Davie County Comprehensive Land Development Plan
Blue Ribbon Committee • Meeting #1
12.7.17 • Davie County EMS Station 1

Jesse Day, Planning Director
Elizabeth Jernigan, Assistant Planning Director
Michael Blair, Housing Director
Joe Furstenberg, Regional Planner
6:30pm-8:00pm

• Dinner Served and Introductions
• Comprehensive Plan Overview
• Poll Everywhere Questions
• Current Trends, Population and Demographics Overview
• Key Issues Workshop
• Wrap up & Critique of Today’s Meeting
• Housekeeping
• Adjourn
Introduction & Welcome

- Welcome
- Staff Introductions
- Steering Committee Introductions
  - Name & affiliation
  - How long have you lived/owned a business in Davie County
  - Something you love about Davie County
Our Team

Jesse Day
Planning Director

Michael Blair
Housing Director

Elizabeth Jernigan
Asst. Planning Director

Malinda Ford
GIS Manager

Joe Furstenberg
Regional Planner

Cameron Colvin
Regional Planner

Anna Leonard
Regional Planner
Purpose

- Solve Community Problems
- Public Services
- Decision-Making
- Culture & Environment
- Growth & Development
- Quality of Life
- Preserve Land Value & Protect Investments
Legal Requirements

1. Statutory Requirements: Zoning regulations must be made “in accordance with a comprehensive plan.” (NCGS 160A-383 & 153A-341)

2. Land development plan a requirement for NCDOT transportation plan (NCGS 136-66.2)
Why a Comp Plan is Needed

1. Development Patterns
2. Workforce Housing Needs
3. Transportation Issues
4. Aging Population
Blue Ribbon Committee Role

1. The Committee will work in an advisory capacity over the course of the project to provide guidance for project work.

2. Serve as a sounding board for information gathered from focus groups, public meetings, stakeholder interviews, etc.
## Davie County Comprehensive Plan - Proposed Work Plan and Timeline

<table>
<thead>
<tr>
<th>Task #</th>
<th>Sub-Task</th>
<th>Task Description</th>
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<tbody>
<tr>
<td>1</td>
<td>1.1</td>
<td>Map &amp; Analyze Existing Conditions</td>
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<td>1.1.1</td>
<td>Kick-Off Meeting &amp; Demographic Report</td>
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<td>1.1.2</td>
<td>Analyze Existing Conditions Maps &amp; GIS Data</td>
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<td>1.4</td>
<td>Review of Existing Plans</td>
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<td>2</td>
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<td>Public Involvement &amp; Consensus Building</td>
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<td>2.1.1</td>
<td>Blue Ribbon Committee or Sub-Committee Meetings</td>
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<td>2.2</td>
<td>Municipal Meetings</td>
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<td>2.3</td>
<td>Focus Groups and Stakeholder Interviews</td>
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<td>2.4</td>
<td>Public Meetings</td>
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<td>3</td>
<td>3.1</td>
<td>Comprehensive Plan Report and Maps</td>
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<td></td>
<td>3.1.1</td>
<td>Analyze Meeting Input and Other Data</td>
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<td>3.2</td>
<td>Draft Comprehensive Plan</td>
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<td>4</td>
<td>4.1</td>
<td>Plan Review and Adoption</td>
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<td>4.1.1</td>
<td>Incorporate Public Comments into Plan Draft</td>
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<td>4.2</td>
<td>Develop Executive Summary and Presentations</td>
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### Timeline

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<tr>
<th>Month</th>
<th>June</th>
<th>July</th>
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<td>Sept</td>
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- **Steering Committee or Small Group Meeting**
- **Public Meeting**
- **Deliverable**
Scope of Work

- Framework of Community Values
- Demographic – Facts & Analysis
- Environmental – Facts & Analysis
- Urban Services – Facts & Analysis
- Synthesis of Facts & Community Values
Scope of Work

- Identification and Evaluation of Strategic Growth Areas and Corridors
- Recommendations for Strategic Growth Areas/Growth Management Policies
- Recommendations for Proposed Land Uses
- Documentation of Citizen Input and Plan Support
- Recommendations for Adoption and Plan Implementation
Current Trends, Population and Demographics Overview
Davie County Population

- Since 1970, Davie County’s population has more than doubled and started growing at a faster rate than Forsyth County and the State.
Projected Population

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

• Higher than Forsyth County’s growth rate (21%) and the State (22%).
Age of the Population

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

<table>
<thead>
<tr>
<th>County</th>
<th>Median Age (2016)</th>
<th>2000 Census</th>
<th>2016 NC Certified Estimate</th>
<th>2037 NC Projections</th>
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<tr>
<td>Davie</td>
<td>44.0</td>
<td>4,807</td>
<td>8,126</td>
<td>13,951</td>
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<tr>
<td>Forsyth</td>
<td>37.7</td>
<td>21,573</td>
<td>25,408</td>
<td>28,956</td>
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<td>Stokes</td>
<td>45.0</td>
<td>8,455</td>
<td>8,677</td>
<td>10,177</td>
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<td>Surry</td>
<td>42.7</td>
<td>4,807</td>
<td>8,126</td>
<td>13,951</td>
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<tr>
<td>Yadkin</td>
<td>43.1</td>
<td>21,573</td>
<td>25,408</td>
<td>28,956</td>
</tr>
<tr>
<td>McDowell</td>
<td>43.4</td>
<td>8,455</td>
<td>8,677</td>
<td>10,177</td>
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<tr>
<td>State</td>
<td>38.5</td>
<td>21,573</td>
<td>25,408</td>
<td>28,956</td>
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</table>
Region’s Population Growth By Census Tract

Population Growth
Ages 18-34
2010-2015

Source: 2010 Census & 2015 ACS
Region’s Job Growth By County

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

Percentage Job Growth by County 2010-2016

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

PTRC Growth = 6.9%
NC Growth = 12.5%

Source: NC Commerce
Commuting Patterns

• Of the County’s resident workforce population (17,694):
  • 25% live and work in Davie County (4,479 people)
  • 30% commute to Forsyth County (net loss of 3,450 jobs)
  • 7% commute to Guilford County (net loss of 959 jobs)

• Of the County’s employment population (11,698):
  • 38% live and work in Davie County (4,479 people)
  • 15% commute from Forsyth County (1,755)
  • 6% commute from Davidson County (180)

Source: 2015 Census LEHD (OnTheMap) – only jobs that pay state unemployment taxes are included (excludes self-employed and farm workers)
Voluntary Ag Districts

- 45 parcels
- 2,758 acres
- 20 Owners
Year Built: Housing
1800’s
Year Built: 1900-1949
Year Built: 1950-1959
Year Built: 1960-1969
Year Built: 1970-1979
Year Built: 1980-1989
Year Built: 1990-1999
Year Built: 2000-2009
Year Built:
2010-2014
Year Built: 2015-2017
Davie County Housing By Type

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

Source: US Census Bureau
2010 Growth Enhancement Strategy Map
2010 Growth Enhancement Strategy Watershed Map
School Graduation Rate and Test Scores

Graduation Rate
4 Year Cohort
2008-2009 Entering 9th Graders Graduating 2011-2012 or Earlier
83.2% Davie County Schools
80.4% State

Davie County High School
83.1% Graduation Rate

Davie County Early College High School
92.5% Graduation Rate

SAT Scores

<table>
<thead>
<tr>
<th>2011-2012 SAT</th>
<th># Tested</th>
<th>% Tested</th>
<th>Math Score</th>
<th>CR Score</th>
<th>Writing Score</th>
<th>M+CR+W</th>
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<tbody>
<tr>
<td>Davie County Schools</td>
<td>235</td>
<td>61.8</td>
<td>531</td>
<td>510</td>
<td>487</td>
<td>1528</td>
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<tr>
<td>Early College</td>
<td>35</td>
<td>87.5</td>
<td>522</td>
<td>523</td>
<td>495</td>
<td>1540</td>
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<tr>
<td>United States</td>
<td>1,664,479</td>
<td>52.0</td>
<td>514</td>
<td>496</td>
<td>488</td>
<td>1498</td>
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<tr>
<td>North Carolina</td>
<td>63,271</td>
<td>68.0</td>
<td>506</td>
<td>491</td>
<td>472</td>
<td>1469</td>
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Note: United States and North Carolina totals include all schools (public and non-public). Percent tested is the number of students taking the SAT divided by the 8th month 12th grade membership.
Source: Davie County School System 2011-2012 Annual Report
Davie County
Proposed
Greenway Map
Key Issues Workshop

Group 1 – Facilitator: Jesse Day

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

Natural Resources
a) How can preservation of natural resources be prioritized, while encouraging growth?
b) What are the biggest challenges to natural resource preservation?

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

Group 2 – Facilitator: Michael Blair

**Housing**

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

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?
b) What about public school capacity and location?

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

Economic Development
a) Recommend referencing forthcoming Economic Development Action plan
Key Issues Workshop

Group 4 – Facilitator: Joe

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

References: 2014 Community Health Assessment

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?
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?
Thanks!

Jesse Day
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