



Davie County Comprehensive Land Development Plan

Growth Strategy Sub-Committee

12.12.18 • Davie County Development Services

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PIEDMONT TRIAD
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Agenda

- Greetings/Introduction/Recap
- Review revised growth projection data
 - *GOAL: to inform size and location of growth strategy boundaries*
- Continue growth strategy mapping workshop
 - *GOAL: to identify future growth/redevelopment areas and areas for conservation*
- Wrap up/Next Steps

Review: Control Totals

- GIS Software will allocate NEW homes and jobs that are projected to locate to Davie County between 2016 (base year) and 2050 (horizon year).

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

Source: NC OSBM

Source: Population in households divided by 2016 average household size (2.63); Assumed trend continuation for SF/MF/Mobile split

Source: Woods & Poole (US BEA)

Review: Control Totals

- Break down by jurisdiction, assuming current allocation of population and jobs.
- Assuming 79% of population lives outside municipal limits and about 38% of jobs are located outside limits

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

Land Area for New Growth: Residential

- Median lot size of homes built 2008 or later in Davie County jurisdiction (outside ETJ limits):
- **Single Family: 1.34 acres**
- **Manufactured Homes: 1.37 acres**
- **Multi Family 0.3 acres**
(Patio Homes including common space)

CHANGE (2016-2050) UNINCORPORATED AREAS	Dwelling Units	Acres Needed
Total Dwelling Units	6,342	8,481.5
Single-Family	5,225	7,001.5
Multi-Family	47	14.1
Mobile Homes	1,070	1,465.9

Land Area for New Growth: Non-Residential

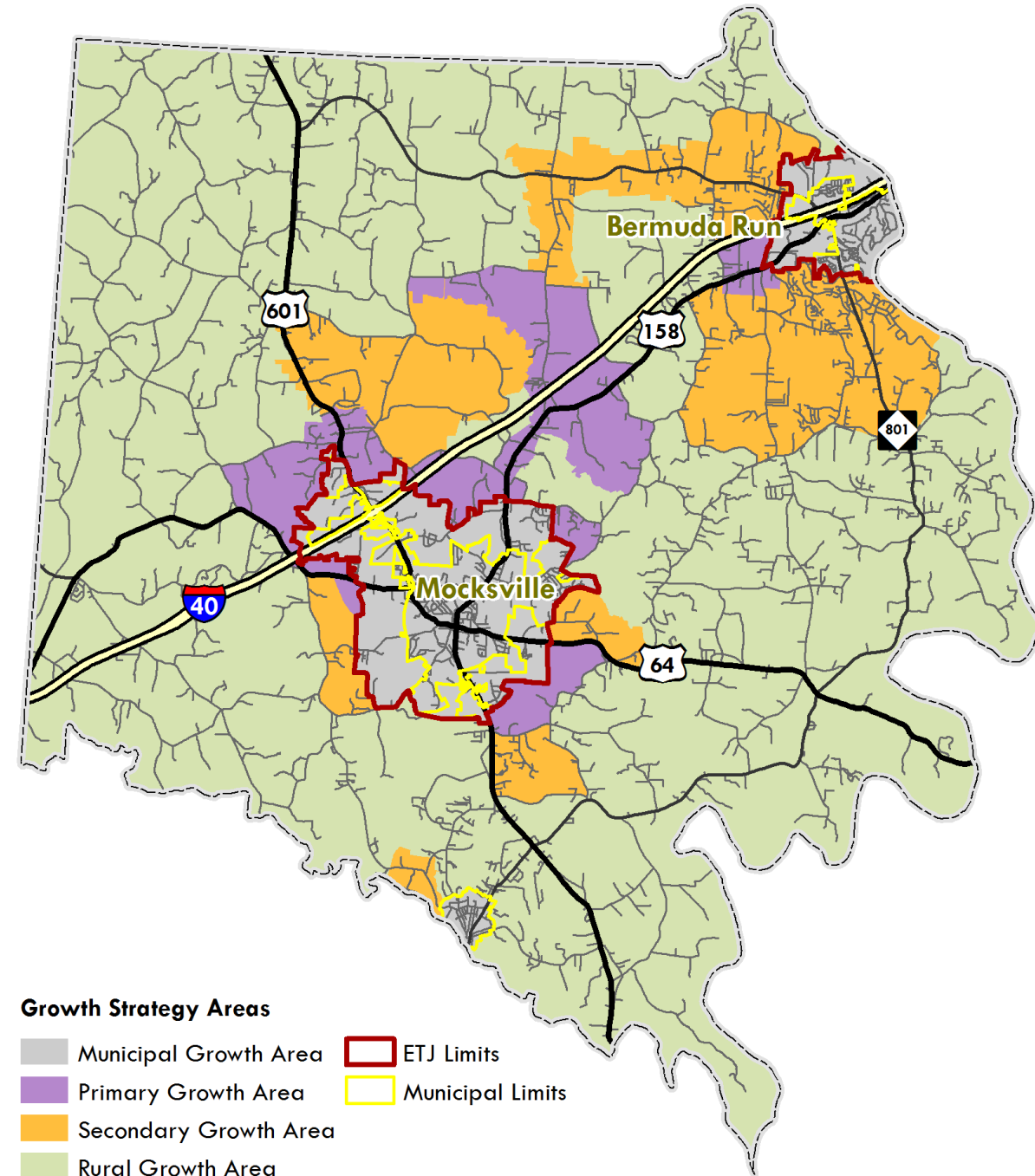
- Median acres per employee:
- Commercial: 0.10
- Industrial 0.46
- Institutional: 0.43

CHANGE (2016-2050) UNINCORPORATED AREAS	Dwelling Units	Acres Needed
Employment	3,479	874.9
Retail/Office	1,965	196.5
Industrial	914	420.4
Institutional	600	258.0

Growth Strategy Areas

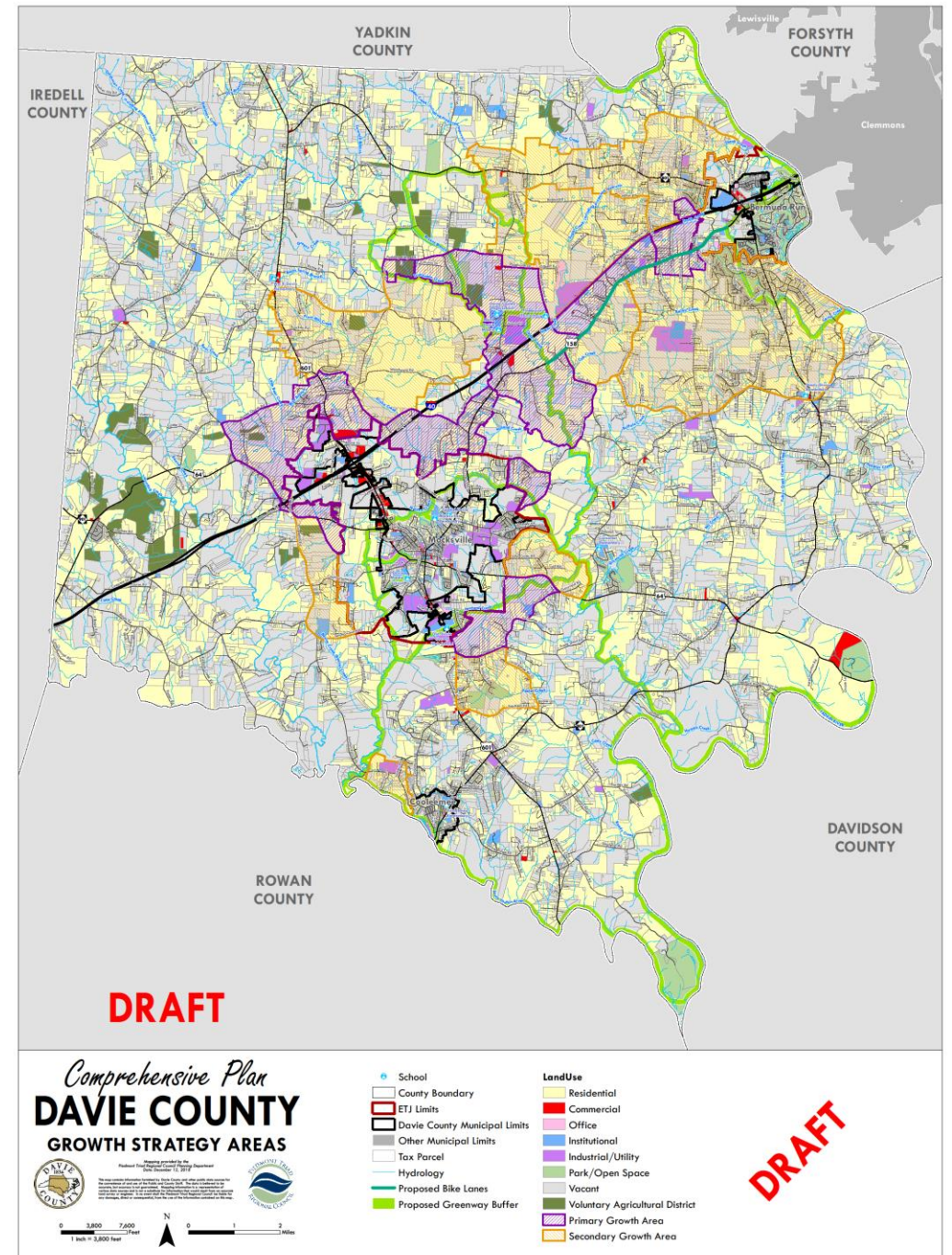
November 9, 2018

Strategic Growth Areas	Acres
Primary Growth Area	11,199
Secondary Growth Area	23,259
Rural Growth Area	122,125



Growth Strategy Areas

Strategic Growth Areas	Acres
Primary Growth Area	12,215
Secondary Growth Area	27,686
Rural Growth Area	116,682



Summary

- 9,356 acres needed to support new growth
- **12,215** acres in **primary** growth areas
- **27,686** acres in **secondary** growth areas
- **116,682** acres in **rural** areas

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Retail/Office	1,965	196.5
Industrial	914	420.4
Institutional	600	258.0
TOTAL ACRES		9,356.4

| Thanks!

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