

# *Davie County Comprehensive Plan*

A DEVELOPMENT GUIDE TO 2040

APPENDIX



**ADOPTED - DECEMBER 2, 2019**



# *Part 3*

## *Appendix*

Refer to the appendix for minutes, survey data, and other detailed information that support the goals and actions outlined in this plan.

Contents

- 5 — Blue Ribbon Committee Agenda - Meeting 1
- 10 — Blue Ribbon Committee Notes - Meeting 1
- 17 — Blue Ribbon Committee Agenda - Meeting 2
- 20 — Blue Ribbon Committee Agenda - Meeting 3
- 21 — Blue Ribbon Committee Notes - Meeting 3
- 24 — Blue Ribbon Committee Agenda - Meeting 4
- 27 — Blue Ribbon Committee Notes - Meeting 4
- 29 — Focus Group Notes - Agriculture and Natural Resources
- 31 — Focus Group Notes - Senior Center
- 35 — Focus Group Notes - Quality of Life
- 37 — Focus Group Notes - Real Estate
- 38 — Focus Group Notes - Underserved Population and Young Professionals
- 40 — Planning Board Notes - Bermuda Run
- 42 — Board of Commissioners Meeting Notes - Town of Cooleemee
- 43 — Planning Board Agenda - Davie County
- 44 — Board of Commissioners Agenda - Davie County



COMPREHENSIVE LAND DEVELOPMENT  
PLAN

Blue Ribbon Advisory Committee

AGENDA - MEETING #1

December 7, 2017  
Davie County EMS Station 1

6:30pm

- 
- 6:30 p.m. Dinner Served and Introductions (Andrew/John/Johnny)
  - 6:45 p.m. Comprehensive Plan Overview (Liz)
    - The Purpose (Why are we doing this?)
    - The Product (What is it and what is it not?)
    - Blue Ribbon Advisory Committee Role (What is expected of you?)
    - The Timeline and Process (How do we get there?)
  - 6:55 p.m. Poll Everywhere Questions (Joe)
    - Where do you live in Davie County?
    - What word describes Davie County in 2017 to you?
    - What is your vision of Davie County in 15 to 20 years?
  - 7:05 Current Trends, Population and Demographics Overview (Jesse)
  - 7:15 p.m. Key Issues Workshop (Jesse, Joe, Liz, Michael)
 

Purpose: To build a common framework of expectations, issues and vision

    - Individual brainstorming of key growth issues
    - Work in groups to identify key issues
    - Share ideas with the whole group
  - 7:45 p.m. Wrap up & Critique of Today's Meeting (Michael)
  - 7:55 p.m. Housekeeping (Andrew/John/Jesse)
    - Review meeting schedule & discuss outcomes for the next meeting
  - 8:00 p.m. Adjourn

## Blue Ribbon Committee Meeting #1 Workshop Instructions

Desired Outcome: Key issues list for Davie County.

Facilitation Strategy: Split into 4 groups and have each group work to address up to 2 of the topic areas below. Write key issues on large post-it notes and place up on the wall under each key issue area. Report out to the larger group and add any additional issues to consider.

### Key Issue Potential Areas and Plan References

#### Group 1 (Facilitator: Jesse)

##### Land Use

- What type of development would most benefit Davie County?
- What do you think are the major issues related to development of the County?
- Are there enough commercial use types to serve and attract all residents? If not, what is needed?

##### Natural Resources

- How can preservation of natural resources be prioritized, while encouraging growth?
- What are the biggest challenges to natural resource preservation?

##### Agriculture

- What is more important, preservation of farmland or development? Why or why not?
- Are Voluntary Agriculture Districts and conservation easements being utilized well to support preservation of working farms? If not, why?

References: 2005 Land Development Plan, 2010 Growth Management Strategy, Local Farm and Food Profile Infographics

#### Group 2 (Facilitator: Michael)

##### Housing

- We have been told there is a housing problem in Davie County, what is it?
- Do you like where you live? Why or why not?
- What are key housing characteristics of neighborhoods you like or dislike?

References: Piedmont Triad Impediments to Fair Housing

#### Group 3 (Facilitator: Liz)

##### Utilities and Public Services

- Is there adequate access to water and sewer in Davie County? If not, what are the issues?
- What about public school capacity and location?

References: East Davie Wastewater extension project

##### Transportation

- What are the key Davie County concerns around traffic?
- Are there enough transportation options in Davie County? Why or why not?

References: 2010 Davie County CTP, Davie County Transportation Alternatives Feasibility Study, W-S MPO CTP

##### Economic Development

- Recommend referencing forthcoming Economic Development Action plan

References: Davie County Economic Development Plan (Released January 2018), Piedmont Triad Comprehensive Economic Development Strategy

#### Group 4 (Facilitator: Joe)

##### Health

- What are the biggest challenges to healthy lifestyles in Davie County?
- What advantages exist to support a healthy lifestyle here?

References: 2014 Community Health Assessment

##### Parks and Recreation

- The 2013 Parks and Recreation Comprehensive Plan guides the priorities of the overall parks and recreation system, what is missing from the plan or has changed since 2013 that should be addressed in the current Comprehensive Plan process?

References: 2013 Davie County Comprehensive Parks and Recreation Master Plan, Connect Davie Greenway Map (2014)

##### Other Questions

- PTRC has a lot of data and access to data for Davie County, but are there unique conditions we should understand for the planning process?
- What other key issue areas were left out?

## Blue Ribbon Advisory Cmte Meeting Draft Schedule (subject to change)

### Meeting #1 – December 7, 2017 6:30pm (ID Key Growth Issues)

- Welcome & Introductions (All)
- Purpose of the plan and overview of the planning process (PTRC)
- Purpose and role of the Blue Ribbon Committee (PTRC)
- Discuss differences between planning & regulating land development (PTRC)
- Summary of recent development trends & demographics (PTRC)
- Workshop to identify key growth issues (All)

### Meeting #2 – January 30, 2017 (Draft Vision, Goals, Policies)

- Review & discuss (continue if necessary) key growth issues from meeting #1 (All)
- Review existing conditions maps and full demographic report (PTRC)
- Workshop to draft growth goals and policies (PTRC)

### Sub-Committee Meeting #3 – March (Draft Growth Strategy Map)

- Review and discuss municipal meetings, focus groups and stakeholder interview outcomes (PTRC)
- Review & discuss growth factors influencing growth and development (PTRC)
- Workshop to draft a preliminary Growth Strategy Map (All)

### Sub-Committee Meeting #4 – May (Draft Proposed Land Use Map)

- Review & refine preliminary Growth Strategy Map (All)
- Review community-building goals & principles and land use classifications (All)
- Workshop to begin drafting a preliminary Proposed Land Use Map (All)

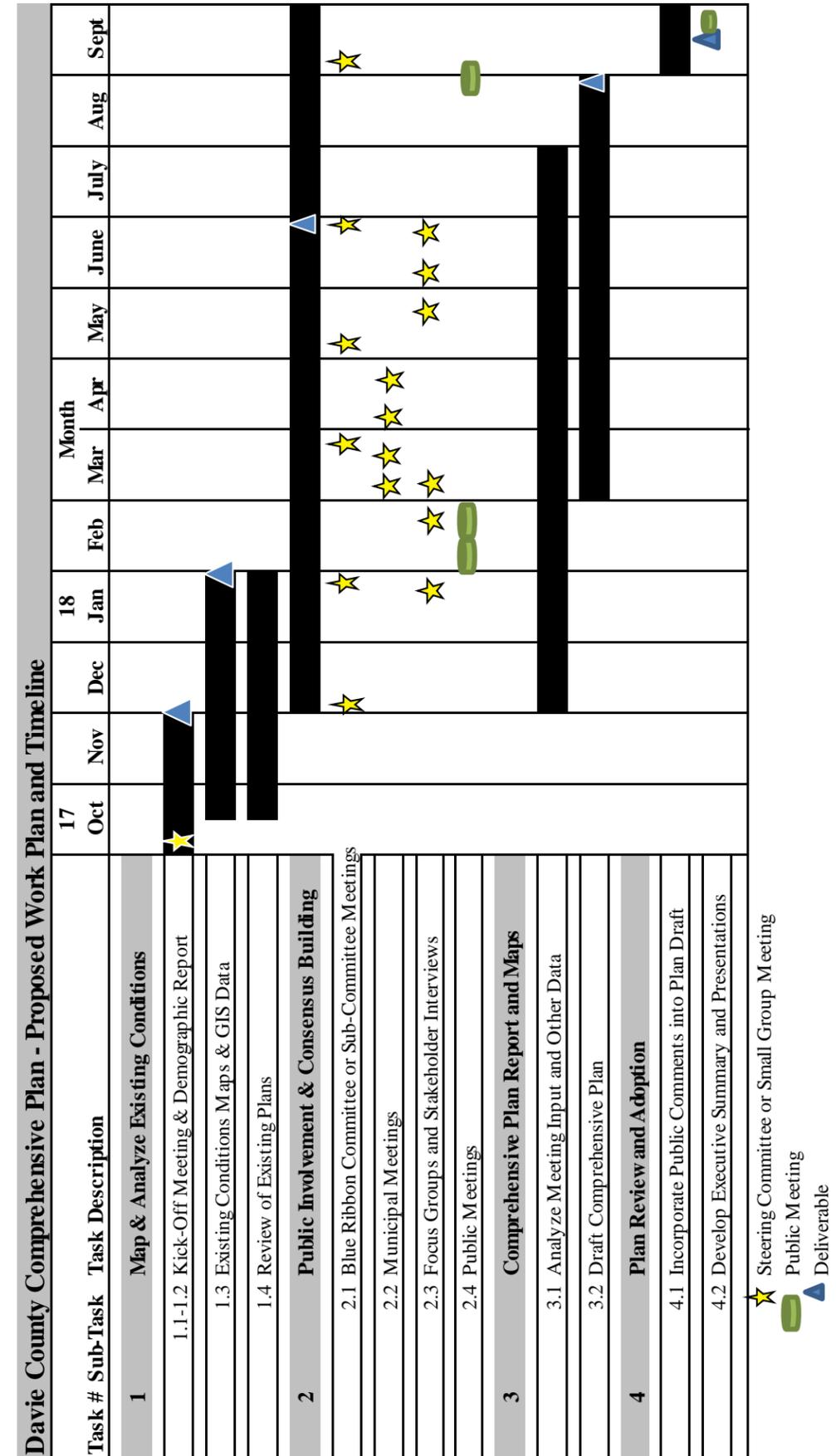
### Meeting #5 – June (Review Comprehensive Plan Elements)

- Review & refine draft Proposed Future Land Use Map (All)
- Review & content outline of the Comprehensive Plan Report (All)

### Meeting #6 – September (Review Comprehensive Plan Draft)

- Combined meeting with Planning Board
- Review recent public meeting comments (All)
- Review the Comprehensive Plan Report and make a recommendation (All)

Additional meetings include public information meetings and workshops, focus groups, stakeholder interviews and municipal staff meetings. See Proposed Work Plan and Timeline on the following page.





# COMPREHENSIVE LAND DEVELOPMENT PLAN

## Blue Ribbon Advisory Committee

### NOTES - MEETING #1

December 7, 2017  
Davie County EMS Station 1

6:30pm

**Attendees:** Jim Eaton, Diane Foster, Regina Graham, Jack Koontz, Wayne Webb, Chris Anderson, Henry Walker, Steve McMahan, Lee Rollins, Marcus Abernathy, Clint Junker, Christy Schafer, George Webb, Andrew Meadwell, Amy Litz, John Gallimore, Johnny Lambert, Brad Blackwelder, John Eller, Jesse Day, Liz Jernigan, Michael Blair, & Joe Furstenberg.

The meeting began at 6:35 pm after. As a way of introducing the committee members, each member and staff person was asked about what was their “favorite thing about Davie County”. The following responses were mentioned:

- Raise a family
- Christmas lights
- Rural setting
- Kind people
- Small town feel
- Quality of life
- Smart and welcoming
- Northern part
- Proactive with growth
- Place to call home
- School system

**Comprehensive Plan Overview** (see attached PowerPoint)

A presentation on the purpose, product, Blue Ribbon committee role and timeline was presented by Liz Jernigan.

**Poll Everywhere Questions**

A live polling exercise was then presented by Joe Furstenberg to test how community feedback could be gathered. The Poll Everywhere software was used and committee members were offered a chance to respond to the following questions:

1. Where do you live in Davie County?
2. What word describes Davie County in 2017 to you?
3. What is your vision of Davie County in 15 to 20 years?

Due to technical difficulties with the first question, responses were not compiled, however question 2 and 3 are shown here, the respondent is in the right column and some responses were collected on tablet devices, indicated by “Joe Test”:

**What word describes Davie County in 2017 to you?**

Relaxing	Wayne Webb
A community that is on the brink of rapid development	Christy
Appealing	Diane Foster

Progressive	Lee Rollins
Great	Henry Walker
Growing	George Webb
Home	George Webb
Fortunate	Clint Junker
Poised	Clint Junker
Work	Joe Furstenberg
Evolving	John Gallimore
Growing	Joe Test
Rural	Joe Test

**What is your vision of Davie County in 15 to 20 years?**

Preserved small town with progressive leadership	Diane Foster
Slow measured growth	Christy
Progressive	Lee Rollins
Rural atmosphere	Henry Walker
Organized growth	Regina Graham
Forward thinking.	Clint Junker
Planned growth	George Webb
Continue to grow	Marcus
Steady sustainable growth	John Gallimore

**Current Trends, Population and Demographics Overview** (see attached PowerPoint)

A sample of demographics and data on population, housing, jobs, transportation, income and other data was presented. A question was raised on how to slice the data to show:

- What types of wages are associated with job growth in Davie County, which saw a large jump in available jobs between 2010 and 2016
- Additional information on housing stock and housing values was also requested

**Key Issues Workshop**

The committee was broken up into 4 small groups, with a purpose: To build a common framework of expectations, issues and vision. Each group was facilitated by a staff member. The following issues were discussed and further discussion will be completed at the next Blue Ribbon committee meeting: **Agriculture, Transportation, Health, Parks and Recreation, Housing, Utilities/Services, Land Use, Natural Resources**

The results of the workshop are on the following pages.

**Wrap up & Critique of Today’s Meeting**

Michael Blair asked for a critique of the meeting. It was mentioned that some members would like to comment on issue areas in other small groups.

The meeting adjourned at 8:00pm and the next meeting was tentatively scheduled for January 30<sup>th</sup>, with a potentially different start time.

## Blue Ribbon Committee Meeting #1 Workshop Results

### Desired Outcome: Key issues list for Davie County.

**Facilitation Strategy:** Split into 4 groups and have each group work to address up to 2 of the topic areas below. Write key issues on large post-it notes and place up on the wall under each key issue area. Report out to the larger group and add any additional issues to consider.

#### Key Issue Potential Areas and Plan References

##### Group 1 (Facilitator: Jesse)

###### Land Use

- a) What type of development would most benefit Davie County?
  - Designate more specific transitional areas for commercial and industrial (A)
  - Add mixed use options to commercial nodes (A)
- b) What do you think are the major issues related to development of the County?
  - Provide sewer infrastructure extension to key nodes (B)
  - How can compact residential development occur & where it is acceptable (B)
- c) Are there enough commercial use types to serve and attract all residents? If not, what is needed?
  - Designate more commercial areas at I-40/Farmington Road (C)
  - Develop goals for commercial node at US 64 and I-40 (C)
  - Develop goals for a commercial node at Farmington Road/801 (C)

###### Natural Resources

- a) How can preservation of natural resources be prioritized, while encouraging growth?
  - Encourage designation of permanent farmland (A)
- b) What are the biggest challenges to natural resource preservation?
  - Sewer availability (B)
  - Marketing of voluntary agriculture districts (B)

###### Agriculture

- a) What is more important, preservation of farmland or development? Why or why not? (not addressed 12/7)
- b) Are Voluntary Agriculture Districts and conservation easements being utilized well to support preservation of working farms? If not, why? (not addressed 12/7)

References: 2005 Land Development Plan, 2010 Growth Management Strategy, Local Farm and Food Profile Infographics

##### Group 2 (Facilitator: Michael)

###### Housing

- a) We have been told there is a housing problem in Davie County, what is it?
  - Stagnant inventory/pre-1980 (A)
  - Rising rent (A)
  - No starter houses (A)
  - Create existing house incentive programs (A)

- b) Do you like where you live? Why or why not?
  - Quiet and safe (B)
  - Close enough to metro areas (B)
- c) What are key housing characteristics of neighborhoods you like or dislike?
  - Space to live/larger lots (C)
  - Social life (C)
  - Affordable housing for elderly in Cooleemee

References: *Piedmont Triad Impediments to Fair Housing*

##### Group 3 (Facilitator: Liz)

###### Utilities and Public Services

- a) Is there adequate access to water and sewer in Davie County? If not, what are the issues?
  - Water/sewer capacity-coordinate with county to address future needs (A)
  - Sewer from Farmington Road to Bermuda Run (A)
- b) What about public school capacity and location?
  - Aging schools (B)
  - Need for schools in dense locations (B)

References: *East Davie Wastewater extension project*

###### Transportation

- a) What are the key Davie County concerns around traffic?
  - Access to I-40 (A)
  - Ensure roads can handle development (A)
- b) Are there enough transportation options in Davie County? Why or why not?
  - Not enough ped options (B)
  - Not enough public transportation options (B)

References: 2010 Davie County CTP, Davie County Transportation Alternatives Feasibility Study, W-S MPO CTP

###### Economic Development

- a) Recommend referencing forthcoming Economic Development Action plan (not addressed 12/7)

References: *Davie County Economic Development Plan (Released January 2018)*, *Piedmont Triad Comprehensive Economic Development Strategy*

##### Group 4 (Facilitator: Joe)

###### Health

- a) What are the biggest challenges to healthy lifestyles in Davie County?
  - Food options
  - Childhood obesity
  - Lack of opportunities for exercise
  - Encourage more community/neighbors to assist elderly with needs
- b) What advantages exist to support a healthy lifestyle here?

### **Parks and Recreation**

- a) The 2013 Parks and Recreation Comprehensive Plan guides the priorities of the overall parks and recreation system, what is missing from the plan or has changed since 2013 that should be addressed in the current Comprehensive Plan process?
- Smaller parks in the county to increase the ability to exercise
  - Wellness opportunities with businesses for employees
  - Greenways as transportation options (3B)

*References: 2013 Davie County Comprehensive Parks and Recreation Master Plan, Connect Davie Greenway Map (2014)*

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# COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

## AGENDA - MEETING #2

January 30, 2018  
Davie County Public Library

5:30pm

Davie County Comprehensive Plan - Proposed Work Plan and Timeline

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

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

- 5:30 p.m. **Light Refreshments and Introductions**
- 5:35 p.m. **Vision Statement**
- 5:45 p.m. **Continue Key Issues Workshop**  
Purpose: To build a common framework of expectations, issues and outcomes
  - Review Meeting #1 results and add additional key issues to all areas
  - Work in small groups to identify key issues for Trails & Greenways and Agriculture
  - Prioritize key issues by “focus area”
- 6:30 p.m. **Focus Group & Stakeholder Meetings and Process**  
-Chamber Board  
-Economic Development  
-Planning Boards  
-Real Estate Experts  
-Foundations & Non-Profits  
-Underserved Populations  
-Others?
- 6:40 p.m. **Community Profile & Web Map Update**  
Plan Website  
[www.ptrc.org/davie](http://www.ptrc.org/davie)  
Interactive Web Map  
<http://ptrc.maps.arcgis.com/apps/webappviewer/index.html?id=03aa57e29e80457e9b31080b8da810eb>
- 6:50 p.m. **Next Steps**
  - Public meeting format, locations and schedule
  - Wrap up and critique of today’s meeting
- 7:00 p.m. **Adjourn**

Davie County Comprehensive Plan - Proposed Work Plan and Timeline														
Task #	Sub-Task	Task Description	17 Oct	17 Nov	18 Dec	18 Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
1	Map & Analyze Existing Conditions													
	1.1-1.2	Kick-Off Meeting & Demographic Report	★											
	1.3	Existing Conditions Maps & GIS Data												
	1.4	Review of Existing Plans												
2	Public Involvement & Consensus Building													
	2.1	Blue Ribbon Committee or Sub-Committee Meetings				★								★
	2.2	Municipal Meetings				★	★	★						
	2.3	Focus Groups and Stakeholder Interviews				★	★	★			★	★		
	2.4	Public Meetings				★	★	★						
3	Comprehensive Plan Report and Maps													
	3.1	Analyze Meeting Input and Other Data												
	3.2	Draft Comprehensive Plan												
4	Plan Review and Adoption													
	4.1	Incorporate Public Comments into Plan Draft												
4.2	Develop Executive Summary and Presentations													

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

Blue Ribbon Advisory Committee Meeting #2

## DAVIE COUNTY BLUE RIBBON RECAP

STAFF FROM THE PIEDMONT TRIAD REGIONAL COUNCIL AND DAVIE COUNTY WORKED WITH COMMUNITY LEADERS, WHO WERE SELECTED TO BE A PART OF THE BLUE RIBBON COMMITTEE, TO SOLICIT FEEDBACK FOR THE DAVIE COUNTY COMPREHENSIVE PLAN.

**PRESENT YOUR IDEAS**

07  
December

30  
January

THE FOLLOWING ARE THE TOP THREE PRIORITIES SELECTED BY THE BLUE RIBBON COMMITTEE FOR EACH CATEGORY OF THE COMPREHENSIVE PLAN.

<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE AGRICULTURE</p> <p style="font-size: x-small;">1: A long-term outlook for farmland preservation by working with the land trust</p> <p style="font-size: x-small;">2: To help bring awareness to farmland preservation issues</p> <p style="font-size: x-small;">3: Increase education for land owners on Voluntary Agricultural Districts</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE HOUSING</p> <p style="font-size: x-small;">1: Lack of starter homes and builders to supply them</p> <p style="font-size: x-small;">2: The rising costs of rent preventing the workforce from living in Davie</p> <p style="font-size: x-small;">3: A stagnant inventory of housing stock across the county</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE NATURAL RESOURCES</p> <p style="font-size: x-small;">1: Identifying incentives for conservation</p> <p style="font-size: x-small;">2: Permanent designations for farmlands</p> <p style="font-size: x-small;">3: Expanding marketing of the VAD program</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE TRAILS &amp; GREENWAYS</p> <p style="font-size: x-small;">1: Explore opportunity for Yadkin River Greenway</p> <p style="font-size: x-small;">2: Explore opportunity for increased NC Wildlife Access</p> <p style="font-size: x-small;">3: Investigate a bike lane for US-158</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE UTILITIES &amp; SERVICES</p> <p style="font-size: x-small;">1: Expand sewer from Farmington Rd to Bermuda Run</p> <p style="font-size: x-small;">2: Coordinate with the County for future capacity needs for water and sewer</p> <p style="font-size: x-small;">3: Additional schools in dense areas of the County</p> </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE HEALTH</p> <p style="font-size: x-small;">1: Address issues that lead to childhood obesity</p> <p style="font-size: x-small;">2: Encourage the community/neighbors to assist elderly with needs</p> <p style="font-size: x-small;">3: Leverage the new Davie Hospital (Wake Forest Baptist) for the community.</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE LAND USE</p> <p style="font-size: x-small;">1: Exploring how compact development can occur in Davie</p> <p style="font-size: x-small;">2: Designating more commercial areas at I-40 and Farmington Rd.</p> <p style="font-size: x-small;">3: Encouraging residential development with more green/open space areas</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE PARKS &amp; RECREATION</p> <p style="font-size: x-small;">1: Smaller parks throughout the community to increase the ability to exercise</p> <p style="font-size: x-small;">2: Greenways as transportation options</p> <p style="font-size: x-small;">3: Wellness opportunities with businesses for employees</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE TRANSPORTATION</p> <p style="font-size: x-small;">1: Ensure roads can handle development</p> <p style="font-size: x-small;">2: Enhance access to I-40</p> <p style="font-size: x-small;">3: Increase pedestrian transportation options</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; font-weight: bold; font-size: small;">DAVIE OTHER</p> <p style="font-size: x-small;">1: Alcohol sales in the County</p> </div>
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WHAT YOU LIKE MOST ABOUT DAVIE COUNTY

- It's Home
- The Rural Setting
- The Quality of Life
- The Small Town Feel
- The Caliber of People
- The School System is Strong
- It's a Great Place to Raise a Family
- The People are Smart and Welcoming
- Davie is Pro-active When it Comes to Growth



**COMPREHENSIVE LAND DEVELOPMENT  
PLAN**

**Blue Ribbon Advisory Committee**

**AGENDA - MEETING**

March 19, 2019

Location: Commissioners Meeting Room  
123 S. Main Street Mocksville

4:00pm

- 
- 4:00 p.m.     **Welcome and Introductions**
  
  - 4:10 p.m.     **Focus Groups and Growth Strategy Sub-Committee Update**
    - Review important themes and outcomes
  
  - 4:25 p.m.     **Draft Comprehensive Plan Document Review**
    - Review Table of Contents
  
  - 4:40 p.m.     **Discussion on Policy Recommendations**  
*Purpose:* To review, refine, change and add to goals and strategy recommendations  
*Method:* After each issue area, discuss what may be missing or unnecessary
    - Housing
    - Water and Sewer Infrastructure
    - Farmland Preservation & Open Space
    - Health
    - Economic Development
    - Land Use
    - Transportation
    - Trails, Parks, and Recreation
  
  - 5:20 p.m.     **Future Land Use Map**
  
  - 5:40 p.m.     **Public Meeting Format and Locations**
  
  - 5:55 p.m.     **Next Steps/Critique**
  
  - 6:00 p.m.     **Adjourn**



**COMPREHENSIVE LAND DEVELOPMENT  
PLAN**

**Blue Ribbon Advisory Committee**

**NOTES - MEETING #3**

March 19, 2019

Davie County Commissioners Room

4:00pm

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**Attendees:** Jack Koontz, Lee Rollins, Steven McMahan, Diane Foster, Philip Shore, Wayne Webb, Matt Settlemyer, Brad Blackwelder, Andrew Meadwell, Johnny Lambert, Jesse Day, Lawrence Holdsworth, and Cameron Colvin

**Welcome and Introductions**

Andrew Meadwell (Davie County) welcomed everyone. A lot has happened since the last Blue Ribbon Committee meeting, including several focus groups and subcommittee meetings. PTRC has put together an initial draft report that they are seeking feedback on.

Round-table introductions were made. Some members of the Blue Ribbon Committee were unable to attend.

**Focus Groups and Growth Strategy Update**

Jesse Day (PTRC) reviewed the agenda and gave a brief update on what has happened since the last meeting. Multiple focus group discussions were held with various stakeholder groups including: senior adults, real estate professionals, agriculture and natural professionals, arts and culture representatives, recreation and park employees, members of underserved communities, and young professionals. Major themes from these meetings included: Davie's rural character, lack of housing options, high cost of developable land, limited entertainment options, the need to increase awareness about conservation options for landowners, transportation options, and the need for expanded services for seniors and the homeless.

PTRC worked with the growth strategy subcommittee to develop the proposed primary and secondary growth areas (see map in presentation slides). GIS software was used to help predict commercial and residential growth based on population projections.

Andrew asked if the projected numbers included the municipalities.

Jesse – Yes. County growth projections are broken out on the following slide. We used the current percentages of residents (79%) and jobs (38%) that are located in the unincorporated areas to help predict growth in the county. Future growth may not follow this same trend. The growth strategy subcommittee then used the projected dwelling and employment numbers to help inform the amount of acreage designated for primary and secondary growth areas. A definition of primary and secondary growth areas can be found in the attached documents or on the project website.

It is estimated that Davie County will require 9,356 acres to support new growth by 2050. The subcommittee has designated 12,215 acres for primary growth and 27,686 acres for secondary growth.

Andrew – It was important to the subcommittee that we not over-limit ourselves and allow enough flexibility. We also tried to be respectful of the municipal areas, as they could help absorb some of those project growth demands.

Diane Foster (Mocksville Planning Board) – Won't the private market take care of meeting the housing need when it becomes profitable?

Jesse – Yes. The purpose of the growth strategy is to help balance rural preservation, while allowing for growth. In some instances, County policies may also be needed to help bridge gaps in the market. For example, to incentivize construction of more housing options.

#### **Draft Comprehensive Plan Document Review**

Jesse provided an overview of how the draft report is structured. It is broken into two main sections: 1) Purpose & Existing Conditions and 2) Future Growth & Recommendations. PTRC will provide an executive summary for the general public. The full report is more geared toward practitioners and people that will help with implementation. PTRC would primarily like feedback on the policy recommendations.

Jesse Day, Lawrence Holdsworth, and Cameron Colvin presented issues, trends, and policy recommendations for each of the various focus areas (see the attached presentation slides).

Lee Rollins (Bermuda Run) asked if PTRC could include examples of incentives for higher density subdivisions, density averaging and flexible regulation and include a photo of what that might look like.

Johnny Lambert (Davie County) asked PTRC to explain the recommendation to remove provisions on types of development that qualify for sewer extension.

Jesse explained that there are existing requirements for commercial and industrial to meet a certain threshold for new connections. It would be better to establish consistency with the growth strategy.

Matt Settlemeyer noted that equity should be a theme that carries throughout all of the focus areas, not just Health.

Lee – Davie County Senior Services will be releasing a county-wide plan in May that could be incorporated into the Comprehensive Plan. There also needs to be a mention of PART in the transportation section.

PTRC will be sending out a link with the draft report that will not be editable. Please send any feedback to them through email. They would primarily like feedback on the policy recommendations and if anything needs further explanation or detail.

Lee – Education should be emphasized, especially as it relates to job training/workforce development for manufacturing/trade jobs.

Wayne Webb agreed with this comment and explained that his company had previously worked on a tech prep program with local community colleges that has since gone away. There are jobs available but a lack of programs to help train people for them.

Jesse – PTRC's Workforce Development department has a great program called "Dream It, Do It" that works to inspire next-generation workers to pursue careers in manufacturing.

#### **Future Land Use**

Andrew recommended that there be a follow-up meeting to discuss the future land use map due to the lack of time and short notice.

Lee – Bermuda Run would benefit from a future land use map so that Town and County growth strategies are not competing.

#### **Public Meeting Format and Locations**

Jesse – The plan is to hold 4 public meetings over the next couple of months. Proposed locations are: Farmington, Mocksville, East Davie and Cooleemee. These meetings will be held in an open house format so that attendees can provide feedback on the goals and recommendations by focus area. We may also have surveys or incorporate instant polling to gather feedback.

Johnny suggested holding more of the meetings in the County, rather than in the towns.

The group recommended holding the meetings at the following locations:

- North Davie (Farmington Community Center)
- Central Davie (Davie Public Library)
- East Davie (Hillsdale Methodist)
- South Davie (Cooleemee Elementary)

#### **Next Steps**

- PTRC will send out a link to the draft report. Please provide all comments and feedback to them through email.
- PTRC will schedule meeting with the 3 towns to discuss the future land use map so that growth strategies are aligned.
- Public meetings will then be scheduled and advertised. Are there any events over the next couple of months that may be good to tie into?
- PTRC would like to finalize the report and bring it to the Board of Commissioners by June.

The meeting was adjourned at 5:50.



**COMPREHENSIVE LAND DEVELOPMENT  
PLAN**

Blue Ribbon Advisory Committee

**DRAFT AGENDA - MEETING #4**

July 30, 2019

Location: Mocksville Library

6pm

- 6:00 p.m. Dinner Served, Welcome and Introductions
- 6:05 p.m. Review Blue Ribbon Committee March Meeting Notes
- 6:10 p.m. Draft Comprehensive Plan Document Review
  - -Review Changes Made Since the March Blue Ribbon Meeting
  - -Public Meeting Feedback from May and June
- 6:30 p.m. **Prioritization of Draft Policy Recommendations for Implementation**  
*Purpose:* Review and verify voting results from public meetings for each focus area
  - Land Use & Community Appearance
  - Housing
  - Economic Development
  - Utilities
  - Transportation
  - Farmland Preservation
  - Parks & Recreation
  - Health
- 6:45 p.m. **Key Action Steps for Implementation (see instructions on back)**  
*Purpose:* Utilize top policy goals and associated strategies to think through partners, action steps, timeline and potential obstacles.

ACTION STEPS	KEY PARTNERS	TIMELINE	POTENTIAL OBSTACLES
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- 7:25 p.m. Next Steps/Critique
- 7:30 p.m. Adjourn

**Key Action Steps for Implementation Workshop  
Instructions**

**Purpose:** Provide input on how to achieve key goals identified in the Comprehensive Planning process.

**What:** Utilize the top priority Comprehensive Plan goal votes from the May 2019 public meetings to identify action steps, key partners, timeline and potential obstacles. The top 6-8 goals already have some strategies identified that we've used to populate action steps.

**How:** Divide into 3 small groups to discuss 2 goals each

**Step 1: ACTION STEPS** - Please think through and refine/change/add to these action steps as needed.

**Step 2: KEY PARTNERS** - Identify key partners involved for each action step. Please underline/circle partners that will need to take a leadership role in the effort.

**Step 3: TIMELINE** - Identify the timeline needed to complete for each action step, either short term (within a few years) (S), mid term (5-10 years) (M), long term or ongoing (L).

**Step 4: POTENTIAL OBSTACLES** - Are there potential obstacles for each action steps that need to be identified or addressed? How?

Topic Area	Total Goals	Tally	Rank
Land Use & Community Appearance	73	Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.	22
		Promote the rural character of Davie County	17
		Promote mixed use development to encourage proximity of housing to employment and reduce work trip travel time.	16
		Decrease development impact to environmentally sensitive areas.	7
		Ensure quality commercial, office and institutional development.	6
		Maintain compatibility between land uses.	3
		Maintain a diverse industrial base as an integral part of Davie County's future growth and development.	2
Agriculture & Natural Resources	54	Support agricultural training and education at the K-12, community college and university levels.	10
		Promote the value and quality of locally grown foods.	9
		Identify and prioritize prime farmland that is most at risk and develop strategies with landowners to preserve their land.	9
		Continue promotion of Best Management Practices for conservation of land and natural resources.	8
		Promote farmland protection through present use value taxation.	5
		Support marketing and production training and facilitate greater diversity in agricultural enterprises.	4
		Maintain and encourage open dialogue between growers and elected officials.	3
		Promote outreach and education on land taxation, estate planning, conservation easements and development planning.	2
		Strengthen disaster preparedness for disease, drought, and other natural disasters.	2
		Strengthen support for agricultural economic development.	1
Health	48	Promote farmland protection through Voluntary Agriculture Districts and Enhanced Voluntary Agricultural Districts.	1
		Support and expand efforts to address drug misuse and abuse prevention and education.	15
		Ensure that seniors and other vulnerable populations are prioritized in service design and provision.	14
Quality of Life	45	Explore initiatives and investments that increase community access to healthcare.	8
		Support efforts for preventative care and chronic disease management.	7
Water and Sewer	40	Continue to enhance data driven approaches to understanding population health.	2
		Take advantage of emerging opportunities through Medicaid transformation.	2
		Implement greenway and trail development to connect key destinations in Davie County.	21
Economic Development	38	Preserve open space and natural resources.	17
		Develop countywide comprehensive bicycle and pedestrian plan.	6
		Incorporate more public art into Parks and Recreation programming as well as the physical and usable environment.	1
		Maximize the public benefit of extending water and wastewater infrastructure.	19
Housing	37	Work with the Town of Mocksville to coordinate the extension and improvement of sewer service for primary and secondary growth areas.	14
		Establish wastewater capacity allocations for Davie County sewer service to municipalities.	5
		Increase utilization of existing sewer infrastructure.	2
		Promote aggressive client generation, marketing and branding.	12
		Promote leadership development.	10
Transportation	12	Improve the Davie County product.	8
		Implement workforce improvements.	8
		Increase housing options across Davie County and its municipalities including multi-family, single-family, patio homes, and other options where infrastructure allows.	18
		Improve the appearance of higher density developments.	7



# COMPREHENSIVE LAND DEVELOPMENT PLAN

Blue Ribbon Advisory Committee

## NOTES - MEETING #4

July 30, 2019  
Davie County Public Library

6:00pm

**Attendees:** Diane Foster, Jack Koontz, Henry Walker, Matt Settlemeyer, John Eller, Andrew Meadwell, Amy Flyte, Johnny Lambert, Jesse Day, and Cameron Colvin

**Welcome and Introductions**

Jesse Day (PTRC Planning Director) welcomed everybody and went over the proposed agenda.

**Draft Comprehensive Plan Document Review**

Jesse reviewed all of the updates and changes that had occurred since the last Blue Ribbon Committee meeting.

- Four public meetings were held in May in Mocksville, Farmington, Bermuda Run, and Cooleemee. The purpose of these open-house style forums was to gather additional public input and feedback regarding the proposed policy goals and recommendations.
  - John Eller (County Manager) asked if these meetings had resulted in any new policy recommendations.
    - Cameron Colvin (PTRC) – Most of the suggestions provided by meeting attendees were already covered or addressed in the policy recommendations. A full list of their comments can be found in the meeting summaries, which will be included in the appendix of the comprehensive plan.
- PTRC held meetings with local Town Managers to ensure that future land use recommendations aligned with municipal plans.

**Report Changes & Updates**

- Added guiding principles, including equity, to the Overview and Purpose section
- Added graphics on the Planning Process and Community Engagement summary
- Additional statistics were added to the Community Profile brief
- The Future Land Use Map was updated to incorporate town manager feedback and previous future land use categories. Commercial was renamed to “Commercial/Mixed-Use”.
  - Industrial corridors were also included.
    - John – Does the industrial section in Cooleemee allow for mixed-use opportunities? There have been several discussions surrounding workforce housing.
    - Andrew Meadwell (Davie County Planning) – This area is south of the river park area and currently zoned for residential.
    - Jesse proposed updating the description for industrial uses to accommodate mixture of light-industrial and residential.
- The Recreation Facilities Map was updated

- Added strategy “P” to p.75 to ensure quality commercial, office, and institutional development.
- Additional community photos were added

Johnny Lambert (Davie County Public Works) – Hazen and Sawyer has completed the Water Supply Study. Please ensure that the projected water demand and recommendations align with those in the comprehensive plan. Peak demand is likely a better indicator of future needs.

Matt Settlemeyer (Mocksville Town Manager) – The Mocksville Comprehensive Plan was adopted in July. There is a need to add this plan and Bermuda Run’s Comprehensive Plan to the Foundational Plans section.

Cameron – PTRC will make sure that these updates are made.

**Prioritization of Draft Policy Recommendations for Implementation**

Participants of the public meetings in May were asked to vote on the policy goals that they thought were most important. This feedback will be incorporated into the implementation plan. The goals with the most votes included:

1. Increase infill development by incentivizing reuse of existing vacant or underutilized buildings and properties.
2. Preserve the rural character of Davie County.
3. Implement greenway and trail development to connect key destinations in Davie County.
4. Preserve open space and natural resources.
5. Maximize the public benefit of extending water and wastewater infrastructure.
6. Increase housing options across Davie County and its municipalities including multi-family, single-family, patio homes, and other options where infrastructure allows.

Diane Foster (Mocksville Planning Board) – Are there any policies that could help prevent landlocked properties?

Jesse – This could potentially be addressed through access management requirements in the subdivision ordinance.

**Key Action Steps for Implementation**

Jesse explained that PTRC would like to use this Blue Ribbon Committee meeting to gather input on the implementation plan and begin identifying additional action steps, key partners, proposed timelines, and potential obstacles.

The group then broke up to provide comments for the implementation plan on posters that were hung up around the room.

**Next Steps**

The group reconvened to go over any next steps.

- PTRC will incorporate the comments provided at this meeting into the draft plan.
- PTRC will draft the implementation plan using comments from today as a guide.
- Once edits have been made, PTRC will send out an updated draft and schedule to present at the September Planning Board meeting.

The meeting was adjourned at 7:20.



**COMPREHENSIVE LAND DEVELOPMENT PLAN**

**NOTES – Agriculture and Natural Resources**

June 20, 2018  
 Davie County Cooperative Extension  
 11:00am

**Attendees:** Anna Leonard, Cameron Colvin, Coleen - Director Cooperative Extension, Bob Cruz - Agriculture Board, Jack Koontz -retired postmaster, Crystal - land trust for central NC, Lizzie - land trust, Phil Rucker - Landscape NC Coop extension, Phillip, Frankie Singleton -soil and water

meeting began at 11am with a brief overview of the Davie County Comprehensive Plan and the question, “What do you first think of when I say Davie County?” Answers included:

- |                         |  |
|-------------------------|--|
| Bedroom Community       | • School system provides strong identity                 |
| Community in Transition | • Sense of belonging                                     |
| Have what you need      | • Rural Character but more progressive with growth plans |
| Pretty                  | • Strong Sense of Community                              |
| Natural Resources       |  |
| Home                    |  |

Meeting attendees noted they would like to see a more inviting and aesthetic pace, increasing beautification. Meeting attendees asked about what other focus groups are being held. Focus groups include Agriculture, Quality of Life, Aging Population, Underserved Communities, and Real Estate/Housing.

Attendees were asked to address needs, gaps, and concerns and what additional partners should be involved. The questions and answers are provided below. Items with \* were identified as important issues to focus on by all focus group members.

**What should be added? What is needed? (E.g. programs, facilities, or policies?)**

- |   |   |
|---|---|
| Farmland and Preservation with Davie County and Land trust, conservation easement purchases | • Commercial, nothing really comes to Mocksville, goes to Winston and Statesville |
| **Preservation of farmland  | • Lack of shopping and **entertainment options                                    |
| More funding for conservation agreements  | • Recreation is good entertainment,   |

**What should change?**

- Little knowledge about commuter options (PART, YVEDDI)

**What other ideas or concerns do you have?**

- If growth is expected, what housing options are there?
- Renovation and use of existing buildings
- \*Concerns about strip shops and big box stores, where do we find that space and how to keep rural character for it
- People want that rural feel but close access to 40
- \*Stronger education program of doing more land trust and easements to preserve the land (up in Farmington)
- Connect people who want to farm with farmland.
- Spread resource information: Online - NCFarmLink

**What else do we need to consider?**

- NCFarmLink
- Trust Funds – NC Agriculture and Preservation Development Trust Fund
- Agriculture Conservation Easement Program
- Conservation Reserve Enhancement Program

**What partners or institutions need to be involved to ensure success?**

- Wildlife Commission
- Fire Department – volunteers
- First Responders
- \*\*Safety

**How can preservation of natural resources be prioritized, while encouraging growth?**

- Target farmland preservation among communities and prime farmland

**What are the biggest challenges to natural resources preservation?**

- Education
- Funding
- Prioritization of economic development over farmland preservation
- People don't know present use value, cheaper tax rates available

**Are voluntary agriculture districts and conservation easements being utilized well to support preservation of working farms? If not, why?**

- Not many conservation easements in Davie County
- Need awareness about funding and tax benefits of donating easements
- Better job of educating people of what is out there for them
- Voluntary Ag District has done fairly well

**Davie County Comprehensive Plan**

**Senior Center Focus Group Meeting (June 27, 2018)**

- Cameron Colvin gave an introduction. Explained what is a comprehensive plan – document outlines goals so that future policies in the County can help reach those desired goals.
- CC – We want your input – what do you like about the County? What needs improvement?
- Passed out questionnaire, welcome to write responses down or share with group and we will incorporate comments into the plan
- CC – population is growing faster than Forsyth County, in 20 years, population will increase by one-fourth, population is about 42,000 now, a part of that is from W-S growing
- **Q1 – think about the County – what do you think about first?**
  - Home
  - Senior center
  - Good place to live
  - Hillsdale Church
  - Where I belong
  - Country
  - Less crime than large towns (safe)
- **Q2 – which categories of the Comp plan interests you most? What is most important?**
  - Health and Wellness
  - SSI
  - Need more housing for the elderly because it so expensive for them to obtain housing and apartments - need more lower income housing
  - Building new apartments out on 158 – who is doing that? They are section 8
  - **Need to fill some of these empty buildings** – repairing old structures – for the homeless – but usually this is done only for the wealthy
  - Need to think about the old people! They get shoved behind
  - Does Davie County have any Section 8 housing? Yes – PTRC oversees it. It is a program for low income housing, based on income.
    - Need to also think about middle class
    - Over a three year wait – no place for them to go in the meantime
    - Section 8 just got re-opened here in Mocksville
    - Brock Center upstairs has an office, only on Wed mornings
  - **Need to take better care of veterans**
    - Still takes 3 years to get help
    - Don't know of any services that are available
- **Q3 – what is missing, what needs to be added**
  - Programs for teenagers, they need something to do to help reduce the drug program
    - Some programs at Brock Center, but not enough
    - Parks & Rec is fairly new, working to increase (CC)
    - Give them a movie, somewhere to go
    - Most leave the County because there is nothing to do

- They go to Walmart parking lot to hang out and play ball
- Teenagers need to be involved in making decisions
- CC – we are doing a focus group in August at the high school
- Need a teen center
- YMCA in other areas have youth programs– need one here
- Skating rink
- What are they going to do with the old high school? The library is still possibly full of books, tables and chairs – why not re-use those and save money?
- **Q4 – what should change in the County?**
  - Different places to eat!
  - Sidewalks
  - Variety of supermarkets
  - Need funding for several years (senior center funding is for only one year, hard to plan)
  - Bring auto-mechanics back in schools so kids can work with hands (trade skills)
  - Took sign language classes out of schools – want it back
  - Industries of a certain size should offer apprenticeship programs
  - Industries here have had problems getting machinists – didn’t have the skills
- **Q5 – what other ideas do you have?**
  - Greenway or park north of Mocksville
  - Davie and Forsyth are putting burden of taking care of the homeless on the churches – counties need to see how many people are **homeless**
    - No homeless shelters in the county
    - How many people are homeless?
- **Q6 – what else to consider? With regards to all the new people moving in to area?**
  - Take care of Davie county people that are here first
  - If you have a criminal record, you can’t get a place to live – makes it difficult to restart
  - No compassion anymore, all about the dollar, very sad
  - Need to tear down dilapidated buildings and re-use
  - Need a place for concerts and gatherings (like Rich Park)
    - John Creeks Mill is good but too small and not enough parking
  - Challenge for renters with bad credit
- **Q7 – what other types of groups should we reach out to?**
  - CC - We already have plans to speak with farmers, youth, arts, recreation, and economic developers
  - Those people need to come to the senior center to inform the seniors of what is going on in the County
  - **We need to pass information to the senior center in future because many do not have access to the internet**

## Hand Written Comments

### **Q1 – think about the County – what do you think about first?**

- County
- A good place to live. Home.
- Good people. Good senior program.
- It is where I belong
- Hillsdale UMC, Senior Center
- Senior services
- Awesome senior center
- Hillsdale Church
- Safe living and religion oriented
- Small community
- Home, good place to live.
- Good county to live in.

### **Q2 – which categories of the Comp plan interests you most? What is most important?**

- Transportation, Recreation (trails & greenways)
- Housing Demand and Supply, Utilities, Health & Wellness
- Utilities, Health & Wellness, Transportation
- Cultural and Arts Enhancement
- Housing Demand and Supply
- Cultural & Arts enhancement, clean water (not well water), more sewer access, health & wellness programs
- Health & wellness
- Agriculture and farmland preservation, health and wellness, transportation, recreation (trails & greenways)
- All of the above
- Health & wellness
- All of the above

### **Q3 – what is missing, what needs to be added**

- Movie theater, recreation for teens.
- Something for children to do.
- Pool table, ping pong, K & W, Fish House, Family Restaurant
- Support for the homeless
- Programs, housing, & shelters for the poor and those with criminal records.
- Tai Chi classes
- More public bathrooms, taxi services

- Bowling alley
- Parks north of Mocksville
- More housing for elderly, taking care of veterans
- Nothing

**Q4 – what should change in the County?**

- Housing is too expensive
- More side walks on Maroney Rd.
- We need buses and taxis
- Farmers market on Saturday
- When one is on SSI, one cannot afford housing
- Apprenticeship programs
- Get rid or repurpose some of the old buildings
- Better transportation in and out of town for people who don't have transportation in and out of town for work purposes.
- Take care of veterans. More entertainment for kids.
- Everything.

**Q5 – what other ideas do you have?**

- The rich & famous take care of themselves
- We want side walks on Maroney Rd. Thank you.
- Public water & sewer
- Will Davie County continue to fully fund the Senior Center and Activities?
- More money for HUD to help the poor
- Movie theater for movie goers
- More restaurants

**Q6 – what else to consider? With regards to all the new people moving in to area?**

- Home for homeless
- Public water & sewer
- Better access to places for all senior citizens
- Just keep Davie beautiful
- More sidewalks

**Q7 – what other types of groups should we reach out to?**

- Ted Budd
- More public spaces
- Need homeless shelters



**COMPREHENSIVE LAND DEVELOPMENT PLAN**

**NOTES – QUALITY OF LIFE FOCUS GROUP**

July 12, 2018  
 Brock Recreation Center  
 10:00am

**Attendees:** Phillip Sheldon - Davie County Intern, Paul Moore - Parks and Rec, Rich Maconochie – Lacrosse, Melanie Cook - Farmington Community College, Bruce White - Farmington Arts Studio, Sidnee Suggs - Davie County Arts Council, Marie Craig - Davie County Singing Seniors, History books, Scott W - Twin City Sport, NC Fusion

The meeting began at 11am with a brief overview of the Davie County Comprehensive Plan and the question, “What do you first think of when I say Davie County?” Answers included:

- |   |                                |
|---|--------------------------------|
| • Agriculture and History                 | • “The island”                 |
| • Lots of Green                           | • isolated                     |
| • Solid but divided                       | • sense of heritage and family |
| • Ownership in Community                  | • stubbornness                 |
| • Conservative and Good to Raise Children | • dominant with athletics      |
| • Slower Lifestyle                        | • supportive                   |
| • Sense of Community                      | • strong ownership             |

Meeting attendees noted they would like to see a more inviting and aesthetic pace, increasing beautification. They also discussed the importance of understanding what the county stands for and how to collaborate with surrounding counties.

Questions were asked to address needs, gaps, and concerns and what additional partners should be involved. The questions and answers are provided below. Items with \* were identified as important issues to focus on by all focus group members.

**What should be added? What is needed? (E.g. programs, facilities, or policies?)**

- |   |  |
|---|--|
| • Greenways   | • Master plan for nature park - connection from nature park to middle school |
| • More sidewalks, connectivity                        | • Hiking Club at high school, encourage more outdoor activity                |
| • Bike lanes - none around, but big cycling community | • Geocaching   |
| • Cultural Arts - how to use facilities               |  |

## Focus Group Notes - Real Estate

- Cultural and Arts Enhancement, have issues with overlapping events, lack of promotion causes confusion
  - \*coordination and promotion of arts
- \*Communication between County and sports facilities
- Assistance form county to share events and art community news \*Advertise from County side
- Comprehensive App - events, municipal news, contacts, sporting, etc.
- Museum

### What should change?

- Green Features
- Communication between sports teams and recreation, underutilized facilities.
- Get Davie County involved with Twins, missing big economic opportunities

### What other ideas or concerns do you have?

- Housing Demand - Open and Green space Requirement for subdivisions
- No money to do all of these big things
- Lack of maintenance, deferred maintenance
- Lack of security

### What else do we need to consider?

- Meeting Space, larger space. Have to stagger meetings now.
- Attractive housing, nothing for millennials
- Make sure accessible access for Seniors, easy terrain to manage wheelchairs and walkers

### What partners or institutions need to be involved to ensure success?

- Youth football league association, Angie York
- Davie Little League
- Torque Performance - Adam Barber, building facility next to twins
- Smith Grove community center
- Community centers - \*\*underserved communities

### Real Estate Focus Group Discussions

**Dates: August 23, 2018: Mocksville & September 30, 2018: Bermuda Run**

**Attendees: Mocksville and Bermuda Run Realtors Association Members**

After a short introduction and overview of what the Comprehensive Plan process is about, the following questions were asked of the group. Both focus group responses are aggregated below and include an e-mail response.

#### What should change or is needed?

- We need affordable available land with infrastructure that can be developed
- Land prices are high, tax department has high land only values

#### What are the shining bright spots related to the housing market in Davie County?

- Inventory moving quickly when priced between \$150K and \$225K
- Interest rates are holding
- Home values have increased
- Good schools
- Motivated buyers

#### What are the obstacles/barriers to providing housing to different segments of the market?

- Non-income based apartments are needed
- Need to attract multi-family developers
- Land and lots are very expensive
- Rules and regulation (e.g. cost of sewer/water taps, streets and sidewalks)
- Return or margins on residential construction is low, creating little ROI
- Not enough residential development going on currently
- Hourly wages are too low for housing price points

Considering the top obstacles or barriers, what programs, policies or infrastructure could Davie County (not just government!) pursue to address and “move the needle”.

- Consider where to invest in infrastructure
- Increase options for multi family (non-income based) apartments
- Encourage planned developments with a mix of housing options

#### What else do we need to consider?

- Revisit densities to offer housing options (e.g. new apartments are in high demand)
- Recognize that the market for housing product is changing
- Development fees were recently cut in half

#### What partners or institutions need to be involved to ensure success?

- Interested lenders and investors
- Landowners willing to work on a planned development
- Public and private partnerships

Focus Group Notes - Underserved Population and Young Professionals

Focus Group Tables

**Table 4.1: Underserved Population**

Question: <i>When I say "Davie County" what word or set of words come to mind?</i>	Question: <i>What do you like the most about living in Davie County?</i>	Question: <i>What do you most dislike about living in Davie County?</i>
Answers: <ul style="list-style-type: none"> <li>• Home</li> <li>• Home</li> <li>• Home</li> <li>• Small, home</li> </ul>	Answers: <ul style="list-style-type: none"> <li>• Common goals</li> <li>• Friendly, less drama</li> <li>• Alone and nice</li> <li>• Quiet</li> </ul>	Answers: <ul style="list-style-type: none"> <li>• Road construction</li> <li>• Cutting down trees and the lack of togetherness</li> <li>• Not enough things to do</li> <li>• Not much to do and no public transportation</li> </ul>

Table 4.1

**Table 4.2: Young Professionals**

Question: <i>When I say "Davie County" what word or set of words come to mind?</i>	Question: <i>What do you like the most about housing in Davie County?</i>	Question: <i>What do you most dislike about housing in Davie County?</i>
Responses:	Responses:	Responses:
First Focus Group: <ul style="list-style-type: none"> <li>• Community/family</li> <li>• Hometown</li> <li>• Rural/farm</li> <li>• Community/Americana</li> </ul>	First Focus Group: <ul style="list-style-type: none"> <li>• Rural setting</li> <li>• Not always on top of one another (more landscape)</li> <li>• Space from neighbors</li> <li>• Cost</li> <li>• Land available</li> </ul>	First Focus Group: <ul style="list-style-type: none"> <li>• [Lack of] affordable housing for single/students</li> <li>• [Lack of] low-maintenance housing</li> <li>• [Lack of] affordable housing for young couples</li> <li>• Lack of non income-restricted housing</li> </ul>
Second Focus Group: <ul style="list-style-type: none"> <li>• Quiet, farm, relaxed, community</li> <li>• Small, traditional, nice people. Low on quality dining and entertainment</li> <li>• Small, rural, older population</li> </ul>	Second Focus Group: <ul style="list-style-type: none"> <li>• A/C, connections with others, playgrounds</li> <li>• Affordable, lots of secluded homes</li> <li>• Lower taxes, homes with land and farms</li> </ul>	Second Focus Group: <ul style="list-style-type: none"> <li>• More options for new construction, townhomes/condos, etc. needed</li> <li>• More affordable resale/new construction housing</li> </ul>

<ul style="list-style-type: none"> <li>• Traditional, community, safe</li> <li>• Great place to raise a family</li> <li>• Everyone knows <u>everyone</u></li> <li>• Family</li> <li>• [One] high school</li> <li>• Small, outdated, family friendly</li> <li>• Construction</li> <li>• Rural</li> </ul>	<ul style="list-style-type: none"> <li>• Trees and vegetation</li> <li>• Diverse places to live</li> <li>• Quiet, lots of land, connected community, great school environment</li> <li>• Schools, lower tax, convenient, easy access to highways</li> <li>• Lower taxes, more property</li> <li>• Land/larger lots</li> <li>• Land. . . trees</li> <li>• Affordability</li> </ul>	in neighborhoods (with community amenities) <ul style="list-style-type: none"> <li>• Updated townhomes and apartments with amenities to rent</li> <li>• More rent options, and new communities with amenities</li> <li>• More affordable/new housing for first time homeowners/single family homes</li> <li>• Older</li> <li>• Low or high price point</li> <li>• Older homes</li> <li>• Lack of options</li> </ul>
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Table 4.2

**Table 4.3: Elderly/Aging**

Question: <i>When I say "Davie County" what word or set of words come to mind?</i>	Question: <i>What do you like the most about housing in Davie County?</i>	Question: <i>What do you most dislike about housing in Davie County?</i>
Responses:	Responses:	Responses:
<ul style="list-style-type: none"> <li>• Country</li> <li>• Friendly</li> <li>• Beautiful place</li> <li>• Home</li> <li>• Home</li> <li>• Beautiful place</li> <li>• Expensive</li> <li>• Land</li> </ul>	<ul style="list-style-type: none"> <li>• Varied</li> <li>• Cute, modest housing</li> <li>• Good</li> <li>• Home</li> <li>• No comment</li> <li>• There are a few nice places</li> </ul>	<ul style="list-style-type: none"> <li>• Too expensive</li> <li>• Not enough housing for elderly, disabled, and poor</li> <li>• Not enough ranchers</li> <li>• Too many older homes</li> <li>• Too much maintenance</li> <li>• Nothing</li> <li>• Not enough facilities for seniors</li> <li>• Need more</li> <li>• Not affordable</li> <li>• Not enough for seniors</li> <li>• No place for the poor or felons</li> </ul>



# COMPREHENSIVE LAND DEVELOPMENT PLAN

## NOTES – BERMUDA RUN PLANNING BOARD

June 20, 2018  
Bermuda Run Planning Board  
3:00pm

**Attendees:** Anna Leonard – PTRC, Cameron Colvin – PTRC, Phillip Sheldon – Davie County, Erin Burris, Ken Peacock, Lynn Marcellino, Christy Schafer, Lee Rollins

The meeting began with a brief overview of the Davie County Comprehensive Plan and the question, “What do you first think of when I say Davie County?” Answers included:

- Great place to raise family
- Friendly people
- Rural county
- Comfortable
- Quality over Quantity
- History

Questions were asked to address needs, gaps, and concerns and what additional partners should be involved. The questions and answers are provided below.

### Which of the following categories interest you the most?

- Growth
- Housing
- Transportation and Greenways
- Health and Wellness
- Agriculture and Farmland Preservation
- Housing Supply
- Recreation

### What should be added? What is needed? (E.g. programs, facilities, or policies?)

- Scenic Gateways and corridors
- Planning for infrastructure
- Planning for new school locations
- Possibility of need for additional bridge over the Yadkin
- Road improvements for rural roads
- Road improvements - immediate needs

### What should change?

- Priorities and intersection improvements

### What partners or institutions need to be involved to ensure success?

- Coordination between towns and counties to leverage efforts
- Collaboration with land owners, ensure beneficial to both county and residents
- Lewisville biking community
- Hiking group in Bermuda Run

### What are some of the biggest challenges to healthy lifestyles in Davie County?

- Lack of pedestrian facilities
- Sidewalks and bike lanes
- Greenway connection to different parts of County
- Connect pedestrian trails to county trails (Smith Creek Sewer Line)
- Need for bike path loop, through Farmington and 158

### Anything Else?

- Roads that can handle the capacity for economic development
- Willingness to change ordinances
- Allow Conservation development options
- Housing Options for aging population

Town of Cooleemee  
Board of Commissioners Meeting  
September 17<sup>th</sup>, 2018  
6:00pm



**Development & Facilities Services**

298 E. Depot Street, Ste 100 | Mocksville, NC 27028 | 336.753.6050 | f 336.751.7689 [DavieCountyNC.gov](http://DavieCountyNC.gov)



Cameron provided background information about recent trends and projected growth in the County.

**Focus Group Questions**

- 1) **What do you think of first when I say Davie County?**
  - Cooleemee
  - River Park
  - Taxes
  - Growth in North East
  
- 2) **Which of the following categories interests you the most? (Agriculture and Farmland Preservation, Cultural and Arts Enhancement, Housing Demand and Supply, Utilities, Health and Wellness (services, environmental, facilities), Transportation, Recreation (trails and greenways).**
  - Trails & recreation
  - Lack of economic development
  
- 3) **What should be added? What is needed? (e.g. programs, facilities or policies)**
  - water lines in southern part of County
  - youth activities/entertainment
  
- 4) **What should change?**
  - Taxes
  - Equal distribution of services across county
  
- 5) **What other ideas or concerns do you have?**
  - County pulled money from towns
  - Need economic development opportunities
  
- 6) **What else do we need to consider?**
  - Potential mill redevelopment – needs financial support
  - Focus on what we have – recreational tourism opportunities
  
- 7) **What partners or institutions need to be involved to ensure success? (Please include contact information if available)**

Cameron provided an overview of the project timeline and informed everyone that project materials, including a draft of the comprehensive plan, will be hosted on the project website ([www.ptrc.org/davie](http://www.ptrc.org/davie)).

There will be a meeting of the **Davie County Planning Board** on **Tuesday November 19, 2019 at 6:00 p.m.** in the 2<sup>nd</sup> floor Commissioners Room of the Davie County Administration Building, 123 South Main Street, Mocksville, N.C. The public is invited to attend. Business will be conducted as follows:

- A. **Call to order**
- B. **Approval of the Minutes** of October 22, 2019
- C. **Public Comment**.
- D. **The Board will review the update to the Comprehensive Land Use Plan.**
- E. **Old or New Business**
  1. The Board will elect officers.
- F. **Adjournment.**

**Board of Commissioners**

Terry Renegar, Chairman  
Richard Poindexter, Vice Chairman  
Mark Jones  
Benita Finney  
James Blakley



**AGENDA**  
Regular Meeting

**County Manager**

John Eller  
Commissioners Meeting Room  
123 South Main Street  
Mocksville, NC 27028  
December 2, 2019 6:00 PM

1. Meeting Called to Order - Chairman Renegar
2. Invocation
3. Pledge of Allegiance
4. Election of Officers
5. Adopt Agenda
6. Public Comment Period
  1. Public Comment Period Policy
7. Public Hearings
  1. Zoning Map Amendment 2019-11 Jerry Douthit
  2. Public Hearing - 2040 Comprehensive Plan for Davie County
  3. Public Hearing - Installment Financing Agreement for Facility Expansion
  4. Public Hearing - County-Manager Form of Government (Also Referred to as Council-Manager or Commission-Manager)
8. Presentation
  1. Service Weapon Award to Retiring Lieutenant Jeff Harpe
  2. Resolution - Leadership Davie (Class of 2020)
9. County Manager's Report
10. Commissioners' Comments
11. Consent Agenda
  - A. Approval of Minutes
    1. Board of Commissioners - Regular Meeting - Nov 4, 2019 6:00 PM
    2. Closed Session Minutes - 11/04/2019

- B. Tax Reports, Releases and Refunds
  1. Releases, Refunds, and Percentage Reports
- C. Appointments
  1. Recreation and Parks Advisory Board Re-Appointments - Michael Jaycocks, Drew Ridenhour, Greg Barnette
  2. Recreation and Parks Advisory Board Appointment - Steve Corriher
  3. Aging Services Community Advisory Committee Board Member Re-Appointment - Mary Coppa
  4. Child Protection and Child Fatality Prevention Team Appointment - Hannah Whittington and Logan Fox
  5. Board of Adjustment Appointment - Diane Foster
  6. Planning Board Regular Member Appointments - Mark White and Mariam Wright
  7. Planning Board Alternate Member Appointments - Alan Miller and Tamara Taylor
- D. Budget Amendments/Transfers
  1. Budget Amendments for December 2
- E. Annual Board Affirmations
  1. Board of Commissioners - Code of Ethics
  2. Board of Commissioners - Agenda Procedure Policy
- F. Resolutions
  1. Resolution - Voting Equipment
  2. Farmington Road Lease Agreement & Reimbursement Resolution
- G. Bond
  1. Sheriff Bond Renewal 12/15/2019 - 12/15/2022
12. Old Business
13. New Business
14. Closed Session
  1. Closed Session Pursuant to 143-318.11(A)(6) to Consider the Qualifications, Competence, Performance, Character, Fitness, Conditions of Appointment, or Conditions of Initial Employment of an Individual Public Officer or Employee or Prospective Public Officer or Employee
15. Adjourn

