



Y YADKINVILLE North Carolina

Comprehensive Plan Vision, Goals, & Strategies Draft

March 21, 2017

03



VISION & GOALS

It is important to develop a sound, clearly articulated vision that represents of a variety of interests, setting the direction of the plan. Without a vision, establishing goals and implementation strategies can become less meaningful or may be viewed as arbitrary.

VISION

The vision established in this Comprehensive Plan is an expression of the desired future of the Town of Yadkinville. The vision is based on public input gathered through surveys and meetings and the guidance of the Long Range Planning Committee. The recommendations in this plan are intended to guide the Town toward achieving this vision. Yadkinville has recognized a shared vision for its future which includes:

- Updating and maintaining an attractive safe community
- Attracting and retaining a variety of businesses and industry to provide for the employment and needs of the community
- Embracing small town charm
- Supporting steady, managed growth
- Revitalizing downtown
- Encouraging additional residential development
- Restoring a reliable hospital and health care network for residents

VISION STATEMENT

The Town of Yadkinville has small-town charm with big-city benefits. The vibrant downtown awakens the senses with arts, entertainment, events, fine dining, and the Yadkin Valley wine region experience. The Town excels at supporting steady, managed growth with a solid, diverse economy and an ample supply of quality housing and health care services for its residents. The quality of life in Yadkinville is second to none for small towns in the region and is a comfortable place to live for the young, old, and everyone in between.

GOALS

The goals listed below and the corresponding strategies in the following pages of this plan are set forth to achieve the overall vision for the Town of Yadkinville. These goals focus on the topics of community character and identity, land use and growth management, downtown, economic development, transportation, services and infrastructure.

COMMUNITY CHARACTER & IDENTITY

Embrace Yadkinville's small-town charm, agrarian history, location in the Yadkin Valley Wine Region, and artistic atmosphere as catalysts for revitalization, growth, and economic development.

LAND USE & GROWTH MANAGEMENT

Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

DOWNTOWN

Build on the artistic spirit created by Yadkin Cultural Arts Center and encourage compatible redevelopment and revitalization to create a vibrant and attractive downtown.

ECONOMIC DEVELOPMENT

Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.

TRANSPORTATION

Establish a safe and efficient multi-modal transportation network that accommodates the demand from proposed land uses.

SERVICES & INFRASTRUCTURE

Provide exemplary municipal services, infrastructure, and recreational amenities to sustain and improve existing development while promoting economic development and a high quality of life.



COMMUNITY CHARACTER AND IDENTITY



Embrace Yadkinville’s small town charm, agrarian history, location in the Yadkin Valley Wine Region, and artistic atmosphere as catalysts for revitalization, growth, and economic development.

Goal Summary

The Town of Yadkinville wishes to retain its small-town character, while utilizing its location in the Yadkin Valley American Viticultural Area (AVA) and the unique character and activities of the Yadkin Cultural Arts Center as desirable assets and key factors in attracting and retaining business, industry, residents and tourism. The Town desires revitalization and an attractive built environment enhanced by quality development and attractive streetscapes.

Strategies

CC1. Market Yadkinville as a place that stimulates the senses and allows visitors to experience visual and performing arts and the products of a robust viticultural and agricultural region with all the charms of small-town life.

▼ IMAGE 3.1 YADKINVILLE: AWAKEN YOUR SENSES



CC2. Enhance the appearance of the Town through the following methods:

- a. Adopt building maintenance regulations and allocate funding for proactive code enforcement.
- b. Improve building and site design standards for new and expanding development to enhance and be compatible with surrounding development.
- c. Improve sign regulations for commercial development to reduce visual clutter and enhance rather than detract from the built environment.

▼ IMAGE 3.2 WITHOUT DESIGN STANDARDS



▼ IMAGE 3.3 WITH DESIGN STANDARDS



▼ IMAGE 3.4 WITHOUT SIGN STANDARDS



▼ IMAGE 3.5 WITH ROBUST SIGN STANDARDS



CC3. Provide welcoming Town gateways and wayfinding signage to direct visitors to the Town's attractions.

At the Town's primary gateway, the US Highway 421 interchange at US Highway 601 (State Street), the Town should work with NCDOT to improve bridge aesthetics, install the proposed roundabout, pedestrian improvements, landscaping, and a "Welcome to Yadkinville" gateway sign. This will help make passersby on Highway 421 more aware of Yadkinville and welcome visitors who exit at the interchange.

▼ IMAGE 3.6 EXISTING HIGHWAY 421 INTERCHANGE



▼ IMAGE 3.7 EXAMPLE GATEWAY IMPROVEMENTS TO HIGHWAY 421 INTERCHANGE



▼ FIGURE 3.1 EXAMPLES FROM YADKIN VALLEY REGIONAL WAYFINDING AND SIGNAGE SYSTEM PLAN



Source: Yadkin Valley Regional Wayfinding and Signage System Plan

Vision & Goals

CC4. Work with existing developments to update and retrofit outdated buildings and sites with improved facades and landscaping.

▼ IMAGE 3.8 SHOPPING CENTER BEFORE IMPROVEMENTS



▼ IMAGE 3.9 EXAMPLE SHOPPING CENTER IMPROVEMENTS



CC5. Host additional community festivals in keeping with Yadkinville’s branding related to art, music, agriculture and viticulture.

▼ IMAGE 3.10 GRAPE FESTIVAL



▼ IMAGE 3.11 HARVEST FESTIVAL



Source: Yadkin Ripple

LAND USE & GROWTH MANAGEMENT



Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists.

Goal Summary

Yadkinville desires to place high priority on promoting development and redevelopment within areas of Town that have existing infrastructure. This will maximize the return on infrastructure investment. As properties are developed and redeveloped, the design and layout of any new growth should reflect the existing character of the Town, building on the existing street grid, wherever possible and be context sensitive to the immediate surroundings and environmental constraints. In order to encourage a mixture of compatible uses, land development should be categorized based on intensity rather than a strict separation of uses. Strong site and building design standards will help to promote compatible development and mitigate the impacts of different land use intensities.

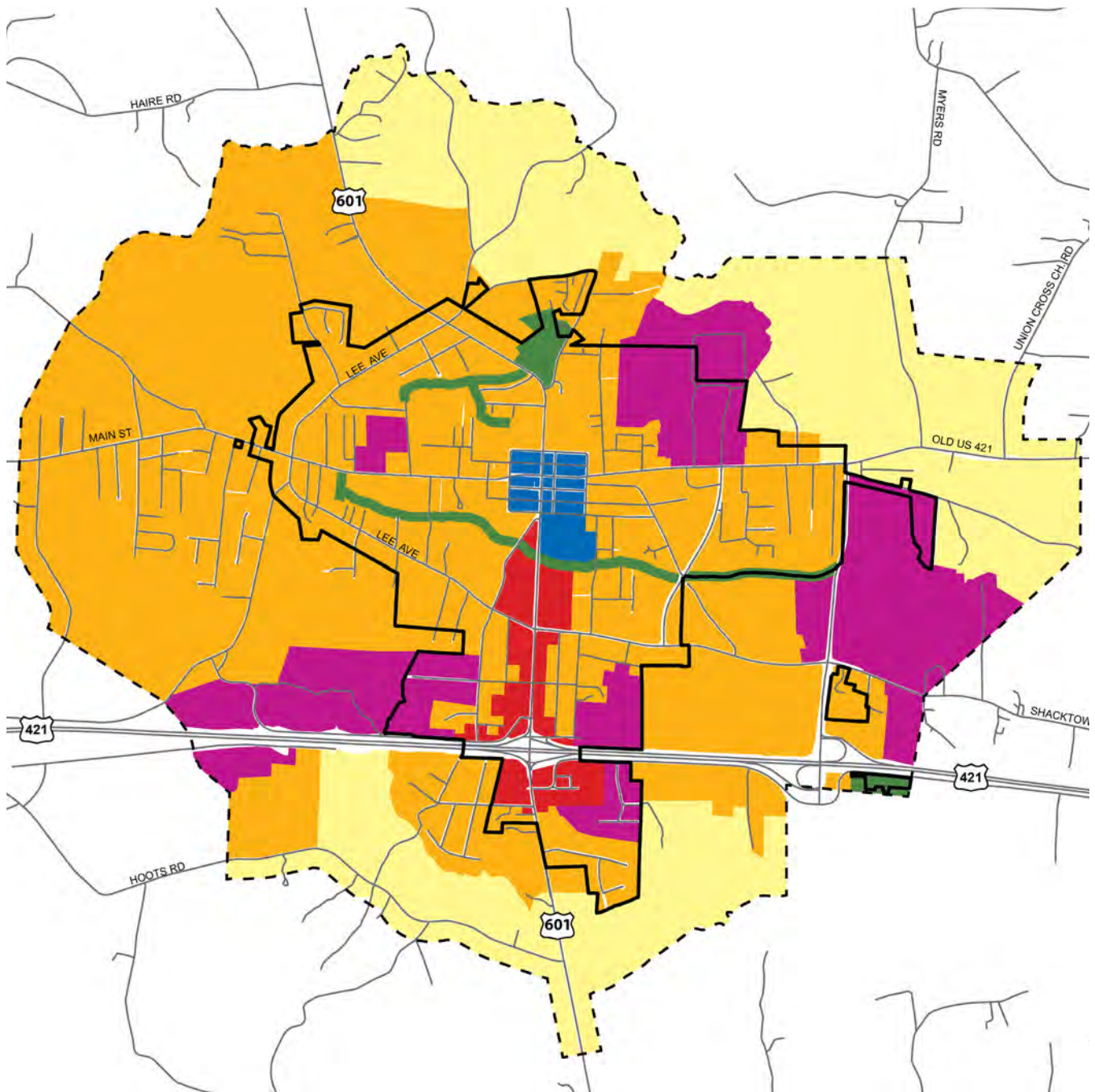
Strategies










LU1. Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over development of environmentally sensitive areas.

What is Land Use?

Land use is the set of activities that occur on a property. Land use intensity is the degree to which those activities occur or the extent to which property is used. For example, a retail use is more intense than a single family dwelling. Density is a term that further describes the intensity of residential uses and refers to the number of dwelling units located on one acre of land. The more density there is on a property, the higher intensity the land use is. For non-residential uses, intensity typically increases with **gross floor area and/or amount of traffic generated**. Ideally, more intense land uses are directed to areas that have adequate infrastructure to support such uses, including the presence of water and sewer utilities, and thoroughfare access.

▼ MAP 3.1 FUTURE LAND USE



- | | | |
|---|---|---|
|  Downtown |  Medium Intensity |  Planning Area |
|  Employment Center |  Low Intensity |  Municipal Limits |
|  High Intensity |  Open Space/Recreational |  Roads |



1 Mile

LAND USE CATEGORIES

Downtown Core

The Downtown Core land use designation is intended to protect and promote the vitality of downtown Yadkinville. This category is intended to provide the central hub for commercial and civic activities, including tourism, arts, entertainment, restaurants, events, small-scale retail, and professional services, in a pedestrian-oriented setting. As the County seat, the downtown is also the hub of county services including the courthouse, criminal justice services, administration, social services, planning and building inspections.



Employment Center

Areas designated with the Employment Center classification are intended for existing industries and to attract development or redevelopment for large scale employers and industries. These areas either have utilities and transportation infrastructure readily available or utilities can be easily extended or improved to accommodate industry and promote economic development. In addition to the designated areas within the town's current jurisdiction, the area known as Courtney Crossroads south on Highway 601 is another potential "employment center" with existing utilities in place.



Open space/Recreation

This land use classification is intended for existing and proposed public and private parks, recreation facilities, and large areas of common open space that can be used by residents and visitors. This land use category also includes greenways that connect parks and recreation facilities. Designated recreational areas include the Yadkinville Community Park, Yadkin County Park/YMCA, future downtown park, and the Yadkinville Multi-use Trail and its connectors.



Low Intensity

The low intensity land use classification is intended primarily for agricultural purposes and large lot single-family residential development. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas are typically located in areas with limited access to transportation or utility infrastructure.



Medium Intensity

This land use classification is intended for a variety of medium to high density residential uses and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated area located in areas with easy access to transportation and utility infrastructure.



High Intensity

The High Intensity land use classification is intended to accommodate high density residential and a wide variety of civic, institutional, retail, service, and office uses along major arterials within the City. These areas are immediately adjacent to major transportation corridors where utility infrastructure is readily available.



LU2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.

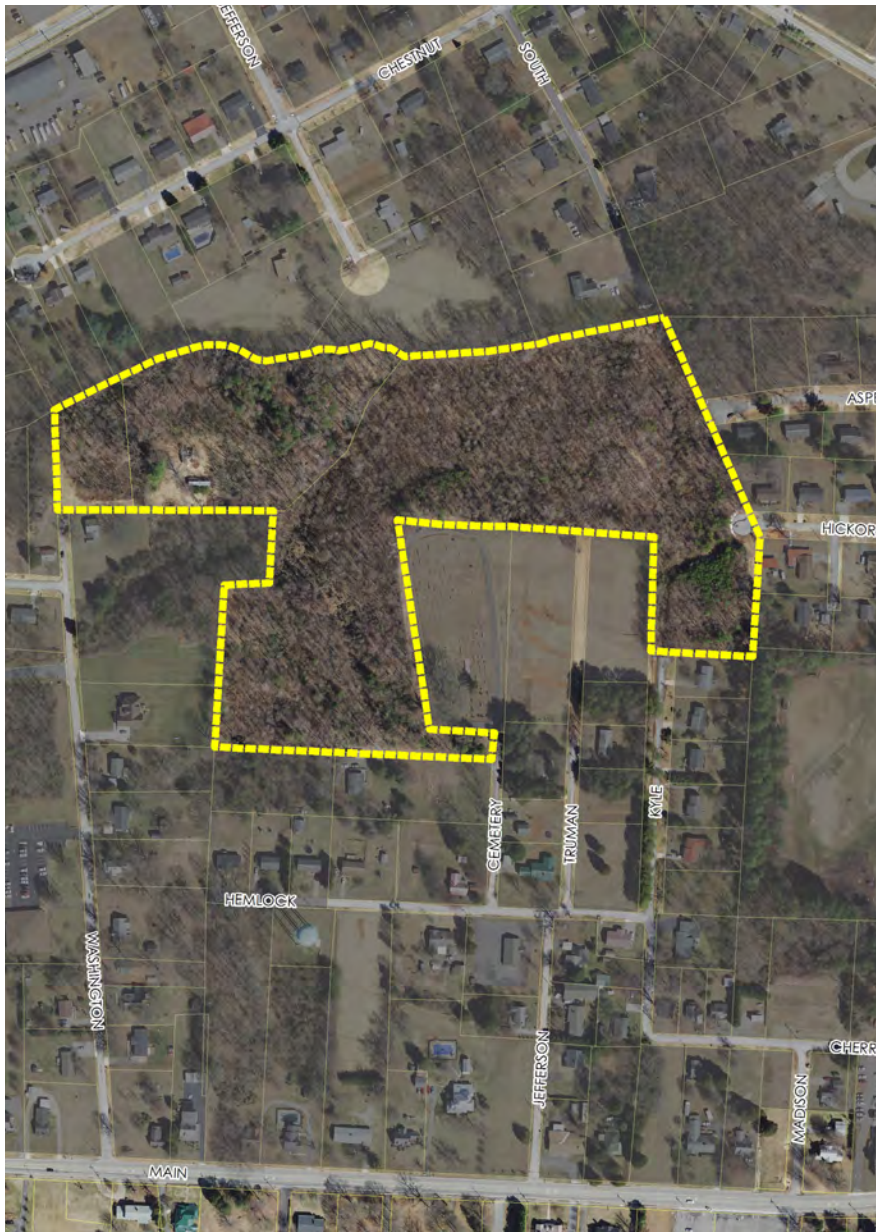
LU3. Promote additional infill residential development to support existing and future commercial development.

LU4. Encourage a mix of housing types within the community to accommodate residents in different stages of life.

▼ MAP 3.2 POTENTIAL INFILL RESIDENTIAL LOCATIONS



▼ MAP 3.3 EXAMPLE OF POTENTIAL INFILL RESIDENTIAL SITE



▼ IMAGE 3.12 AREA STREET VIEWS



▼ IMAGE 3.13 HOUSING TYPE EXAMPLES - SINGLE-FAMILY, TOWNHOMES, CONDOS



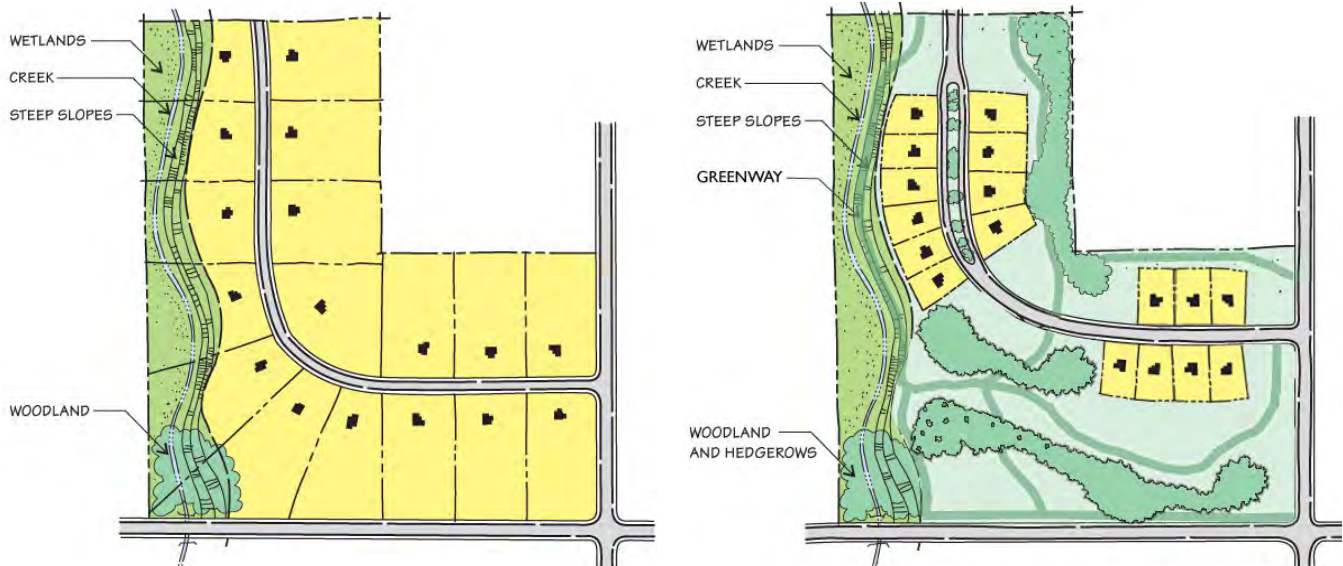
LU5. Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

▼ IMAGE 3.14 UNDERUTILIZED STRUCTURE ON MAIN STREET



LU6. Establish open space requirements for new residential developments, placing emphasis on the preservation of primary and secondary conservation areas, and allow conservation development as an option to cluster residential units to encourage the preservation of open space.

▼ FIGURE 3.2 CONVENTIONAL DEVELOPMENT VS. CONSERVATION DEVELOPMENT





DOWNTOWN



Build on the artistic spirit created by Yadkin Cultural Arts Center and encourage compatible redevelopment and revitalization to create a vibrant and attractive downtown.

Goal Summary

The Town of Yadkinville desires that Downtown serves as the central hub of activity, drawing visitors to the Town, and setting the tone for its overall character. The Downtown already has an artsy vibe with the Yadkin Cultural Arts Center. Building on this theme is key to the revitalization of Downtown. The building that once held the Allison Oaks Vineyards Tasting Room, that will now house the Creative Place for the Arts Center, sets an example for how other buildings in downtown can be renovated. Most of the strategies to achieve the Downtown goal are derived from the Downtown Conceptual Master Plan adopted in 2007. Highlights of the strategies include streetscape improvements, changes in traffic flow, redevelopment of targeted areas, and façade improvements. As the County seat, the downtown is also the hub of county services, making Yadkin County the largest property owner in downtown. This will necessitate the Town working closely with the County to make aesthetic improvements to County facilities as a catalyst for revitalization. The Town bears a similar responsibility for aesthetic improvements to its properties in Downtown.

“The best way to plan for downtown is to see how people use it today; to look for its strengths and to exploit and reinforce them.”

Jane Jacobs,
The Death and Life of
Great American Cities






Strategies

DT1. Adopt building maintenance codes and active storefront requirements to help improve the upkeep and appearance of Downtown. Work with the Arts Council to feature local artwork in vacant storefronts to reduce the appearance of vacancy.

The table below lists the building conditions and potential regulations to address each issue.

▼ TABLE 3.1 POTENTIAL BUILDING MAINTENANCE REGULATIONS

Building Condition		Potential Regulation	NCGS Authority & Case Law	Penalty
	Building is dangerous	<ul style="list-style-type: none"> Repair possible at less than 50% of building value (non-residential) or reasonable as defined by Town (residential) Town may establish hazard criteria to order demolition 	160A-439 (non-residential) 160A-441 (residential)	Civil penalty, abatement/demolition, liens and court costs
	Obviously Vacant with Visible Maintenance Deficiencies	<ul style="list-style-type: none"> Keep building appearance in good repair Exhibit no evidence of vacancy (active storefront) 	160A-374 & 160A-194 State vs. Jones (1982)	Civil penalty, injunction, abatement, liens and court costs
	Good Condition but Vacant	<ul style="list-style-type: none"> Vacant property registration 	160A-374 & 160A-194	Civil penalty

Source: UNC School of Government

▼ IMAGE 3.15 VACANT STOREFRONT



▼ IMAGE 3.16 ACTIVE STOREFRONT WITH ARTWORK



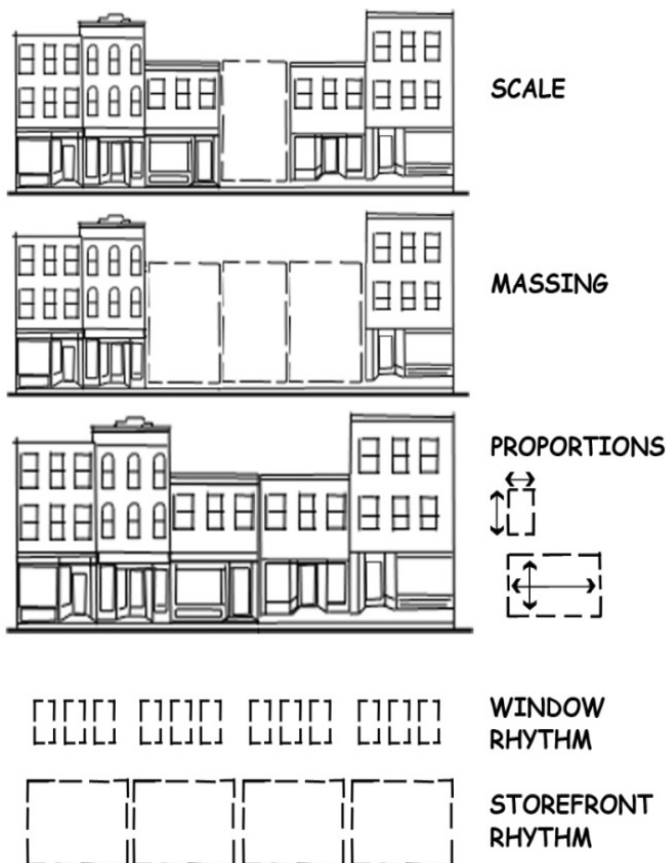
DT2. Adopt infill building design standards for new or expanding downtown buildings to complement the scale, rhythm, and materials of exemplary existing buildings.

To ensure proper scale and massing, new construction in downtown Yadkinville should be limited to a three-story mass (see Figure 3.3)

DT3. Implement a façade grant program to provide design and financial assistance to property owners making specified improvements to Downtown buildings that meet adopted building design standards.

An example prototype facade grant program is outlined on the following page. Several communities in North Carolina utilize facade grant programs including Gibsonville, Siler City, Greenville, Clinton, Wake Forest, Wendell, Yanceyville, Pittsboro, Elkin, Waxhaw, Apex, Lumberton, Matthews, Graham, Hamlet, Belmont, Albemarle, and many others. These programs have proven valuable catalysts for downtown revitalization.

▼ FIGURE 3.3 INFILL STANDARDS DIAGRAM



▼ IMAGE 3.17 POTENTIAL FACADE IMPROVEMENTS



Source: Yadkinville Downtown Conceptual Master Plan

Facade Grant Program Prototype

A facade program can be developed using the guidelines set forth. The Town of Yadkinville should budget for \$20,000 annually to provide facade grants for commercial or mixed use buildings within the area designated as Downtown in the Comprehensive Plan. Eligible work for grants awarded on a competitive basis may receive a facade grant rebate based on three tiers of work. Up to \$500 may be used toward design services. Every building in downtown would be eligible to receive one example rendering at no cost through the Town of Yadkinville, upon application. The Town could provide up to three renderings per year, on a first-come, first-served basis. Properties may be eligible for a second facade grant after 3 years if there are no other eligible applicants for the grant tier. The following work would be eligible for facade grant funds, subject to prior design approval by the Town, and three tiers would be granted on a competitive basis each year:

One Tier 1 grant annually

Major facade upfit-50% match, up to \$10,000. Includes:

- Removal of false fronts, false roof lines, or materials not original to the building
- Historic reconstruction-restoration of storefronts, door and window openings
- Replacement of window and doors
- Replacement of facade materials
- Removal of deteriorated structures

Two Tier 2 grants annually

Minor facade upfit-50 % match, up to \$5,000. Includes:

- Exterior painting (does not include currently unpainted masonry)
- Repair of windows and doors
- Repair of facade materials

Two Tier 3 grants annually

Streetscape enhancements-50% match up to \$2,500

- Awnings
- Exterior lighting
- Planters, benches, outdoor dining area

DT4. Consider the creation of a Municipal Service District and implement an MSD tax program to help fund Downtown infrastructure improvements and a Downtown development corporation to promote the revitalization and activities of Downtown Yadkinville.

What is a Municipal Service District?

A Municipal Service District (MSD) is a defined area within a municipality in which the governing board levies an additional property tax in order to provide funding for projects or additional services within the defined area. A service district is not a separate government; it is simply a mechanism whereby local governments may raise money to pay for services or projects for those property owners that most directly benefit. Under NC General Statute 160A, Article 23, a municipality may define one or more service districts for any of the following functions:

- Beach erosion control, flood protection, and hurricane protection
- Downtown revitalization projects
- Urban revitalization projects
- Transit-oriented development projects
- Sewage collection and disposal systems
- Off-street parking facilities
- Watershed improvement, drainage, and water resources development projects

The most common MSDs are established for downtown or urban revitalization. These type of districts are commonly called Business Improvement Districts (BIDs), and the most common projects include street and sidewalk improvements, promotional and marketing efforts, increased security, additional trash collection, and building facade improvements. Recent changes to North Carolina General Statute 160A-536 set forth that a municipality must provide additional projects or services to a “demonstrably greater extent” and limit levies to no more than is necessary to meet current needs, fund long-range plans, and maintain a reasonable fund balance. The maximum combined tax rate is \$1.50 for properties within the district.

Source: UNC School of Government, “Changes in MSD Authority” by Kara Millonzi, November 2015



DT5. Work with Yadkin County to improve the façade aesthetics of the Courthouse, install surrounding streetscape improvements, and upgrade the pocket park as shown in the Downtown Conceptual Master Plan.

▼ IMAGE 3.18 CURRENT COURTHOUSE SQUARE



▼ IMAGE 3.19 PROPOSED POCKET PARK



Source: Yadkinville Downtown Conceptual Master Plan

▼ IMAGE 3.20 EXISTING COURTHOUSE ELM STREET FACADE



▼ IMAGE 3.21 EXAMPLE COURTHOUSE ELM STREET FACADE IMPROVEMENTS



DT6. Work with Yadkin County to complete a facilities study and enhance the appearance of other County facilities as revitalization catalysts and help solidify a downtown aesthetic.

▼ MAP 3.4 DOWNTOWN COUNTY & TOWN-OWNED FACILITIES



Facility List

- | | | |
|-----------------------------|-------------------------|-----------------------------|
| 1 Town Police Dept. | 5 Library | 9 County Community Services |
| 2 Town Parking Lot | 6 Courthouse | 10 Chamber/Town Parking |
| 3 Sheriff's Annex | 7 County Planning Dept. | 11 County Admin. Offices |
| 4 Division of Public Safety | 8 Parking Lot | 12 Town Hall |

▼ IMAGE 3.22 DOWNTOWN COUNTY & TOWN-OWNED FACILITIES



DT7. Provide streetscape enhancements including improved sidewalks, crosswalks, and street trees as shown in the Downtown Conceptual Master Plan.

▼ MAP 3.5 DOWNTOWN CONCEPTUAL MASTER PLAN



▼ IMAGE 3.23 EXISTING STREETScape



▼ IMAGE 3.24 POTENTIAL IMPROVEMENTS



Source: Yadkinville Downtown Conceptual Master Plan

DT8. Modify and construct the Arts Council Plaza park extension in the Downtown Conceptual Master Plan to allow the potential for a future parking deck for courthouse and downtown visitors. Install the park extension and surface parking area, and when enough parking demand is generated, work jointly with Yadkin County to construct a parking deck.

▼ IMAGE 3.25 YADKIN ARTS COUNCIL PLAZA PARK EXTENSION



Source: Yadkinville Downtown Conceptual Master Plan

▼ IMAGE 3.26 FUTURE PARKING DECK EXAMPLE



▼ IMAGE 3.27 SPLASH PAD



DT9. Work with property owners of the large property immediately to the south of Downtown to create an events venue and base of operations for vineyards tours utilizing the existing historic farmhouse and buildings. Facilitate the property's future potential for a larger scale events/convention center, overnight accommodations, and related uses.

To the south of the Haw's Branch and the future greenway, it is recommended that any proposed development be master planned and allow for a mixture of retail, office, and high density residential with a well-connected grid road or driveway system.

▼ MAP 3.6 POTENTIAL DEVELOPMENT



▼ IMAGE 3.28 EVENT CENTER/HOTEL



▼ IMAGE 3.29 HIGH DENSITY RESIDENTIAL/MIXED USE



▼ IMAGE 3.30 CLASS A OFFICE SPACE



▼ IMAGE 3.31 RETAIL BUILT TO STREET





ECONOMIC DEVELOPMENT



Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.

Goal Summary

The Town of Yadkinville seeks to broaden and diversify its economic and employment base by providing additional tourism opportunities and attracting new industries through available infrastructure and a well-trained workforce. The Town recognizes that in order to attract employers the Town has be attractive for employees, providing excellent workforce training, a variety of housing, and a high quality of life. The future economy of Yadkinville is well-rounded, robust, and provides ample employment opportunities for its residents.

Strategies

ED1. Work with the Yadkin Tourism and Development Authority to diversify the economic base through heritage, cultural, viticultural, and agricultural tourism opportunities, while actively recruiting additional businesses that provide overnight accommodations to encourage multi-day visits to the area.

ED2. Conduct a branding and marketing initiative to promote the Town of Yadkinville, including logo, motto, website, and social media strategy.

▼ IMAGE 3.32 TOURISM OPPORTUNITIES-VITICULTURE/AGRICULTURAL, ARTS CENTER, FESTIVALS



ED3. Conduct a more detailed market study to identify and recruit retail sectors that would be successful in Yadkinville.

Yadkinville Retail Market Snapshot

2016 Median Disposable Income: \$35,091

2016 Per Capita Income: \$21,435

The retail market potential suggests that the following retail sectors have more demand than supply, demonstrating leakage of retail opportunity outside the 5-minute, 10-minute, and 15-minute drive trade areas:

5-minute Drive Retail Sector Leakage:

- Motor vehicle dealers
- Furniture and home furnishings stores (100% leakage)
- Electronics and appliance stores
- Sporting Goods Stores
- Department stores
- Office supply stores

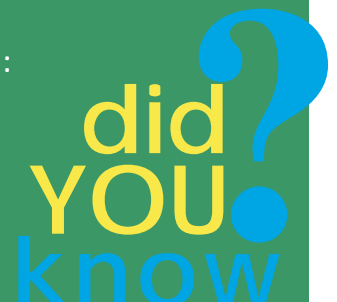
10-minute Drive Retail Sector Leakage (in addition to 5-minute):

- Lawn and garden equipment stores (100% leakage)
- Specialty food stores
- Health and personal care stores
- Clothing and shoe stores
- Sporting goods, hobby, musical instrument stores
- General merchandise stores
- Drinking establishments (100% leakage)

15-minute Drive Retail Sector Leakage (in addition to 10-minute):

- Restaurants

Source: ESRI Business Analyst



Vision & Goals

ED4. Create a new Economic Development position to focus on economic development, tourism development, and downtown redevelopment for the Town of Yadkinville.

ED5. Work with Yadkin County Economic Development Commission to maintain an up-to-date online inventory of available properties for large-scale employment, economic development, and adaptive reuse and work to ensure proper zoning designations in place to accommodate such uses.

ED6. Work with the Yadkin Center of Surry Community College and local high schools to provide small business, vocational, and trade education and training to attract industry and encourage entrepreneurship.

▼ IMAGE 3.33 SURRY COMMUNITY COLLEGE-YADKIN CENTER





TRANSPORTATION



Establish a safe and efficient multi-modal transportation network that accommodates the demand from proposed land uses.

Goal Summary

The Town of Yadkinville worked with the North Carolina Department of Transportation to complete a Comprehensive Transportation Plan in 2011 setting forth transportation improvement priorities on state-maintained roads. The Town also completed a Comprehensive Pedestrian Master Plan with financial assistance from NCDOT in 2010, identifying needed pedestrian improvements. There are also additional transportation related recommendations in the Downtown Conceptual Master Plan. The primary objective of this goal is implement these adopted plans and maintain and enhance the Town’s existing transportation network.

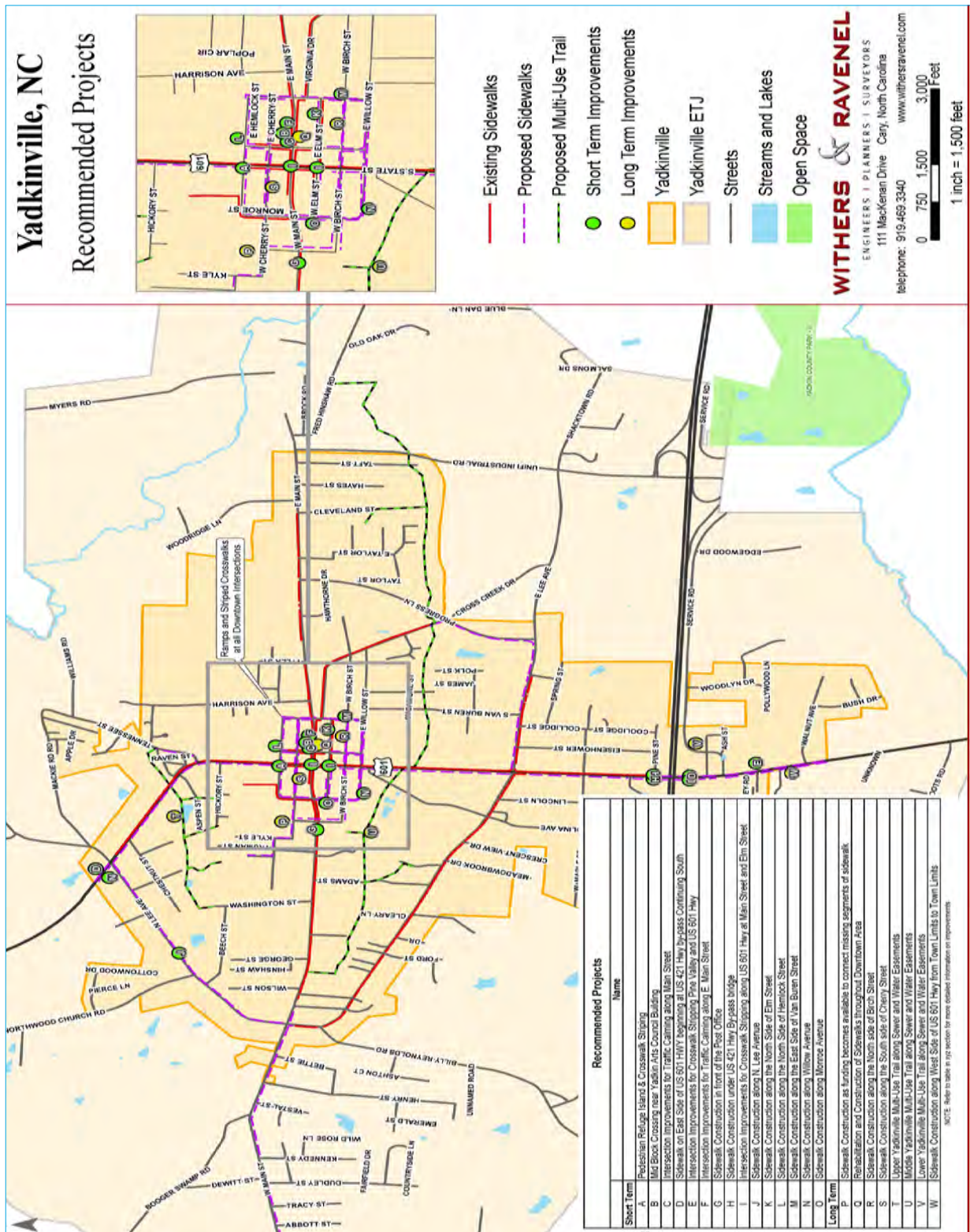
Strategies

TR1. Budget for construction of pedestrian improvements annually to help implement the adopted Pedestrian Master Plan.

▼ IMAGE 3.34 MULTI-USE PATH/GREENWAY EXAMPLE



MAP 3.7 EXCERPT OF PEDESTRIAN MASTER PLAN - RECOMMENDED PROJECTS



Source: Yadkinville Pedestrian Master Plan

▼ TABLE 3.3 PEDESTRIAN MASTER PLAN PROJECT LISTS

SHORT TERM PROJECTS					
RANK	PROJECT LOCATION	FROM	TO	LENGTH (FT)	IMPROVEMENTS NEEDED
SIDEWALK PROJECTS					
1	E. SIDE OF US HWY 601	US 421 BYPASS	PINE VALLEY	1,000	NEW SIDEWALK
2	E. MAIN STREET	VAN BUREN	US HWY 601	2,000	SIDEWALK IMPROVEMENTS-ADA, SAFETY
3	W. MAIN STREET	MONROE	MADISON		NEW SIDEWALK
4	US HWY.601	US HWY 421 BYPASS NORTH RAMP	US HWY 421 BYPASS SOUTH RAMP	N/A	NEW SIDEWALK. RAMPS, REFUGE ISLANDS, LIGHTING, SEPARATION
5	N. LEE AVENUE	W. MAIN	US HWY 601	3,750	NEW SIDEWALK
6	N. SIDE OF ELM STREET	VAN BUREN	US HWY 601	1,000	NEW SIDEWALK
7	N. SIDE OF HEMLOCK ST.	VAN BUREN	US HWY 601	1,000	NEW SIDEWALK
8	E. SIDE OF VAN BUREN ST.	WILLOW	HEMLOCK	1,000	NEW SIDEWALK
9	WILLOW ST.	MONROE	VAN BUREN	1,000	NEW SIDEWALK
10	MONROE ST.	CHERRY	WILLOW	1,300	NEW SIDEWALK
INTERSECTION PROJECTS					
1	US HWY 601 AT HEMLOCK	N/A	N/A	N/A	PEDESTRIAN REFUGE ISLAND
2	E. MAIN ST. AT YADKIN CULTURAL CENTER	N/A	N/A	N/A	TRAFFIC CALMING, BULB-OUTS, ADA RAMPS, MID-BLOCK CROSSING
3	US HWY 601 AT PINE VALLEY	N/A	N/A	N/A	SIGNALIZED CROSSWALK
4	US HWY 601 AT MAIN ST	N/A	N/A	N/A	ADA RAMPS, CROSSWALK, AND BULB-OUTS
5	US HWY 601 AT MAIN ST	N/A	N/A	N/A	ADA RAMPS, CROSSWALK, AND BULB-OUTS

LONG TERM PROJECTS					
RANK	PROJECT LOCATION	FROM	TO	LENGTH (FT)	IMPROVEMENTS NEEDED
SIDEWALK PROJECTS					
1	THROUGHOUT TOWN	TBD	TBD	TBD	NEW SIDEWALKS - CONNECT SEGMENTS
2	DOWNTOWN	TBD	TBD	TBD	SIDEWALK IMPROVEMENTS-ADA, SAFETY, REPAIR, SIGHT TRIANGLES
3	N. SIDE OF BIRCH ST.	VAN BUREN	US HWY 601	1,000	NEW SIDEWALK
4	S. SIDE OF CHERRY	VAN BUREN	US HWY 601	1,000	
5	W. SIDE OF US HWY 601	TOWN LIMITS	TOWN LIMITS	9,750	NEW SIDEWALK
MULTI-USE TRAIL PROJECTS					
1	UPPER YADKINVILLE MULTI-USE TRAIL	N/A	N/A	8,400	MULTI-USE TRAIL
2	MIDDLE YADKINVILLE MULTI-USE TRAIL	N/A	N/A	18,600	MULTI-USE TRAIL
3	LOWER YADKINVILLE MULTI-USE TRAIL	N/A	N/A	TBD	MULTI-USE TRAIL

TR2. Work with NCDOT and the Rural Planning Organization (RPO) to implement the adopted Comprehensive Transportation Plan (CTP).

Tables 3.4 lists the transportation projects from the adopted Yadkinville CTP and State TIP. Maps 3.8 through 3.11 are excerpts from the adopted CTP. Figure 3.4 depicts TIP Project #U-5809 showing roundabouts at the intersections along State Street, while Figure 3.5 shows the preferred cross section for State Street. Figure 3.6 shows the preferred cross section for Main Street through Downtown, while Figure 3.7 is a cross section modification to Unifi Boulevard to connect the end of the proposed Yadkinville Multi-Use Trail to the Yadkin County Park on Service Road.

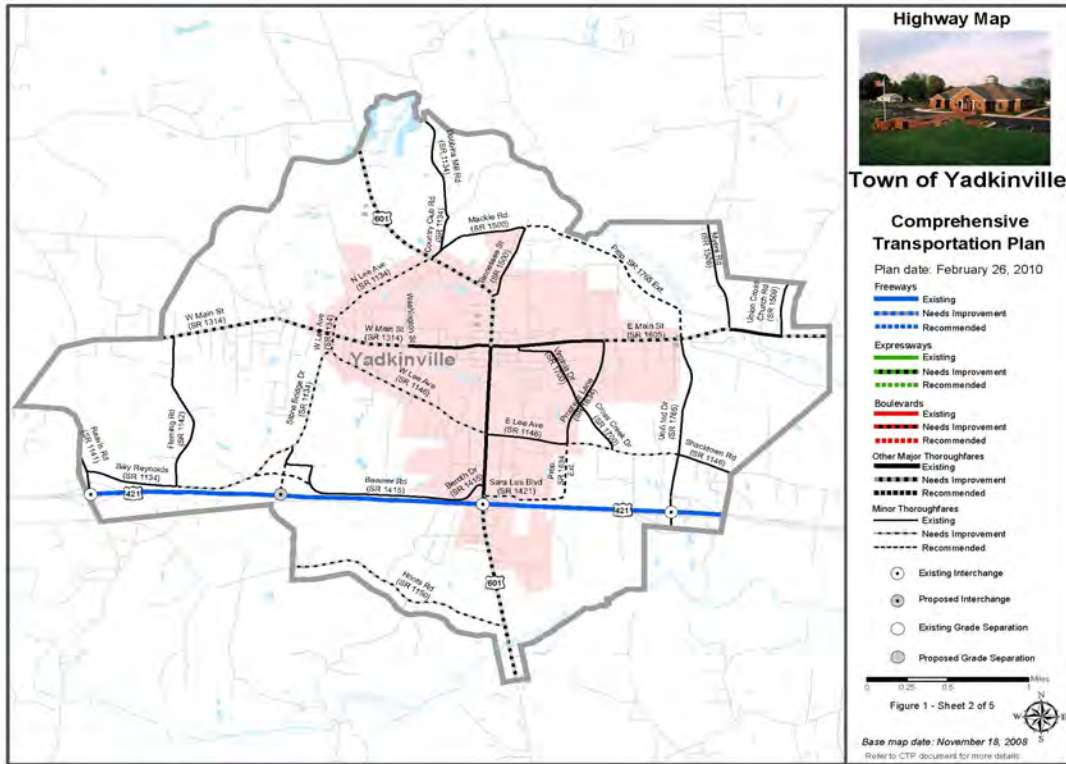
▼ TABLE 3.4 TRANSPORTATION PROJECT LISTS

COMPREHENSIVE TRANSPORTATION PLAN (CTP) PROJECTS				
ID	PROJECT LOCATION	FROM	TO	IMPROVEMENTS NEEDED
1	US HWY 601 (STATE ST.)	SOUTHERN PLANNING AREA BOUNDARY	US HWY 421	WIDEN TO 3 LANES WITH CENTER LANE
2	US HWY 601 (STATE ST.)	MAIN ST.	NORTHERN PLANNING AREA BOUNDARY	WIDEN TO 3 LANES WITH CENTER LANE
3	MAIN ST/OLD US 421	UNIFI INDUSTRIAL BLVD.	PROGRESS LN.	WIDEN TO 3 LANES WITH CENTER LANE
4	MAIN ST/OLD US 421	WASHINGTON ST.	W. LEE AVE.	WIDEN TO 3 LANES WITH CENTER LANE
5	LEE AVE.	UNIFI INDUSTRIAL BLVD.	PROGRESS LN.	WIDEN TO 3 LANES WITH CENTER LANE
6	PROGRESS LN.	LEE AVE.	SARA LEE BLVD..	2-LANE MINOR THOROUGHFARE EXTENSION OF PROGRESS LN.
7	UNIFI INDUSTRIAL DR.	E. MAIN ST./OLD US 421	MACKIE RD.	2-LANE MINOR THOROUGHFARE EXTENSION OF UNIFI INDUSTRIAL DR.
8	US HWY 421 AT STONE BRIDGE DR. & BEAMER RD.	N/A	N/A	NEW INTERCHANGE AND 2-LANE MINOR THOROUGHFARE (TIP#R-5733)

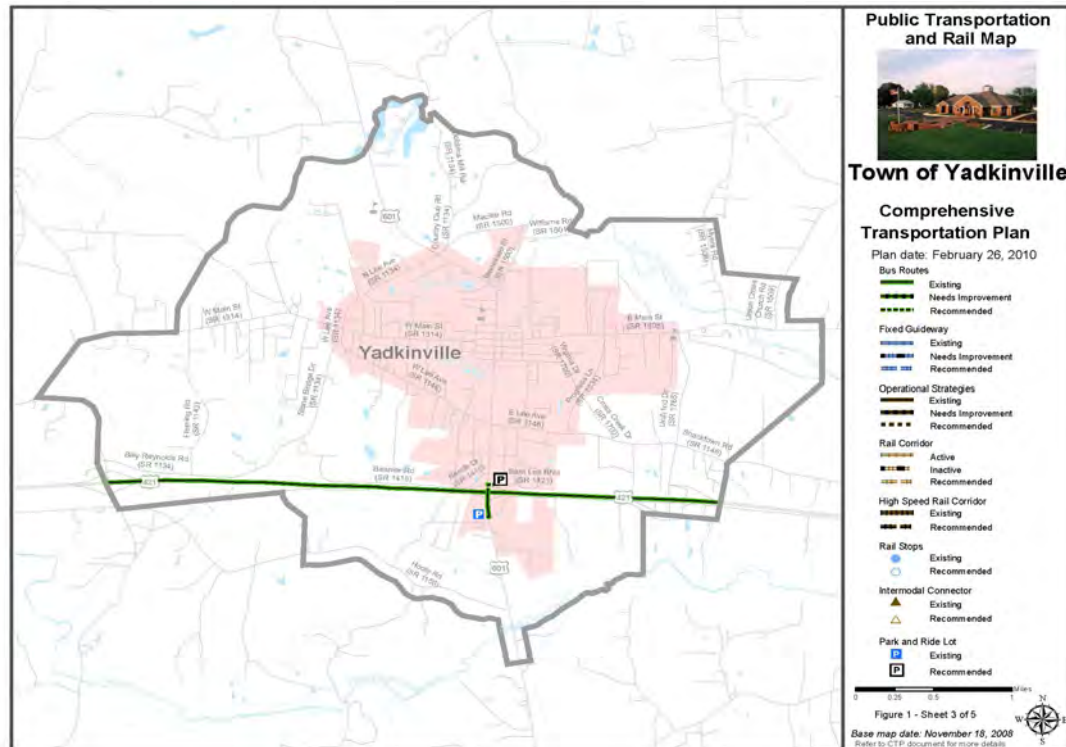
CURRENT STATE TRANSPORTATION IMPROVEMENT PROGRAM (TIP) PROJECTS					
ID	PROJECT LOCATION	FROM	TO	IMPROVEMENTS NEEDED	R-O-W YEAR
U-5809	US HWY 601 (STATE ST.)	US HWY 421	LEE AVE.	ROUNDBABOUTS AT INTERSECTIONS	2019
R-5733	US HWY 421 AT STONE BRIDGE DR. & BEAMER RD.	N/A	N/A	NEW INTERCHANGE AND 2-LANE MINOR THOROUGHFARE	2021
R-5773	E. MAIN ST.	US HWY 601 (STATE ST.)	UNIFI INDUSTRIAL BLVD.	WIDEN TO 3 LANES WITH CENTER LANE	2022

Vision & Goals

▼ MAP 3.8 EXCERPT FROM CTP - HIGHWAY MAP

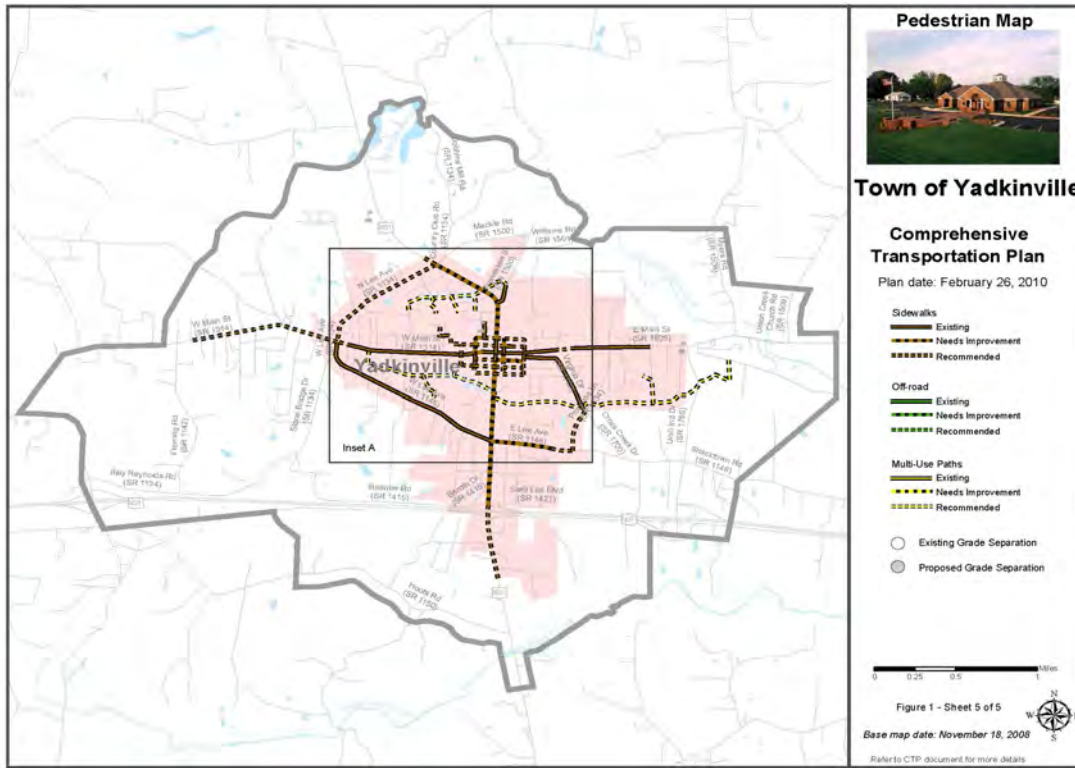


▼ MAP 3.9 EXCERPT FROM CTP - PUBLIC TRANSPORTATION MAP

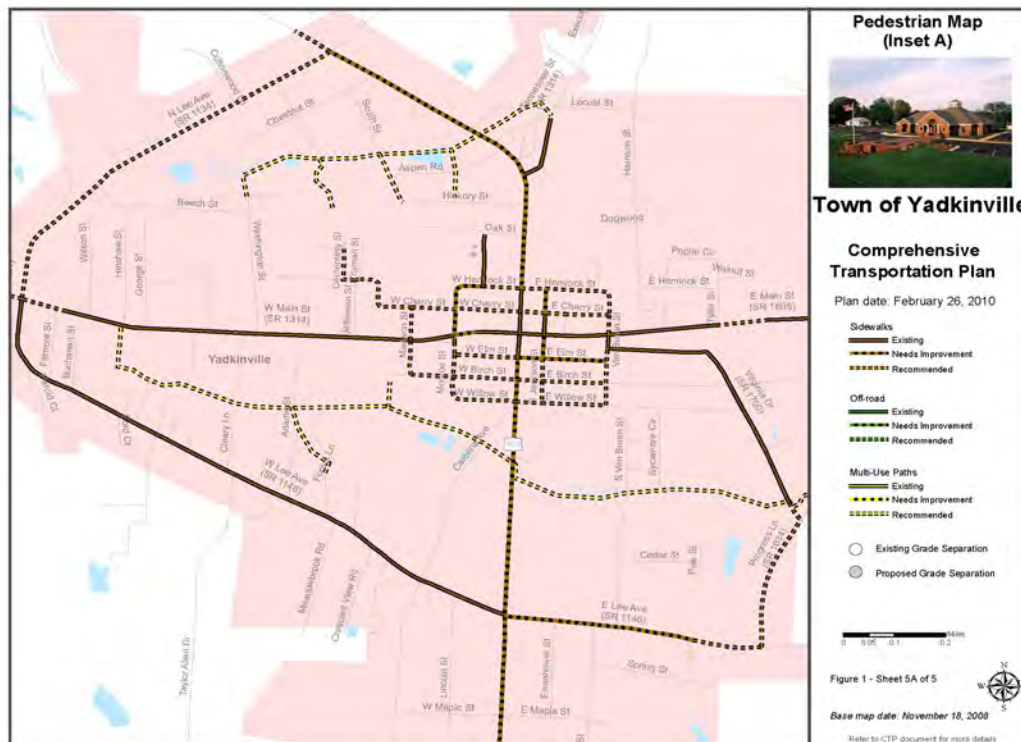


Source: Yadkinville Comprehensive Transportation Plan

▼ MAP 3.10 EXCERPT FROM CTP - PEDESTRIAN MAP



▼ MAP 3.11 EXCERPT FROM CTP - PEDESTRIAN DOWNTOWN INSET MAP



Source: Yadkinville Comprehensive Transportation Plan

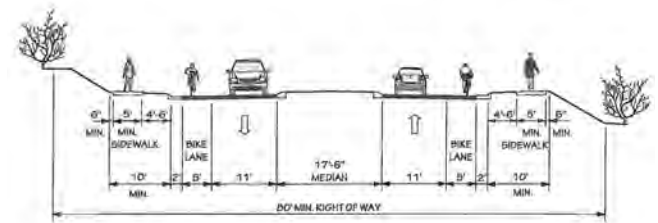
▼ FIGURE 3.4 TIP PROJECT U-5809 - STATE STREET



▼ IMAGE 3.36 STATE STREET - EXISTING CONDITIONS

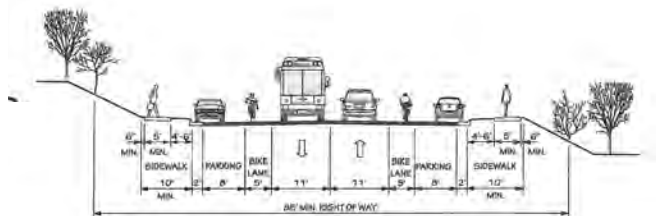


▼ FIGURE 3.5 STATE ST. PREFERRED CROSS SECTION



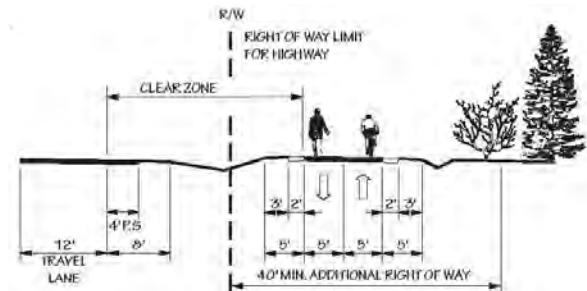
**2 LANE DIVIDED (17'-6" RAISED MEDIAN)
WITH CURB & GUTTER, BIKE LANES, AND SIDEWALKS
POSTED SPEED 25-45 MPH**

▼ FIGURE 3.6 MAIN ST. PREFERRED CROSS SECTION



**LANE UNDIVIDED WITH CURB & GUTTER, PARKING BOTH SIDES,
BIKE LANES, AND SIDEWALKS
POSTED SPEED 25-45 MPH**

▼ FIGURE 3.7 UNIFI BLVD. MODIFIED CROSS SECTION

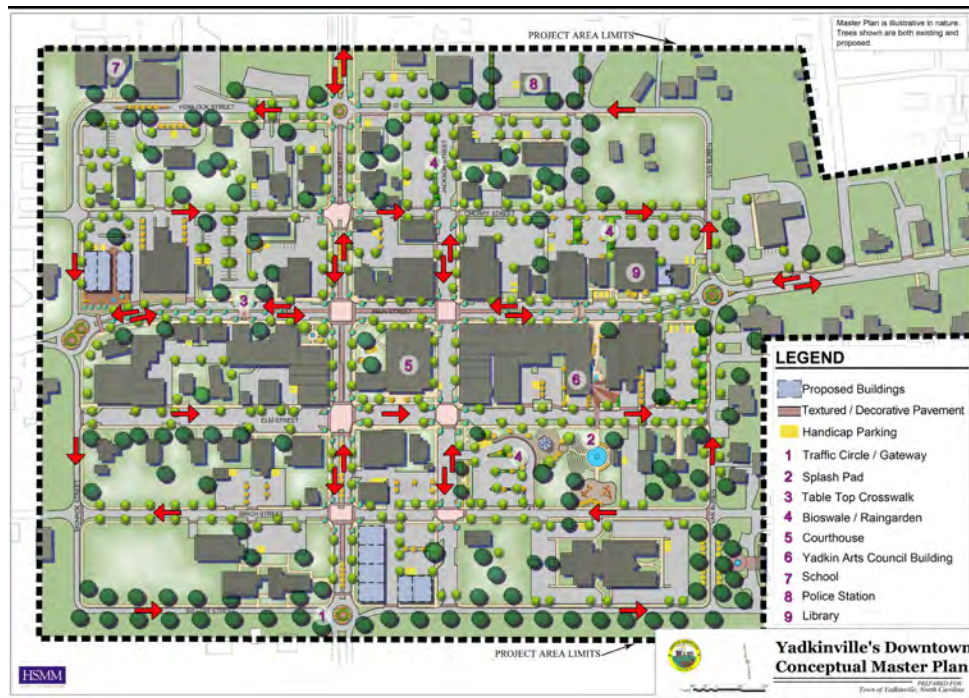


**MULTI - USE PATH
ADJACENT TO RIGHT OF WAY OR SEPARATE PATHWAY**

Source: Yadkinville Comprehensive Transportation Plan

TR3. Implement the streetscape and transportation improvements in the adopted Downtown Conceptual Master Plan.

▼ FIGURE 3.7 DOWNTOWN ONE-WAY STREET SYSTEM



▼ FIGURE 3.8 SCHOOL ROUNDABOUT



Source: Yadkinville Downtown Conceptual Master Plan

TR4. Continue to evaluate town-maintained streets for immediate repair needs, scoring them based on condition, and place them on a rotating paving schedule to ensure on-going maintenance.

▼ IMAGE 3.35 INTERSECTION OF WILLOW AND MONROE STREETS



Current Paving Needs List

- | | |
|-----------------------------------|------------------------------------|
| 1 Birch Street | 11 Monroe St. (at old roller mill) |
| 2 Locust Street | 12 Ash Street |
| 3 Harrison Street | 13 Willow Street |
| 4 George Street | 14 Joy Street |
| 5 Hinshaw Street | 19 Allen Street |
| 6 Sycamore Circle | 20 Tyler Street |
| 7 Taylor Street | 21 Poplar Circle |
| 8 Jefferson St. (near water tank) | 22 Hemlock St. (at Tyler St.) |
| 9 Madison St. (at Post Office) | 23 Buchanan Street |
| 10 Taft Street | |

TR5. Pursue access management and aesthetic improvements through reduced curb cuts, streetyard landscaping requirements, and connectivity requirements between adjacent developments, while utilizing the NCDOT Aesthetic Guidance Pattern Book.

▼ IMAGE 3.36 NO ACCESS MANAGEMENT



▼ IMAGE 3.37 CONTROL OF ACCESS RETROFIT



▼ IMAGE 3.38 NO STREETYARD LANDSCAPING



▼ IMAGE 3.39 STREETYARD LANDSCAPING



TR6. Look for opportunities to increase connectivity and continue the Town’s street grid through infill development.

▼ FIGURE 3.9 POTENTIAL CONNECTIVITY





421 601

SERVICES & INFRASTRUCTURE



Provide exemplary municipal services, infrastructure, and recreational amenities to sustain and improve existing development while promoting economic development and a high quality of life.

Goal Summary

The Town desires to ensure the safe, effective, and efficient delivery of services to enhance the quality-of-life for all citizens while supporting economic development. This can be achieved by continuing to provide well-maintained infrastructure and supporting emergency services personnel, facilities, and equipment. Parks and recreation facilities also provide a vital component for the Town’s quality-of-life. The Town of Yadkinville provides the following services:

- Police
- Water and sewer utilities
- Town street maintenance
- Waste removal
- Planning and zoning
- Yadkinville Community Park
- Downtown parking lots
- Public building maintenance

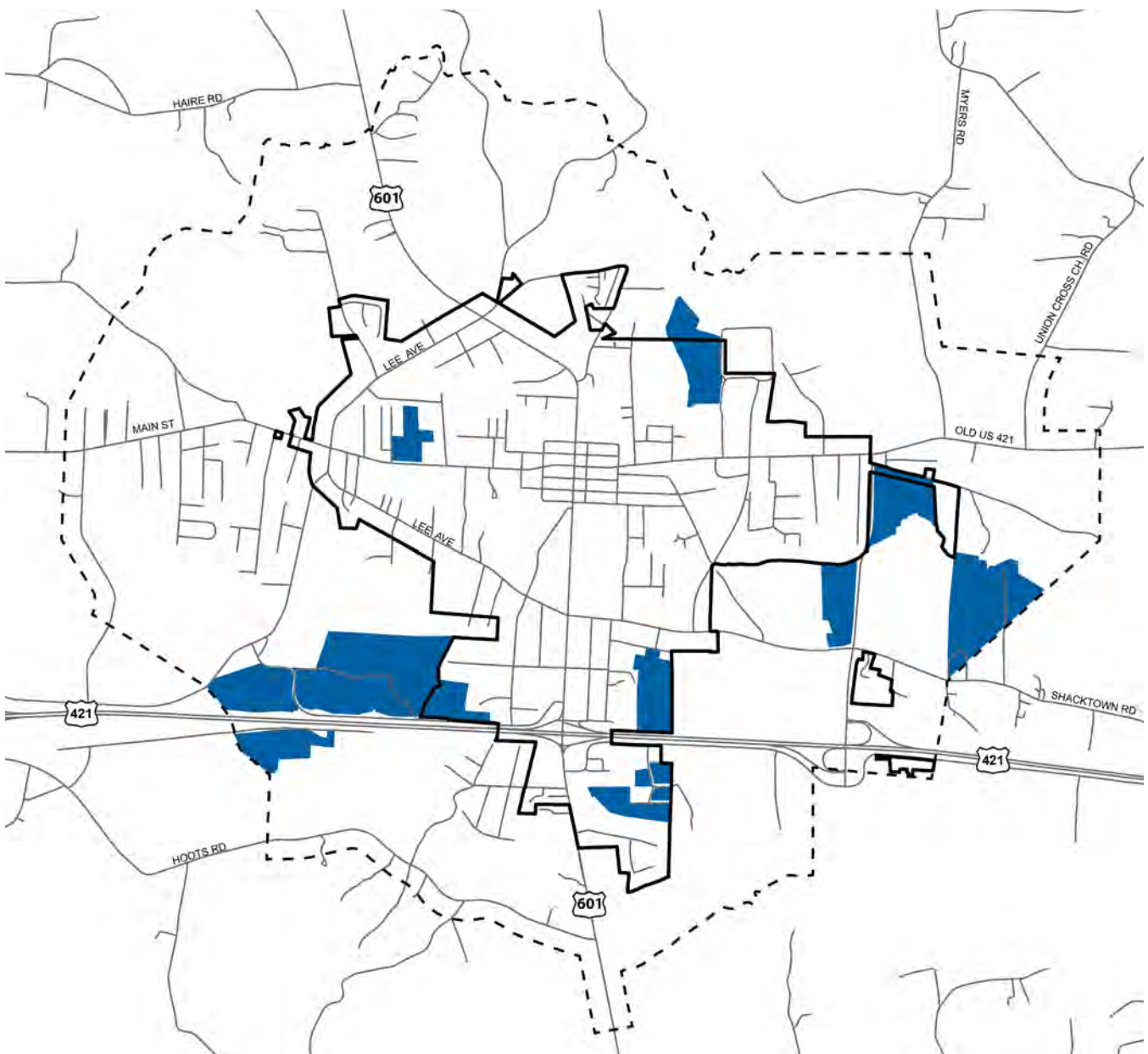
▼ IMAGE 3.40 YADKINVILLE TOWN HALL



Strategies

SI1. Encourage new industry and businesses to locate in areas already served by adequate infrastructure and continue to plan for improvements to actively recruit industry and businesses.

▼ MAP 3.12 INDUSTRY OPPORTUNITY SITES



Vision & Goals

SI2. Adopt a policy to only provide utilities infrastructure to properties within the Town limits or those that annex into the Town limits in order to solidify the Town’s tax base and ability to provide services.

SI3. Place emphasis on updating existing utilities infrastructure rather than expanding utilities infrastructure, wherever possible.

SI4. Develop a Capital Improvements Program dedicating funds annually to priority infrastructure projects.

EXAMPLE CAPITAL IMPROVEMENTS

▼ IMAGE 3.41 STREET IMPROVEMENTS



▼ IMAGE 3.42 MEDIAN/STREETScape IMPROVEMENTS



▼ IMAGE 3.43 PARKS FACILITIES



▼ IMAGE 3.44 SIDEWALKS



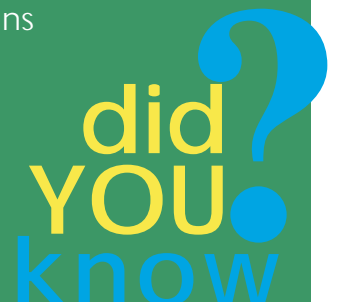
What is a Capital Improvements Plan (CIP)?

The purpose of the Capital Improvement Plan (CIP) is to forecast and match projected revenues and capital needs over a (5)-year period. Long range capital planning is an important management tool that strengthens the linkages between community infrastructure needs and the financial capacity of a community.

North Carolina General Statute 105-164.4H(e)(1) defines a capital improvement as an addition or alteration to real property that is new construction, reconstruction, or remodeling of a building, structure, or fixture on land that becomes part of the real property or that is permanently installed to the real property so that removal would cause material damage to the property or article itself. The following is a list of example capital improvements:

- Water system improvements and extensions
- Sewer system improvements and extensions
- Town-owned building construction and remodeling
- Parks and recreation facility construction and improvements
- Transportation improvements including streets, sidewalks, access management, greenways, etc.
- Emergency services buildings

Cost thresholds for Capital Improvements vary by community. Many communities set \$50,000 as the minimum cost to be classified as capital improvement. Capital Improvements plans are consulted each budget cycle to include designated projects in the annual budget. The plans are typically updated a minimum of every five years. To maintain funding for capital improvements, communities should avoid dipping into available fund balance for operational costs and use capital reserve for capital costs. Capital Improvements plans can help manage debt service and identify alternative funding sources including grants and available state funding.



SI5. Continue to support emergency services with adequate facilities, equipment, and technology to keep response times low and ensure the safety of the Town’s citizens, businesses and visitors.

▼ IMAGE 3.45 YADKINVILLE POLICE DEPARTMENT



SI6. Provide the recreational amenities shown in the Yadkinville Community Park Master Plan and Downtown Conceptual Master Plan, and work with Yadkin County to provide additional recreational amenities and programs.

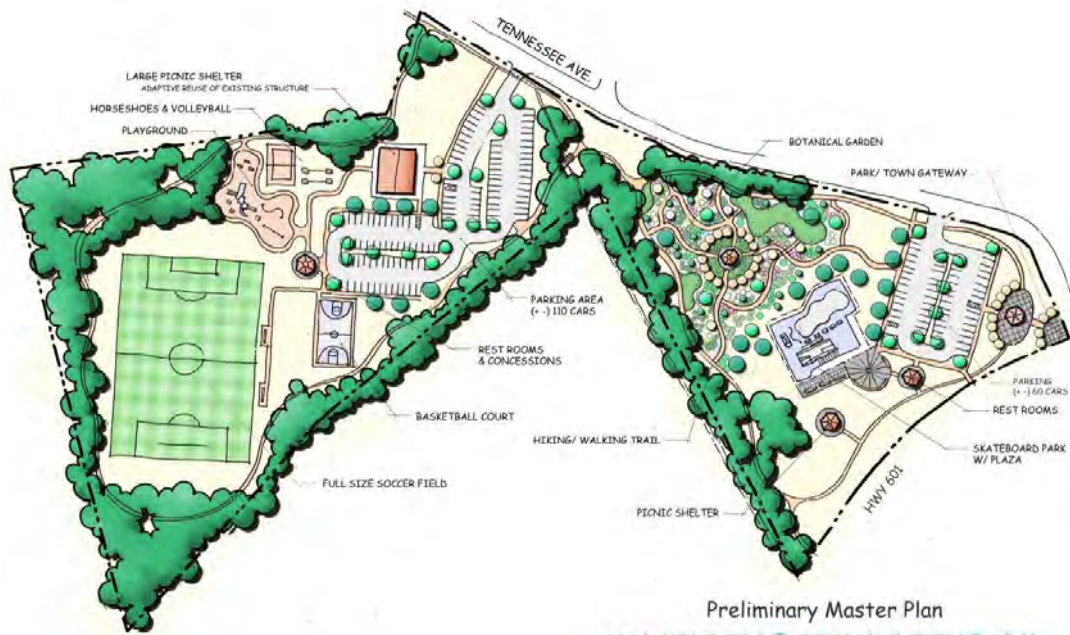
▼ TABLE 3.5 AREA RECREATIONAL AMENITIES

RECREATIONAL AMENITY	YADKINVILLE COMMUNITY PARK	HINSHAW GARDENS	YADKIN COUNTY PARK	YADKIN MEMORIAL /LAKE HAMPTON
AMPHITHEATER	1		1	
BASEBALL/SOFTBALL FIELD			2	
BASKETBALL COURT	1-FUTURE			
BIKING				1
CANOE/KAYAK/PADDLE BOAT				1
CAMPING				
DOG PARK			1	
DISC GOLF			1	
EQUESTRIAN TRAILS/AMENITIES				
FISHING			1	
GOLF				
GARDEN	1	1		
HUNTING				1
PLAYGROUND	1		1	1
PICNIC AREA	1	1	1	2
SKATEBOARD PARK	1			
SOCCER FIELDS	1-FUTURE		6	
SWIMMING			1	
TENNIS				
VOLLEYBALL	1-FUTURE		1	
WALKING TRAILS	1 + 1-FUTURE		1	1

▼ FIGURE 3.10 YADKINVILLE COMMUNITY PARK PHASE 1



▼ FIGURE 3.11 YADKINVILLE COMMUNITY PARK MASTER PLAN



Note: This Conceptual Plan is meant to be an illustrative example of a development possibility for this site. An actual master plan for this site shall be created upon final acquisition of the property.

Preliminary Master Plan
YADKINVILLE COMMUNITY PARK

Prepared For:
 Town of Yadkinville
 Scale: 1" = 40'
 Nov. 14, 2006



SI7. Review tax rates and be mindful of the County’s revaluation schedule and forecasts to ensure optimum use of taxpayer funds to provide an adequate level of service to the Town’s residents and businesses while maintaining infrastructure and enhancing property values.

How does Yadkinville’s tax rate measure up?

State law requires counties to reassess property values every eight years, although most counties are on a four-year cycle. Yadkin County will be conducting a revaluation in 2017, the first since 2009. To calculate ad valorem tax revenue, divide real property tax base by \$100 and then multiply by the tax rate. The larger the tax base, the larger the potential revenue. The maximum tax rate in North Carolina is \$1.50. The table below shows how Yadkinville’s rate measures up to area jurisdictions.

▼ TABLE 3.5 TAX RATE COMPARISON

JURISDICTION	CURRENT TAX RATE	CURRENT REAL PROPERTY TAX BASE	AD VALOREM REVENUE
DOBSON	\$0.38	NOT AVAILABLE	NOT AVAILABLE
ELKIN	\$0.55	\$428,710,207	\$2,357,857
JONESVILLE	\$0.45	\$161,000,000	\$724,500
MOCKSVILLE	\$0.29	NOT AVAILABLE	NOT AVAILABLE
WILKESBORO	\$0.49	\$665,918,367	\$3,263,000
YADKINVILLE	\$0.42	\$232,131,667	\$974,958

Yadkinville has a current tax base of \$232,131,667 and a tax rate of \$0.42 per \$100 of valuation. Yadkin County’s tax rate is \$0.66 per \$100 of valuation, while the fire district tax rate is \$0.065 per \$100 of valuation. That makes the effective tax rate for properties within Yadkinville’s town limits of \$1.145. The 2016-2017 Yadkinville Budget states that, based on the current tax base, every penny of tax rate generates approximately \$23,000 of revenue.

The current general fund balance for Yadkinville is approximately \$1.6 million, which is an approximately 77% fund balance as a ratio to the annual budget. The Local Government Commission requires a minimum fund balance of 8%, but most jurisdictions conservatively keep between 35 and 50%. An excess fund balance of greater than 50% should be considered for capital improvements



