Summary of Growth Enhancement Areas

Area 1. Primary Growth Area
The primary county growth area is located adjacent to municipal limits or regulatory areas and generally extends along major urban/transportation corridors within the county. It includes areas that are likely to have access to urban infrastructure services, such as water and sewer, within the foreseeable future. The Primary Growth Area is predominantly mixed use that will include residential and commercial development. Higher urban type density level can be anticipated in this area.

Area 2. Secondary Growth Area
Transitional residential development is predominant in this area with major subdivisions scattered between agricultural and commercial land use patterns. Both public water and sewer infrastructure access is unlikely within the immediate future. The availability of large undeveloped tracts can substantially alter the development character of established residential areas.

Area 3. Rural Growth Area
This specialized area is characterized by traditional agricultural operations, pasture land, forestry, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally an abundance of large, undeveloped tracts not experiencing significant residential development encroachment or pressure. There are natural, scenic, historic, or other heritage assets that contribute to the special characteristics of the area that might require special conservation and management. Land use changes in this area should be designated to protect the rural character and discourage premature public infrastructure demands by sustaining groundwater recharge capacity.

Area 4. Municipal Growth Area
The Municipal growth area is contained within the corporate limits of extraterritorial planning and zoning jurisdictions of municipalities located within Davie County. Mixed high-density urban growth is anticipated in these planning areas. Coordinated intergovernmental planning for land use, transportation, water and sewer infrastructure, and economic development is strongly encouraged between the County and the municipalities.

Area 5. Conservation Area
This area is of mixed density and impervious surface coverage and is regulated by both the North Carolina Watershed development laws and Davie County Flood Damage Prevention Ordinance. Primary development considerations are to protect public drinking supplies. Unlike other growth areas, Conservation Environmental Areas overlay parts of all other growth management designations.
# Summary of Growth Enhancement Areas

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<th>Growth Areas</th>
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| **Area 1: Primary Growth Area** | • Close to municipalities and central business districts  
• Likely to have access to both public water and sewer in the foreseeable future.  
• Predominantly mixed use including, residential and commercial.  
• Highest density residential development  
• Prime site for office and commercial locations  
• Adjacent to primary and interstate roads.  
• Prime site for industrial locations | • Spill-over growth from municipal areas most likely.  
• Expanding public infrastructure network.  
• Numerous possibilities for incompatible development  
• High density residential development creates demands of total infrastructure | • Minimize retail strip development  
• Encourage planned business/industrial parks  
• Minimize incompatibilities by requiring buffers and screens  
• Promote growth of tourism, retail sales and related industries  
• Use transition development zones as a buffer between incompatible uses  
• Identify and protect prime economic development sites  
• Mixed land uses  
• Conventional subdivision development anticipated |
| **Area 2: Secondary Growth Area** | • Medium density  
• Unlikely to have access to both public water and sewer within the foreseeable future  
• Predominately residential  
• Contains scattered agricultural lands  
• Land available for development  
• Transitional land use patterns likely | • Possibility of groundwater contamination from over-development and poor soils  
• Some possibilities of incompatible development  
• Incompatible development can disrupt established residential patterns  
• Provision of both water and sewer expensive  
• Mixed development may occur | • Protect the character of established residential areas  
• Safeguard existing natural land and groundwater resources  
• Utilize buffering between commercial and residential areas  
• Promote tourism and related areas  
• Direct major subdivision developments to areas with adequate infrastructure  
• Mixed land uses  
• Flexible and conventional subdivision designs anticipated |
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| **Area 3: Rural Growth Area** | - Rural density  
- Predominately agricultural and rural residential  
- Unlikely to have access to urban services such as public water and sewer  
- Large undeveloped tracts  
- Undisturbed natural area  
- Prime agricultural operations  
- Large residential lots  
- Access primarily by secondary roads  
- Contains natural, historic or other heritage assets. | - Rural pastoral nature contributes to the county’s quality of life  
- Inaccessibility to both public water and sewer require well planned development  
- Conflict among incompatible land uses can be extreme  
- Prime farm and forestry lands contribute to rural quality  
- Over-development will cause loss of prime farmland and rural lifestyle | - Recognize farms and woodlands as an integral part of the County’s open space system  
- Require dedicated open space as a buffer between incompatible land uses  
- Rural lots and Open Space residential subdivisions are anticipated  
- Preserve elements of county’s rural character by minimizing perceived subdivision density from existing road.  
- Encourage best forest management plans prior to subdivision approval. |
| **Area 4: Municipal Growth Area** | - Located within the limits of extraterritorial regulatory jurisdiction  
- Municipal urban density is expected  
- Mixed land uses normally associated with urban centers | - Infrastructure expansions directly affect growth within county primary areas  
- Numerous possibilities for incompatible development | - Encourage density to alleviate development pressures in areas without water and sewer |
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| Area 5: Conservation Growth Area | • Mixed density  
• Mixed use, including residential, commercial, industrial and agricultural  
• Undisturbed natural areas  
• Contains public drinking water supplies  
• Overlays other Growth Management Areas | • Maximum density and percent impervious coverage allowed is set by NC Environmental Management Commission  
• Development in floodways may lead to storm damage  
• Intense development may have negative impact on public water supplies  
• Storm water management is a priority | • Enforce statewide watershed protection laws  
• Discourage development in 100 year flood plain  
• Direct industrial development to areas distant from reservoirs  
• Promote low density residential development to protect groundwater resources |
**Economic Development**

**Policy 1.1** The County will encourage new and expanding industries and businesses which (1) diversify the local economy, (2) utilize more highly skilled labor force, (3) increase area residents’ incomes, and (4) encourage businesses which are good community neighbors.

**Policy 1.2** The benefits of economic development will be balanced against possible detrimental effects such development may have on the quality of life enjoyed by area residents.

**Policy 1.3** Appropriate educational and training programs will be encouraged to help unemployed and underemployed local residents to take advantage of business expansion and new development.

**Policy 1.4** Davie County will support coordination of economic development resources with various local agencies and seek regional coordination and interaction between areas with a shared economic interest.

**Policy 1.5** Planning and development decisions will be based on the principle of promoted investment in Davie County to expand employment opportunities while preserving and improving the quality of life for all county residents.

**Public Infrastructure**

**Policy 2.1** The County will coordinate, monitor, and balance the County’s water resource needs against land use demands to ensure a prudent approach to water resource management and the environment.

**Policy 2.2** The County will ensure long-term, high-quality water supply resources within Davie County by recognizing water resource and infrastructure management as a comprehensive effort, encompassing both surface water and groundwater, addressing both quality and quantity.

**Policy 2.3** The County will promote linkage between storm water management, clean drinking water, flood control, pollution control and erosion.

**Policy 2.4** The County will encourage new major conventional residential subdivision developments to be 1) located in growth areas targeted for public infrastructure expansion within five years or 2) in cluster subdivisions designed to reduce infrastructure extension distances.
Policy 2.5 The County will ensure that land development decisions are made to protect surface and groundwater resources through protection, preservation, and development enhancement.

Policy 2.6 The County will ensure that spill containment and hazardous materials response programs are up-to-date and adequate.

Policy 2.7 The County should link land use and capital improvement programs to channel growth where adequate water supplies exist.

Policy 2.8 The County should develop and implement a cooperative joint planning process among neighboring municipalities responsible for shared or linked water and sewer services. The objective is to guide extensions that align with the land use and growth management policies of the participating jurisdictions.

Policy 2.9 The County will encourage the use of rural lot subdivision designs in those areas where it is found necessary to maximize the infiltration of precipitation to a private well water field and insure sustainable groundwater supplies.

Industrial Development

Policy 3.1 Industrial development should not be located in areas that would diminish the desirability of existing and planned residential uses, nor should major subdivisions be allowed to encroach upon existing or planned industrial sites without appropriate buffers.

Policy 3.2 Industrial development will be on land that is physically suitable and has unique location advantages for industry. Advanced planning for the identification of such land will be encouraged.

Policy 3.3 Heavy industrial sites will be separated from non-industrial areas by natural features, green belts and/or other suitable means.

Policy 3.4 Light industrial sites will be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.

Policy 3.5 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and be visually buffered.

Policy 3.6 New industrial development will be encouraged to locate in existing and planned industrial parks.
Commercial Development

**Policy 4.1** Commercial development will be encouraged to occur in clusters or planned shopping centers to minimize the proliferation of “retail strip” locations.

**Policy 4.2** Highway-oriented commercial uses will be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They will be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

**Policy 4.3** Rural area commercial development should be limited to neighborhood business uses, farm supply stores, and generally accepted rural business establishments.

**Policy 4.4** Commercial uses will be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

**Policy 4.5** Effective buffering and/or landscaping will be provided where commercial development adjoins existing or planned residential uses.

**Policy 4.6** Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas will be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.

**Policy 4.7** The County will encourage the use of rural business overlay districts to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community.

**Policy 4.8** Office and institutional development will be encouraged to locate as transitional land use between activities of higher and lower intensity.

**Policy 4.9** Linear stripping of offices along rural thoroughfares will be discouraged in favor of planned office parks or clusters of offices with common access, parking, etc.

Residential Development

- **ALL GROWTH AREAS** -

**Policy 5.1** An Impact Analysis will be required of all applicants proposing major subdivision development. The analysis will include a basic review of the expected impact to Davie County as it relates to public infrastructure, environment and community compatibility.
Policy 5.2 Major subdivision development, which does not have access to either public water or sewage facilities, should locate in areas where soil and geological characteristics are conducive to the long term support of an on-site well and septic tank systems.

Policy 5.3 Innovative and flexible land planning techniques will be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.

Policy 5.4 The protection of viable rural neighborhoods will be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Davie County.

Policy 5.5 Development in designated flood zones shall be avoided. Subdivision lots that are partially within designated flood zones shall compute the minimum lot size as that area located outside the flood zone.

Policy 5.6 Open space flexible subdivisions will be encouraged.

Policy 5.7 The County will encourage a system of incentives that encourages a developer to reserve open space by coupling clustering techniques with density bonuses in the subdivision.

Policy 5.8 Land that has been clear cut or forest harvested and is planned for major subdivision should retain a natural vegetative buffer zone along property lines fronting state roads.

- PRIMARY AND SECONDARY GROWTH AREAS -

Policy 5.9 Factors to be considered in major subdivision approval in Primary and Secondary Growth Areas will include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.

Policy 5.10 Residential subdivisions will, in order to promote efficiencies in the delivery of urban services such as water and sewer, be encouraged to develop in a fashion which minimizes “leap frog” development (i.e. leaving large vacant areas between developments).

Policy 5.11 Residential neighborhoods in Primary and Secondary Growth areas that have become infused or surrounded by non-residential uses may undergo an orderly conversion through the rezoning process from residential use to higher-density residential use or other compatible alternative land uses.

- RURAL GROWTH AREAS -

Policy 5.12 The County will preserve scenic views and elements of the county’s rural character by minimizing perceived density by minimizing views of new development from existing roads through use of natural buffers and open space.
Policy 5.13 The County will provide incentives to preserve open land, including those areas that contain unique and sensitive features such as natural areas, wildlife habitats, steep slopes, streams, wetlands and flood plains.

Policy 5.14 The County will minimize site disturbance and erosion through retention of existing vegetation and avoiding development of steep slopes.

Policy 5.15 The County will encourage creativity in design of residential subdivisions by allowing for greater flexibility in the design, provided that the development is not greater than that normally allowed in the district.

Policy 5.16 The County will create compact neighborhoods accessible to open space amenities and with a strong community identity.

Policy 5.17 Open space subdivision design will be encouraged to maintain the special features that contribute to the rural character, such as preservation of scenic view, woodlands and farmland.

Policy 5.18 New driveway connections will be designed in a way to minimize new locations on existing public roads.

Policy 5.19 Each lot in a subdivision planned for single-family residential development will be designed to contain well and septic tank system on the same lot as residence unless alternate system is approved through “open space” design.

Environmental Quality

Policy 6.1 Development activities in the 100-year floodplain shall be discouraged. If development must occur, low-intensity uses such as open space, recreation, and agricultural activities shall be preferred.

Policy 6.2 Industries producing excessive noise, odor, air and water pollution, or other harmful impacts shall be discouraged, unless such adverse impacts can be sufficiently mitigated.

Policy 6.3 The location of hazardous waste storage and disposal facilities within the Davie County Planning Area shall not be supported.
Policy 6.4 Protection of public water supply watersheds and the water quality critical areas shall be considered in rezoning and development proposals. Industrial and heavy commercial development shall not be promoted within the water critical areas of Davie County.

Policy 6.5 Site plans will be provided that design built-upon areas to specifically minimize stormwater runoff impact to streams and other receiving waters.

Policy 6.6 Stormwater impact will be minimized by designing new development in a manner that minimizes concentrated stormwater flow through maximizing the length of stormwater sheet flow through vegetated buffer areas.

Policy 6.7 County planning and development decisions will be interconnected to insure that concentrated development is located in upland areas and, to the maximum extent possible, away from surface waters and drainageways.

Policy 6.8 Stormwater runoff will be designed in a manner that it will be transported from the development by vegetated conveyances to the maximum extent possible.

Policy 6.9 The County will consider ways to preserve buffers and other sensitive areas through density averaging and/or conservation agreements.

Policy 6.10 The County will clearly define land areas that are appropriate for development, as well as defined areas of environmentally sensitive, natural, or heritage asset land areas that need special protection.

Planning Coordination

Policy 7.1 To foster communication and involvement between landowners, the development industry, the public and Davie County government, the public will be made aware of proposed developments at the earliest opportunity. The objective is to encourage public involvement in land use and development decisions at the earliest possible opportunity.

Policy 7.2 The County will approach land use and economic development decisions, not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within Davie County.

Policy 7.3 Planning and development decisions that preserve natural areas and open space are encouraged.

Policy 7.4 The County will support transportation improvements that will seek to interlink new and existing residential, commercial, and recreational areas.
Policy 7.5 The County will seek land use decisions that provide affordable housing while maintaining a choice of compatible housing types across the county.

Policy 7.6 The County will actively participate in local and regional efforts to educate the community about impacts of stormwater discharge on waterbodies and what efforts are needed to reduce stormwater pollution.

Policy 7.7 The County will support local and regional efforts in promoting the development of transportation systems which provide transportation choices, enhance mobility, encourage economic development, and protect the manmade and natural environments of the county and region.

Scenic Corridor Protection

Policy 8.1 The County will adopt special scenic corridor protection regulations when necessary and appropriate to preserve and enhance the appearance of roadways whose unique qualities and natural features merit special consideration or protection.

Policy 8.2 Development issues of special consideration in scenic corridors may include land use, traffic movement, access, environment, heritage assets, signage, landscaping and other factors that may affect visual quality and aesthetics.

Policy 8.3 The County will recognize the value of special scenic corridors as an entryway to Davie County which can influence the perception of individuals or firms considering residence or investment in the county. The County will initiate planning coordination with local municipalities in the enrichment or possible extension of established scenic protected entryways.

Policy 8.4 Special planning consideration will be given in the establishment of scenic corridor overlay zones to the preservation of Davie County’s heritage assets and resources that have been determined to be unique, fragile, or locally significant elements of the county ‘s natural or cultural environment.

Policy 8.5 A study of each proposed scenic corridor will be prepared by the County Development Services Department describing the specific standards of the corridor. The study can be requested by petition of residents along the proposed corridor or upon action of the County. The study shall be forwarded, along with a recommendation from the Planning Board, to the County Commissioners for a public hearing.
Davie County has compiled this map from various sources and makes no warranties or representations, expressed or implied, in fact or in law, including without limitations the implied warranties of merchantability and fitness for a particular purpose. Users are encouraged to notify the GIS Department of inconsistencies in the map so that corrections can be made in future printings.