

# TOWN OF YADKINVILLE



## 2025 LAND DEVELOPMENT PLAN

### Town of Yadkinville 2025 Land Development Plan

**Prepared for:**  
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### ***Purpose of the Plan***

The Yadkinville 2025 Land Development Plan is composed of several elements, shown separately but analyzed together to insure compatibility. Its intent is to plan for growth in

a manner that encourages economic development, while at the same time maintaining Yadkinville's small town atmosphere and improving upon its overall quality of life. Yadkinville has experienced steady growth over the past several decades and is projected to increase its population by 33% over the next two decades. This growth will likely be manifested in increased residential development as well as commercial, retail and industrial development. Also, as the regional economy continues to transition from traditional manufacturing to a service and technology based economy Yadkinville may face opportunities for growth and development that could significantly increase the growth projections mentioned above.

With regard to planning for future growth and development, Yadkinville's staff and Board of Commissioners recognized that an update of the town's Land Development Plan was necessary to continue to create a positive environment for investment in the community while simultaneously insuring that new development does not negatively impact Yadkinville's small town character. With this in mind, the town decided to embark on a comprehensive planning process in the fall of 2004 to serve as a cornerstone for good planning in the future.

The Yadkinville 2025 Land Development Plan serves as the second such plan for the town and the first since 1974 and will incorporate a vision of how growth and development should occur in Yadkinville over the next 15-20 years. This land development plan should serve as a solid foundation on which to place the policies that have already been adopted by the town and will provide a base on which to build new planning initiatives that continue to meet the needs and interests of the community.

### ***Functions of the Plan***

As officially adopted positions of the Town of Yadkinville regarding growth and development, the policy statements contained in the Land Development Plan serve as the basis for future development decisions. The policies contained in the Yadkinville Land Development Plan have been designed for regular use in making public and private decisions. The policies serve several important functions as described below.

*Source of Information* – The plan's section on Key Growth Factors provides information on a number of topics including the local economy, population trends, transportation, education levels, housing, and land use trends.

*Guidance for Government Decisions* – Once the Yadkinville Board of Commissioners adopt the Plan it then has a blueprint for guiding future decisions on budgets, ordinances, capital improvements and zoning and subdivision matters.

*Preview of Governmental Actions* – Business decisions made by the public, and developers in particular, can be more effective when the probable outcome of governmental decisions is understood. The adoption of the Land Development Plan increases the predictability of government actions.

## ***Land Development Plan Map***

The policies contained in the Yadkinville Land Development Plan can be used most effectively when used in concert with the specific land use areas found on the Land Development Plan Map contained in this plan. This map serves as a Growth Strategy Map and illustrates the areas that are defined as follows:

Low Density Residential  
Moderate Density Residential  
High Density Residential  
Parks, Conservation, and Recreational Areas  
Central Business  
General Commercial  
Industrial

## ***The Planning Process***

The Planning Board held monthly meetings beginning in November of 2004 to discuss and identify the important issues affecting Yadkinville's future growth and development.

During the planning process the Committee prioritized the most important land use issues facing Yadkinville. In addition to participating in a variety of information gathering activities, the town sponsored a community-visioning meeting in March to offer citizens an opportunity to voice their concerns related to Yadkinville's future. The town also held a visioning workshop for two 10<sup>th</sup> grade honors Civics classes from Forbush and Starmount High Schools to solicit their input and concerns related to Yadkinville's present situation and future. (The results of both the community visioning meeting and the high school visioning workshop can be found in the appendix). The information compiled enabled the Planning Board to develop an overall purpose for this plan, which is reflected in the following mission statement:

### **Yadkinville Land Development Plan Mission Statement**

***... to enhance our quality of life and make Yadkinville an even better place to live and work by managing future growth, encouraging development in the most appropriate places and services that meet the needs of the citizenry, and revitalizing areas that have already developed.***

## ***KEY GROWTH FACTORS***

The development of a land development plan first requires that analysis of certain key growth factors be performed. The intent of the analysis is to insure that policies contained in the plan address current problems, trends, and issues facing the planning area.

When combined with information provided by the land use planning committee and the citizenry, a solid foundation for planning is established. The key growth factors included for analysis are discussed in the following subject areas within the Yadkinville Land Development Plan.

- Population
- Housing
- Economy
- Land Suitability/Physical Constraints
- Land Use Trends
- Water and Sewer Services

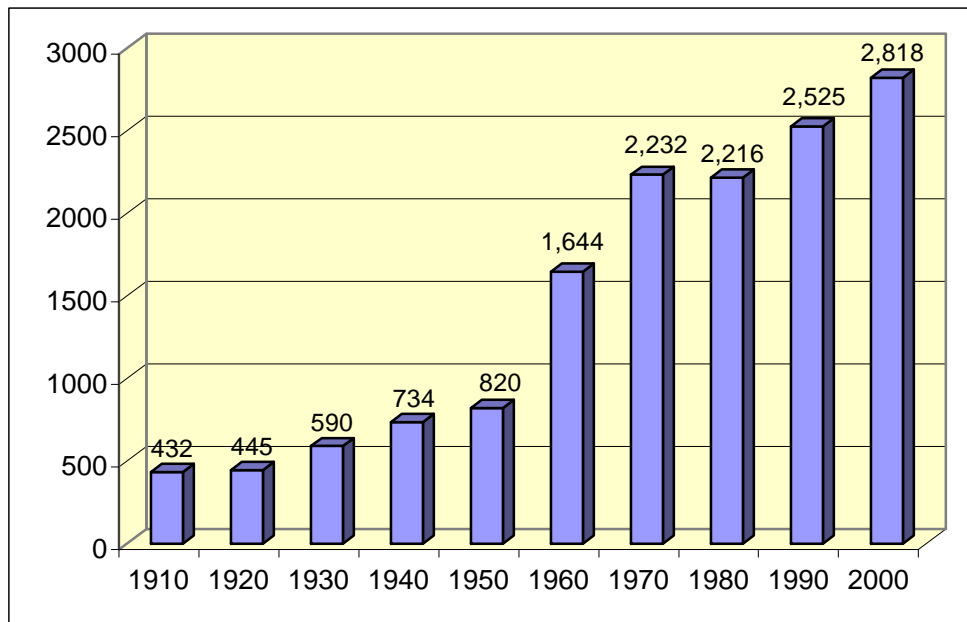
Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions in the planning area.

***For the purpose of analysis, Yadkinville is compared with the municipalities of Landis (Rowan County), Liberty (Randolph County), and Wilkesboro (Wilkes County), as well as Yadkin County and the State of North Carolina.***

## *Population*

Yadkinville experienced slow but steady growth in its population from 1910 through 1950 when its population reached a total of 820 residents. Yadkinville's population exploded in the 1950's when its population increased by more than 100%. Since 1960, Yadkinville's growth rate has steadily increased through 2000 despite a slight drop in its overall population in the 1970's.

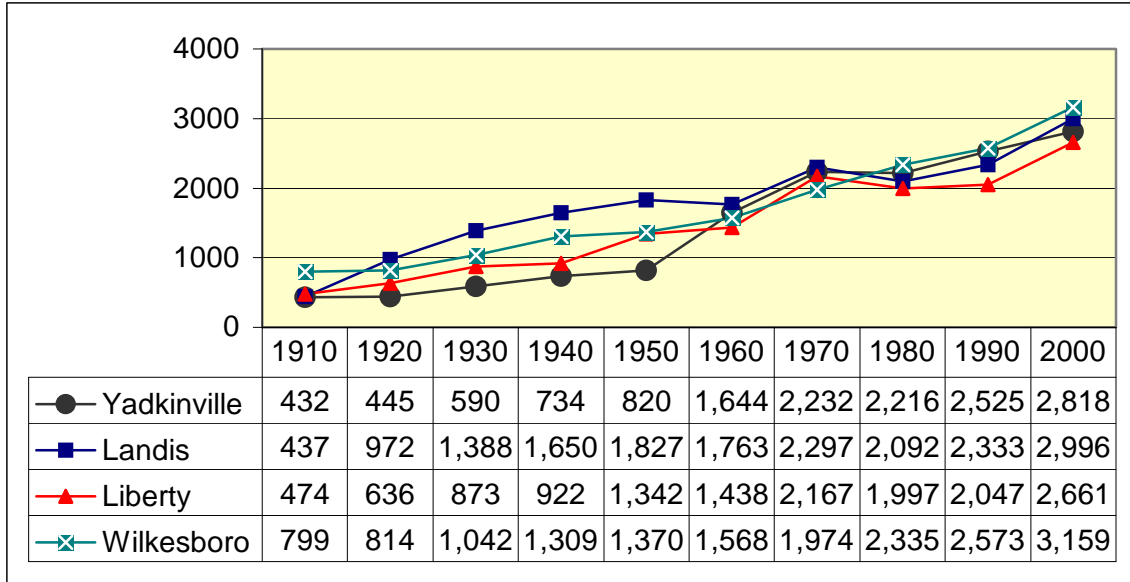
### **TOWN OF YADKINVILLE'S POPULATION 1910 – 2000**



*Source: US Census Bureau*

## *Growth Comparison*

Yadkinville is currently the second smallest municipality of the four comparison towns with a population of 2,818 in 2000. In 1910, Yadkinville was the smallest of the comparison municipalities and remained the smallest until 1960 when its population was greater than both Liberty and Wilkesboro. Yadkinville remained the second largest municipality through the 2000 census when its population became less than both Landis and Wilkesboro.



Source: US Census Bureau

### A COMPARISON OF POPULATION GROWTH: Long Term & Short Term Growth

An examination of Yadkinville’s long term and short term growth rates reveals that between 1950 and 2000, Yadkinville’s growth rate of 243.7% was 179.5% higher than Yadkin County and 145.5% higher than North Carolina and significantly higher than the growth rates of the comparison municipalities Landis (64.0%), Liberty (98.3%), and Wilkesboro (130.6%). When comparing growth rates from 1990 to 2000, Yadkinville’s growth rate of 11.6% is lower than Yadkin County (19.2%) and North Carolina’s (21.4%). Among the comparison municipalities, Yadkinville’s growth rate between 1990 and 2000 is lower than Landis (28.4%), Liberty (30.0%), and Wilkesboro (22.8%).

	Growth Rate, 1950-2000	Population Added, 1950-2000	Growth Rate, 1990-2000	Population Added, 1990-2000
<b><i>Yadkinville</i></b>	<b><i>243.7%</i></b>	<b><i>1,998</i></b>	<b><i>11.6%</i></b>	<b><i>293</i></b>
Landis	64.0%	1,169	28.4%	663
Liberty	98.3%	1,319	30.0%	614
Wilkesboro	130.6%	1,789	22.8%	586
Yadkin County	64.2%	14,215	19.2%	5,860
North Carolina	98.2%	3,987,384	21.4%	1,416,865

Source: US Census Bureau



## ***Population Projections***

It is very difficult to predict the population of any municipality due to the unpredictability of potential annexations and the local, regional, and national economy. Over the last 90 years Yadkinville's population as a percentage of Yadkin County's population has varied from a low of 2.7% in 1920 to a high of 9.1% in 1970. Using 7.8% as Yadkinville's population as a percentage of Yadkin County's population and the State Data Center's projections for Yadkin County, it is estimated that Yadkinville's population will be about 4,223 in 2030.

### **Population Projections Yadkinville & Yadkin County**

	<u>Yadkinville</u>	<u>Yadkin County</u>	<u>Yadkinville's Population as % of Yadkin County's</u>
1910	432	15,428	2.8%
1920	445	16,391	2.7%
1930	590	18,010	3.3%
1940	734	20,657	3.6%
1950	820	22,133	3.7%
1960	1,644	22,804	7.2%
1970	2,232	24,599	9.1%
1980	2,216	28,439	7.8%
1990	2,525	30,488	8.3%
2000	2,818	36,348	7.8%
2010	3,240*	41,543*	7.8%*
2020	3,750*	48,087*	7.8%*
2030	4,223*	54,143*	7.8%*

\* Projections

Source: US Census Bureau and NC State Data Center

### **POPULATION, LAND AREA, DENSITY & GROWTH**

Yadkinville has the second lowest population of the comparison municipalities with a population of 2,818, but has the second highest land area with 2.72 square miles.

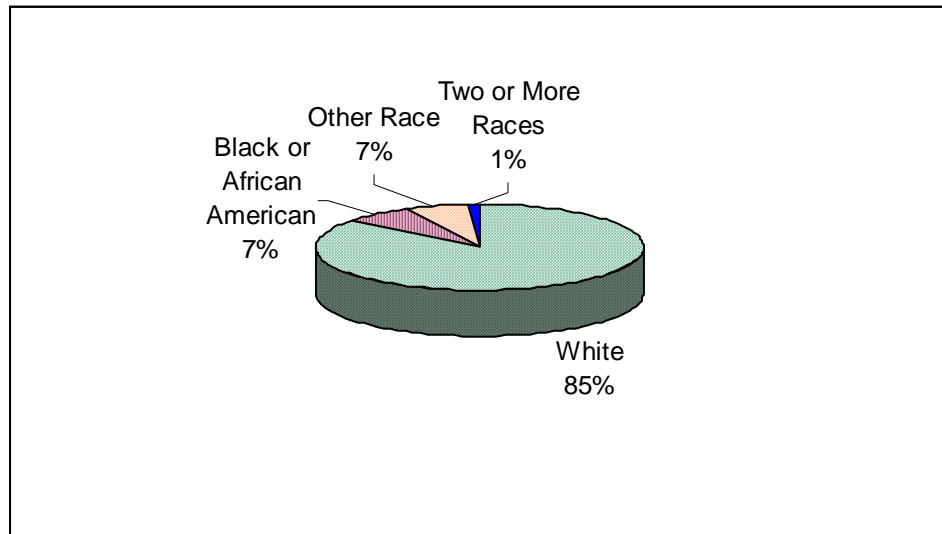
Yadkinville has the second highest population density per square mile of the comparison municipalities with 1,036.03 persons per square mile. Landis has the highest population density with 1,217.89 persons per square mile and Wilkesboro the lowest with 572.28 persons per square mile. In contrast, Yadkin County has a population density of only 108.32 persons per square mile.

	<b>Population, 2000</b>	<b>Land Area, 2000 (Sq. Miles)</b>	<b>Population Density, 2000 (sq. miles)</b>	<b>Growth Rate, 1990-2000</b>
<i>Yadkinville</i>	<b>2,818</b>	<b>2.72</b>	<b>1,036.03</b>	<b>11.6%</b>
Landis	2,996	2.46	1,217.89	28.4%
Liberty	2,661	2.61	1,019.54	30.0%
Wilkesboro	3,159	5.52	572.28	22.8%
Yadkin County	36,348	335.55	108.32	19.2%
North Carolina	8,049,313	48,710.99	165.25	21.4%

Source: US Census Bureau and NC State Data Center

## ***Race***

The majority of Yadkinville’s population is white (85%). The town’s minority population accounted for more than 14% of the total population in 2000. Yadkinville has a significantly higher percentage of white residents as compared to the Town of Liberty (65.7%) and has a lower percentage than the Town of Landis (92.0%) and Yadkin County (92.5%). Yadkinville has the third highest percentage of black residents at 6.5% while Liberty has the highest percentage of the comparison municipalities at 23.6%. 6.5% of Yadkinville’s residents classify themselves as a member of a race other than black or white which is higher than the Towns of Landis (4.3%) and Wilkesboro (4.2%), and Yadkin County (3.3%) as well as the North Carolina average (4.9%).



Source: US Census Bureau

## POPULATION COMPARISON BY RACIAL BREAKDOWN

	<b>White</b>	<b>Black</b>	<b>Other</b>	<b>Two or More Races</b>
<b><i>Yadkinville</i></b>	<b>85.8%</b>	<b>6.5%</b>	<b>6.5%</b>	<b>1.1%</b>
Landis	92.0%	2.5%	4.3%	1.1%
Liberty	65.7%	23.6%	8.9%	1.8%
Wilkesboro	85.4%	9.8%	4.2%	0.6%
Yadkin County	92.5%	3.4%	3.3%	0.8%
North Carolina	72.1%	21.6%	4.9%	1.3%

*Source: US Census Bureau*

### ***Growth By Age Range***

Yadkinville's age group that gained the most population between 1990 and 2000 was the 85+ age group. The second highest growth was seen in the 55-59 year old age group, followed by the 0-4 year old age group. Several age groups lost population in the 1990's including the 65-74 year old age group (-15), the 60-64 year old age group (-4), and the 15-19 year old age group (-5).

### **AGE RANGES OF YADKINVILLE'S POPULATION**

<b>AGE</b>	<b>1990</b>	<b>2000</b>	<b>CHANGE</b>	<b>%Growth in Age Range</b>
0-4	145	196	51	35.2%
5-9	147	189	42	28.6%
10-14	136	168	32	23.5%
15-19	159	154	-5	-3.1%
20-24	138	169	31	22.5%
25-34	390	392	2	0.5%
35-44	329	376	47	14.3%
45-54	283	308	25	8.8%
55-59	107	145	38	35.5%
60-64	126	122	-4	-3.2%
65-74	240	225	-15	-6.3%
75-84	216	209	-7	-3.2%
85+	109	165	56	51.4%
<b>TOTAL</b>	<b>2,525</b>	<b>2,818</b>	<b>+293</b>	

*Source: US Census Bureau*

Among the jurisdictions compared, Yadkinville has the lowest percentage of its population between the ages of 45 and 64 (20.3%). Among the comparison jurisdictions Yadkinville has the second lowest percentage of its population between the ages of 0 and 14 (19.7%) and 15 and 24 (11.5%) trailing only Wilkesboro in both age segments. The percentage of Yadkinville's residents who are 65 and older is 21.3%, which is 9.3%

higher than the North Carolina average of 12.0% and 7.1% higher than Yadkin County's rate of 14.2%.

### COMPARISON OF AGE BY RANGE

	<b>0-14</b>	<b>15-24</b>	<b>25-44</b>	<b>45-64</b>	<b>65+</b>
<b><i>Yadkinville</i></b>	<b><i>19.7%</i></b>	<b><i>11.5%</i></b>	<b><i>27.2%</i></b>	<b><i>20.3%</i></b>	<b><i>21.3%</i></b>
Landis	20.1%	13.2%	27.8%	22.1%	16.8%
Liberty	21.8%	13.1%	29.8%	21.6%	13.8%
Wilkesboro	16.7%	11.3%	25.5%	22.6%	23.8%
Yadkin County	20.4%	11.1%	30.1%	24.3%	14.2%
North Carolina	20.5%	13.9%	31.1%	22.5%	12.0%

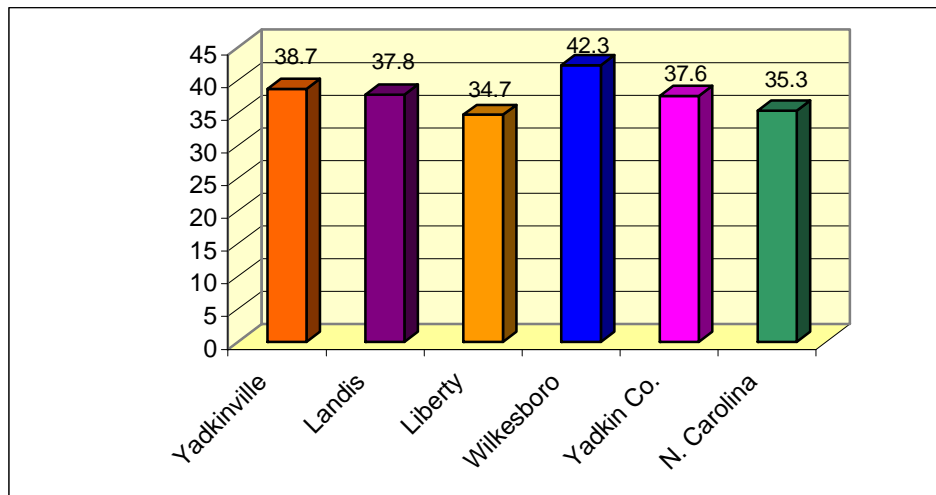
Source: US Census Bureau

### ***Median Age***

***Median Age*** is defined by the Census Bureau as the measure that divides the age distribution into two equal parts: one-half the cases falling below the median value and one-half above.

As of the 2000 Census, Yadkinville's median age was 38.7, 1.1 years higher than Yadkin County's median age of 37.6 and 3.4 years higher than North Carolina's median age of 35.3. Among the comparison municipalities, Yadkinville has the second highest median age, behind only Wilkesboro's median age of 42.3.

### MEDIAN AGE – 2000 Yadkinville and Comparison Jurisdictions



Source: US Census Bureau

### ***Housing***

## OCCUPANCY

Yadkinville has the third highest occupancy rate at 93.5% of the four comparison municipalities. Yadkinville’s occupancy rate is 1.8% higher than Yadkin County’s occupancy rate of 91.7% and is 4.6% higher than the North Carolina average of 88.9%. With an average household size of 2.51, Yadkinville has the second highest average household size of the comparison municipalities trailing only Liberty’s average household size of 2.56. Yadkinville’s average household size is slightly higher than the Yadkin County average of 2.47 and the North Carolina average of 2.49.

### OCCUPANCY RATES (Households)

	Housing Units	Occupied	% Occupied	Avg. Household Size
<b>Yadkinville</b>	<b>1,026</b>	<b>959</b>	<b>93.5%</b>	<b>2.51</b>
Landis	1,293	1,205	93.2%	2.49
Liberty	1,094	1,033	94.4%	2.56
Wilkesboro	1,382	1,305	94.4%	2.16
Yadkin County	15,821	14,505	91.7%	2.47
N. Carolina	3,523,944	3,132,013	88.9%	2.49

Source: US Census Bureau

### HOMEOWNERSHIP & VALUE

Of the four comparison municipalities Yadkinville has the second lowest homeownership rate at 67.8%. Yadkinville’s homeownership rate is 12.5% lower than Yadkin County’s rate of 80.3%, but is only 1.6% lower than the state average of 69.4%.

Yadkinville has the second lowest median home value at \$86,100 of the four comparison municipalities. Yadkinville’s median home value is also lower than both Yadkin County (\$90,600) and North Carolina (\$108,300).

### HOMEOWNERSHIP RATES & HOUSING VALUES

	% of Owner Occupied Units	Median Value
<b>Yadkinville</b>	<b>67.8%</b>	<b>\$86,100</b>
Landis	76.1%	\$91,300
Liberty	69.1%	\$84,000
Wilkesboro	57.4%	\$112,500
Yadkin County	80.3%	\$90,600
North Carolina	69.4%	\$108,300

Source: US Census Bureau

## Housing Stock

Of all the dwelling units built in Yadkinville, 24.1% were constructed prior to 1950. The decade with the greatest number of homes built was the 1970's (19.8%) followed by the 1990's (15.9%) and the 1950's (14.6%).

The median year all owner occupied homes were built is 1970 while the median year all renter occupied structures were built is 1965.

### YEAR STRUCTURE BUILT IN YADKINVILLE

<b>Year Structure Built</b>	<b>Number of Structures (Owner Occupied)</b>	<b>Number of Structures (Renter Occupied)</b>	<b>% of Total Structures Built</b>
1999 to Mar. 2000	11	0	1.2%
1995 to 1998	73	7	8.4%
1990 to 1994	49	11	6.3%
1980 to 1989	73	44	12.2%
1970 to 1979	113	76	19.8%
1960 to 1969	87	42	13.5%
1950 to 1959	107	33	14.6%
1940 to 1949	57	72	13.5%
1939 or Earlier	66	35	10.6%
<b>Median Year Structure Built</b>	<b>1970</b>	<b>1965</b>	

Source: US Census Bureau

78.2% of Yadkinville's dwelling units are single-family detached or attached homes, which is lower than the percentage for Landis (87.1%) and Liberty (79.1%), but higher than Wilkesboro (65.8%), Yadkin County (67.6%), and North Carolina (67.4%). 8.0% of all dwelling units in Yadkinville are in buildings with two or more dwelling units, which is higher than Landis (5.1%) and Yadkin County (2.8%), but is less than the percentages for Wilkesboro (28.8%), Liberty (14.0%), and North Carolina (16.1%).

13.8% of all dwelling units in Yadkinville are manufactured homes, which is higher than the three comparison municipalities, but lower than Yadkin County (29.6%) and North Carolina (16.4%).

### COMPARISON OF STRUCTURAL CHARACTERISTICS OF ALL HOUSING UNITS

	<b>Single-Family Detached or Attached Housing Units</b>	<b>Housing Units that are in Buildings with 2 or more units</b>	<b>Percentage of Housing Units that are Manufactured Homes</b>	<b>Percentage of Housing Units that are a Boat, RV, Van, etc.</b>
<i>Yadkinville</i>	<b>78.2%</b>	<b>8.0%</b>	<b>13.8%</b>	<b>0.0%</b>
Landis	87.1%	5.1%	7.9%	0.0%
Liberty	79.1%	14.0%	6.9%	0.0%
Wilkesboro	65.8%	28.8%	5.0%	0.5%
Yadkin Co.	67.6%	2.8%	29.6%	0.0%
N. Carolina	67.4%	16.1%	16.4%	0.2%

Source: US Census Bureau

## ***Income***

Yadkinville has the lowest median household income of the four comparison municipalities, Yadkin County, and North Carolina at \$31,250, but has the second highest median family income of the four comparison municipalities at \$45,000. Yadkinville has the lowest per capita income at \$14,792 of the four comparison municipalities, Yadkin County, and North Carolina.

### **INCOME COMPARISON**

	<b>Median Household Income (In 1999 dollars)</b>	<b>Median Family Income (In 1999 dollars)</b>	<b>Per Capita Income (in 1999 dollars)</b>
<i>Yadkinville</i>	<b>\$31,250</b>	<b>\$45,000</b>	<b>\$14,792</b>
Landis	\$36,594	\$43,214	\$16,642
Liberty	\$35,052	\$44,179	\$16,345
Wilkesboro	\$40,982	\$53,355	\$24,300
Yadkin Co.	\$36,660	\$43,758	\$18,576
N. Carolina	\$39,184	\$46,335	\$20,307

Source: US Census Bureau

## ***Poverty***

According to the Census Bureau ***poverty status*** is defined by family –either everyone in the family is in poverty or no one in the family is in poverty. The characteristics of the family used to determine poverty status are number of people, number of related children under 18, and whether the primary householder is over the age of 65. An income threshold is determined given a particular family’s set of characteristics; if that family’s income is below that threshold, the family is in poverty.

The poverty rate for all persons in Yadkinville is 14.4%, which is 4.4% higher than the rate for Yadkin County and 2.1% higher than the North Carolina average as well as the other comparison municipalities. Yadkinville’s 19.1% poverty rate for children is also

the highest of the comparison municipalities as well as Yadkin County (10.9%) and North Carolina (15.7%). Yadkinville’s 13.9% poverty rate for persons aged 65 and older is second highest among the comparison municipalities trailing only Liberty’s rate of 16.1%, but is 3.5% less than Yadkin County’s poverty rate for the elderly of 17.4%.

### **POVERTY COMPARISON**

	<b>All Persons</b>	<b>Children (0-17)</b>	<b>Elderly (65+)</b>
<b><i>Yadkinville</i></b>	<b><i>14.4%</i></b>	<b><i>19.1%</i></b>	<b><i>13.9%</i></b>
Landis	10.1%	13.5%	7.0%
Liberty	12.2%	12.9%	16.1%
Wilkesboro	11.6%	14.4%	9.4%
Yadkin County	10.0%	10.9%	17.4%
North Carolina	12.3%	15.7%	13.2%

*Source: US Census Bureau*

### ***Education***

Among the comparison municipalities, Yadkin County, and North Carolina, Yadkinville has the highest percentage of persons without a high school diploma at 39.2%, which is 11.2% higher than Yadkin County and 17.3% higher than the North Carolina rate of 21.9%. Yadkinville has the second lowest percentage of residents with a 4-year degree at 9.9% of the comparison municipalities with only Landis having a lower percentage at 8.6%. Yadkinville’s percentage of residents with a 4-year degree is 0.4% less than Yadkin County and 12.6% less than the North Carolina rate of 22.5%.

### **EDUCATIONAL ATTAINMENT**

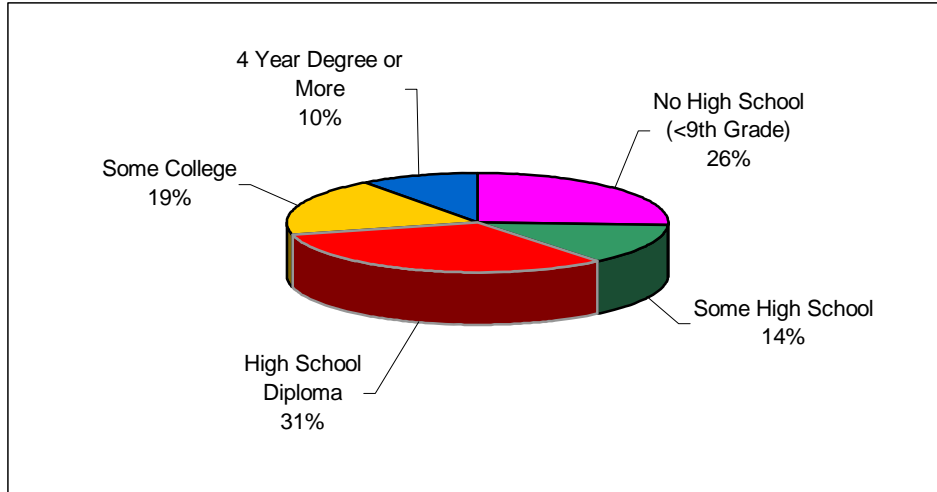
**(Persons 25 and older in Yadkinville & Comparison Areas)**

	<b>% without High School Diploma</b>	<b>% with a 4-Year Degree or More</b>
<b><i>Yadkinville</i></b>	<b><i>39.2%</i></b>	<b><i>9.9%</i></b>
Landis	29.8%	8.6%
Liberty	30.1%	12.7%
Wilkesboro	18.3%	26.2%
Yadkin County	28.0%	10.3%
North Carolina	21.9%	22.5%

*Source: US Census Bureau*

### **EDUCATIONAL ATTAINMENT TOWN OF YADKINVILLE**





Source: US Census Bureau

## ***Transportation***

97.2% of Yadkinville’s workforce drives to work with 69.2% driving to work alone. 1.8% of the workforce walks to work or work out of their home. No workers reported using any form of public transportation.

26.0% of Yadkinville’s workforce has a commute time of less than ten (10) minutes. 44.6% of Yadkinville’s workforce has a commute that is 30 minutes or more with 9.5% having a commute that is more than one hour. The average travel time to work for Yadkinville’s workforce is 26.6 minutes.

### **METHOD OF COMMUTING TO WORK**

<b>Transportation to Work</b>	<b>% of all Workers</b>
Drove Alone	69.2%
Carpool	28.0%
Public Transportation	0.0%
Other Means	0.9%
Walked	0.7%
Worked at Home	1.1%

Source: US Census Bureau

## COMMUTE TIMES FOR THOSE WHO WORK OUTSIDE THE HOME

Less than 10 minutes	26.0%
10 to 14 minutes	7.5%
15 to 19 minutes	7.4%
20 to 24 minutes	5.8%
25 to 29 minutes	8.8%
30 to 34 minutes	21.5%
35 to 44 minutes	7.2%
45 to 59 minutes	6.4%
60 to 89 minutes	4.8%
90 or more minutes	4.7%
<b>Mean Travel Time to Work</b>	<b>26.6 minutes</b>

### *Employment*

Nearly 34% of all residents of Yadkinville who work are employed in the manufacturing industry. The second largest employment sector in Yadkinville is the educational, health, and social services sector (18.9%), followed by the retail trade sector (11.4%), construction sector (10.1%), and transportation and warehousing, and utilities sector (4.2%).

## YADKINVILLE'S EMPLOYMENT BY INDUSTRY

Industry	# of Employees	% of Total Employed
Agriculture, forestry, fishing and hunting, and mining	6	0.5%
Construction	111	10.1%
Manufacturing	373	33.9%
Wholesale trade	27	2.5%
Retail trade	125	11.4%
Transportation and warehousing, and utilities	46	4.2%
Information	16	1.5%
Finance, insurance, real estate, and rental and leasing	35	3.2%
Professional, scientific, management, administrative, and waste management services	41	3.7%
Educational, health and social services	208	18.9%
Arts, entertainment, recreation, accommodation and food services	43	3.9%
Other Services (except public administration)	32	2.9%
Public administration	36	3.3%

*Source: US Census Bureau*

## ***Water and Sewer System***

### **Water Service:**

The town's water system was initially constructed in 1940 and currently has about 44 miles of water mains ranging in diameter from 2 to 12 inches. The town currently treats an average of 850,000 gallons per day at the Yadkinville Water Treatment Plant on South State Street (Highway 601) with the capacity to treat 1.67 million gallons per day. The town draws its water from South Deep Creek. The current storage capacity for treated water is 600,000 gallons that includes 300,000 gallons at the water plant and 300,000 gallons in an elevated tank.

The town currently has a capital improvement program, which includes planned improvements to the water distribution system including additional elevated storage, an off-stream reservoir and a water filter addition. The town is also in the process of developing a water line extension policy. 100% of Yadkinville's residents receive their water from the Town of Yadkinville.

### **Wastewater Service:**

The town's wastewater collection system was initially built in 1945 and 1946 and now includes 29 miles of gravity sewer lines and 4 miles of force mains. The sewer lines range in size from 6 inches to 24 inches in diameter with the 24-inch line being the main outfall line. Wastewater is treated by the town at the Yadkinville Sewer Treatment Plant located off of Fred Hinshaw Road. An average of 700,000 gallons of wastewater is treated per day with the capacity to treat up to 2.5 million gallons per day.

The town does have a capital improvement program, but has no immediate improvements planned for the wastewater collection system. The town has discussed extending sewer mains west of the corporate limits to serve customers already served by water who are also located in the extraterritorial planning jurisdiction. The town is in the process of developing a sewer main extension policy. 100% of Yadkinville's citizens have sewer service.

## ***Current Development Policies***

The Town of Yadkinville currently has two major ordinances that regulate the development of land: the zoning ordinance and the subdivision ordinance.

### ***Zoning***

From the attention given to the subject by legal writers and in court decisions, it is clear that confusion exists as to the distinction between “planning” and “zoning”. In reality, zoning is just one of many legal and administrative devices by which plans may be implemented. Most of the confusion has arisen out of the fact that many jurisdictions have adopted zoning ordinances before embarking on full-scale planning.

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It allows the control of development density in each area so that property can be adequately serviced by such governmental facilities as the street, school, fire, police, recreation, and utility systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and privacy for persons living and working within the community.

Zoning is probably the single most commonly used legal device available for implementing the land development plan of a community. Zoning may be defined as the division of a town (or other governmental unit) into districts, and the regulation within those districts of:

1. The height and bulk of buildings and other structures;
2. The area of a lot which may be occupied and the size of required open spaces;
3. The density of the population; and
4. The use of buildings and land for trade, industry, residence or other purposes.

Of major importance for the individual citizen is the part zoning plays in stabilizing and preserving property values. It affects the taxation of property as an element of value to be considered in assessment. In the past, zoning was only indirectly concerned with achieving aesthetic ends. Most examples were in relation to historic buildings and areas, however, there has been an increasing tendency and greater acceptance to including aesthetic provisions such as landscaping and building design within zoning ordinances.

The zoning ordinance does not regulate the design of streets, the installation of utilities, the reservation or dedication of parks, street rights-of-way, school sites and related matters. An official map preserving the rights-of-way of proposed streets against encroachment can be useful for protecting rights-of-way. The zoning ordinance should, however, be carefully coordinated with these and other control devices. It is becoming more common for the provisions of many of these separate ordinances to be combined

into a single comprehensive ordinance, usually called a unified land development ordinance.

Yadkinville established zoning in 1974. Over the years the zoning ordinance has had minor changes to incorporate new uses and newer principles of land use regulations.

If a property is zoned properly for its intended use, then the needed permits can simply be obtained through application and payment of any required fees. If a rezoning is required the approval of the Board of Commissioners must be obtained. This process can take anywhere from a few weeks to a few months, depending on the magnitude, complexity and any controversy generated by the proposal.

The Town of Yadkinville is divided into the following zoning districts:

R-20	Residential District	B-1	Neighborhood Business District
R-10	Residential District	B-2	Highway Business District
R-8A	Residential District	B-3	Central Business District
R-MH	Residential District	M-1	Light Industrial District
R-O	Residential-Office District	M-2	Heavy Industrial District
F-1	Floodplain District		

Most of the older residential neighborhoods in Yadkinville are zoned R-10. The surrounding rural landscape located in the town's extraterritorial zoning jurisdiction (ETJ) is primarily zoned residentially with R-20 being most predominant.

It is important to note that a request to change the zoning ordinance is a request to change the basic plan for the area where the property is located. For example, if someone applies to change the zoning from residential to commercial to allow a used car lot, regardless of the special conditions of the site, the basic issue is whether a business should be located on that property and does it meet the general purposes of the ordinance. Such decisions or changes to the plan may not individually have a large impact, but taken collectively may indicate the need to revise or modify the plan to meet continuing demands for growth and development.

### ***Subdivision Regulations***

Subdivision regulations are another set of locally adopted laws that govern the process of converting raw land into building sites. They normally accomplish this through plat (map) approval procedures, under which a developer is not permitted to make improvements or to divide and sell his land until the governing body or planning board has approved a plat of the proposed design of his subdivision. The approval or disapproval of the local government is based upon compliance or noncompliance of the proposal with development standards set forth in the subdivision regulations. In the event that the developer attempts to record an unapproved plat with the local register of deeds

or to sell lots by reference to such a plat, he/she may be subject to various civil and criminal penalties.

Subdivision regulations may serve a wide range of purposes. To the environmental health officer, they are a means of insuring that a new residential development has a safe water and sewage supply system and that the lots are properly drained. To the tax official they are a step toward securing adequate records of land titles. To the school or parks official they are a way to preserve or secure school sites and recreation areas needed to serve the people coming into the neighborhood. To the lot purchaser they are an assurance that he will receive a buildable, properly oriented, well drained lot, provided with adequate facilities to meet his day-to-day needs, in a subdivision whose value will hold up over time.

Subdivision regulations enable the town to coordinate the otherwise unrelated plans of a great many individual developers, and in the process assure that provisions are made for major elements of the Land Development Plan such as rights-of-way for major thoroughfares, parks, schools sites, major water lines, sewer outfalls and so forth. They also enable the town to control the internal design of each new subdivision so that its pattern of streets, lots and other facilities will be safe, pleasant and economical to maintain.

From the standpoint of the local governing board, subdivision regulations may be thought of as having two major objectives. First these officials are interested in the design aspects of new subdivisions, as are the other officials mentioned. Secondly, they are also interested in allocating the costs of certain improvements most equitably between the residents of the immediate area and the taxpayers of the town as a whole. When subdivision regulations require a developer to dedicate land to the public or to install utilities or to build streets, they represent a judgment that the particular improvements involved are (1) necessary in a contemporary environment and (2) predominantly of special benefit to the people who will buy lots from him (presumably at a price sufficient to cover the cost of these improvements) rather than of general benefit to the taxpayers of the town as a whole.

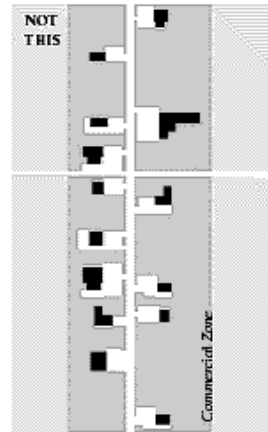
## ***COMPARISON OF DEVELOPMENT PATTERNS***

The Yadkinville Land Development Plan provides a new vision for the development of the town and surrounding area. The vision includes several new types of development patterns. This section provides a general explanation of the differences between the current approach and the desired development type. In making future land use decisions, the following illustrations (commercial center, road network, mixed use and open space development) should be referenced along with the policy section and applied where appropriate to ensure the desired development pattern

### **STRIP DEVELOPMENT vs. COMMERCIAL CENTERS**

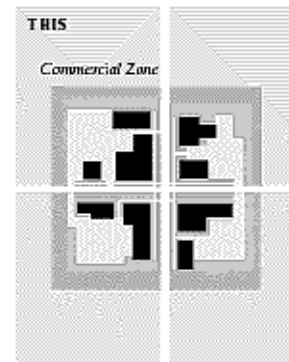
*Strip Development:* The characteristics of strip development include:

- Automobile oriented
- Large parking lots
- Large front yard setbacks
- Single use (i.e. only commercial)
- Numerous curb cuts
- No interconnectivity between uses
- Poor design characteristics



*Commercial Center:* The Commercial Center is based on applying the attributes of a traditional downtown to a new site that is smaller in scale. The characteristics of a Commercial Center include:

- Pedestrian and automobile friendly
- Few curb cuts or limited access
- Buildings built to a pedestrian scale
- Building closer to the road
- Interconnectivity between uses and shared parking
- Mixed use (i.e. commercial, office, multi-family residential)
- High quality design characteristics

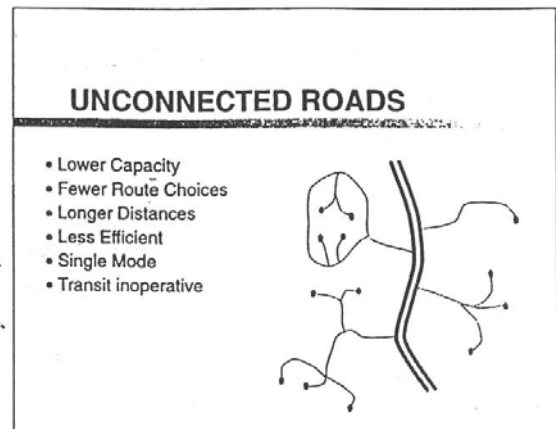


***The Yadkinville Land Development Plan supports utilization of Commercial Centers as a viable alternative to Strip Development.***

## UNCONNECTED ROADS vs. ROAD NETWORK

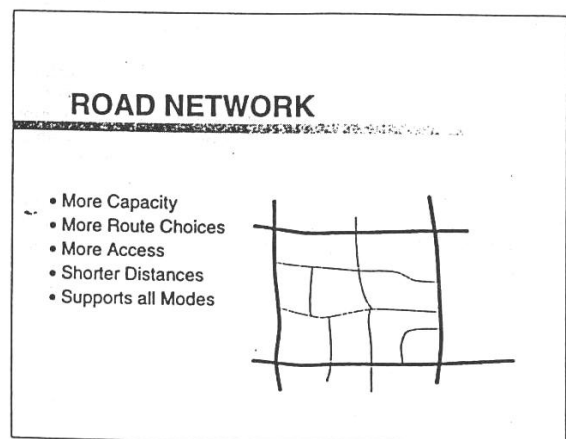
*Unconnected Roads:* Cul-de-sac subdivisions and numerous dead end roads can result in a transportation network that limits the number of ways through town. In addition to the residential subdivision, commercial development has also been guilty of providing no connectivity between uses. The characteristics of Unconnected Roads include:

- Lower capacity
- Fewer route choices
- Longer driving distances
- Less efficient
- Single mode of transportation



*Road Network:* A transportation system based on a Road Network will help aid in the decreasing traffic congestion. Increasing the number of choices will help to disperse traffic throughout the town. The utilization of a Road Network will result in:

- More capacity
- More route choices
- More access
- Shorter distances
- Support for all modes of transportation

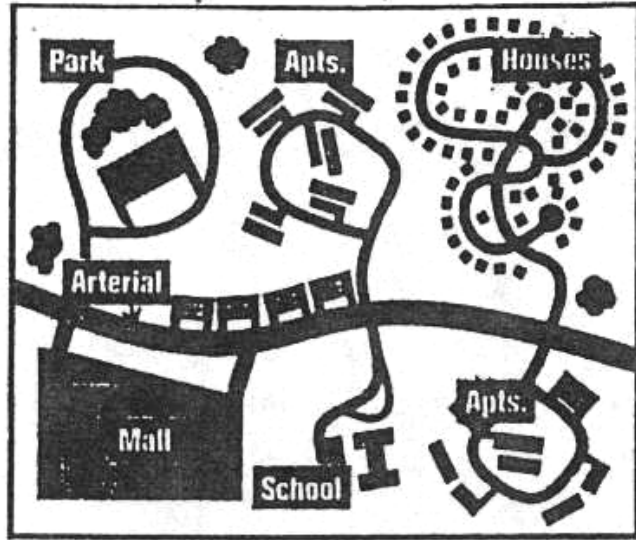


***The Yadkinville Land Development Plan supports the use of Road Networks within new residential and commercial areas to provide Yadkinville with more transportation options throughout the town. The Road Network can be incorporated into new subdivisions, new commercial centers and even office parks.***

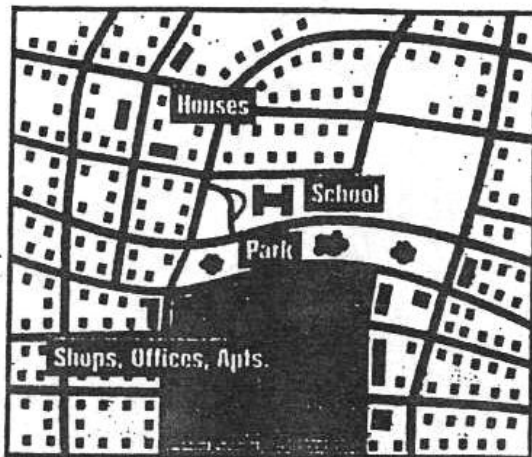


## SEPARATION OF USES vs. MIXED USE

*Separation of Uses:* The standard zoning ordinance has created a situation in which all uses must be separated from one another. This can result in the destruction of lively neighborhoods that included a neighborhood store, as well as the removal of residences from the Central Business District in many communities. While some uses need to be separated from one another, many others work well together if designed properly. For example, the construction of five three-story multi-family apartment buildings in the middle of a single-family residential district may not be appropriate. However, a multi-family townhouse development that is designed to compliment the surrounding neighborhood, could fit in. The Separation of Uses has the potential to result in the creation of “pods” of development. The diagram highlights the problems associated with separation of uses: all traffic must travel out onto the main road to go anywhere.



*Mixed Use:* The concept of Mixed Use goes back to the time before zoning when many uses were found in a neighborhood. By encouraging a mix of uses the town can decrease traffic, allow people opportunities to walk to work or the store, and promote commercial development that has a residential market built into the development. Downtown Yadkinville and the surrounding residential areas are an excellent example of mixed-use development that intertwines offices, retail establishments, and residences to serve multiple needs.

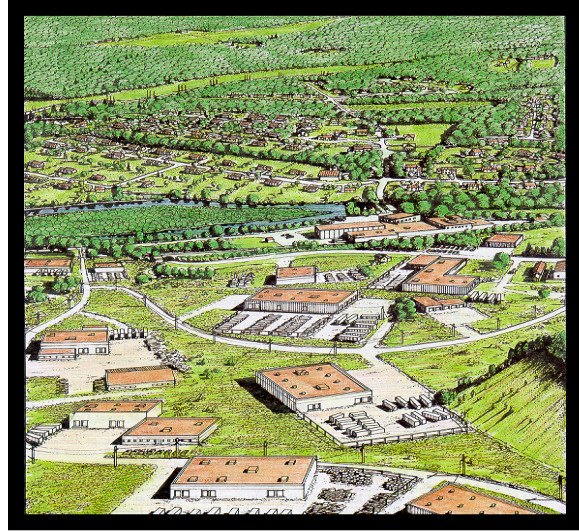


***The Yadkinville Land Development Plan encourages mixed-use development especially within and around the central part of the town.***

## CONVENTIONAL DEVELOPMENT vs. OPEN SPACE DEVELOPMENT

### *Conventional Development:*

Conventional Development maximizes the number of lots or retail space that can be created out of any piece of land. This method of development pays little attention to environmental factors, neighborhood design or open space. The goal of the development is to place as many houses or businesses on the site as allowed under the current zoning ordinance. As a result land that should be preserved due to environmental conditions or topography gets turned into a backyard or graded for parking.



Illustrations from *Rural By Design*, Randall Arendt

In addition, this type of development places a greater burden upon the town because it does not provide recreational space for the residents and results in overcrowding at parks and other recreational facilities. Conventional business development is often aesthetically unpleasing, results in increased runoff to other properties, and increases traffic.

***Open Space Development:*** An Open Space Development looks to provide a designated area as open space within the development. This land is permanently protected from



development and can be used by the neighborhood as a recreation amenity. The developer that chooses to develop in this manner can still build the same number of units, but on smaller lots and with less infrastructure to construct as a result of clustering the development. By encouraging Open Space Development the town can increase the recreational opportunities for its residents, decrease the amount of infrastructure that needs to be maintained, and increase the attractiveness of the overall community.

## Conventional vs. Open Space Subdivision Development



*The Yadkinville Land Development Plan supports utilization of open space development in order to maintain Yadkinville's small town atmosphere and protect environmentally sensitive areas and the surrounding rural landscape.*

# YADKINVILLE’S GROWTH STRATEGY

## OVERVIEW

For any plan to be effective it is important that the plan have an overall direction or objective. For the Yadkinville 2025 Land Development Plan the overall objective is...

*... to enhance our quality of life and make Yadkinville an even better place to live and work by managing future growth, encouraging development in the most appropriate places and services that meet the needs of the citizenry, and revitalizing areas that have already developed.*

(Mission Statement of the Yadkinville Land Use Planning Committee)

The policies and Land Development Plan Map set forth in the Plan communicate a growth strategy for Yadkinville. In general terms, the Yadkinville 2025 Land Development Plan...

- Encourages new economic development when such development will enhance the quality of life of the existing residents.
- Seeks to maintain and enhance Yadkinville’s small town atmosphere through revitalization of the downtown and surrounding neighborhoods.
- Establishes environmental quality as an important factor in public and private development decisions.
- Seeks to ensure a safe and efficient transportation system.
- Supports cost efficient, high quality public services (water/sewer, police/fire, etc.).
- Seeks to promote community appearance as an important economic and quality of life indicator.
- Encourages the development of new amenities, increased public space improvements, and revitalization of existing development to enhance the appeal of Yadkinville to the area’s growing tourism market.

The above statements serve to highlight some of the broadest and most significant policies contained in the Land Development Plan. The reader is encouraged to consult the full text of the plan, however, to determine specific policy positions of the Town of Yadkinville.

## ***GOALS, OBJECTIVES, AND STRATEGIES***

### **1. BUSINESS AND INDUSTRIAL DEVELOPMENT**

**GOAL:** Continue to provide a good environment for a variety of industries and business uses that strengthen the area's economy and contribute to the community's overall quality of life.

**OBJECTIVES:**

- O-1.a Encourage a diverse mix of industries and business uses.
- O-1.b Seek a balance between the benefits of economic development and the possible detrimental impacts certain types of industry might have on the environment and the quality of life of the residents.
- O-1.c Encourage new and expanding industries and businesses which diversify the local economy, utilize a more highly skilled labor force, and increase area residents' incomes.
- O-1.d The town shall protect, enhance, and encourage a high quality of life, image, and cultural amenities as an effective approach to economic development.
- O-1.e Encourage local tourism as a beneficial form of economic development.

**STRATEGIES:**

- S-1.a Encourage new industry and business to locate in areas already served by adequate infrastructure.
- S-1.b Continue to plan for water and sewer infrastructure improvements in order for Yadkinville to actively recruit industry and new business uses.
- S-1.c Utilize site planning to encourage well-planned, quality industrial facilities.
- S-1.d Protect designated industrial areas and existing industrial sites from encroachment by incompatible land uses.
- S-1.e Encourage the revitalization and reuse of currently unused or under-utilized structures and sites in appropriately located commercial and industrial areas.
- S-1.f Diversify the economic base through heritage and cultural tourism opportunities.

### **2. TRANSPORTATION**

**GOAL:** Maximize the ability of existing roadways to serve the needs of vehicular traffic as well as cyclists and pedestrians.

**OBJECTIVES:**

- O-2.a Encourage more bikeways and pedestrian ways as a means of providing additional recreation opportunities and alternatives to automotive travel.
- O-2.b Improve traffic circulation in and out of commercial areas.

- O-2.c Improve the appearance, safety, and functioning of the town's thoroughfares.
- O-2.d Balance positive impacts of new development with possible negative impacts of increased traffic congestion.

**STRATEGIES:**

- S-2.a Continue to work with the Regional Planning Organization to prioritize local and regional transportation improvements.
- S-2.b Ensure safety and usefulness of area thoroughfares by amending development ordinances to encourage common access points and shared driveways and discouraging frequent driveway cuts.
- S-2.c Consider requiring landscape buffer strips for new development to protect access to and appearance of major town thoroughfares.
- S-2.d Develop a town sidewalk plan and/or a pedestrian plan to plan for new sidewalk construction and repairs and enhancements to existing town sidewalks.
- S-2.f A program of improvements and maintenance to maximize the use of existing roadways shall be encouraged as a cost-effective and environmentally sound means of meeting area transportation needs.

**3. NATURAL RESOURCES AND RECREATION AREAS**

**GOAL:** Protect and enhance the town's natural and recreational resources.

**OBJECTIVES:**

- O-3.a Maintain and expand open space areas throughout Yadkinville.
- O-3.b Protect the town's drinking water supply.
- O-3.c Expand the recreational opportunities for Yadkinville's residents.
- O-3.d Preserve and enhance Yadkinville's existing tree canopy.

**STRATEGIES:**

- S-3.a Direct development away from environmentally sensitive areas.
- S-3.b Consider strengthening the town's landscaping and buffer requirements for new development.
- S-3.c Examine the feasibility of constructing a town park in or near the downtown.
- S-3.d Continue to identify recreational resources such as walking trails, new playground, skateboarding facility, etc. that the citizens of Yadkinville would like to see in a town park and then pursue funding opportunities for design and construction of those facilities.

## **4. HOUSING AND RESIDENTIAL DEVELOPMENT**

**GOAL:** Maintain and enhance the quality of Yadkinville’s residential neighborhoods

### **OBJECTIVES:**

- O-4.a Protect the integrity of existing neighborhoods.
- O-4.b Encourage well-planned residential development that will promote the best interests of the residents and the community as a whole
- O-4.c Encourage well-planned walkable neighborhoods.
- O-4.d Discourage sprawl.
- O-4.e Encourage high quality affordable and middle-income housing.

### **STRATEGIES:**

- S-4.a The town shall continually reinvest in the infrastructure of its older neighborhoods, including but not limited to sidewalks, street maintenance, water and sewer lines, and drainage.
- S-4.b Require street connections between subdivisions and adjoining land uses, where feasible and practical.
- S-4.c Ensure that zoning and subdivision regulations encourage a diverse mix of housing opportunities.
- S-4.d Encourage all new residential subdivisions to be connected to public utilities.
- S-4.e Require all institutional uses in residential areas to be designed to minimize adverse impacts on adjacent residential properties.
- S-4.f Explore amending the zoning ordinance to ensure that all modular units, where they are permitted, meet the conditions and appearance of a permanent structure (foundation, location, roof, etc.).
- S-4.g Prohibit the encroachment of incompatible, non-residential uses in established neighborhoods.
- S-4.h Review and update as necessary the town’s nuisance abatement ordinances and minimum housing ordinance to ensure they continue to meet citizen’s expectations.
- S-4.i Explore opportunities to partner with other area local governments on the establishment of a code enforcement officer position to address community complaints regarding junk vehicles, dilapidated housing, illegal dumping, and high grass.

## **5. COMMERCIAL DEVELOPMENT**

**GOAL:** Encourage commercial growth that contributes to the local economy, provides a variety of job opportunities, increases the ability of Yadkinville’s citizens to shop and dine locally, and contributes aesthetically to the community’s appearance.

**OBJECTIVES:**

- O-5.a Encourage commercial development.
- O-5.b Encourage a variety of shopping and dining opportunities within the town.
- O-5.c Reduce the impacts of commercial development on adjacent thoroughfares and neighborhoods.
- O-5.d Discourage sprawl.

**STRATEGIES:**

- S-5.a Commercial development shall be encouraged to occur in clusters or planned shopping centers to minimize strip development.
- S-5.b Greater connectivity among planned commercial developments shall be encouraged.
- S-5.c Encroachment by new or expanded commercial uses into viable existing residential areas shall be prohibited.
- S-5.d Effective buffering and/or landscaping shall be provided where commercial development adjoins existing or planned residential uses.
- S-5.e Neighborhood commercial centers should be located adjacent to a collector street such as Main Street and/or secondary streets and near other neighborhood facilities such as schools and parks, and they should be integrated into the design of the residential neighborhoods they serve.
- S-5.f Highway oriented commercial uses shall be clustered along segments of arterial streets such as Highway 601 and contain land uses which are mutually compatible and reinforcing in use and design; they should be designed in such a way as to minimize signage, access points or driveways, and excessive lengths of commercial strip development.
- S-5.g Commercial uses shall be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening is compatible with adjacent land uses.

## **6. HISTORIC AND CULTURAL PRESERVATION**

**GOAL:** Maintain and promote the integrity and viability of Yadkinville’s historic and cultural assets.

**OBJECTIVES:**

- O-6.a Promote compatible development within Yadkinville’s historic areas.
- O-6.b Protect and promote the reuse of historic structures in the downtown area.



- O-6.c Continue to reinvest in the infrastructure of Yadkinville’s older neighborhoods.
- O-6.d Explore opportunities for promotion of Yadkinville’s historic resources.

**STRATEGIES:**

- S-6.a The identification, restoration, and active use of structures, buildings, monuments, and neighborhoods shall be encouraged as a means of enhancing their economic and cultural value to the town.
- S-6.b Adaptive reuse or revitalization of the town’s historic properties shall be encouraged.
- S-6.c The destruction of historic, architectural, and archaeological resources in the town’s planning area shall be discouraged.
- S-6.d Explore utilization of historic district or historic landmark designation to protect and stabilize historic neighborhoods and structures.
- S-6.e Explore formation of a local historic commission.
- S-6.f Explore opportunities for identification and promotion of Yadkinville’s historic resources.
- S-6.g Amend zoning ordinance to include Downtown Design Guidelines for infill construction and substantial renovation of existing buildings.

**7. COMMUNITY APPEARANCE**

**GOAL:** Improve the overall appearance of Yadkinville.

**OBJECTIVES:**

- O-7.a Promote community appearance as an important economic and quality of life indicator.
- O-7.b Continue to recognize the importance of attractive entrances into town as a major indicator of community image.
- O-7.c Continue to recognize that a focal point of Yadkinville’s community image is found in the appearance of its downtown.
- O-7.d Encourage attractive landscaping, signage, design and other visual improvements to new and existing development.
- O-7.e Ensure public areas, sidewalks, rights-of-way, etc. are attractive and well maintained.
- O-7.f Continue to recognize that Yadkinville’s image is largely reflected in the attractiveness of its business and residential development.

**STRATEGIES:**

- S-7.a Revise the Zoning Ordinance to include regulations that encourage attractive community appearance (attractive signage, building design, placement, orientation, lighting, landscaping, etc.).
- S-7.b Explore opportunities to improve signage and landscaping at entrances into town.

- S-7.c Revise Zoning Ordinance to ensure that infill development, particularly in the downtown and historic neighborhoods surrounding the downtown are in harmony with surrounding structures and the overall character of the particular area.
- S-7.d Explore procurement of an Urban Forestry Grant (sponsored by the NC Forestry Service) to help fund initiatives related to tree planting programs, tree preservation, civic education, etc.
- S-7.e Explore formation of a Community Beautification Committee or Appearance Board to look at opportunities to improve the appearance of Yadkinville.
- S-7.f Explore opportunity to become a “Tree City” (sponsored by Arbor Day Foundation).
- S-7.g Encourage development that preserves the natural features of the site, including existing topography and significant existing vegetation.
- S-7.h Continue to encourage public space improvements such as street trees, landscaping, sidewalks, and greenspaces.

## **8. DOWNTOWN DEVELOPMENT AND REVITALIZATION**

**GOAL:** Restore the social, economic, and cultural vibrancy of Yadkinville’s Downtown.

### **OBJECTIVES:**

- O-8.a Encourage new and expanded small business uses in downtown.
- O-8.b Protect the character and unique development pattern of the downtown.
- O-8.c Promote a pedestrian-friendly atmosphere downtown.
- O-8.d Encourage a mixture of retail, office, institutional, residential, dining, services, entertainment and open space in the downtown area.

### **STRATEGIES:**

- S-8.a Explore development of design guidelines for infill development and rehabilitation of existing structures to ensure that development is in harmony with surrounding structures and the overall character of the downtown area.
- S-8.b Continue to encourage public space improvements such as street trees, landscaping, benches, sidewalks, streetlights, decorative banners, and greenspaces in the downtown.
- S-8.c Repair existing sidewalks and extend them where necessary to provide a comprehensive network.
- S-8.d Explore historic designation and other options available to encourage the rehabilitation of downtown commercial properties.
- S-8.e Continue planning for the development of a parking plan for downtown.

## 9. WATER AND SEWER SERVICES

**GOAL:** Ensure that water and sewer services continue to be provided in an efficient and effective manner and that future capacity is available for recruitment of new businesses and industry as well as the retention of existing businesses and industry.

**OBJECTIVES:**

- O-9.a Ensure economic feasibility of water and sewer system.
- O-9.b Set clear policies for extension of water and sewer lines.
- O-9.c Continue to recognize that policies that address extension of water and sewer lines can serve as a critical growth management tool.

**STRATEGIES:**

- S-9.a Development shall be encouraged in areas where water and sewer services currently exist.
- S-9.b Water and sewer services shall generally not be extended into areas that would encourage inappropriate development in environmentally sensitive areas.
- S-9.c The town should develop a comprehensive water and sewer system master plan to address maintenance, extension policies, and future expansion of water and sewer systems.
- S-9.d Major extensions of water and sewer services that could result in scattered, non-directed development and costly provision of other services shall be discouraged.

## Yadkinville Land Development Plan Map

The Land Development Plan Map for the Town of Yadkinville depicts generalized land use patterns for the Town and surrounding areas to the year 2025. Like all land development plan maps, it is general in nature and should be used only as a guide by decision-makers in making future land use decisions. No attempt has been made to identify land use patterns on a lot-by-lot basis. Rather, land use decisions should be made using the map as a guide together with the goals, objectives, and strategies contained in this plan.

The Land Development Map is broken up into seven land use classifications. What follows is a description of each of these classifications.

**Low Density Residential** – These areas are primarily located outside of the town’s corporate limits, existing extraterritorial planning jurisdiction, and public utilities may or may not be provided. Intense subdivision development is not recommended in these areas due to water supply concerns and lack of infrastructure to support growth. The overall maximum density ranges from one to two dwelling units per acre depending on the amount of open space provided. Compact residential neighborhoods that set aside significant natural vistas, parkland, and landscape features and other rural heritage features for permanent conservation are encouraged. Development considerations include environmental impacts, urban sprawl, provision of open space and natural features and vistas, and the availability of adequate infrastructure.

**Medium/Moderate Density Residential** – These areas are primarily located within the town’s corporate limits or extraterritorial planning jurisdiction and public utilities may or may not be currently provided, and if not provided could potentially be extended during the Land Development Plan’s timeframe. Generally, land classified as medium/moderate density has already been developed as a conventional subdivision or could be approved for a conventional subdivision. Development considerations include environmental impacts, urban sprawl, compatibility with existing development, provision of open space and natural features and vistas, and the availability of adequate infrastructure.

**High Density Residential** – These areas are located within the town’s corporate limits and include mature neighborhoods, multi-family developments, and existing manufactured home parks. Public utilities are available and a road network already exists. These areas are intended to provide for residential infill development with a wide range of housing types surrounding the central business area and other employment centers. Low intensity business uses located in mixed-use buildings are also appropriate if designed and constructed at a residential scale. Development considerations include the compatibility of infill development with existing building patterns.

**Central Business** – This area encompasses Yadkinville’s “downtown” and contains a variety of office, retail, general services, and general government uses. Central to the success of downtown is its high building to lot percentages, attached buildings, pedestrian

atmosphere, and symbiotic uses. Development considerations include design and use compatibility with the existing urban framework.

**General Commercial** – These areas are generally located along major thoroughfares that contain a wide array of commercial uses. Typical retail uses include shopping centers, restaurants, and convenience stores. Other heavier uses may include mini-warehouses and automobile sales lots. Development considerations include traffic, compatibility with abutting residential areas, the appearance of new and existing development as well as the availability of adequate infrastructure.

**Industrial** – These areas are intended to accommodate traditional industrial uses on individual tracts of land or on land located within coordinated industrial parks. Such uses may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, industrial vehicle traffic, or similar nuisances. Development considerations include access to adequate highways, water and sewer capacity and minimizing impacts to adjoining uses.

**Parks, Recreation, & Conservation Areas** – These are areas where parks, recreation areas, greenways, or conservation areas either exist or have been identified as possibilities in the future. Development considerations include the desirability of the land for recreation or conservation use, how the property fits into the future recreation plans of the town or county, and the environmental impacts of developing the land.

Projection: Stateplane

Scale: NAD 83  
Units: Feet  
Date: 1/15/15



0 0.25 0.5 Miles

0 1,200 2,400 4,800 Feet

1 inch equals 2,500 feet



Northwest Piedmont  
Council of Governments

# Town of Yadkinville Land Use Map

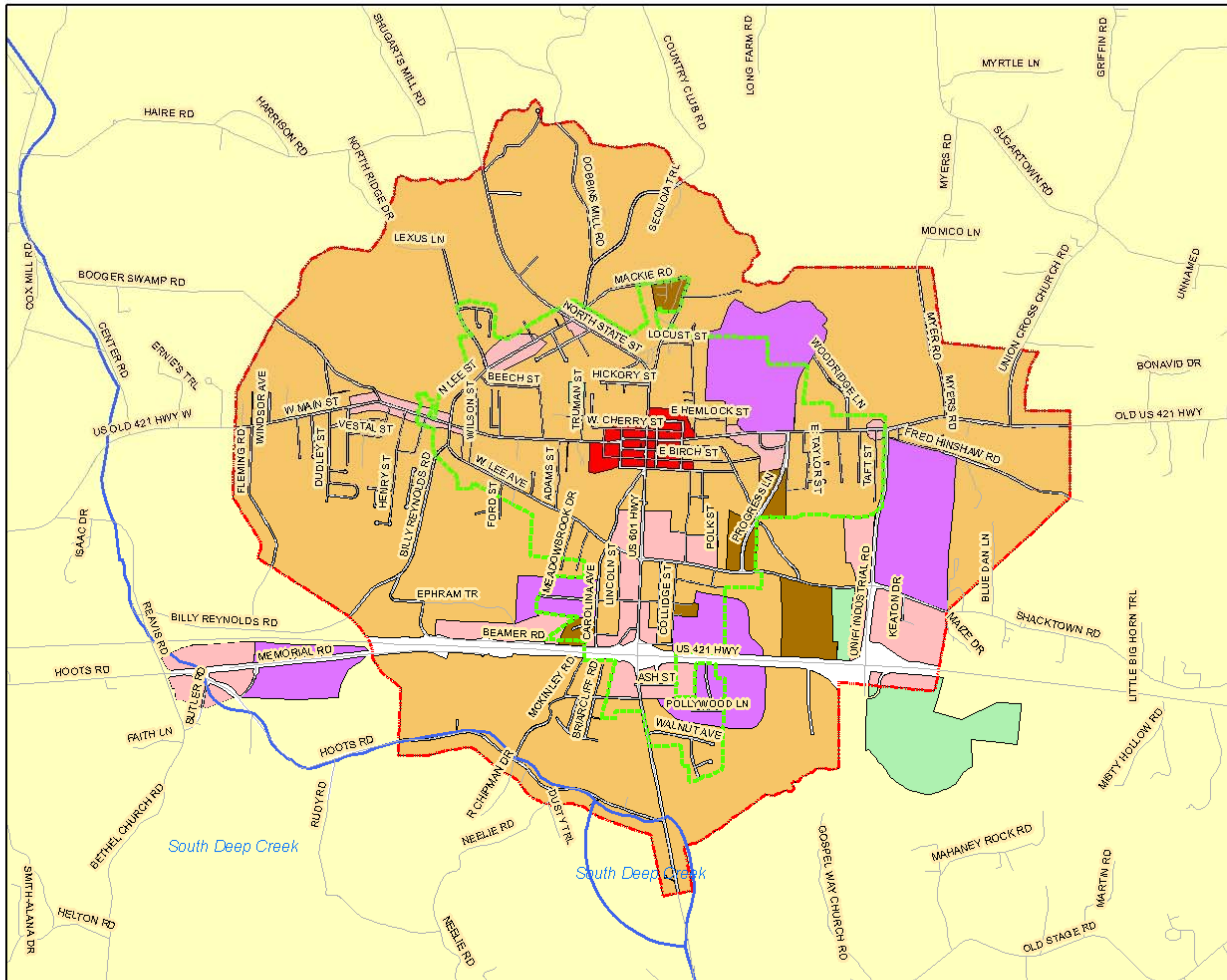
### Sources

The information contained on this site is furnished by government and private industry sources and is believed to be accurate but accuracy is not guaranteed. Mapping information is an approximation of values and is not intended as a substitute for information that would result from an accurate land survey or engineer. The information contained herein does not constitute information that may be deemed by a court to be information critical to the health, safety, or general welfare of the community. The information is provided for informational purposes only. The user of the information contained on this site shall assume all liability for any damages, direct or consequential, from the use of the information contained on this site. Source data authorized by the counties and municipalities within Region 1 (Forsyth, Guilford, Surry, Yadkin, and Davie Counties), United States Census Bureau, United States Geological Survey (USGS), North Carolina Department of Transportation, and Northwest Piedmont Council of Governments.

Cartographic design & digital compilation by  
Northwest Piedmont Council of Governments

Using ArcMap in ArcInfo 10.4  
Projection: Stateplane  
Units: Feet  
Datum: NAD83  
Scale: North Carolina (2000)  
Data Created: 1/15/15

Legend	
	Roads
	Watershed Boundary
	ETJ
	Town Boundary
	Central Business
	General Commercial
	High Density Residential
	Industrial
	Low Density Residential
	Moderate Density Residential
	Parks, Recreation, & Conservation Areas



## ***Land Development Plan Implementation Tools***

### *How to use the Land Development Plan: Goals, Objectives, and Strategies and Land Development Plan Map*

To aid in the effective use of the Land Development Plan, the following examples, illustrate how different users can employ the goals, objectives, and strategies as well as the Land Development Plan Map in evaluating a rezoning request:

#### **As Used by the Developer**

The developer or property owner can petition for a rezoning request that is consistent with town policy, thereby increasing the chances for rezoning approval, and minimizing guess work and time wasted.

#### **As Used by the Town Planning Board**

Prior to the regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed rezoning with the town's adopted objectives and strategies as well as the Land Development Plan Map contained in the Land Development Plan. As always, the Planning Board should take into account the recommendations of the Plan, but may choose to give different weight to the different elements of the Plan.

#### **As Used by the General Public**

Residents of the town can and should reference specific goals and objectives of the Plan when speaking in favor of or in opposition to a rezoning request.

#### **As Used by the Town Board of Commissioners**

In its legislative authority to rezone property, the Town Board has the final word as to whether the rezoning request is consistent with the various plans and ordinances that affect the property in question. The Board should take into account and weigh the interpretation of policy as employed by the property owner, the Yadkinville Planning Board, staff, and the general public. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

## APPENDIX

The following survey was completed by 18 members of the Board of Commissioners and the Planning Board prior to the start of the Land Use Planning process.

### YADKINVILLE LAND DEVELOPMENT PLAN QUESTIONNAIRE

*For each individual statement in the questionnaire, please indicate your level of agreement or disagreement by checking (✓) the appropriate column. If you don't understand the statement or aren't sure, use the "Don't Know" column. Please respond to all statements, for example, you should have 6 responses to the first question on Economic Development, because there are six statements presented.*

#### A. ECONOMIC DEVELOPMENT

##### **Yadkinville's role in the regional economy should be as a...**

	Agree	Disagree	Don't Know
...Bedroom Community for other towns and cities.	53%	41%	6%
...Regional distribution center.	65%	12%	23%
...Regional manufacturing center.	65%	12%	23%
...Regional historic and tourism center.	35%	41%	24%
...Regional commercial/retail center.	59%	29%	12%
...A place where small business entrepreneurship is encouraged.	94%	0%	6%

#### B. TRANSPORTATION

##### **To better plan for the transportation needs of Yadkinville we should...**

	Agree	Disagree	Don't Know
...Widen and improve existing streets rather than build new ones.	76%	24%	0%
...Improve traffic management in and out of commercial areas.	88%	6%	6%
...Encourage more bikeways and pedestrian ways.	65%	23%	12%
...Build new thoroughfares through the Town to relieve congestion.	24%	59%	17%
...Prepare a neighborhood traffic study.	71%	6%	23%
...Provide for better public transit (buses, vans, etc.).	30%	29%	41%

#### C. WATER & SEWER SERVICE

##### **Public water and sewer lines should be extended to serve development as follows...**

	Agree	Disagree	Don't Know
...Don't extend services any further; just maintain what we've got.	12%	88%	0%
...Extend services to a pre-planned "urban services area" close to the existing Town	71%	23%	6%
...Extend services on a case-by-case basis, depending upon the particular area or project.	65%	23%	12%
...Work with the County and other Towns to extend services throughout the region.	100%	0%	0%

#### D. BUSINESS/INDUSTRIAL DEVELOPMENT

##### **Regarding Business/Industrial development in Yadkinville...**

	Agree	Disagree	Don't Know
...We should only recruit clean business/industries.	71%	23%	6%
...We need more business/industry, whether it's clean or not.	23%	71%	6%
...We should give tax breaks and other incentives to get business/industry to come here.	88%	12%	0%
...We need stronger enforcement of environmental regulations regarding business/industries.	53%	24%	23%



...New business/industries should be required to locate in industrial parks.	35%	47%	18%
...Land should be set aside specifically for future industrial development.	88%	12%	0%
...We should promote the cultural aspects of our area as a factor in business/industrial recruitment.	88%	0%	12%
...We should not recruit any new business/industries; we like it just the way it is.	0%	88%	12%

**E. COMMERCIAL DEVELOPMENT**

**With regard to commercial development...**

	Agree	Disagree	Don't Know
...“Strip” commercial development is not currently a problem in Yadkinville	53%	41%	6%
...“Strip” commercial development will not be a problem in Yadkinville in the future.	29%	53%	18%
...Encroachment of commercial development into residential areas continues to be a problem.	35%	41%	24%
...Buffering and landscaping requirements for commercial development need to be strengthened.	88%	6%	6%
...Driveways onto our thoroughfares need to be fewer and farther between.	41%	35%	24%
... Commercial developments should be more pedestrian friendly.	76%	12%	12%
...Commercial development should be located in planned shopping centers.	29%	47%	24%

**F. OFFICE & INSTITUTIONAL**

**Office and institutional development should be...**

	Agree	Disagree	Don't Know
...Allowed to locate anywhere other than in a residential area.	50%	31%	19%
...Located only in planned office parks.	31%	50%	19%
...Used as a buffer between residential areas and heavy commercial development.	69%	13%	18%
...Used as buffer between residential development and major thoroughfares.	75%	13%	12%
...Encouraged to locate in the downtown central business district.	56%	19%	25%
...Located to a limited degree near residential areas and major thoroughfares.	75%	19%	6%

**G. RESIDENTIAL DEVELOPMENT**

**To better meet the housing needs of the Yadkinville area, we should...**

	Agree	Disagree	Don't Know
...Encourage more public housing.	41%	35%	24%
...Encourage more affordable housing.	82%	12%	6%
...Encourage more elderly housing.	70%	12%	18%
...Encourage more middle-income housing.	94%	6%	0%
...Encourage more multi-family housing in planned developments.	71%	23%	6%
...Encourage more single-family housing.	94%	6%	0%
...Encourage more housing near the downtown.	47%	41%	12%
...Encourage more manufactured (mobile) homes.	0%	94%	6%
...Protect our existing neighborhoods.	94%	0%	6%
...Encourage more high-end housing.	47%	24%	29%

**H. AGRICULTURAL PRESERVATION**

**With regard to agricultural preservation...**

	Agree	Disagree	Don't Know
...Zoning should be used to help protect agricultural areas in and around Town.	29%	53%	18%

...Tax and other incentives should be provided to help farmers resist pressures to sell their land for development.	29%	59%	12%
...Protecting farm land from development is not something that local government should be involved in.	47%	24%	29%
...A rural lifestyle is no longer realistic in the Yadkinville area.	35%	59%	6%
...Continue to emphasize a suburban lifestyle rather than an urban lifestyle.	64%	18%	18%

#### I. OPEN SPACE & RECREATION

##### To meet the park, recreation and open space needs of the Yadkinville area, we should...

	Agree	Disagree	Don't Know
...Do nothing more. We've got plenty of parks and open space for the foreseeable future.	29%	65%	6%
...Create more new major parks as the area grows.	64%	18%	18%
...Provide for new neighborhood parks as the area grows.	59%	29%	12%
...Provide for permanent open space "greenways" for recreational purposes	53%	18%	29%
...Provide parks that are linked together by a trail system.	47%	35%	6%

#### J. HISTORIC PRESERVATION

##### Regarding historic and cultural efforts in the Yadkinville area...

	Agree	Disagree	Don't Know
...We should designate historic protection over certain areas in the Town.	65%	23%	12%
...Saving historic buildings is more trouble than it's worth.	12%	59%	29%
...Historic preservation can improve property values in the Town.	76%	18%	6%
...Historical structures downtown should be protected.	76%	18%	6%
...Federal or state tax incentives should be offered to encourage improvement of historic properties in Yadkinville	60%	40%	0%

#### K. ENVIRONMENTAL QUALITY

##### To improve the quality of our environment in Yadkinville we should...

	Agree	Disagree	Don't Know
...Establish curbside recycling program.	100%	0%	0%
...Recruit only clean industry.	53%	24%	23%
...Better control storm water runoff into streams.	59%	18%	23%

#### L. COMMUNITY APPEARANCE

##### With regard to the appearance of our community...

	Agree	Disagree	Don't Know
...Our Town entrances need to be beautified.	76%	18%	6%
...We need more street trees and landscaping.	65%	23%	12%
...Our signage guidelines in Yadkinville are not restrictive enough.	24%	53%	23%
...Most new developments do a good job of protecting existing trees.	53%	35%	12%
...Moving overhead wires underground isn't worth the cost.	24%	29%	47%
...The appearance of new commercial development should "fit in" with existing development.	76%	12%	12%
...The Town's landscaping and buffering requirements for new commercial and residential development are adequate.	59%	23%	18%

M. DOWNTOWN

**Regarding Downtown Yadkinville...**

	Agree	Disagree	Don't Know
...The Town should make the downtown a priority for continued public improvements.	94%	0%	6%
...We should encourage more residential living in the downtown.	53%	47%	0%
...The revitalization of downtown would improve the Town tax base.	82%	18%	0%
...Current efforts to revitalize the downtown are adequate.	18%	41%	41%
...We should encourage new investment in the downtown.	88%	0%	12%
...We should create public parking areas in the downtown...	70%	12%	18%
...We should make the downtown more pedestrian friendly	82%	12%	6%

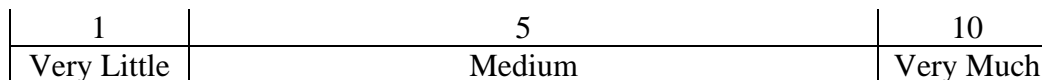
N. PLANNING COORDINATION

**With regard to planning for our area, we need better Town/County coordination on:**

	Agree	Disagree	Don't Know
...Water and sewer services and services areas.	94%	0%	6%
...Public transit services.	18%	47%	35%
...Land use and zoning controls.	82%	12%	6%
...Provision of low cost housing.	53%	29%	18%
...Promotion of local attractions.	76%	12%	12%
...Transportation improvements.	59%	18%	23%
...Promotion of the cultural and tourism activities.	76%	18%	6%
...Strategic action planning for problem solving.	88%	6%	6%
...Economic Development.	100%	0%	0%

O. GROWTH RATE

On a scale of 1 to 10 (with 1 being very little and 10 being very much), at what level would you like to see the growth rate of Yadkinville over the next 10 years.



**Average of all responses = 6.37**

**Yadkinville Community Plan Questionnaire comments to the question:** *In your opinion, the single greatest growth challenge that will face Yadkinville between now and the Year 2014 is:*

1. Recruiting New Business.
2. As I see it the greatest challenge is for us to recruit clean industry and commercial development at a level that will provide for our citizens. I would like to see these areas grow at a level that would eliminate the necessity to go out of town for these services.
3. Yadkinville must face the need for water, industry and school improvements. A countywide water system would be a good beginning! Planning is a very necessary element – lack of planning has created our present situation. Yadkinville is truly a “garden-spot” and a place I have enjoyed for over 50 years. The people are genuine and friendly. Why would any person not want to live in this wonderful town?
4. Schools.

5. Economic Growth – With the departure of Sara Lee and the constant downsizing of UNIFI, we are losing jobs faster than we are creating them. If this community does not get off its can and try to find and lure new business and manufacturing jobs then the town will dwindle down to what it was when I was a child. No restaurants, no parks, no sidewalks, low paying farm jobs and only one stoplight. That might be okay for the over sixty crowd, but for someone forty-five with two young children to support it means that I go where the work is. I am a life-long resident and want the town to grow and prosper and hopefully with more opportunity and population we can finally do something about the woeful state of our County’s educational facilities.
6. Recruiting new businesses for job opportunities will continue to be a real challenge if we do not provide proper areas for development along with public utilities such as water and sewer.
7. To retain and recruit enough industrial, manufacturing, and commercial locations to keep the Town viable (Tax base, Water & Sewer, Employment, etc.)
8. First problem to be addressed - Ample water pressure to existing residences!
9. To provide middle schools so students can compete with other students from region. Education and providing jobs – good paying jobs for the population. We cannot get companies to come here if we do not offer good schools and education.
10.
  - A. Inability to provide water and sewer at the same rate of expansion.
  - B. Lack of industries.
  - C. Lack of activities (social) for teens and young adults.
11. Water and Sewer
12. Recruiting new businesses and industry to provide more and better jobs!

## **Community Visioning Meeting**

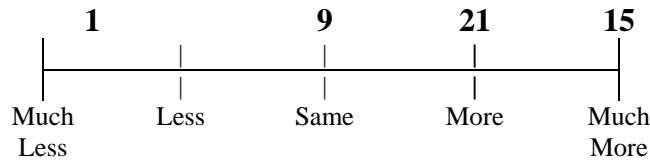
As part of the Planning Board’s efforts to develop a land use plan and update the town’s land use ordinances, on March 14, 2005 a public forum was held at the Yadkinville Volunteer Fire Department Building. The purpose of the meeting was to gather public input on future land use and development issues facing Yadkinville. The meeting was well attended with over 45 citizens providing input into the process. In addition to a solid core of interested citizens, members of the Board of Commissioners and Planning Board attended along with several members of the media.

## **RESULTS**

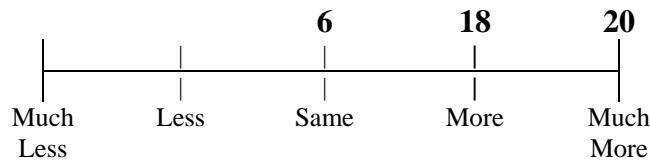
## Less or More Questions

Each participant was asked to respond to the following questions by placing a sticky dot at the location along the more or less continuum that reflected their feelings about the following land use issues in Yadkinville.

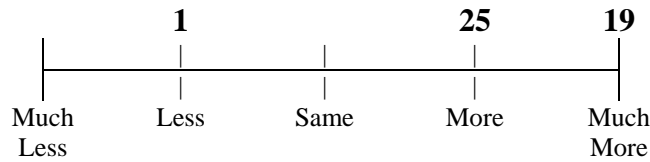
### 1.) Recreation/Open Space



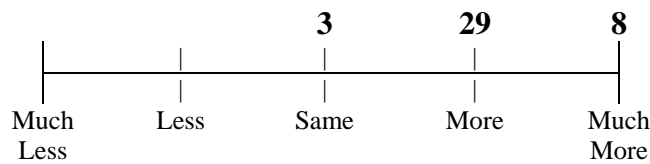
### 2.) Residential Development



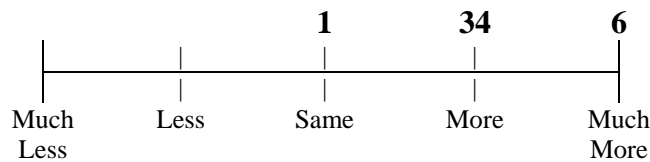
### 3.) Commercial/Retail



### 4.) Sidewalks

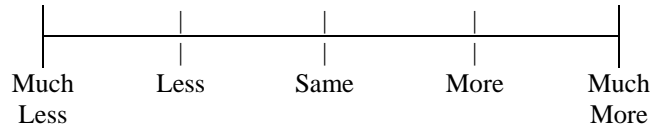


### 5.) Affordable Housing

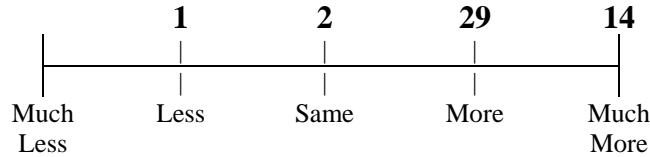


### 6.) Traditional Industry

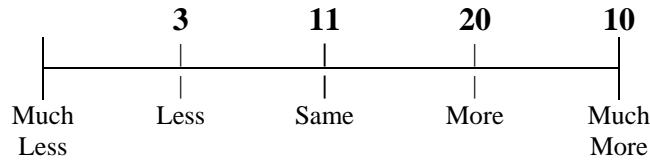




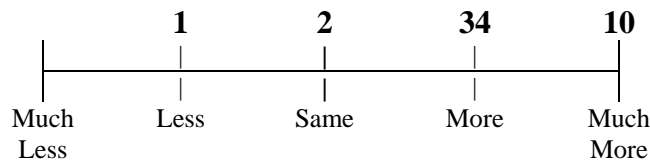
**7.) High Tech Industry**



**8.) Population Growth**



**9.) Downtown Development**



**Each participant was asked the following question and given three sticky dots to indicate their choices limiting each issue to one dot each: *What do you consider are the 3 most important issues facing Yadkinville?***

- 1.) Community Appearance      32 votes
- 2.) Recreation                    6 votes
- 3.) Housing                        7 votes
- 4.) Education                      35 votes
- 5.) Environment                  1 vote
- 6.) Transportation                2 votes
- 7.) Tourism                        5 votes
- 8.) Open Space Preservation    4 votes
- 9.) Historic Preservation        6 votes

- 10.) Downtown Development      12 votes
- 11.) Public Services              4 votes
- 12.) Commercial Development    11 votes
- 13.) Industrial Development      11 votes

## Yadkinville Community Visioning Meeting Survey Results

Attendees of the Community Visioning Meeting on March 14, 2005 were also asked to complete the following survey. The results of the survey are as follows:

1. Where do you work?
  - 52% - Yadkinville
  - 10% - Winston-Salem
  - 2% - Yadkin County
  - 2% - Forsyth County
  - 33% - Other (most are retired)
  
2. Where do you most frequently shop?
  - 33% - Yadkinville
  - 55% - Winston-Salem
  - 0% - Yadkin County
  - 10% - Forsyth County
  - 2% - Other
  
3. How long have you lived in the Yadkinville area?
  - 13% - 0-5 years
  - 4% - 5-10 years
  - 83% - 10+ years
  
4. What attracted you to the area?
  - 8% - Quality of Life
  - 5% - Location
  - 21% - Small Town Atmosphere
  - 13% - Other
  - 18% - Employment
  - 6% - Affordability
  - 29% - Born Here or Grew up Here
  
5. How do you rate the importance of each of the below issues facing our community over the next 5-15 years?
 

Very Important	Moderately Important	Not Important	
27%	61%	11%	Preserving the rural area around town
63%	29%	8%	Preserving environmental quality
76%	12%	12%	Promoting economic development (jobs)
59%	41%	0%	Downtown economic vitality
36%	58%	7%	Encourage a wide range of housing types, (i.e. low and moderate income, multifamily)
70%	14%	0%	Provide a safe, efficient, street system
80%	20%	0%	Providing quality of life opportunities for all
33%	56%	11%	Providing additional recreational facilities
31%	55%	16%	Improving options for pedestrian and

83%	17%	0%	bicycle travel
91%	9%	0%	Improving community appearance
			Providing cost efficient, high quality public services (water/sewer, police/fire service)

6. How do you rate our community on the following: **Economic Development**

Good	Fair	Poor	
0%	50%	50%	Adequate number of retail stores
0%	41%	59%	Retail items available (clothing, food, etc.)
3%	68%	29%	Present local industry
8%	68%	24%	Industrial development efforts
3%	66%	32%	Downtown development
0%	57%	43%	Retail development efforts
24%	51%	24%	Development regulations (zoning, etc.)

7. How do you rate our community on the following: **Housing**

Good	Fair	Poor	
30%	60%	11%	Overall condition of houses in the community
0	30	7%	Adequacy of housing for low income families
4	24	30%	Adequacy/location of apartments
4	28	20%	Adequacy/location of single-family housing

8. How do you rate our community on the following: **Transportation**

Good	Fair	Poor	
31%	57%	11%	Condition and adequacy of streets
33%	60%	7%	Condition and adequacy of sidewalks
48%	45%	7%	Street signs
25%	43%	32%	Pedestrian crosswalks
5%	45%	50%	Opportunities for bicycle travel

9. How do you rate our community on the following: **Community Services**

Good	Fair	Poor	
45%	33%	23%	Water quality and supply
57%	36%	7%	Garbage collection and disposal
59%	39%	2%	Recycling
31%	38%	31%	Educational opportunities
62%	28%	14%	Dental services
70%	30%	0%	Police services
32%	54%	14%	Medical services
81%	19%	0%	Fire fighting services
29%	55%	16%	Animal control

10. How do you rate our community on the following: **Recreation**

Good	Fair	Poor	
56%	31%	13%	Youth sports programs
39%	45%	21%	Adult sports programs



13%	66%	21%	Cultural events, downtown events, music, etc.
13%	47%	39%	Neighborhood parks and play areas
29%	45%	26%	Community parks and recreational opportunities

## High School Visioning Workshop

As a result of a citizen’s suggestion at the March 14<sup>th</sup> Community Visioning Meeting, 10<sup>th</sup> grade honors Civics classes from Starmount and Forbush High Schools were invited to take part in a visioning forum on May 4<sup>th</sup>, 2005 at the Yadkin Family YMCA. The purpose of the meeting was to gather input from an age group that is not well represented in typical community meetings but has a considerable interest in the future of their community. Significant input was received from approximately forty enthusiastic students during the forum. Three teachers, a member of the press, Town Manager Ken Larking, the staff of the Division of Community Assistance Piedmont Regional Office as well as Mayor Hubert Gregory and Commissioner Phillip Graham also attended the forum.

## RESULTS

Prior to the Visioning Meeting, each student was asked to complete the following survey. The results of the survey are as follows:

### Land Use Plan Survey – High School Visioning Workshop Participants

1. Where does your father work?
 

[6%] Yadkinville	[11%] Forsyth County
[11%] Winston-Salem	[49%] Other
[23%] Yadkin County	
  
2. Where does your mother work?
 

[24%] Yadkinville	[8%] Forsyth County
[24%] Winston-Salem	[19%] Other
[24%] Yadkin County	
  
3. Where does your family most frequently shop?
 

[8%] Yadkinville	[3%] Forsyth County
[58%] Winston-Salem	[19%] Other
[11%] Yadkin County	
  
4. How long have you lived in the Yadkinville area?
 

[26%] 0-5 years
[17%] 5-10 years
[57%] 10+ years
  
5. What attracted your family to the area?
 

[6%] Quality of Life	[17%] Employment
[6%] Location	[0%] Affordability
[9%] Small Town Atmosphere	[42%] Born Here or Grew up Here

[20%] Other

6. How do you rate the importance of each of the below issues facing Yadkinville over the next 5-15 years?

Very Important	Moderately Important	Not Important	
34%	60%	6%	Preserving the rural area around town
74%	26%	0%	Preserving environmental quality
75%	25%	0%	Promoting economic development (jobs)
32%	50%	18%	Downtown economic vitality
11%	74%	14%	Encourage a wide range of housing types, (i.e. low and moderate income, multifamily)
69%	31%	0%	Provide a safe, efficient, street system
54%	46%	0%	Providing quality of life opportunities for all
40%	46%	14%	Providing additional recreational facilities
17%	54%	29%	Improving options for pedestrian and bicycle travel
51%	43%	6%	Improving community appearance
57%	43%	0%	Providing cost efficient, high quality public services (water/sewer, police/fire service)

7. How do you rate Yadkinville on the following: **Economic Development**

Good	Fair	Poor	
6%	29%	66%	Adequate number of retail stores
9%	65%	26%	Retail items available (clothing, food, etc.)
14%	56%	31%	Present local industry
9%	59%	32%	Industrial development efforts
6%	43%	51%	Downtown development
0%	46%	54%	Retail development efforts
3%	71%	9%	Development regulations (zoning, etc.)

8. How do you rate Yadkinville on the following: **Housing**

Good	Fair	Poor	
17%	77%	6%	Overall condition of houses in the community
11%	63%	26%	Adequacy of housing for low income families
6%	74%	20%	Adequacy/location of apartments
17%	69%	14%	Adequacy/location of single-family housing

9. How do you rate Yadkinville on the following: **Transportation**

Good	Fair	Poor	
26%	43%	31%	Condition and adequacy of streets
14%	47%	39%	Condition and adequacy of sidewalks
43%	51%	6%	Street signs

23%	49%	29%	Pedestrian crosswalks
17%	26%	57%	Opportunities for bicycle travel

10. How do you rate Yadkinville on the following: **Community Services**

Good	Fair	Poor	
26%	66%	9%	Water quality and supply
29%	60%	11%	Garbage collection and disposal
20%	63%	17%	Recycling
11%	40%	49%	Educational opportunities
6%	69%	25%	Dental services
14%	80%	6%	Police services
14%	57%	29%	Medical services
31%	66%	3%	Fire fighting services
20%	60%	20%	Animal control

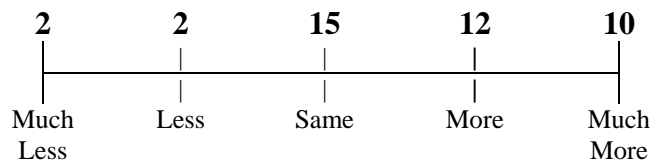
11. How do you rate Yadkinville on the following: **Recreation**

Good	Fair	Poor	
57%	31%	11%	Youth sports programs
11%	51%	37%	Adult sports programs
17%	57%	26%	Cultural events, downtown events, music, etc.
29%	49%	23%	Neighborhood parks and play areas
34%	57%	9%	Community parks and recreational opportunities

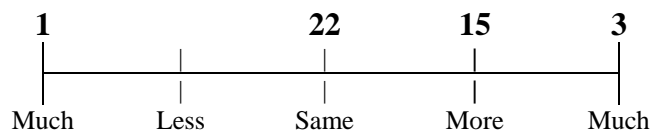
### Less or More Questions

At the Visioning Meeting, each participant was asked to respond to the following questions by placing a sticky dot at the location along the more or less continuum that reflected their feelings about the following land use issues in Yadkinville.

#### 1.) Recreation/Open Space



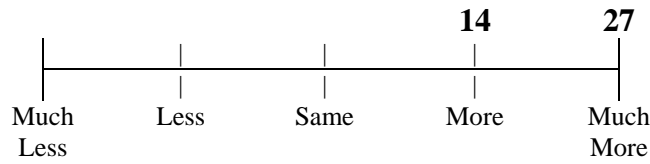
#### 2.) Residential Development



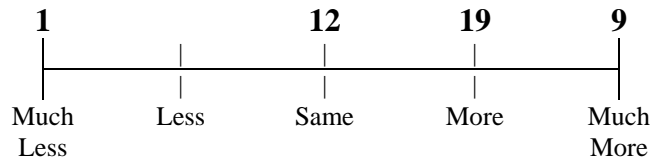
Less

More

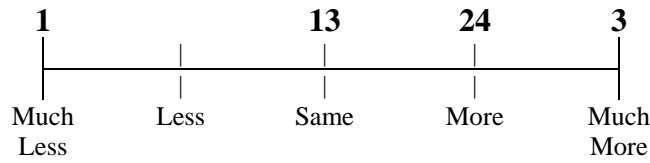
### 3.) Commercial/Retail



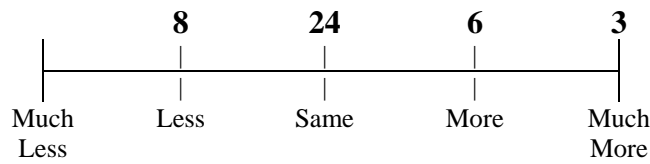
### 4.) Sidewalks



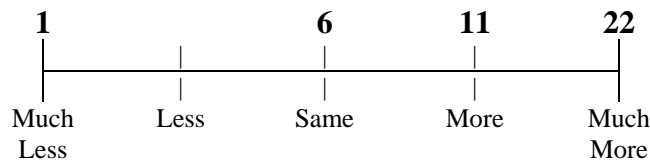
### 5.) Affordable Housing



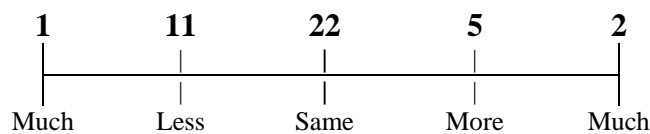
### 6.) Traditional Industry



### 7.) High Tech Industry



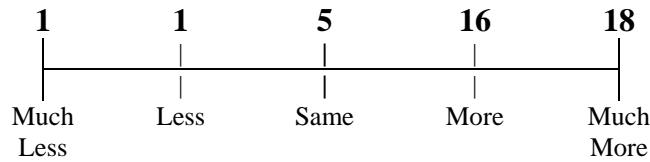
### 8.) Population Growth



Less

More

### 9.) Downtown Development



**Each participant was also asked the following question and given three sticky dots to indicate their choices limiting each issue to one dot each: *What do you consider the 3 most important issues facing Yadkinville?***

- |      |                         |          |
|------|-------------------------|----------|
| 1.)  | Community Appearance    | 12 votes |
| 2.)  | Recreation              | 10 votes |
| 3.)  | Housing                 | 3 votes  |
| 4.)  | Education               | 33 votes |
| 5.)  | Environment             | 12 votes |
| 6.)  | Transportation          | 4 votes  |
| 7.)  | Tourism                 | 3 votes  |
| 8.)  | Open Space Preservation | 7 votes  |
| 9.)  | Historic Preservation   | 3 votes  |
| 10.) | Downtown Development    | 3 votes  |
| 11.) | Public Services         | 2 votes  |
| 12.) | Commercial Development  | 26 votes |
| 13.) | Industrial Development  | 4 votes  |

**Comments from the Community Forum for the 10<sup>th</sup> Grade Honors Civics Classes from Forbush and Starmount High Schools to the following Question: *What would make Yadkinville a better place for high school age students, recent college graduates and young adults?***

1. Movie Theater
2. Wal-Mart

3. Bass Pro Shop
4. Better Parks
5. Better all around retail shops, more of them (more places to go and hang out)
6. Clubs
7. Better Sport Complexes
8. Starbucks
9. More Family restaurants
10. Recreational facilities such as a bowling alley
11. Something to do at night
12. Shooting Range
13. Off-Road Vehicle Driving Area
14. Sit down restaurants besides fast food such as Lone-Star, Red Lobster, Olive Garden, Arigatos or Applebees.
15. A couple of Apartment complexes
16. Places locally to get supplies or clothes.
17. Affordable housing (Apartments, condos, and houses)
18. In-town transportation (trolley, cabs)
19. A nice shopping center
20. More jobs and industry
21. Attractive downtown storefronts
22. Downtown park
23. Retail Shops
24. Water and Sewer Improvements or expansion
25. Schools with high standards
26. Beautification of highly visible areas
27. More jobs that don't necessarily require large amounts of skill or education
28. Better streets and roads
29. Environment – clean air and water
30. Recreation – need good places to exercise, swim, and have fun
31. Education – You want a place where you can raise your kids and they will have a good education.
32. More opportunities – If you're going to come back here you need a place to work and get money.
33. Good housing – You don't want to live in a rundown old house that leaks water, you want a good clean house, it also needs to be safe (electricity).
34. One main thing is community appearance. A lot of people base things on looks (even though that is not the best way to judge something). But it is true that if the community had a good appearance I think it would attract and keep people in the area.
35. Affordability is also very important, especially to young adults.
36. Recreation could be improved in Yadkinville/ Yadkin County. I think recreation would help keep kids active.
37. Newer and better schools, smaller classes, more classes available.
38. Bicycle routes that are safe.
39. Concert halls and theaters.
40. Museums.
41. Skate parks for skaters and people who bike so that it is safer than being on the streets or driving a really long way.
42. Music schools with after school music programs using concert music, jazz, rock, and Celtic styles.
43. More motels.

44. Affordable places to live for single persons
45. More high tech industry: many people major in technology or something related and college graduates are looking for a job related to their degree.
46. Better eating places all together. We don't need just fast food. We need higher class eating places than just McDonalds, Burger King, etc.
47. Cheerleading and Gymnastics gyms.
48. More places than just the Y to go for recreational purposes.
49. Better hospital – they don't really know what they are doing.
50. Having more commercial or retail opportunities. That would help us save gas and our time we use to travel to Winston. Also, on a side note, many of us believe Yadkin County should no longer be a dry county anymore. We have collectively been giving our money to other counties. If people know they will have to travel to buy or do things they will probably be more inclined not to live here where it isn't available.
51. Better education – High school kids need more opportunities to learn, returning students want the best for their kids. If someone knows their education was not that good they won't want their kids to go through the same.
52. If we have more jobs we can offer them to more people, they'll want to come back and start their lives.
53. More job opportunities and community service programs. These things would give young adults, and teenagers a chance to see what it is like when we are not in school. Really we just need more opportunities. There could be a lot changed in the town if everyone would just let it happen.
54. More night activities and more things for younger aged people – maybe a central place where just high school students can be at.
55. More activities for young adults on the weekends or summer time.
56. Something unique and different to attract new people.
57. Middle Schools.
58. A balance of high-tech industry with open space/recreation
59. Affordable housing that would also help people who want to live in a rural area.
60. Keeping a clean environment so that the community looks better, therefore creating a good place for tourism.
61. Music stores, Movie Theaters, Shops, game rooms, bowling alley, arcades, places with live music or performers (Coffee shops), large areas where people can hang out and just be like a hot spot to go and see people.
62. More sidewalks (less money spent on gas).
63. Affordable housing is once again very important to either college graduates and young adults both because they may be getting married soon or already be married and if they don't have affordable housing they may not stay here to live because its so difficult to find a house.
64. For high school students, I think making middle schools and building two new high schools would be good.
65. A lot of sidewalks so you can walk places instead of driving and wasting gas.
66. More recreational and educational opportunities because keeping busy will keep you out of trouble.
67. Recreational areas such as the YMCA should allow non-members. There are not many places for recreation in Yadkinville and the non-members have very few places to choose from.
68. Education levels should also be increased and more money should be used for education because we don't even have enough books at school for everyone to have, so we must share.

69. Better schools: not necessarily the quality of the schools, but the quality of the education being offered.
70. I think that more job opportunities, more entertainment, and better recreation opportunities would make Yadkinville more appealing to high school students, young adults, and college grads. I think these things would bring college grads and young adults back to Yadkinville after they finish their education and would attract people who didn't grow up here.
71. Music venues, actual restaurants, art galleries, entertainment, apartments, prettier areas, more stores, places to go and hang out other than Ham and Eggs.
72. Appearance - Historic places, open space, forest, recreation places for people to ride 4-wheelers and places where you like to drive because it looks good.
73. High tech industries can provide low level jobs (assembly, etc.) and higher-level jobs (research and development).
74. High School students need science labs in the schools, more qualified teachers, and more "hip hangouts". Recent college graduates need larger employers, higher skilled employers, and more affordable, quality housing (apartments).
75. Young adults need affordable quality starter homes in the \$60K to \$100K range.
76. We need county water and sewer to attract larger, more appealing businesses and industries.
77. Choice in schools – magnet schools, middle schools.
78. Nicer restaurants for dates and prom, etc.
79. More parking –won't come if you can't park.
80. Community events – group things for teens (festival).
81. Higher teacher salaries.