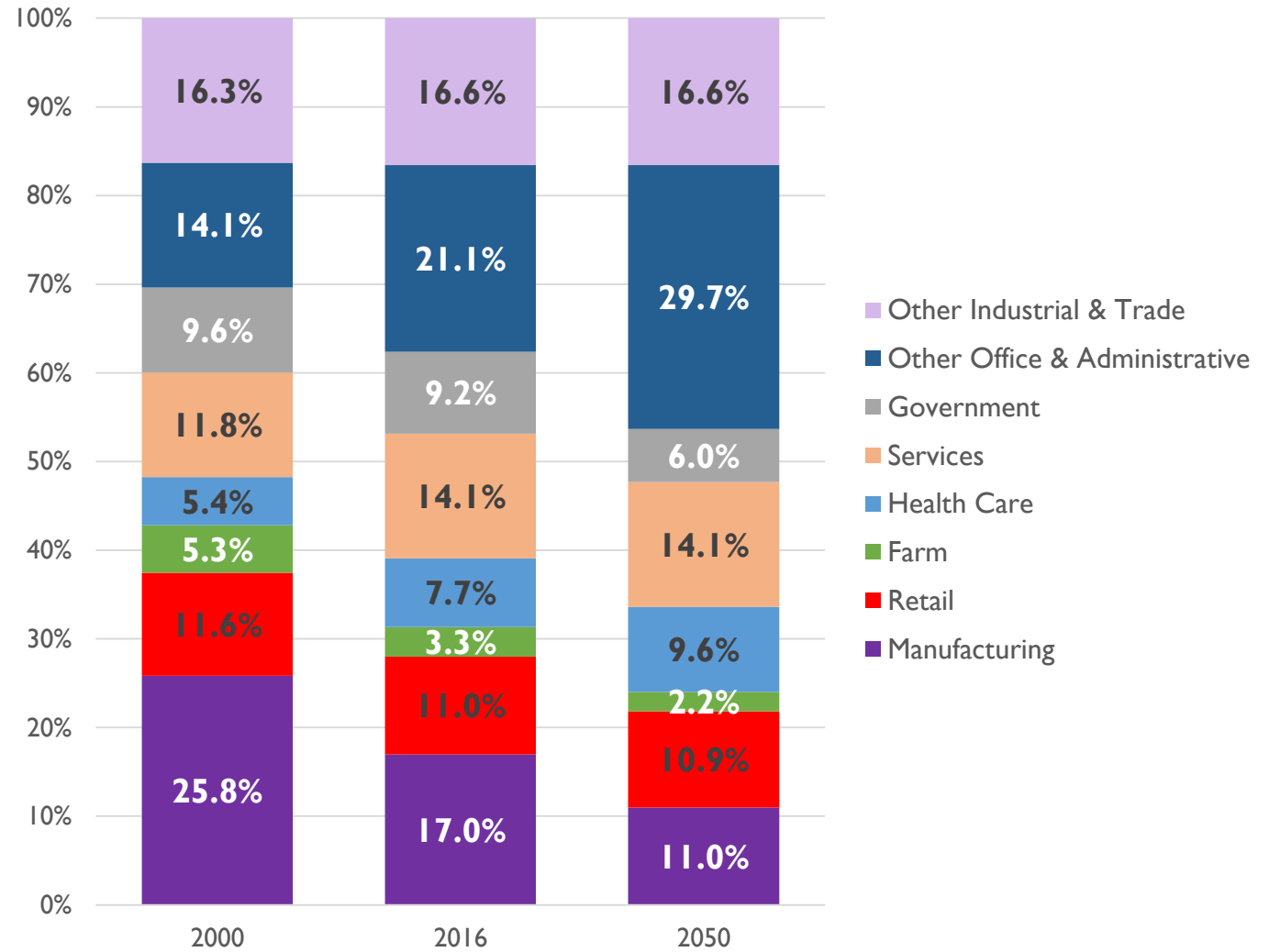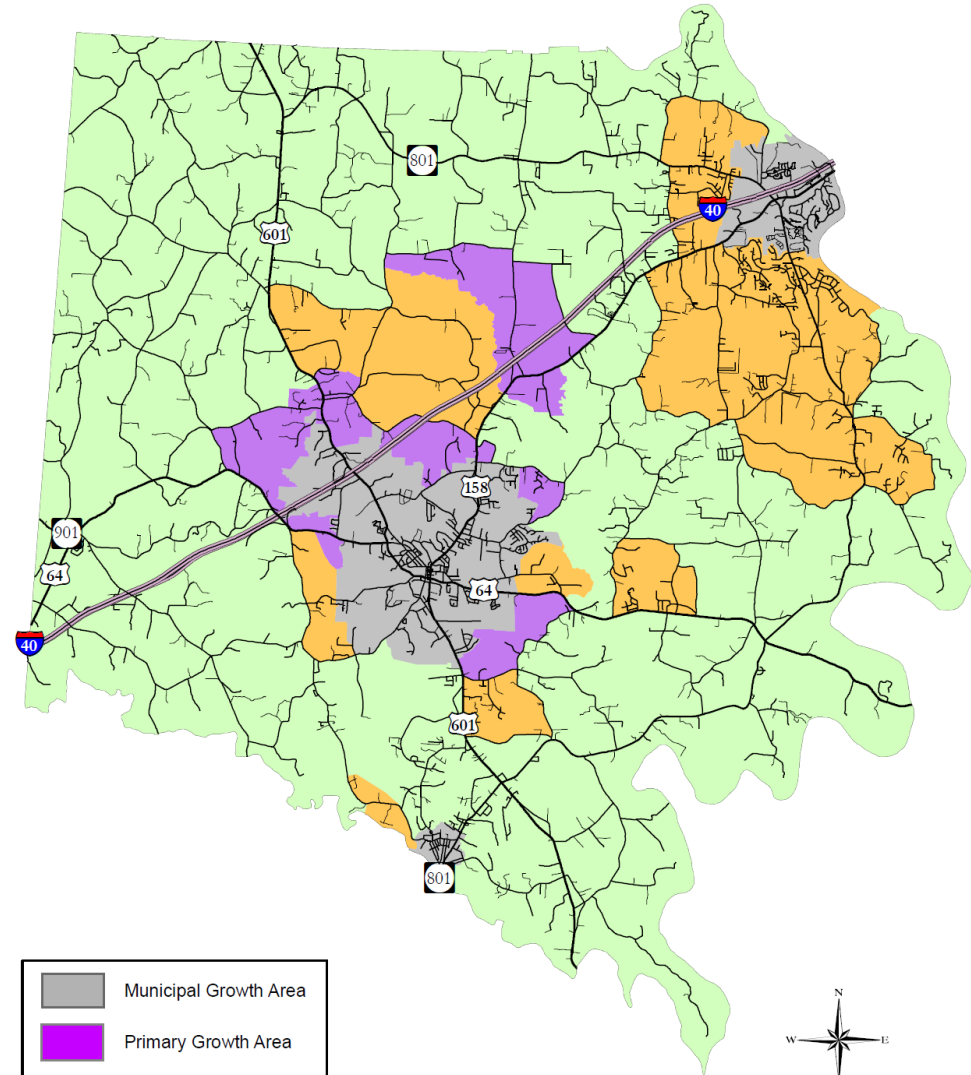
Wastewater System Upgrades 2018-2020
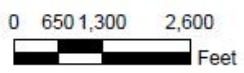
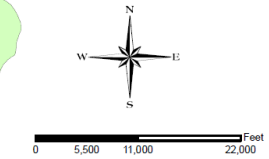OVERALL PROJECT LOCATION
EAST DAVIE WASTEWATER COLLECTION SYSTEM

2010 Growth Enhancement Strategy Map

Growth Enhancement Map

Legend:
- Municipal Growth Area
- Primary Growth Area
- Seconday Growth Area
- Rural Growth Area
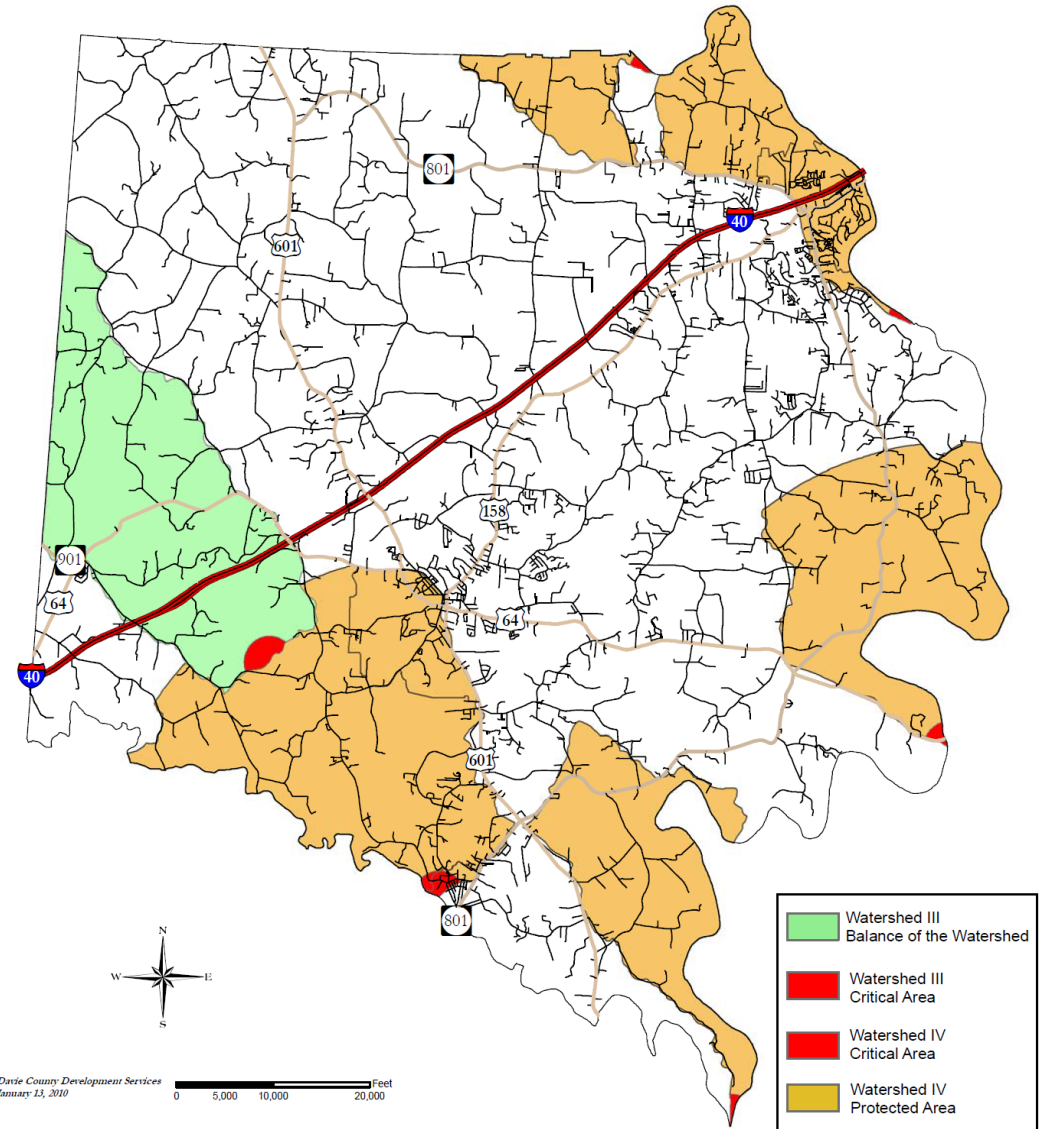- Conservation Area

Davie County Development Services
February 3, 2010

Davie County has compiled this map from various sources and makes no warranties or representations, expressed or implied, in fact or in law, including without limitations the implied warranties of merchantability and fitness for a particular purpose. Users are encouraged to notify the GIS Department of inconsistencies in the map so that corrections can be made in future printings.
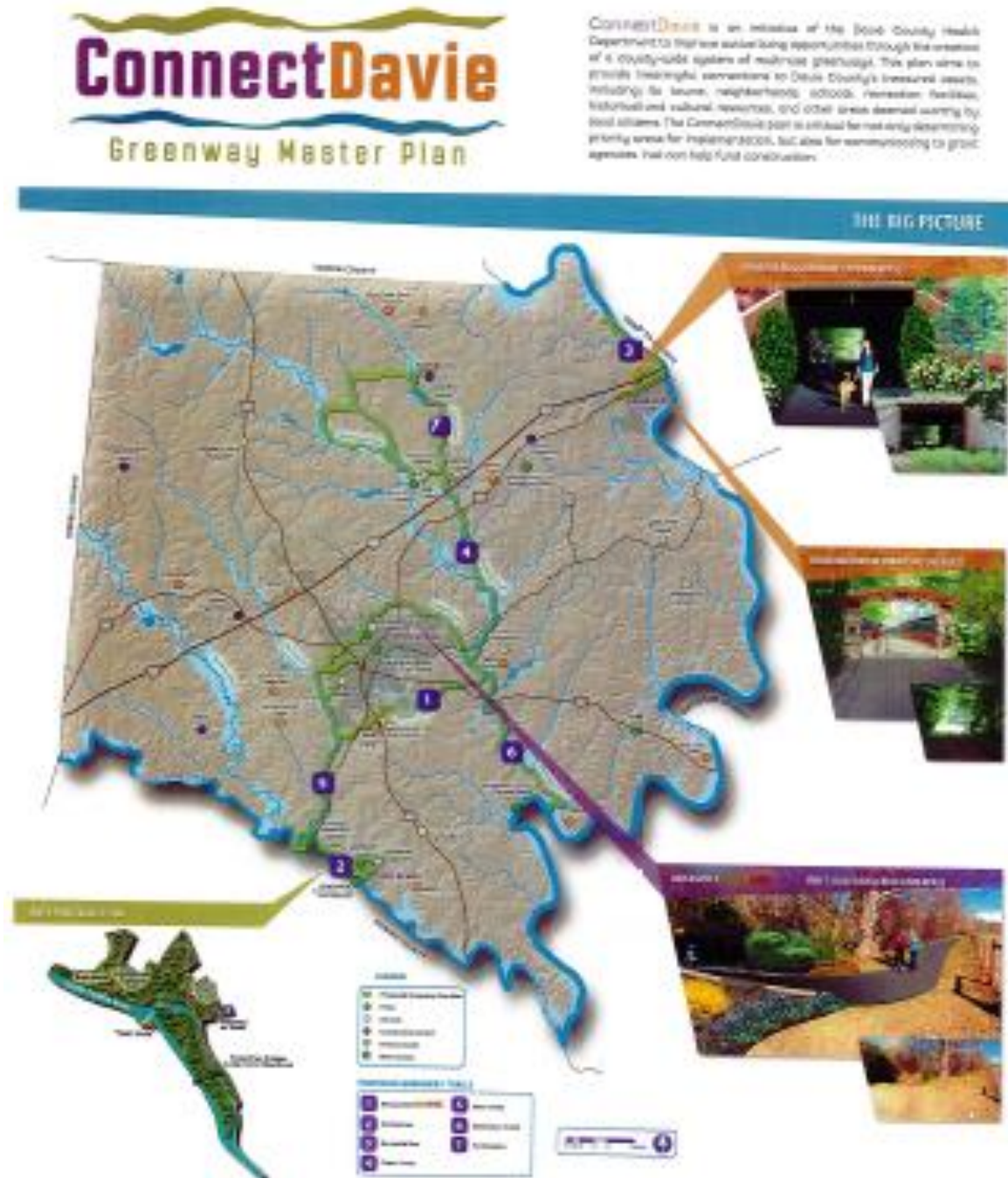
2010 Growth Enhancement Strategy Watershed Map

Davie County Watershed

Davie County Proposed Greenway Map

Thanks!

Jesse Day
jday@ptrc.org

336.904.3000 • www.ptrc.org