

Housing

- 1. Goal: Increase housing options across Davie County and its municipalities, including multi-family single-family, patio homes and other options where infrastructure allows.**
 - a. Encourage increased density in primary and secondary growth areas.
 - i. Update the Development Ordinance to allow flexibility in density where soil conditions and where the provision of water and sewer allow.
 - b. Encourage mixed use industrial or business development to allow residential development on portions of new development or redevelopment
 - i. Make residential structures an accessory use to large commercial or industrial developments allowing location of workforce housing close to job location.
 - ii. Assess mixed use land at a different rate than commercial, industrial, residential or otherwise cause a disincentive to mixed use development through a property tax burden.
 - c. Encourage planned residential multi-phase developments that offer a variety of housing types at different price points.
 - d. Encourage tiny home development as an accessory use or principal use as an alternative to manufactured housing to increase affordability and quality.
- 2. Goal: Improve existing housing stock age and quality.**
 - a. Develop a sustainable abandoned and vacant manufactured housing demolition program to incentivize property owners to demolish substandard manufactured housing across the state.
 - b. Discourage the rapid proliferation of manufactured housing in the county by encouraging housing alternatives in the same price range.
 - c. Incentivize rehabilitation of existing housing stock.
 - i. Promote and fund Single Family Rehabilitation grants.
 - ii. Support and utilized private low-interest loan funds targeted for improving housing stock.
- 3. Goal: Increase the housing supply.**
 - a. Working with private and charitable partners, land bank areas for future medium to high-density housing at key locations with close proximity to services such as schools, jobs and key intersections, also locate near existing or future transit access.
 - b. Hold regular and ongoing meetings between developers, non-profits, County and municipal officials to discuss impediments to residential development.
 - c. Educate developers and real estate agents about middle density developments.
 - d. Collect community feedback from residents within Davie County's designated Opportunity Zone (OZ) in Eastern Mocksville, to determine community needs. Following community input, take the steps to prepare projects that can use Opportunity Fund financing for development.
 - e. Allow and streamline approval process for accessory dwelling units in residential and business districts to allow an increase in housing supply and variety.
 - f. Explore zero lot-line development as a means of reducing development costs, but insure quality development that does not sacrifice open space or pedestrian access.
- 4. Goal: Increase education and awareness around housing options and types.**

- a. Collaborate with the Senior Center of Davie County to advertise the availability of affordable and accessible units in the County, while making efforts to adhere to Fair Housing rules and regulations.
 - b. Recognize the housing needs of the elderly, handicapped and low to moderate income households in the County's policies and actions regarding residential development.
- 5. Goal: Improve the appearance of higher density developments.**
- a. Encourage broader public acceptance of multi-family housing by designing such units (such as duplexes) to have the appearance of higher-end single-family housing.
 - b. Encourage higher density planned developments with amenities (e.g. trails, common areas and aesthetic treatments) to address housing needs.

Water and Wastewater Infrastructure

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

- 2. Goal: Work with the Town of Mocksville to coordinate the extension and improvement of sewer service for primary and secondary growth areas.**
 - a. Explore ways to coordinate on utility service that save cost on infrastructure and maintenance.
 - b. Support continued investment in wastewater collection and treatment facilities.

- 3. Goal: Increase utilization of existing wastewater infrastructure.**
 - a. Encourage higher-density, infill residential development where public water and wastewater service are currently present.
 - b. Explore limited alternative on-site wastewater disposal technologies to facilitate cluster development in already developed areas where public wastewater service is not currently present.

- 4. Goal: Maximize the public benefit of extending water and wastewater infrastructure.**
 - a. Allow public recreation access along new water, wastewater or other utility lines as a part of the easement criteria.

Farmland Preservation

1. Goal: Promote farmland protection through Present Use Value taxation.

- a. Support new and continuing ways to earn income from the land, including Present Use Value taxation, which serves to lower property tax rates on land that is being used for production of timber, agricultural and horticultural products. Under North Carolina General Statute 105-277, PUV lands constitute 10 acres or more for agricultural use, five acres or more for horticultural use and 20 acres for forestry. Other requirements include:
 - i. Production must follow a sound management plan.
 - ii. Agricultural and horticultural land must have at least one qualifying tract that has produced an average gross income of at least \$1,000 for the three years preceding the application year.
 - iii. Forestland must follow a forest management plan.
 - iv. Research shows that the cost of services for agricultural land is significantly lower than costs of services for residential or commercial property, which require greater utility services as well as human services such as police, fire and rescue.
 - v. Support ongoing PUV valuation for qualifying lands and inform landowners of such lands that they are able to pay taxes under PUV provided that their land is being put to eligible productive use.
 - vi. N.C. Cooperative Extension and the Davie County Soil and Water Conservation District will provide guidance to landowners seeking PUV on viable production options, including forestry, cattle and hay production.
 - vii. The County GIS map will provide a layer named Lands in Present Use Valuation for easy online reference.

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

- a. Promote the success through the County's website, and publicize new VAD enrollments on a regular basis.
- b. Evaluate direct mailings or other outreach methods to qualifying landowners who are not yet enrolled into the program.
- c. The County GIS map will provide a layer named Voluntary Ag Districts for easy online reference to participating landowners.
- d. Provide notifications of adjacent or near-by VAD lands when land transactions occur. Signage at the County Register of Deeds office will be posted regarding VAD policies that protect landowners from nuisance complaints or infringements on traditional agricultural production activities.
- e. Enhanced Voluntary Agricultural Districts (EVAD) allows landowners to voluntarily enter their land into 10-year binding easements that preclude use of land for any purposes other than forestry, agriculture and horticulture. It provides landowners with an additional tool for managing property transitions and decreases match requirements for Agricultural Cost Share and AgWRAP from 75/25 to 90/10. EVAD also increases scoring for competitive grant applications to these programs.

3. Goal: Promote the value and quality of locally grown foods.

- a. Capitalize on regional demand for locally grown foods through direct marketing at farmers' markets and wholesale distribution to supermarkets and regional produce distributors.
- b. Work with Extension personnel to identify market opportunities and give timely advice to farmers looking for new and expanding markets.

- c. Extension will work to help farms identify ways to diversify their incomes through such options as agritourism and production of high value specialty crops for farms with limited land and financial resources.
- 4. Goal: Promote outreach and education on land taxation, estate planning, conservation easements and development planning.**
- a. Provide education on conservation easements, development options and estate planning that will help maintain the rural character and allow for some continuance of agricultural production.
 - i. Davie County will implement a series of informational workshops that give landowners practical knowledge of these options, as well as a pathway for executing their choices. Workshops will be organized using a multi-agency approach including N.C. Cooperative Extension, the USDA Farm Service Agency and the Soil and Water Conservation District.
 - b. Communicate with Natural Resources Conservation Service or Farm Service Agency offices in neighboring counties to support the interests of farmers in the County. Support should be expressed for education meetings to be held on a regular basis in Davie County.
- 5. Goal: Support agricultural training and education at the K-12, community college and university levels.**
- a. Numerous farmers, service providers and other community members expressed strong support for increasing the level of agricultural education from elementary school through college.
 - b. Increase funding for 4-H and FFA programs including 4-H Farm Animal days and the 4-H Farm to Table program.
 - c. Davie S&WCD and Cooperative Extension should work to expand other outreach opportunities to public schools. These include the creation of school gardens at elementary and middle schools and programs for agricultural high school education and clubs. A point person will be identified at each school for development of educational opportunities.
- 6. Goal: Support marketing and production training and facilitate greater diversity in agricultural enterprises.**
- a. Training and education is the core mission of N. C. Cooperative Extension and is a cornerstone service of Soil and Water Conservation. Extension links farmers to opportunities for marketing agricultural products through regional collaboration and in providing educational opportunities for production of fresh fruits and vegetables, niche local products and other diversification strategies. Extension will continue these efforts with greater outreach to commodity groups and regional agricultural marketing programs.
- 7. Goal: Maintain and encourage open dialogue between growers and elected officials.**
- a. Encourage growers and governmental officials to maintain open, ongoing dialogue. Officials should hear from knowledgeable voices about agricultural concerns.
 - i. Support and promote Extensions “Report to the People” day, at which various issues are discussed.
- 8. Goal: Identify and prioritize prime farmland that is most at risk and develop strategies with landowners to preserve their land.**
- a. Adopt criteria for ranking prioritization of farmland for preservation through conservation easements or other tools that will preserve superior land for future generations. When

appropriate, Extension staff will work with landowners and provide guidance on strategies that will preserve farmland.

9. Goal: Strengthen support for agricultural economic development.

- a. Recruit food and agricultural handlers, packers, processors and distributors. Positive characteristics for agribusiness recruitment include superior soils, probusiness leadership, proximity to major population centers and excellent highways. The County has opportunities to attract outside investment and encourage growth of locally owned agricultural businesses.

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

- a. Davie County Extension will communicate regularly with state emergency management personnel to remain fully apprised of what to do in the event of an outbreak. Staff will work to assure that poultry growers have a plan in place for safe disposal of poultry or other livestock in an outbreak situation.
- b. Davie County S&WCD staff will assist preventive measures on farms to withstand drought for livestock and crops, with such improvements as wells and holding ponds for water conservation.

11. Goal: Continue promotion of Best Management Practices for conservation of land and natural resources. BMPs are essential to maintaining productive farmland.

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

Health

- 1. Goal: Continue to enhance data driven approaches to understanding population health.**
 - a. Incorporate geospatial and statistical analysis to target health interventions.
 - i. Explore social vulnerability and the social determinants of health in program design and implementation.
 - b. Consider the application of planning and capital programming techniques such Health Impact Assessment and Cost Benefit Analysis to analyze alternative and enhance efficiency.

- 2. Goal: Explore initiatives and investments that increase community access to healthcare.**
 - a. Support efforts to develop community transportation options through regional partnerships.
 - i. Use County communication channels to publicize the YVEDDI Mocksville Circulator.
 - ii. Use the NWPRPO and WSMPO to coordinate transit improvements throughout the County.
 - iii. Explore participation in the State Safe Routes to School Program to target physical activity among youth.
 - b. Support programs for treatment and screening outside traditional healthcare settings.
 - i. Continue dental health services in County Schools.
 - ii. Support programs utilizing mobile service models.

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

- 4. Goal: Support and expand efforts to address drug misuse and abuse prevention and education.**
 - a. Continue collecting data on Lazurus Program outcomes.
 - i. Consider opportunities for expansion of prescription drug dropoff locations.
 - b. Develop County public awareness and education campaigns.
 - i. Inform public broadly regarding availability and delivery of Naloxone.
 - ii. Build partnerships for the distribution of health information related to drug misuse and abuse.
 - iii. Expand the range of media used in messaging to target the broadest possible audience.
 - c. Explore State Opioid Action Plan for best practices and examples of successful programs.
 - d. Expand an interdisciplinary approach to identify and intervene in various social and environmental factors related to addiction.
 - i. Support programs which develop employment opportunities and supportive services for the recently incarcerated.

5. **Goal: Ensure that seniors and other vulnerable populations are prioritized in service design and provision.**
 - a. Explore the need for senior housing and long term care.
 - i. Quantify the current and future demand for senior housing compared to existing supply.
 - ii. Provide flexibility for innovative and multigenerational housing in zoning codes.
 - b. Support ongoing regional efforts for development Non Emergency Medical Transportation (NEMT).
 - c. Insure that vulnerable populations have access to recreation facilities and programs.

6. **Goal: Take advantage of emerging opportunities through Medicaid transformation.**
 - a. Support regional partnerships in developing a broad network of regional service providers.
 - b. Increase organizational capacity particularly for data and reporting requirements and interfacing with managed care organizations.

Economic Development

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

- 2. Goal: Improve the Davie County Product.**
 - a. Focus resources on developing more certified sites and the building of at least one 50,000 square foot or larger building.
 - b. Strengthen the County's green and energy efficiency initiatives.
 - i. Investigate energy efficiency and sustainability master plans as an innovative way to strengthen the green and energy efficiency initiatives.
 - c. Emphasize the Davie County brand campaign "Moving with Purpose" to distinguish the Davie County Product.
 - i. Include branding activity to the desirability of Davie County as a profitable investment.
 - d. Explore innovative wayfinding activities and products to emphasize the Davie County Product.
 - i. Build scenic gateways and façade improvements to complement wayfinding strategies.

- 3. Goal: Implement workforce Improvements.**
 - a. Local stakeholders, led by the Chamber of Commerce should fund a full-time position to coordinate workforce activities in the County.
 - i. Establish strategic connections throughout county stakeholders and align resources for strategic implementation of workforce activities.
 - b. Increase coordination between local businesses in Davie County and workforce development partners; Davidson Community College, Davie High School, Piedmont Triad Workforce Development Board and other stakeholders.
 - i. Encourage monthly meetings across all stakeholder departments to be hosted in person or virtually.
 1. Coordinate and collaborate on resource alignment for strategic implementation of workforce activities.
 - ii. Develop and implement program aspect that addresses bridging existing programs to employment opportunities.

- c. Increase training opportunities for trades, manufacturing and other high wage economic sectors.
 - i. Coordinate with quality of life resources, education resources, and health resources to capitalize off of the Davie County product.

4. Goal: Promote leadership development.

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

Land Use & Community Appearance

- 1. Goal: Preserve the rural character of Davie County**
 - a. Incentivize development near infrastructure (e.g. roads, water and sewer) to reduce growth demand on prime agricultural farmlands by allowing increased density.
 - b. Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.
 - c. Support the designation and restoration of historic structures, buildings and monuments and utilize resources to encourage tourism development.
 - d. Update sign policies and landscaping standards as necessary to protect rural vistas, enhance community identity and create high quality transportation corridors.

- 2. Goal: Maintain a diverse industrial base as an integral part of Davie County's future growth and development.**
 - a. Encourage industrial development to locate in areas with existing water and sewer infrastructure, reducing need for utility network expansion.
 - b. Promote future industrial land near rail infrastructure to reduce freight impact on local road systems.

- 3. Goal: Maintain compatibility between land uses.**
 - a. Locate industrial development in areas which would not diminish the desirability of existing and planned non-industrial uses or encroach upon existing or planned non-industrial sites.
 - b. Separate heavy industrial sites from non-industrial areas by natural features, mature tree canopy buffering, major transportation facilities, light industrial areas and/or other suitable means.

- 4. Goal: Ensure quality commercial, office and institutional development.**
 - a. Encourage planned development that mimics the existing architectural aesthetic of nearby land uses, insures internal and external walkability and bikeability connections and complements nearby residential land use.
 - b. Discourage narrow or linear single land use category zoning districts.
 - c. Insure that the location and design of parking and loading areas is well integrated into the overall development site and is designed to minimize negative visual and operational offsite impacts whenever practicable.
 - d. Limit rural area commercial development to local convenience stores, farm supply stores, and generally accepted rural retailing establishments and require them to be clustered near road intersections.
 - e. Require the placement of wires underground in all public and private developments. New development that connects to existing utilities should require the placement of these existing utilities underground on the site.

- 5. Goal: Promote mixed use development to encourage proximity of housing to employment and reduce work trip travel time.**
 - a. Housing options close to employment areas will reduce traffic congestion, while also reducing transportation costs for households taking advantage of nearby employment.
 - b. Encourage connection of dead end streets to nearby arterials and collector streets to reduce travel time and improve emergency access to newly developing areas.

- i. Update subdivision regulations and also include a clause in the development ordinance for newly zoned properties or where the property is improved by more than 50% of its existing value.

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

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

7. Goal: Decrease development impact to environmentally sensitive areas.

- a. In designated primary or secondary growth areas, create and use development incentives for higher density subdivisions that minimize environmental impact and protect natural resources.
- b. Discourage residential development in or near the 100 year floodplain.
- c. Discourage medium to high-density residential development with poor soils for septic where water and wastewater infrastructure does not exist.
- d. Insure that runoff and drainage from development and agricultural activities is as close to natural pre-development conditions as possible.

Transportation

- 1. Goal: Continue to support regional efforts to create a connected multimodal network.**
 - a. Participation in the Northwest Piedmont Rural Planning Organization and the Winston Salem Metropolitan Planning Organization.
 - b. Commit staff to regional plan development such as the Comprehensive Transportation Plan and the Yadkin Valley Regional Bike Plan.
 - c. Solicit input from regional partners on local plan development.

- 2. Goal: Continue activities that support the development of complete streets and mobility options for all users on the existing road network.**
 - a. Insure broad public participation in the development of the County Pedestrian Plan.
 - b. Prioritize user safety at key intersections and high traffic areas.
 - c. Utilize the walking plan to develop and prioritize capital programs.
 - d. Continue to collaborate with NWRPO, PTRC, and YVEDDI on the development of enhanced transit, with particular focus on Non-Emergency Medical Transportation.

- 3. Goal: Utilize context sensitive design for highly visible infrastructure.**
 - a. Provide gateway treatments to Davie County along Interstate 40, US 601, US 64, US 158, NC 801 and other regional highways.

- 4. Goal: Ensure new industrial development has safe and reliable access to major highways.**
 - a. Provide improved access to and along Interstate 40.
 - b. Work with Northwest Piedmont Rural Planning Organization (NWRPO) and NCDOT Division 9 to leverage all available resources for roadway access improvements (e.g. Highway Fund, Highway Trust Fund, Appalachian Regional Commission, Industrial Access).
 - c. Work closely with the Economic Development Commission to coordinate State Transportation Improvement Program projects that support priorities of the EDC.

- 5. Goal: Promote Safe Routes to School.**
 - a. To reduce traffic congestion around elementary and middle schools work with municipalities to promote safe bicycle and pedestrian access for students and teachers to school campus.

- 6. Goal: Identify Locations for future park and ride lots Along I-40, US 158 and US 601.**

- 7. Goal: Explore additional revenue options for funding transportation planning and improvements.**
 - a. Identify community partners in the private and non-profit sectors.
 - b. Explore development funded options such as impact fees and dedications.
 - c. Consider dedicated funding mechanisms for complete streets projects.

Quality of Life

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

- 2. Goal: Develop countywide comprehensive bicycle and pedestrian plan.**
 - a. Insure the plan provides detailed recommendations on key bicycle and pedestrian corridors with strategies to develop long range funding for implementation and maintenance of pedestrian and bicycle infrastructure.
 - b. Develop policies supporting bicycle and pedestrian safety and access in new development including sidewalks, crossing improvements, pedestrian access to buildings, bicycle lanes and other elements.
 - i. Refer to NCDOT guidelines as well as American Association of State and Highway Transportation Officials (AASHTO) and National Association of City Transportation Officials (NACTO) guidelines for the latest best practices for design and engineering of facilities.

- 3. Goal: Preserve open space and natural resources.**
 - a. Include provision of open space and dedicate right of way for proposed trail facilities for major subdivisions.
 - i. Establish a minimum 50 ft and up to 150ft greenway easement to serve as wildlife corridors. Allow narrower easements where unique topography, existing utilities may constrain the connectivity to existing or planned trails.
 - ii. Emphasize habitat and wooded areas and de-emphasize floodplain, roads and stormwater infrastructure for open space requirements (less than 50% of the requirement should be roads, floodplain, stormwater control measure (SCM)).
 - iii. Allow flexibility for higher densities if the developer chooses to build trail facilities as part of the development.
 - b. Utilize location of farmland conservation easements to prioritize low-impact recreation opportunities where possible and allowable.
 - c. Support innovative and flexible land planning techniques as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.
 - d. Carefully plan future park development and open space preservation to provide for the rational and equitable distribution of recreation and open space opportunities within the County.

- 4. Goal: Incorporate more public art into Parks and Recreation programming as well as the physical and usable environment.**
 - a. Explore partnerships with art groups and art-invested groups in Davie County such as: Davie County Arts Council, Davie County Schools, and Wild Mountain Designs & Arts.
 - b. Incorporate the new Davie County brand into Parks and Recreation programming.