

Yadkin County Land Use Plan 2011

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SECTION 1: INTRODUCTION

Businesses and individuals make plans every day. Local governments often do the same – making plans for future services, events and overall growth. Making plans says a couple of things about a place; 1) There is belief in and hope in a tomorrow, and 2) a belief that a positive difference can be made for the future. By planning, a county has determined change is occurring and a course of action must be formulated to develop the way it desires to grow.

A few good reasons to plan:

- A good, clearly articulated plan forms the basis of a community's vision of its future. Without it, regulatory controls can be legally challenged as arbitrary.
- A good plan ensures that a community can provide services like water and sewer, emergency services, and law enforcement efficiently while maintaining a relatively low tax rate for its citizens.
- A good planning process involves a wide variety of citizens and interests. Once a community reaches consensus, the vision created in the plan can make future decision-making easier and less politically charged.
- Resources provided by state and federal governments are increasingly tied to good plans and planning processes. Highway funds, water and sewer grants, and environmental clean-up funding are easier to bring to a community if you have a well-crafted plan that shows community involvement.

Source: NCAPA Citizen Planner Training Materials

It is important for local governments to be visionary and attempt to forecast future conditions and plan accordingly. This land use plan does exactly that. It looks at past and current development trends, analyzes demographic and economic data, captures a vision of what the community desires to be, and presents a number of policies that represent the values of Yadkin County related to land use.

What does the future hold for Yadkin County? No one knows for sure. No one can predict how the County will function and what it will look like in 15 to 20 years. Hopefully, this plan will inspire you and the County's leaders to build a stronger and more prosperous Yadkin County. It is just a plan. Without action to implement the Yadkin County Land Use Plan, it will be just that – a plan on a shelf. With committed leadership it can help guide the future development of Yadkin County.

SECTION 2: PURPOSE OF PLAN

The Land Use Plan is designed to provide Yadkin County with a proactive guide for managing future physical growth and development over the next 15 to 20 years. The plan can also serve as the beginning of a program to preserve the County's quality of life, natural attributes, and agricultural lands. Also, the Land Use Plan attempts to lay out guidelines on the type of development the County seeks to promote along with areas of the County that are suitable for continued development of services and infrastructure to support such development. This plan shall officially be known and cited as the "Yadkin County Land Use Plan," except as referred herein as "Land Use Plan" or "Plan".

The main area of focus of the Plan pertains to land use because uses of land (e.g., agricultural/forestry, commercial, industrial, and residential) create tangible impacts upon surrounding communities that can be both positive and negative. These impacts can affect a community's visual environment, population density, traffic patterns, quality of life, tax base, and public services. Planning and managing for Yadkin County's future land use will both help to facilitate desired land use goals and to mitigate undesired outcomes.

In order to be an effective guide for managing future growth, it is vital that this Plan maintains a policy orientation. This means that an overall vision for growth is articulated, and goals and policies are formulated in order to achieve the vision. As part of this policy orientation, this Plan attempts a proactive planning approach that recognizes the current need to implement key policies to successfully accomplish desired future outcomes. Ultimately, this approach minimizes the need for reactive planning and gives Yadkin County some control over its future. It is crucial, therefore, that this Plan is reviewed and updated on a regular interval of approximately five (5) years in order to remain proactive and relevant toward managing future growth and land use.

Finally, this Plan provides a foundation for further detailed studies and land use ordinance revisions. With regard to detailed studies, this Plan does not achieve a high level of detail that is necessary for effective area or corridor plans. However, the Plan does provide a solid groundwork from which to conduct future detailed studies that would address specific growth management issues of Yadkin County, such as Farmland Preservation and Economic Development. With regard to land use ordinance revisions, the policies contained in this Plan do not become enforceable laws or regulations once adopted. Rather, the Plan serves as a policy guide that provides justification for making informed land use and zoning decisions. The primary method for implementing and enforcing this Plan's policies is through text amendments to the Yadkin County land use ordinances. However, this Plan may also be used to assist in implementing policy in conjunction with other plans including economic development plans, strategic plans, water and sewer plans, emergency management and hazard mitigation plans, and budgetary plans.

SECTION 3: THE PLANNING PROCESS

The land use planning process began with the formation of the Land Use Plan Committee in March 2010. The Yadkin County Board of Commissioners appointed people with a diversity of backgrounds and geographic representation to serve on the Committee, which was responsible for guiding and overseeing the update of the Land Use Plan, based on information gained from local citizens. To achieve this purpose, the Committee held two (2) community forums in summer 2010 to gain input from County citizens and generally met monthly in a series of meetings in which the members discussed the most important growth and development issues facing the County over the next 20 years. During their meetings, the stakeholders developed consensus around recommendations to help guide future land use decisions in Yadkin County.

A detailed timeline capturing the steps in the process are listed below:

Land Use Plan Timeline

April 2010: Land Use Plan Committee Meeting

- Provided overview of land use planning basics
- Reviewed 2001 Land Use Plan
- Discussed primary land use issues facing Yadkin County
- Provided overview of land use planning process and schedule
- Discussed scheduling of community forums

May 2010: Land Use Plan Committee Meeting

- Held a practice run of community forum schedule
- Revised process and procedures for community forums
- Finalized details for community forums

June 2010: Division of Community Planning staff and County staff

- Preparation for community forums
- Site selection and forum activity layout

July 2010: Land Use Plan Community Forums

- Held community forum at Starmount Middle School
- Held community forum at Forbush Middle School

August 2010: Land Use Plan Committee Meeting

- Reviewed results of community forums
- Discussed process and schedule for upcoming meetings

September 2010: Land Use Plan Committee Meeting

- Developed future land use map

October 2010: Land Use Plan Committee Meeting

- Reviewed draft future land use map

- Developed vision statement

November 2010: Land Use Plan Committee Meeting

- Drafted development goals
- Determined format for development strategies

December 2010: Division of Community Planning staff and County staff

- Preparation of Community Profile

January 2011: Land Use Plan Committee Meeting

- Review of future land use map
- Review of Vision statement and Development Goals
- Began discussion on development strategies

February 2011: Land Use Plan Committee Meeting

- Drafted development strategies for Primary Growth Areas, Secondary Growth Areas

March 2011: Land Use Plan Committee Meeting

- Drafted development strategies for Economic Development Areas, 5D Special Planning Area, Water and Sewer, Transportation

April 2011: Land Use Plan Committee Meeting

- Drafted development strategies for Conservation Areas, Rural/Agricultural Areas, Agri-Tourism Areas, and Community Service Areas

May 2011: Land Use Plan Committee Meeting

- Review draft Land Use Plan

June 2011: Board of Commissioners Meeting

- Present Plan to Yadkin County Board of Commissioners for consideration

SECTION 4: FUTURE LAND USE MAP

The Future Land Use Map for Yadkin County depicts generalized land use patterns for the County for the next 15-20 years. Like all future land use 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 policies contained in this Plan.

On the Future Land Use Map, land is classified as located within one of three primary land use classifications (Primary Growth Areas, Secondary Growth Areas, and Rural/Agricultural Areas) and may also be located within one of three economic development areas, 11 agri-tourism areas, four conservation areas, one scenic corridor, or one special planning area.

Primary Growth Areas – Primary growth areas are located within and adjacent to existing municipal corporate limits. Primary growth areas are likely to have access to urban infrastructure services, such as water and sewer, or the ability to obtain these services in the near future. Primary Growth Areas are predominantly mixed use and include residential, commercial, and industrial land uses. Higher density development levels can be anticipated in these areas.

Secondary Growth Areas – Secondary growth areas are areas where infrastructure and services necessary for development may or may not be in place, but could be provided in the next 10 to 20 years if cost effective. Secondary growth areas have already experienced some level of development and are areas where additional growth and development may be encouraged in the future, but on a lower priority basis than in primary growth areas.

Rural/Agricultural Areas – Rural/Agricultural areas are characterized by traditional agricultural operations, pasture land, forestry, rural residential subdivisions, and scattered non-farm residences on large tracts of land. Rural/Agricultural areas contain scenic, historic, and other natural heritage assets that contribute to the unique characteristics of the land. Rural/Agricultural areas also provide for agriculture, forestry, mineral extraction, and other allied uses that require large open farm land and forest areas for the necessary production of food and fiber. Yadkin County has established Voluntary Agricultural Districts (VAD) to protect and preserve agricultural lands and activities. These lands, which have a high productive potential, shall be conserved for appropriate forestry and agricultural use. The districts have been developed and mapped to inform all purchasers of real property included within said districts that there may be expected certain agricultural and horticultural activities, including but not limited to, applications of pesticides, field applications of animal manures, industrial or agricultural sludge, large machinery, truck or tractor operations, livestock and poultry movement, timber harvests, and other similar activities that may produce noise, dust, and objectionable odors and that these activities may occur during all hours of the day or night. Land that has a permanent conservation easement is also included in the Voluntary Agricultural Districts. Other land uses such as energy generating plants, airports, landfills, sewage treatment plants, fuel storage tanks, and other industrial type uses may also be appropriate in Rural/Agricultural areas if sited in a manner that minimizes their negative effect on surrounding land uses or natural resources. Sustainable rural economic growth, environmental protection, and rural quality of life shall be pursued together as mutually supporting growth management goals in Rural/Agricultural areas.

Community Service Areas – Areas designated Community Service Areas may be suitable for clustered, mixed land uses to help meet the shopping, employment, and other needs of rural communities within the county and also provide a local sense of “community”. Community Service Areas are presently developed at low densities, which are suitable for private septic tank use and are generally small and are not incorporated. Very limited municipal type of services such as fire protection and community water may be available, but municipal type sewer systems are not typically provided as a catalyst for future development.

Economic Development Areas – Areas designated Economic Development Areas are locations where significant industrial or other job-creating activities are located and where additional industrial/commercial activity may be encouraged. These areas are in close proximity to major thoroughfares. Water and sewer infrastructure has already been extended or can be extended to these areas in the near future if cost effective. Development considerations include the adequacy of the transportation network to support additional industrial vehicle traffic, water and sewer capacity, and minimizing impacts to adjoining uses.

Conservation Areas – Areas designated Conservation illustrate the natural, productive, scenic, cultural, and recreational features that make the county a desirable place in which to live, work, and visit. Conservation areas are areas that because of their unique, productive, limited, cultural or natural features should be either not developed at all (preserved), or if developed, done so in an extremely limited and cautious fashion. Areas meeting the intent of the conservation category that should be considered for inclusion include public trust waters and other similar lands, environmentally significant because of their natural role in the integrity of the region, including but not limited to wetlands that have a high probability of providing wildlife habitat, forest lands that are essentially undeveloped and lands which otherwise contain significant productive natural, scenic, cultural or recreational resources.

Agri-Tourism Areas - Areas designated as Agri-Tourism Areas are located in the vicinity of vineyards, wineries, equestrian centers, and other agri-tourism attractions, which make up a large percentage of the County’s tourist attractions. These areas are primarily intended for agricultural uses that maintain the County’s rural character, but are also appropriate for limited commercial uses that support and complement agri-tourism attractions such as arts and crafts studios, farmer’s markets, bed and breakfast inns, and locally owned restaurants.

Scenic Corridor – The Scenic Corridor connects several Agri-Tourism areas in the western part of the County. The corridor starts on Swan Creek Road, just south of the extra-territorial planning area of the Town of Jonesville and stops at the Agri-Tourism area encompassing US Highway 421. It then picks up again on Windsor Road, where it continues to the County’s southern border. The Swan Creek Road portion of the corridor is also included in the regional Leaf-to-Vine Scenic Byway. Low density residential and agricultural development is encouraged to preserve the natural vistas and scenic views that are characteristic of these roadways; new commercial and industrial development that will negatively impact the visual aesthetic of this area is discouraged. Development principles such as access management and roadway buffers should be considered to maintain the natural beauty of the corridor and alleviate traffic concerns.

Special Planning Areas – Areas designated as Special Planning Areas have unique planning needs due to rapidly changing land use patterns, infrastructure improvements, deterioration of resources, or significant natural or cultural features that warrant further study and possibly a more detailed and focused planning effort in the future.

5D Special Planning Area – This area is located north of Highway 421 roughly halfway between Yadkinville town limits and Interstate 77. The special planning area is centered around the County’s reservoir, which will become the source of much of Yadkin County’s future drinking water supply. The area is located in a state water supply watershed which limits the intensity of development. There is likely to be significant interest in developing new recreational, residential, and limited commercial uses due to the presence of the reservoir, availability of water lines, and convenient access to both Highway 421 and Interstate 77. Balancing development pressure and growth while maintaining the area’s natural resources, including water quality are key issues that merit additional study.

SEE APPENDIX 2 FOR FUTURE LAND USE MAP

SECTION 5: LAND USE PLAN VISION STATEMENT, GOALS, AND STRATEGIES

Vision Statement

Yadkin County will be an outstanding community of small towns and rural areas known for its high quality of life where citizens know their neighbors and the county's rural character, cultural heritage, and environmental quality are maintained while protecting the property rights of landowners. Public water and limited sewer is available in strategic areas of the County. A diverse array of employment opportunities are available and the County is an attractive location for new economic development. Visitors are drawn to the County's many vineyards and tourism assets. Prime farmland is preserved for future generations while providing economic benefits for landowners through the use of conservation easements and voluntary agricultural districts.



Development Goals

The Development Strategies and Future Land Use Map set forth in the Plan communicate an overall growth strategy for Yadkin County. In general terms, the Yadkin County Land Use Plan establishes the following development goals or principles.

- Maintain the County's rural character, open space, and high quality of life.
- Preserve agriculture and family farms, as well as the agricultural heritage of the County.
- Provide public infrastructure in areas where there are strategic reasons to invest public resources.
- Encourage the provision of a wide range of goods and services for the citizens of the County through appropriate commercial development.

- Strengthen the existing traditional manufacturing industrial base of the County while pursuing opportunities for the expansion of the industrial base in new directions, such as the technology and transportation sectors.
- Promote tourism and viticulture as economic development.
- Encourage higher quality residential growth.
- Offer more housing choices, including affordable housing, but limit the rapid proliferation of manufactured housing.
- Ensure that the costs of new development do not exceed the service demands that are generated from the development.
- Support innovative and flexible land planning techniques as a means of encouraging more desirable development configurations that may better safeguard existing natural land and agricultural resources.

The above statements serve to highlight some of the broadest and most significant standards contained in the Land Use Plan. The reader, however, is encouraged to consult the full text of the following Development Strategies section as well as the Future Land Use Map to determine the specific policy positions of Yadkin County.

Development Strategies

The development strategies contained within the Plan have been categorized according to the Land Use categories depicted on the Future Land Use Map, along with the general categories of Water and Sewer and Transportation.

Rural/Agricultural Areas

- A. Preserve rural areas lands having a high productive potential, to the extent possible, for appropriate forestry and agricultural use.
- B. Work with land conservancies and other regional organizations to conserve green space and working forest and farmland.
- C. Continue to support the Voluntary Agricultural District (VAD) program and work with the Agricultural Advisory Board on potential enhancements to the program.
- D. Encourage innovative and flexible land planning techniques, such as conservation and cluster subdivisions, that provide a means to preserve working agricultural lands and natural open space features.
- E. Discourage urban level development that is incompatible with the preferred rural uses of agriculture and low-density residential.

- F. Encourage the development of light industrial uses that are harmonious with rural and agricultural uses (minimal lights and traffic, etc.).
- G. Review and revise, as necessary, uses that are permitted in the Rural Agricultural (RA) zoning district to ensure that they are compatible with desired development uses.
- H. Allow for the permission of appropriate non-residential land uses, such as air strips and rural-based businesses and industries, in rural areas on a case-by-case basis.
- I. Support efforts to retain productive agricultural lands and build a sustainable local foods economy (County Farmer’s Market, Local Food Bank, etc.).



Primary Growth Areas

- A. Correlate County’s Capital Improvement Program plan and budget for major water and sewer projects with the water and sewer improvement plans from the Town of Yadkinville, Town of Jonesville, and the Yadkin Valley Sewer Authority (serving the Town of Jonesville). Coordinate with these organizations on a yearly basis to align resources and needs.
- B. Work with the Northwest Piedmont Rural Planning Organization (RPO) and NCDOT to examine necessary improvements to the County’s two-lane major thoroughfares (NC 601, NC 67, NC Old 421, and NC 21) to alleviate traffic flow issues and concerns.
- C. Coordinate planning efforts related to land use, transportation, public utilities, and economic development with the towns of Yadkinville and Jonesville.
- D. Encourage industrial uses with minimal environmental impacts to locate in the Primary Growth Areas to take advantage of available services and to minimize commuting distances for in-county workers.

- E. Promote locally owned/operated small businesses in the Primary Growth Areas and improve their visibility through the enhancement of current business marketing programs.
- F. Partner with municipalities and local developers to increase the inventory of development-ready land in the County.
- G. Work with the Yadkin County Economic Development Council (EDC) to attract major employers to locate in the Primary Growth Areas.
- H. Encourage additional amenities, such as local shops and restaurants, to locate in the Primary Growth Areas to enhance the experience for tourists.

Secondary Growth Areas

- A. Work with the Town of Boonville and Town of East Bend to improve water and sewer availability and capacity.
- B. Collaborate with the County's Voluntary Agricultural District (VAD) program to educate builders and homeowners about the impacts of farming operations on neighboring properties within a designated district.
- C. Coordinate planning efforts with the Town of Boonville and the Town of East Bend.
- D. Encourage less intense development with minimal public utility needs to locate in the Secondary Growth Areas.
- E. Allow for small business opportunities as secondary uses on property, provided there are no negative impacts on neighboring land.
- F. Encourage small businesses that complement the area's tourism assets (vineyards, State Park, etc.).
- G. Continue to support efforts to improve the functionality of thoroughfares serving Secondary Growth Areas (i.e. spot widening, turn lanes, shoulder enhancement, deceleration lanes, etc.).
- H. Encourage mixed-use commercial development where appropriate in Secondary Growth Areas and which does not impact negatively on neighboring properties and/or roadways.

Economic Development Areas

- A. Collaborate with the Yadkin County Economic Development Council (EDC) and municipal leaders on the potential development of an Industrial Park in the County.
- B. Partner with municipalities and local developers to increase the inventory of development-ready land in the County.

- C. Consider the creation of design standards for industrial and commercial development to ensure an aesthetic quality that maintains the County’s rural character.
- D. Identify property owners in the Economic Development Areas that are amenable to transfer of property for development purposes and work with landowners to assist in the marketing of land availability.
- E. Consider the potential effects on viable agricultural land when considering development decisions in the Economic Development Areas.
- F. Identify sites that the County or municipalities could acquire and prepare for development and work with the Yadkin County Economic Development Council (EDC) to approach landowners about these possibilities.
- G. Identify property that is eligible for the NC Department of Commerce Certified Sites Program and work with landowners to pursue this certification or acquire the land.



Old US 421 Economic Development Area



Old US 421 Economic Development Area

Community Service Areas

Description: Seven (7) Community Service Areas have been identified, based on their locations at prime crossroads that make them conducive to future development. In addition, a sense of ‘community’ has already been established at each of these areas.

1. Baltimore Community Service Area

The Baltimore Community Service Area (CSA) can be found at the intersection of Baltimore Road and Dinkins Bottom Road. Among the businesses currently located in the CSA are an auto salvage yard, auto repair shop, a restaurant, and an indoor shooting range and sportsman’s club. Residential uses in the area are predominantly manufactured housing.



2. Forbush Community Service Area

The Forbush Community Service Area (CSA) is located at the intersection of Speer Bridge Road and US Highway 421. Current commercial uses include a gas station, County recycling center, an industrial company, and a church. Single-family housing is also located in the area, with several large neighborhoods characterized by traditional suburban higher-end housing.



3. Hamptonville Community Service Area

The Hamptonville Community Service Area (CSA) is located at the intersection of US Highway 21 and Old US Highway 421, within the designated Economic Development Area. A fire station, insurance agency, church, and auto repair business are located in the

CSA. While the area is predominantly single-family housing, there is one (1) old motel used as an apartment building, offering the choice of multi-family housing.



4. Windsor's Crossroads Community Service Area

The Windsor's Crossroads Community Service Area (CSA) is centered at the corner of Buck Shoals Road and Windsor Road. It is commonly referred to as an Amish community as there are many Amish families living in the vicinity as well as running businesses. The Shiloh General Store, an Amish grocery, is located here, along with a number of farming operations. An old schoolhouse, located at the main intersection, has been converted to a community building. This location also serves as a stop on the State's Civil War Trails system. A winery is also in the Windsor's Crossroads vicinity.



5. Swan Creek Community Service Area

The Swan Creek Community Service Area (CSA) is located within the scenic corridor at the intersection of Swan Creek Road and Howell School Road. It is primarily an agricultural area, with many farms and vineyards in the area, and related businesses, such as Swan Creek Farm Supply and Swan Creek Mill as well as a locally owned restaurant and a used car dealership. Swan Creek Airport, which is private, is also located in this area. A portion of the Leaf-to-Vine scenic byway, along Swan Creek Road, runs through the CSA.



6. **Mountmor Community Service Area**

The Mountmor Community Service Area (CSA) is primarily organized around the proposed Mountmor housing division, designed to be a gated community of higher-end homes. It is located at the highest elevations of Yadkin County, at the corner of Wilkins Road (becomes I-77) and Little Mountain Road. While there are currently a few commercial uses in the area, completion of the subdivision is expected to spur additional development.



7. **Wiseman's Crossroads Community Service Area**

The Wiseman's Crossroads Community Service Area (CSA) is located at the intersection of Nebo Road and NC Highway 67. There are a number of commercial uses, including a convenience store, carpet store, several used car lots, car wash, and auto repair shops, as well as a few industrial uses such as a propane distribution company.



Development Strategies

- A. Ensure that future development in the Community Service Areas is compatible with the existing surrounding community.
- B. Assess the need for future small area planning in the Community Service Areas, based on development demands and changing conditions.
- C. Recognize the suitability of Community Service Areas for community-oriented commercial development.
- D. Ensure that any new development in the Community Service Areas will not negatively impact neighboring residential properties through effective landscaping design.

Conservation Areas

- A. Support efforts to develop the County's Parks and Recreation Master Plan.
- B. Explore opportunities to partner with Towns, churches, and non-profit organizations to provide recreational facilities and activities for children in the community.
- C. Support the development of maintenance plans and regulations that address safety and environmental concerns at the County's recreational areas.
- D. Market County's recreational sites as assets to the community and encourage community involvement in maintenance and beautification efforts (i.e. Adopt-A-Park program).
- E. Explore ways to capture the economic and cultural benefits of private recreational facilities for tourism and economic development enhancement.
- F. Identify recreational tourism opportunities along the Yadkin River that the County can promote for economic enhancement.

- G. Work with regional organizations (Yadkin Riverkeeper, Yadkin Valley Heritage Corridor, paddle groups, etc.) to identify additional river access points for canoe/kayak entry and develop amenities for visitors (parking areas, restrooms, signage, etc.).
- H. Update the County's Historic Architecture Inventory to account for additional and lost historic resources.
- I. Encourage the restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance as a means of enhancing their economic and cultural value to the County.
- J. Consider the establishment of a County Appearance Commission to initiate targeted improvements to strategic areas.



Agri-Tourism Areas

- A. Review and revise, as necessary, zoning regulations to allow for desired development in the Agri-Tourism areas.
- B. Discourage incompatible land uses (large-scale commercial agriculture, industrial, etc.) that will negatively impact the visitor experience and full development potential of the agri-tourism sites.
- C. Look at additional regulations covering noise, odor, and pests that may be necessary to protect Agri-Tourism Areas from the undesirable impacts of neighboring development.
- D. Encourage partnerships between wineries, equestrian centers, and other agri-tourism establishments to enhance the visitor experience.
- E. Study the means of providing a signage system that will improve the visibility of tourism assets and facilitate visitor navigation.



5D Special Planning Area

- A. Support efforts to develop recreational facilities (fishing, hiking, canoe/kayaking, camping, etc.) around the reservoir that will have a low impact on water quality and maintain natural environmental features.
- B. Encourage tourism-related development (arts and crafts stores, local shops, bed and breakfast inns, etc.) in the 5D Special Planning Area.
- C. Maintain the rural character of the 5D area by encouraging low-density and low-impact development and discouraging high-density, industrial, and commercial development (other than development designed on a neighborhood scale).
- D. Continue to pursue opportunities to acquire properties that will enhance the recreational potential of the area.
- E. Promote the involvement of the community in planning for future development in the 5D Special Planning Area.
- F. Consider the impacts development may have on the reservoir's water quality when making development decisions for the area.

Scenic Corridor

- A. Consider development of a Scenic Byway Management plan for Yadkin County individually or support regional efforts to develop a multi-county scenic byway management plan that would examine the Byway's intrinsic qualities, visitor's needs and expectations, and how to promote the Byway while protecting its outstanding features.
- B. Create a strategy for how existing development along the Scenic Byway's corridor might be enhanced and how to accommodate new development while preserving the Byway's important viewsheds and natural and cultural resources.

- C. Continue to work with Scenic Byway supporters and partners to promote an awareness of the Scenic Byway's recreational, historic, scenic, and cultural resources.

Water and Sewer

- A. Work with the municipalities on new major development decisions locating within corporate limits or Primary Growth Areas to ensure adequate water and sewer capacity is available.
- B. Identify locations within Primary Growth Areas favorable to short extensions of utility lines to service additional commercial development.
- C. Encourage the extension of water and sewer services to properties within Primary Growth Areas identified on the County's Capital Improvement Program (CIP).
- D. Work with the municipalities, as needed, to study the feasibility of extending water and sewer lines to Secondary Growth Areas in the future.
- E. Prioritize the extension of water and sewer lines serving Economic Development Areas to accommodate new and expanding employment centers.
- F. Support municipalities' efforts to maintain and enhance their water and sewer systems to increase the economic development and job generating potential of the County.
- G. Minimize the environmental impacts of onsite water and sewer systems.
- H. Assist municipalities in their efforts to improve their water and sewer systems by acting as a facilitator and supporter in expansion decisions.

Transportation

- A. Work with the NC Department of Transportation to identify and recommend road improvements that have the ability to create transportation corridors that spur residential and economic development.
- B. Continue to implement and periodically update the Yadkin County Comprehensive Transportation Plan to ensure the road network serves existing and projected future land uses along growth corridors.
- C. Participate in the NC Department of Transportation Adopt-A-Highway program and other beautification efforts to enhance the aesthetic quality of the County's scenic corridors.
- D. Work with regional organizations such as the Yadkin Valley Economic Development District, Inc. (YVEDDI) and the Piedmont Authority for Regional Transportation

(PART) to enhance transportation services for County residents and provide additional public transportation routes.

- E. Support and maintain a safe and efficient transportation system.
- F. Consider the capacity of the existing transportation system when making development decisions to ensure that existing roads are not negatively impacted and can accommodate public safety vehicles.
- G. Work with the NC Department of Transportation to prioritize improvements to NC Highway 67, Old US Highway 421, US Highway 21, and US Highway 601 to accommodate inter-county travel.
- H. Support efforts to improve and preserve the function of the roadway while supporting economic development along growth corridors.
- I. Examine the consistency of County development regulations with NC Department of Transportation policies and revise, where necessary.
- J. Preserve the integrity of established residential and commercial areas from the environmental and traffic impacts associated with new or improved transportation facilities.



SECTION 6: IMPLEMENTATION OF THE PLAN

Recommendations for Implementing the Plan

1. Hold workshops for the Board of County Commissioners and Planning Board on how the Land Use Plan can be used upon adoption. These meetings can look at different aspects of the plan at each meeting.
2. Refine the staff recommendation process for all land development proposals, rezoning requests, conditional use permits, and subdivision proposals. The staff recommendation will include a short analysis of how the proposed development will meet or not meet the Yadkin County Land Use Plan's policies as well as the Plan's Future Land Use Map.
3. Make necessary changes to the County's development regulations (i.e. zoning, subdivision, campground, etc.) to allow for the type of development desired by the community. For example, changing the County's subdivision regulations to allow conservation subdivision design or requiring undisturbed stream buffers along perennial streams.
4. Encourage the Board of County Commissioners and Planning Board to use the Yadkin County Land Use Plan on a regular basis, to serve as a helpful guideline for making decisions on rezoning requests, conditional use permits, and subdivision proposals.

Use of the Future Land Use Map

The Future Land Use Map should be used as the first step in evaluating development proposals. The Future Land Use Map and the supporting information in Section 4 outline appropriate locations for different types and patterns of land development. When reviewing a proposed development, the developer, staff, citizens, Planning Board and Board of County Commissioners should determine first if that type of development is desired in the location that is being proposed.

Use of the Land Use Plan Principles and Policies

The principles and policies outlined in Section 4 of the plan should be used as the second check in evaluating how well proposed developments are supported by the Yadkin County Land Use Plan. The principles and policies represent general principles that affect all development within the County. If a proposed development does not appear to be supported by these principles and policies, it should be returned to the developer for revisions.

How Can the Land Use Plan Be Used By Various Users?

To aid in the effective use of the Yadkin County Land Use Plan, the following examples, illustrate how different users can employ the Plan's principles and policies as well as the Future Land Use 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 the County's policies, thereby increasing the chances for rezoning approval, and minimizing guess work and time wasted.

As Used by the County Planning Board

Prior to their regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed rezoning with the County's adopted principles and policies as well as the Future Land Use Map contained in the Land Use 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 along with any other mitigating factors.

As Used by the General Public

Residents of the County can and should reference specific principles and policies of the Plan when seeking a zoning change or speaking in favor of or in opposition to a rezoning request.

As Used by the Board of County Commissioners

In its legislative authority to rezone property, the Board of Commissioners 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 the Plan's policies as employed by the property owner, the Planning Board, staff, and the general public. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

Recommendations for Monitoring and Revising the Plan

As the Yadkin County Land Use Plan is used and development occurs in the County, it will be necessary to make revisions to the Plan in order to keep it updated. A major development, new road or water and sewer extensions can drastically change an area of the planning jurisdiction. It is recommended that the County Planner convene a meeting of the Yadkin County Land Use Plan Committee a minimum of every five (5) years to look at changes that need to be addressed and to provide an opportunity to monitor the County's progress in implementing the plan.

It should also be noted that County staff, the Planning Board and Board of County Commissioners play a vital role in monitoring and revising the plan as well. The Yadkin County Land Use Plan will only be a document worth using if it is kept up to date and used on a regular basis by the Board of County Commissioners, Planning Board, staff and citizens of Yadkin County.

SECTION 7: EXISTING LAND DEVELOPMENT REGULATIONS, POLICIES, AND PLANS

I. Yadkin County Policies

Yadkin County uses a variety of regulatory tools to manage land development within its jurisdiction. These tools include: a zoning ordinance, subdivision ordinance, a watershed ordinance, and a flood damage prevention ordinance. Each of these ordinances have been crafted and adopted to provide specific rules and regulations for the development of land within Yadkin County. Below is a more detailed explanation of each ordinance.

A. Zoning Ordinance

Yadkin County currently enforces a zoning ordinance countywide. This ordinance was initially adopted in 2002 and has been amended periodically since adoption. The zoning ordinance applies to the entire county, with the exception of land located within the municipal limits and extraterritorial planning jurisdictions (ETJ's) of the county's four municipalities. The zoning ordinance is a legal and administrative tool to insure that land uses within the community are properly situated in relation to one another, and that adequate space is provided for each type of land development. It allows the control of development density so that property can be provided with adequate public services such as streets, schools, recreation, utilities, and fire and police protection. Zoning also helps direct new growth into appropriate areas and protects existing property by requiring that new land development provide adequate light, air, and privacy for persons already living and working within the community.

General Use Zoning Districts in Yadkin County

The following is a description of Yadkin County's current general use zoning districts. The portion in italics is an excerpt from the Zoning Ordinance, followed by non-italicized comments on how the district had been applied and its impact on land use patterns in Yadkin County.

- **RA Rural Agricultural District:** *The purpose of this district is to maintain a rural development pattern where single-family housing is intermingled with agricultural uses, not having access to public water and sewer systems. This district is also designed to protect rural areas from the intrusion of non-agricultural land uses that could create a nuisance, detract from the quality of life and/or present a danger to the natural environment.*

The RA Rural Agricultural District is applied to all areas of the County and is by far the most widely utilized zoning district in Yadkin County.

- **RR Restricted Residential District:** *The purpose of this district is to stabilize established and planned residential neighborhoods by providing a place for*

medium-density stick-built and modular homes, provided that adequate water and sewer systems are available.

The RR Restricted Residential District is currently being applied to small pockets of land that have been developed as residential subdivisions. The largest areas of land zoned RR are located south of Old Highway 421 east of Yadkinville in the Shacktown area, the Country Club Road area north of Yadkinville and the Farmington Road area adjacent to the Yadkin River in the Huntsville community.

- **RL Residential Limited District:** *The purpose of this district is to stabilize established and planned residential neighborhoods by providing a place for medium density stick-built, modular, and Class A manufactured homes, provided that adequate water and sewer systems are available.*

The RL Residential Limited Zoning District is currently applied to a small number of subdivisions scattered throughout the County. The largest number of lots with the RL zoning designation are located in the Country Club Road area north of Yadkinville, the Law School Road area north of the Richmond Hill community, subdivisions located off Helton Road south of the Branon community and a number of subdivisions in the western portion of the county near the Swan Creek and Rena communities.

- **RG Residential General District:** *The purpose of this district is to provide a place for medium density residential uses of all types, stick-built, modular, and Class A and B manufactured houses, provided that adequate water and sewer systems are available.*

Small pockets of RG Residential General District zoning are found throughout the County and are currently applied to existing small residential subdivisions. Some of the larger pockets of RG zoning are found off of NC Highway 67 east of Jonesville, adjacent to US Highway 21 in the Brooks Crossroads community, and off Lone Hickory Road in the Lone Hickory community.

- **RI Residential Institutional Zoning District:** *The purpose of this district is to provide a place for high-density residential development where the principal use will be multi-family development with office, institutional, and some commercial uses permitted, provided that adequate water and sewer systems are available. To maintain a quality of construction and design consistent with the institutional intent of the RI district, prefabricated metal, wood and synthetic exterior siding shall be prohibited in construction of new principal and accessory structures in this district, except in cases where it is shown that the proposed exterior building materials will be of such a quality in appearance and durability as to have no adverse impact on the surrounding neighborhood. High-rise and/or large-scale office projects are prohibited in this district. Office buildings shall be limited to two (2) stories above grade and to 10,000 total square feet of floor space.*

The RI Residential Institutional Zoning District is currently being applied to just a handful of areas in the County. One area is located between Hoots Road and US Highway 421 near the Brooks Crossroads community and a larger area is located off Lone Hickory Road on Morningstar Drive near the Martins Store community.

- **MHP Manufactured Home Park Zoning District:** *The purpose of this district is to provide a place for high-density development of manufactured homes in a park like setting.*

The MHP Manufactured Home Park Zoning District is currently being applied to around two dozen properties located in all parts of the County. Properties that are currently zoned MHP range in size from approximately one acre to nearly 60 acres.

- **CP Conservation Protected Zoning District:** *The purpose of this district is to preserve and limit development within certain land and/or water areas which serve as wildlife refuges, possess natural beauty, are utilized for outdoor recreational purposes, provide needed open space, or are environmentally sensitive.*

The CP Conservation Protected Zoning District is currently being applied to a small number of properties in the County that range in size from 2-3 acres to more than a thousand acres. Land that is currently zoned CP includes the Richmond Hill Nature Park, Yadkin County Park, the portion of Pilot Mountain State Park located in Yadkin County, and the 5D Reservoir property.

- **CB Community Business Zoning District:** *The purpose of this district is to accommodate retail, service, and related businesses that are usually clustered together and cater to the immediate community. Community business districts should typically be located at the intersection of collector and arterial roads. These sites shall have direct access to collector and arterial roads, provided that adequate water and sewer systems are available.*

A large number of properties that are generally small in overall area are currently zoned CB Community Business in nearly all parts of the County. Some of the properties zoned CB are located on major thoroughfares such NC Highway 67, but the vast majority are located on minor collector and arterial roads.

- **HB Highway Business Zoning District:** *The purpose of this district is to accommodate the development of retail, service, and related businesses which are located along, and have direct access to major roadways throughout the county, which cater to the traveling public, and should as a rule have access to public water and sewer systems.*

The HB Highway Business Zoning District is currently being applied to parcels of land located immediately adjacent to the County's primary thoroughfares (US

Interstate 77, US Highway 421, US Highway 21, US Highway 601, NC Highway 67, and Old US Highway 421). Parcels may be small (< 1 acre) or large (>5 acres) and are typically located adjacent to other parcels zoned HB. The largest concentrations of property zoned HB are located adjacent to US Highway 421 between the Wilkes County line and US Highway 21, US Highway 21 near the Interstate 77 interchange in the Rena community, NC Highway 601 south of Yadkinville, and parcels located near the US Highway 421 interchanges at Speer Bridge Road and Dinkins Bottom Road.

- **MI-1 Manufacturing Industrial One Zoning District:** *The purpose of this district is to provide locations for intensive industrial and/or manufacturing, processing, and assembly uses and to protect adjacent rural/residential areas from such land uses.*

Parcels currently zoned MI-1 Manufacturing Industrial One are typically larger than five (5) acres and located adjacent to one of the County's primary thoroughfares. The largest concentration of land zoned MI-1 is on the southwest side of the I-77 and US Highway 421 interchange with additional concentrations located between US Highway 21 and I-77 south of Jonesville, and off US highway 601 south of Yadkinville.

- **MI-2 Manufacturing Industrial Two Zoning District:** *The purpose of this district is to accommodate industrial and/or manufacturing, processing, and assembly uses which may have existed prior to the enactment of this ordinance and/or may be located in areas of the County that are not conducive to the provision of public water and sewer services.*

Parcels zoned MI-2 Manufacturing Industrial Two may or may not be located on a primary thoroughfare and parcels are generally larger than five (5) acres. Areas zoned MI-2 typically consist of one (1) parcel in isolation with the exception of a large concentration of MI-2 zoning located south of US Highway 421 on the western side of Speer Bridge Road.

Overlay Zoning Districts

Overlay zoning districts can be used by local governments to impose additional requirements to the basic or underlying zoning district requirements. Development in an overlay zoning district must comply with the requirements of both the overlay district and the basic district. A number of examples of overlay zoning can be found in the zoning ordinance. Yadkin County currently administers overlay zoning in relation to water supply watersheds and the Elkin Municipal Airport.

- **Watershed Overlay Districts:** The following watersheds (which include both critical and protected areas, as well as the balance of the watershed areas) in Yadkin County are included in the Watershed Overlay District:

Jonesville ROR	WS-IV
Deep Creek	WS-III
Hunting Creek	WS-III
Yadkin River King ROR	WS-IV
Yadkin River Winston-Salem ROR	WS-IV
Davie ROR	WS-IV

Areas located within one of the above watershed overlay districts are subject to additional development regulations (Watershed Protection Ordinance) that limit development density in an effort to reduce the degradation of drinking water supplies. For example, within a WS-III-BW Balance of Watershed overlay district (Deep Creek and Hunting Creek) single-family residential development may not exceed two dwelling units per acre (2 DU/AC) and no dwelling lot can be less than ½ an acre or 20,000 square feet excluding roadway right-of way (except within an approved cluster development). Other residential developments (multi-family) and non-residential developments cannot exceed 24% built-upon area, except that ten percent (10%) of the balance of the watershed may be developed at up to 70% built-upon area on a project by project basis when approved as a special intensity allocation (SIA) by the Watershed Review Board.

- **Elkin Municipal Airport Overlay District**

The Elkin Municipal Airport Overlay district was created to minimize obstructions and hazards to air navigation around the Town of Elkin’s Municipal Airport and to protect the lives and property of users of the Elkin Municipal Airport, and the property or occupants of land in its vicinity.

The Airport Overlay District consists of both a horizontal zone measured at 150 feet above the Elkin Municipal Airport elevation (1,218 feet above mean sea level) and a conical zone that extends 4,000 feet outward from the periphery of the horizontal zone and upward to a height of 350 feet above the Elkin Municipal Airport elevation (1,218 feet to 1,418 above mean sea level). Except for wireless communications towers, structures are not permitted to exceed 175 feet in height within the Airport Overlay District. Development applications in the Airport Overlay District shall include the height from ground level of all structures greater than 100 feet in height. Applications for development over 150 feet in height shall be accompanied by documentation of elevation above mean sea level, signed and sealed by a certified engineer or surveyor.

B. Subdivision Ordinance

Subdivision ordinances are locally adopted laws governing the process of converting raw land into building sites. Regulation is accomplished through subdivision plat approval procedures, under which a land owner or developer is not permitted to make improvements or to divide and sell lots until a proposed subdivision plat has been

approved. Approval of a proposed subdivision is based on compliance of the proposal with development standards set forth in the subdivision ordinance. Attempts to record an unapproved plat with the local register of deeds, or to sell lots by reference to such a plat, may be subject to various civil and criminal penalties.

Subdivision regulations serve a wide range of purposes. To a health official, for example, they are a means of insuring that a new residential development has a safe water supply and an adequate sewage disposal system. To a tax official, subdivision regulations help to secure adequate records of land titles. To realtors and homebuyers, they are an assurance that home sites are located on suitable, properly oriented, well drained-lots, and are provided with the services and facilities necessary to maintain and enhance property values.

The stated purpose of the Yadkin County Subdivision Ordinance is to:

- ensure an adequately planned street system and to avoid sharp curves, as well as hazardous intersections;
- avoid overcrowding of the land and extreme concentration of the population;
- secure safety from fire, panic, and other dangers;
- provide for adequate water and sewage systems, schools, parks, and playgrounds;
- insure against flood damage;
- facilitate an orderly system for the design, layout, and use of the land;
- insure the proper legal description and monumenting of subdivided land; and
- provide for the further subdivision of larger land parcels.

C. Watershed Protection Ordinance

Yadkin County adopted a Watershed Protection ordinance in 1994, with amendments in 1996 and 1997. The county is divided into four (4) watershed areas: WS-III-CA, WS-III-BW, WS-IV-CA, and WS-IV-PA., regulated as follows;

- WS-III-CA (Critical Area): In order to maintain low to moderate land use intensity, single family residential uses are allowed at a maximum of one (1) dwelling unit per acre. Non-residential development shall be allowed at a maximum of 12% built-upon area.
- WS-III-BW (Balance of Watershed): In order to maintain low to moderate land use intensity, single family detached uses shall develop at a maximum of two (2) dwelling units per acre. All other residential and non-residential development shall be allowed at a maximum of 24% built-upon area.
- WS-IV-CA (Critical Area): In order to address a moderate to high land use intensity, single family residential uses are allowed at a maximum of two (2) dwelling units per acre. Non-residential development shall be allowed at a maximum of 24% built-upon area. The provisions of this ordinance only apply to new development activities, located in a WS-IV watershed, that require an erosion sedimentation control plan under North Carolina law.
- WS-IV-PA (Protected Area): In order to accommodate moderate to high land use intensity, single family residential uses shall develop at a maximum of two (2)

dwelling units per acre. All other residential and non-residential development shall be allowed at a maximum of 24% built-upon area or 36% built-upon area for projects without a curb and gutter street system.

The ordinance also requires a minimum 30 foot vegetative buffer along all perennial waters, per North Carolina law. No new development is allowed in the buffer except for water dependent structures and public projects such as road crossings and greenways, where no practical alternative exists. A Watershed Protection Permit, certifying that the conditions of this ordinance have been met, must be obtained for any new development occurring in a watershed.

D. Flood Damage Prevention Ordinance

Yadkin County utilizes a Flood Damage Prevention ordinance that was most recently updated in 2008 to provide extra protection to the public's health, safety, and general welfare in flood prone areas. The Flood Damage Prevention ordinance seeks to minimize public and private losses from flooding.

In all areas of special flood hazards (where base flood elevation data is provided) Yadkin County's ordinance requires the lowest floor elevation of any new (or substantially improved existing structure) to be above the Regulatory Flood Protection Elevation (defined as the base flood elevation plus the freeboard). In areas where the base flood elevation data is not available, the County does not allow encroachments, including fill, new construction, substantial improvements or new development to be permitted within a distance of 20 feet from each side of the top of the stream bank or five (5) times the width of the stream, whichever is greater, unless certification with supporting technical data by registered professional engineer is provided demonstrating that the encroachments do not result in any increase in flood levels during the occurrence of a base flood. Flood hazard areas designated as areas of shallow flooding (areas with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate) are required to be elevated at least as high the depth number specified on flood maps, plus a freeboard of two (2) feet above adjacent grade, or at least four (4) feet above the highest adjacent grade if no depth number is specified.

E. Water and Wastewater Capital Improvement Plan

The County adopted a Water and Wastewater Capital Improvement Plan (CIP) for the five (5) year period from July 2003 through June 2008. Important projects expected to be funded after 2008 were also identified. The purpose of the Plan was to strategically plan for the development and funding of new water and wastewater facilities in order to ensure future economic prosperity for the County.

There are 18 projects identified in the Plan, 11 of which were proposed to begin construction between 2003 and 2008 and which equal over \$18.5 million.

- Business Plan and Fee Structure Development

- Courtney Water Main
- Jonesville to Boonville Water Main
- I-77 Rest Area Water and Wastewater
- Jonesville to I-77/US 421 Water main
- Little Hunting Creek Sewer Outfall-I-77 Rest Area to I-77/US 421
- Acquire Site on US 601 for Future Wastewater Pumping Station
- 5-D Water Treatment Plant Site Acquisition
- 5-D Water Treatment Plant Design/Construction to 1.5 MGD
- 5-D to Brooks Crossroads Water Main
- Elevated Water Tank for I-77/US 421/US 21 Water Pressure Zone

The remaining seven (7) projects were identified for 2008 and beyond, with an estimated cost of \$10.7 million.

- Water Main to East Bend
- Sewer Capacity Increase-Austin Company to Yadkinville
- Wastewater Gravity Main and Pumping Station at US 421/Asbury Church Road
- Wastewater Gravity Main and Pumping Station at US 421/US 21
- US 601 Interconnection with Davie County
- 5-D and Yadkinville to Boonville Water Main
- East Bend to Boonville Water Main

II. Yadkin County Development Plans

A. Yadkin County Land Development Plan, 1976

Yadkin County drafted its first Land Development Plan in 1976, when the population was approximately 25,000 people. At that time, approximately 4.8% of the County's total acreage was classified as urban, developed land, while 45.3% was forested, 32.8% was in cropland, and 9.3% was in pasture lands. Approximately 7.8% of the total acreage was in other uses, including that portion of the County that is covered by water.

Several development trends, problems, and potentials were identified in the Plan, including:

- **Strip Development:** Commercial development along highways in the County are unattractive and are creating traffic hazards.
- **Low-Density Development:** Most land in the County can be utilized for a variety of purposes, such as agriculture, residential, and industrial. Although this allows the County flexibility to develop in a variety of ways, it has also spurred low-density development, which has caused the price of providing public services to rise.
- **Incompatible Land Uses:** The lack of controls over land use can lead to the development of land patterns and land uses that are not compatible with each other.

- **Substandard Housing:** Substandard housing units are scattered around the County, although many can be rehabilitated and made into acceptable living units.
- **Restricted Development Areas:** There are areas in the County that should not be developed, particularly areas that are susceptible to flooding or environmentally significant.
- **Prime Agricultural Land:** Although the demand for agricultural products is increasing, farmland is being converted into urban areas at a rapid pace. The County and municipalities need to promote conservation of farmland.
- **Preservation of Industrial Sites:** Sites suitable for industrial development are also desirable for other land uses and should therefore be protected to ensure that the local economy remains viable.

Taking these challenges and opportunities into account, the following development policies were formulated:

- Conserve the rural character of the County
- Conserve agriculture and agricultural land
- Manage land so that the essential qualities of the natural environment are not irreversibly damaged
- Develop land according to its suitability, with consideration given to its limitations
- Protect the quality of water and maintain the water supply with restrictions consistent with state and federal standards
- Develop land as reflected by the County's needs and desires
- Provide stable and diversified job opportunities
- Promote quality education for all ages
- Provide adequate and livable housing facilities for all income levels
- Provide suitable recreational facilities for all ages
- Provide efficient, adequate, and accessible law enforcement, fire protection, garbage collection, and other services vital to the health, safety, and well-being of the County's citizens
- Provide citizens with information about county issues and provide an adequate means of participating in the decision-making process
- Promote cooperation with other local, state, and federal governments
- Promote the cost-efficient management of county resources to meet the long and short term needs of the County
- Promote cooperation among County agencies and coordination of County services

B. Yadkin County Land Use Plan, 1993

The County's second land use plan was developed in 1993. Population, as of the 1990 U.S. Census, numbered 30,488 people. Similarly to the 1976 Land Use Plan, 95% of the County is classified as rural/agricultural, with only 5% of the County's total acreage in urban use.

The major issues/challenges that were identified included:

- Limited number of job opportunities
- Narrow base on industry
- Haphazard manner of growth
- Overuse of resources (such as the Yadkin River)
- Limited capacity of existing public facilities, including water and sewer

To address these issues and plan for future growth in the County, the following topic areas and corresponding policies were defined:

- Economic/Industrial Development: Lands suitable for future economic/industrial development shall be safeguarded from encroachment by competing land uses.
- Future Land Development: Identify areas undergoing development and designate areas suited for development.
- Conservation of Natural and Cultural Resources: Conserve the natural and cultural resources of value for the recreational enjoyment of the County's residents and tourists.
- Public Facilities/Services Improvements: Provide adequate levels of response and service for public facilities and services.
- Safeguarding Highways: Safeguard the County's highways from obstructions to sight and turning movements that constitute safety hazards.

C. Yadkin County Land Use Plan, 2001

The County drafted an updated Land Use Plan in 2001, at which time the population numbered over 36,000 people. Although land use was not calculated by acreage in this plan, the vast majority of the County consisted of undeveloped agricultural or low-density residential land. Most commercial, industrial, or civic/institutional/recreational lands were concentrated within municipal service areas or on connector corridor roads.

Economic Opportunities, Public Water/Sewer, and Farmland Preservation were identified as the primary issues of importance. The goals of the Plan were to establish basic planning and zoning, stabilize the residential environment, and strengthen existing industries and selectively recruit new industries. These guidelines were broken down into more specific goals.

- Provide public infrastructure in areas where there are strategic reasons to invest public resources, such as to key industrial sites which exhibit potential for success
- Encourage the provision of a wide range of goods and services for the citizens of the County through appropriate commercial development
- Strengthen the existing traditional manufacturing industrial base of the County while pursuing opportunities for the expansion of the industrial base in new directions (high tech, distribution centers, tourism, retirement, etc.)
- Protect highway corridors from unwise development

- Seek a realistic balance among the many diverse interests in the County, and especially between economic and environmental concerns
- Preserve agriculture and family farms, as well as the agricultural heritage of the County
- Plan for the orderly conversion of agricultural lands to urban uses
- Maintain a positive identity for the County and its individual communities
- Preserve open space
- Achieve a moderate rate of population growth
- Maintain rural character
- Maintain quality of life
- Encourage higher quality residential growth
- Ensure that the costs of new development do not exceed the service demands that are generated
- Development should pay more of its way when possible
- Offer more housing choices, including affordable housing, but limit the rapid proliferation of manufactured housing
- Limit uncontrolled commercial expansion (strip development, etc.)
- Promote flexibility in development regulations
- Develop a sense of vision for the overall future of the County
- Provide a forum for communications with the citizens of the County
- Equip leaders to make sound development decisions

Strategies, in support of these goals, were formulated in 15 categories: Economic Development, Transportation, Water and Sewer Services, Industrial Development, Commercial Development, Office and Institutional Development, Residential Development, Agricultural and Rural Preservation, Open Space and Recreation, Historic and Cultural Preservation, Community Appearance, Environmental Quality, Town Centers, Affordable Housing, and Planning Coordination.

D. Yadkin County Transportation Plan, 2005

The 2005 Yadkin County Transportation Plan recommends roadway improvements and additions to the existing roadway system, in order to reduce traffic congestion, improve safety, and support the projected capacity of major roadways in Yadkin County.

Primary Route Improvements

- **I-77:** It is recommended that I-77 be upgraded from a four (4) lane freeway to a six (6) lane freeway throughout Yadkin County. Collision rates are increasing due to increased congestion along the interchanges. Improvements will provide increased capacity and greater maneuverability which will result in safer driving. These changes will help improve interstate travel and should have a positive impact on economic development.

- **US 601:** Travel lanes on US Highway 601 should be widened to 12 feet with an additional two (2) foot paved shoulder. Current capacity is not adequate to carry the projected volumes on all locations on US Highway 601. Turning lanes need to be installed at all key intersections to keep traffic moving at a steady pace. Passing lanes should be included on sections of roadway where there are few existing opportunities to pass. There are a large number of trucks and slow moving vehicles which leads to congestion and increases the risk of collisions.

Widening Projects

The following roads have travel lanes less than 12 feet wide and should be widened due to increased travel volume.

- SR 1001 (Courtney-Huntsville Rd.)
- SR 1002 (Lone Hickory Rd.)
- SR 1300 (Swan Creek Rd.)
- SR 1314 (Old 421 Rd.)
- SR 1331 (Center Rd.)
- SR 1502/1503 (Country Club Rd.)
- SR1509 (Union Cross Church Rd.)
- SR 1510 (Rockford/Sugartown Rd.)
- SR 1549 (Flint Hill Rd.)
- SR 1570 (Nebo Rd/Forbush Rd.)
- SR 1579 (Mt. Bethal State Rd.)
- SR 1583 (Nebo Rd.)
- SR 1595 (Union Cross Church Rd.)
- SR 1600 (Falcon Rd.)
- SR 1605 (Old 421 Rd.)
- SR 1711 (Speer Bridge Rd.)
- SR 1733 (Old Stage Rd.)

Intersection Improvements

- **NC 67 and SR 1541 (Smithtown Road)/ SR 1645 (Pride's Road):** The roadways need to be realigned in order to eliminate the offsetting intersection condition. This realignment will form a single intersection with continuous through movement.
- **SR 1003 (Siloam Rd.), SR 1541 (Smithtown Rd.)/ SR 1533 (Holly Springs Road):** These intersections should be realigned to make SR 1003 the through route at both intersections. These improvements will provide a more direct route from Yadkinville to Surry County by improving maneuverability.

Bicycle Map

Yadkin County is part of the North Carolina Bicycle Route #2, "Mountains to the Sea." The Bicycle Map included in the Yadkin County Comprehensive Transportation Plan recognizes the need for improvements to this trail for the convenience and safety of cyclists. No recommendations have been made regarding trail improvements or further development.

E. Yadkin County Economic Development Strategy, 2003

The Economic Development Administration, Northwest Piedmont Council of Governments, and Mt. Airy Chamber of Commerce sponsored a Northwest North Carolina Comprehensive Economic Development Strategy project in 2003. As a result of this project, an Economic Development Strategy was formulated and drafted for Yadkin County. The vision statement was defined as “Yadkin County’s natural beauty, strategic location, dedicated workforce, and infrastructure mix to create a great location for business development, tourism, and fine wines”. General goals were developed for each county in the eight-county region.

- Workforce development and education programs are focused on preparing a workforce for Yadkin County’s target industries.
- Entrepreneurship and small business growth are significant drivers of the economy.
- Yadkin County offers a place for its residents to live, play, and work and the County is an appealing place to live for young professionals and individuals employed by target industry companies.
- Yadkin County’s sites and infrastructure meet the needs of target industries and a growing population.
- Yadkin County is engaged in a proactive, targeted marketing campaign to send a clear message that the County is dedicated to these goals and the importance of these strategies to improving the economy.

In addition to these general goals, specific goals for Yadkin County were also identified.

- Infrastructure to Highway 27/I-77 intersection
- Improve K-12 school facilities
- Expansion of the Yadkin campus of Surry Community College

F. Cost of Community Services Report, 2011

A report titled The Cost of Community Services in Yadkin County was prepared for the Yadkin County Board of Commissioners in February 2011 by Mitch Renkow of NC State University’s Department of Agricultural and Resource Economics. The report primarily looks at whether or not increased county government expenditures on the community services needed to accommodate new residential and commercial development exceed the contribution of that development to the county’s revenue stream. The report quantifies the contribution to local government revenues of various types of land uses (residential, commercial/industrial, and agricultural), and the demands on local government financial resources of those same land uses.

The results presented in the report indicate that in Yadkin County commercial and industrial land uses are the largest net contributors to local financial resources and that the value of public services provided to residential land uses exceed the property taxes and other revenues that they contribute to the County's budget. The report also found that agricultural lands more than pay their way in terms of the services they demand even when these properties are taxed on the basis of their current use. The report indicates that the findings for Yadkin County are also consistent with the findings of nearly every other Cost of Community Services study completed in the United States.

III. Regional Plans

A. Yadkin Valley Heritage Corridor Master Plan, 2009

The counties of Caldwell, Wilkes, Surry, and Yadkin began meeting in 2006 to discuss a collaborative effort to promote, preserve, and link the natural, cultural, and historic assets along the Yadkin River for sustainable tourism development in the region. The Yadkin Valley Heritage Corridor Partnership, composed of 31 organizations, was the result of this collaboration. In 2007, an economic impact study of the Corridor was completed; one of the findings was the potential for the creation of 75 new jobs through the promotion of tourism and recreation along the Corridor. The Partnership's mission is to provide regional leadership for collaboration among local governments, public/private partnerships, and organizations seeking to preserve, protect, enhance, and sustain the cultural, natural, historic, and recreational assets of the Yadkin Valley region. The Partnership is also tasked with promoting and facilitating a coordinated approach to regional planning and resource enhancement of the Corridor to foster sustainable economic development through tourism.

The Corridor is divided into eight (8) planning sectors.

- Happy Valley: Patterson School and Fort Defiance
- Happy Valley: Laura Foster and Whippoorwill Academy and Village
- Kerr Scott Reservoir
- The Wilkesboros
- Roaring River/Ronda
- Elkin/Jonesville
- Rockford/Richmond Hill/Barney Hill
- East Bend/Shallow Ford

The Yadkin planning sector is contained within these last two (2) sectors, stretching first from Jonesville to the Yadkin Islands Park at Shoals and then from East Bend to the Shallow Ford. The river is paralleled here by NC Highway 67, which follows an old Indian trail and spans Yadkin County from east to west.

Assets identified in these sectors include:

- Lila Swaim Park in Jonesville
- Yadkin River crossing at the Shoals (bald eagle nesting area)

- Five (5) river access points: Yadkin Shore site (off of US Highway 601 north of Boonville), Yadkin River Adventures' site (across the river from Rockford), and upstream from Yadkin Islands Park (an extension of Pilot Mountain State Park), Yadkin County River Park at NC Highway 67, and Bob Pate Memorial Canoe Access (near Huntsville)
- Inclusion on North Carolina Birding Trail
- Equestrian trails (in Yadkin Islands Park)
- Yadkin River Aquatic Habitat Significant Natural Heritage Area (SNHA)
- NC Civil War Trails (6 markers in Yadkin County)
- Historic Rockford Village
- Barney Hill Community
- Horne Creek Living Historical Farm
- Richmond Hill Park
- Yadkin Arts Council, Foothills Arts Council, Yadkin Valley Craft Guild
- Yadkin Valley American Viticultural Area (AVA)
- Historic Shore-Styers Mill and Nature Park
- Historic East Bend
- The Shallow Ford river crossing
- Historic Huntsville community

The Master Plan sets forth goals and action steps in seven (7) categories.

- **Organization and Funding:** Create a sustainable, non-profit umbrella organization to provide leadership, coordinate implementation efforts, secure funding, and leverage limited resources through collaborative planning.
- **Trail Connections:** Provide leadership to encourage coordination and connectivity of local greenway and paddle trail efforts, to support alternative modes of transportation, and to provide development assistance for existing state and federal trail initiatives such as the Mountains-to-Sea Trail and NPS Overmountain Victory National Historic Trail.
- **Marketing:** Develop and implement a strategic marketing plan to brand the Yadkin Valley Heritage Corridor as a regional destination for eco- and cultural heritage tourism, as well as a recreational resource for the communities along the Corridor.
- **Preservation and Conservation:** Encourage and promote environmental and cultural heritage preservation, as well as conservation and protection of scenic landscapes, natural resources, and open spaces.
- **Job Creation, Retention, and Community Revitalization:** Stimulate local economies through promotion of small and medium size business development opportunities in agri-tourism, recreation, and service businesses such as outfitter shops, canoe rentals, sporting goods retailers, wineries, and restaurants.
- **Health and Fitness:** Encourage healthy lifestyles for residents of Caldwell, Wilkes, Surry, and Yadkin counties by increasing recreational

opportunities through multi-use trail development and connectivity between communities and along the Yadkin River.

- Environmental Education: Provide educational opportunities for K-12 on the benefits of environmental stewardship, outdoor recreation, and triple bottom line of sustainable tourism development efforts.

B. Leaf-to-Vine Scenic Byway

The Leaf-to-Vine Scenic Byway is a joint project between the Northwest Piedmont Rural Planning Organization, the Yadkin Valley Heritage Corridor, the North Carolina Department of Transportation, preservation groups, and the local governments in Surry County and Yadkin County. The Byway stretches for a length of 65 miles and connects several tourist attractions in Surry and Yadkin counties, including local vineyards, historic sites, recreational areas, and local shops and restaurants. The Byway was designed to provide visitors with an experience that imparts a deep understanding and appreciation for the rich agricultural heritage that defines the Yadkin River in Surry and Yadkin counties. Interpretive sites along the way will tell the story of how the lives of the people in the region have been impacted by agriculture. As visitors travel through gently rolling farmland, foothills, and mountains, there are sites where they can leave their cars to touch, feel, and smell crops in the area.

Source: Leaf-to-Vine Scenic Byway website

SECTION 8: BACKGROUND INFORMATION

I. History

The first migrants arrived in what is now Yadkin County around 1750. The first settlers included homesteaders from a variety of directions, including Germans from Pennsylvania, Virginians of English and Scotch-Irish descent, Moravians from neighboring Salem, and Quakers migrating from eastern counties. Original migrants found new homes along the softly sloping banks of the Yadkin River. In addition to these European settlers, Native Americans had well-worn trails that meet close to present day Boonville.

When North Carolina became a royal colony of the English Crown in 1730, the area that is now Yadkin County was part of Bladen County. In 1748, the area became part of Anson County and in 1753, part of Rowan County. In 1770, Rowan County was split, with part of it becoming Surry County. Finally, in 1850, the county of Yadkin was created from Surry County. Yadkin County's name was derived from the Yadkin River which runs through it. The county seat of Yadkinville was established in 1852 when a courthouse was erected there.

Originally, Yadkin County residents primarily grew grain as the big cash crop. That began changing in the last decades of the 19th century as tobacco became more important to the local economy. Tobacco production jumped from 425 acres in 1879 to 1004 acres in 1890 and by the 1920s, over 7000 acres were being farmed for tobacco. Dairy farming rose to second place among Yadkin County's agricultural production by the mid-20th century. As the Piedmont began to industrialize, Yadkin County followed, but not as rapidly as some of the neighboring areas. The majority of industries that were found within the County around the 1950s were small and predominantly local businesses, including tobacco basket manufacturing, lumber companies, a stone quarry, and textile mills. While agriculture remains a big part of the County's economy today, the manufacturing sector has declined, in favor of distribution and service industries.

II. Location

Yadkin County is located in the Piedmont region of central North Carolina. The extreme western section of the county contains the Brushy Mountains, a deeply eroded spur of the much higher Blue Ridge Mountains to the west. The Yadkin River, from which the County took its name, forms the northern border with Surry County. On the South, the County is bordered by Davie and Iredell County and on the east and west lies the counties of Forsyth and Wilkes, respectively. The County has a total area of 337 square miles, of which approximately 2 square miles is water, and houses over 36,000 people

Other than the small area of the Brushy Mountains, Yadkin County lies in the Piedmont Plateau. The average elevation is about 1,000 feet. The lowest point of 710 feet is located at the mouth of Deep Creek and the highest point of more than 1,600 feet is located at the

top of the Brushy Mountains. The County is well drained by the Yadkin River and its tributaries, mainly Logan, Forbush, Deep, North Deep, South Deep, and Turner Creeks. All of those streams run into the Yadkin River along the eastern boundary of the County. Within the physiographic region of the County are three (3) classes of relief: the foothills with their ridges and valleys; the broad, rolling interstream areas; and the narrow strip of level floodplain area along the streams.

Yadkin County is divided into 12 townships: Boonville, Deep Creek, East Bend, Forbush, North Buck Shoals, North Fall Creek, North Knobs, North Liberty, South Buck Shoals, South Fall Creek, South Knobs, and South Liberty. There are four (4) incorporated towns: Boonville, East Bend, Jonesville, and Yadkinville, which is the seat of the County. Arlington was once an incorporated town but it merged with Jonesville in 2001, retaining the name of the latter. Unincorporated communities include Barney Hill, Branon, Brooks Crossroads, Buck Shoals, Center, Courtney, Enon, Flint Hill, Footville, Forbush, Hamptonville, Huntsville, Lone Hickory, Longtown, Marler, Richmond Hill, Swan Creek, Union Hill, Windsor’s Crossroads, and Wyo.

III. Population

A. Population Density

Yadkin County had a population density of approximately 113 people per square mile in 2010, up from 108 people per square mile in 2000. Just as in 2000, the most densely settled areas of the County are North Liberty and North Knobs townships. This trend is expected to continue through subsequent censuses.

Table 1: Population Density by Township, 2010

Township	2010 Population	Square Miles	Population per Square Mile
Boonville	4,179	40.75	102.55
Deep Creek	3,326	31.35	106.09
East Bend	3,489	32.08	108.76
Forbush	4,032	42.58	94.69
North Buck Shoals	2,348	22.48	104.45
North Fall Creek	1,515	22.18	68.3
North Knobs	4,649	22.88	203.19
North Liberty	6,013	24.54	245.03
South Buck Shoals	1,368	21.9	62.47
South Fall Creek	2,551	23.84	107.01
South Knobs	1,804	20.02	90.11
South Liberty	3,132	32.88	95.26
County Total	38,406	337.48	113.8

Source: 2010 US Census

B. Population Growth

Yadkin County has experienced a fairly steady rate of population growth over the last several decades, with a few shifts. The largest population increases occurred from 1970-1980 and 1990-2000, while the period from 1950-1960 and the most recent decade, 2000-2010, experienced the least amount of population growth.

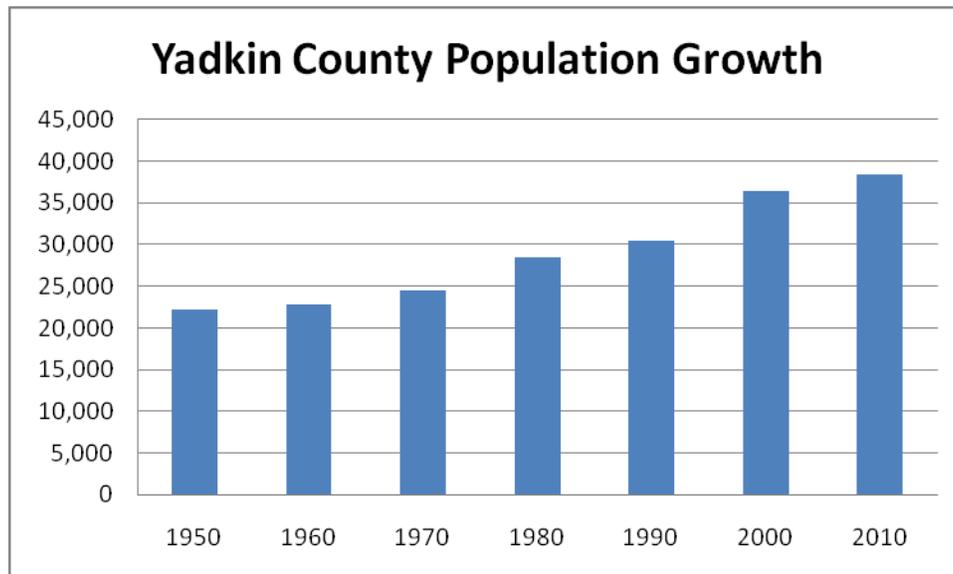
Table 2: Yadkin County Population Growth, 1950-2010

Year	Population	Population Added	% Growth Rate
1950	22,133	1,476	6.7%*
1960	22,804	671	3%
1970	24,599	1,795	7.3%
1980	28,439	3,840	13.5%
1990	30,488	2,049	6.7%
2000	36,348	5,860	16.1%
2010	38,406	2,058	5.4%

*Based on 1940 population of 20,657

Source: 2010 US Census Bureau

Figure 1: Yadkin County Population Growth, 1950-2010



Source: 2010 US Census Bureau

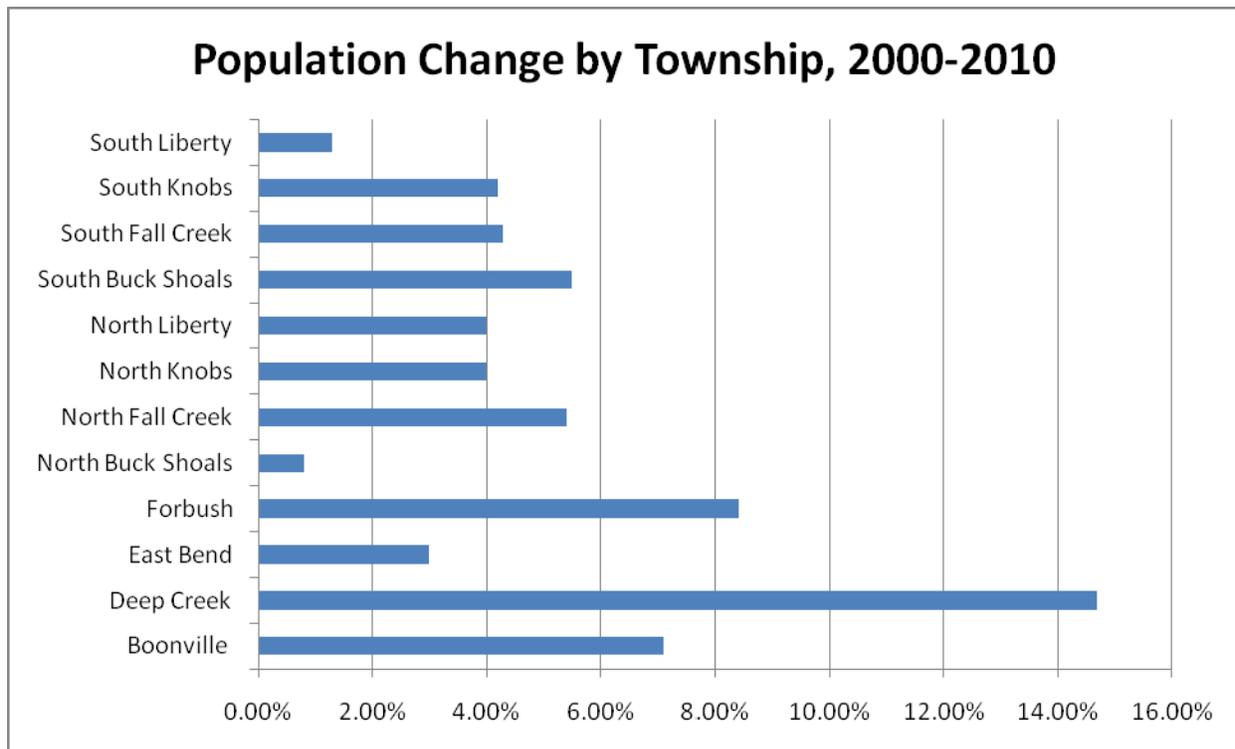
The township that saw the greatest amount of growth between 1990 and 2000 was Deep Creek (44%), followed by Forbush (27.9%), North Buck Shoals (24.9%), South Fall Creek (24.3%), South Buck Shoals (24.1%), East Bend (23.6%), and South Liberty (22.4%). The townships that saw the smallest amount of growth in that time period were North Knobs and North Liberty.

Table 3: Population Growth by Township, 1990-2000

	2000	2010	Change 00-10
Boonville	3,883	4,179	7.1%
Deep Creek	2,838	3,326	14.7%
East Bend	3,383	3,489	3%
Forbush	3,695	4,032	8.4%
North Buck Shoals	2,330	2,348	0.8%
North Fall Creek	1,433	1,515	5.4%
North Knobs	4,461	4,649	4%
North Liberty	5,770	6,013	4%
South Buck Shoals	1,293	1,368	5.5%
South Fall Creek	2,442	2,551	4.3%
South Knobs	1,729	1,804	4.2%
South Liberty	3,091	3,132	1.3%
County Total	36,348	38,406	5.4%

Source: 2000 and 2010 US Census

Figure 2: Yadkin County Population Change by Township, 2000-2010



Source: 2000 and 2010 US Census

Yadkin County had a growth rate of 4.5% between 2000 and 2009. While there was a significant number of births, there was also a significant number of deaths, resulting in a net gain of 854 people. Migration accounted for practically the same amount of population gain.

Table 4: Components of Population Growth, 2000-2009

	2009	2000	Growth		Births	Deaths	Migration	
			#	%			#	%
Yadkin	37,996	36,348	1,648	4.5	4,352	3,498	794	2.2
NC	9,382,609	8,047,764	1,334,845	16.6	1,139,875	684,002	878,972	10.9

Source: 2000 US Census, NC Office of State Budget and Management

C. Population Projections

The North Carolina Office of State Planning has projected the population for each county and the state as a whole to 2020 and 2030 levels. While the state’s population is projected to increase by 21.8% between 2010 and 2030, Yadkin County will experience a much more conservative growth rate, at 3.1%.

Table 5: Population Projections, 2010-2030

	2010	2020	2030	Change 2000-2030
Yadkin County	38,406	39,092	39,623	3.1%
State of NC	9,535,483	10,874,183	12,192,657	21.8%

Source: NC Office of State Planning

D. Population Characteristics

Figures from the 2009 American Community Survey, published by the US Census Bureau, show that the vast majority of citizens (99.4%) in Yadkin County reported origins in only one race; the majority of these citizens (90.3%) are Caucasian (White). Regarding citizens of other races, the majority (3.7%) are African American. The percentages of citizens of American Indian, Asian, and two or more races were all under 1%. People of some other race totaled 5.0% of the total population. This category includes people of Hispanic or Latino origin, among others.

Table 6: Population by Race

Race	Yadkin Co. %	State of NC %
Caucasian (White)	90.3	70.5
African American	3.7	21.1
American Indian and Alaska Native	0.2	1.2
Asian	0.2	1.9
Some Other Race	5.0	3.6
Two or More Races	0.6	1.7

Source: 2005-2009 American Community Survey

Yadkin County's population is spread out fairly proportionately among the different age groups. People in the 35-54 age group comprised the largest percentage (30.1%) of the population, followed by the 5-19 age group, at 20.1%. The 20-34 and >65 age ranges were fairly comparable, at 15.9% and 15.5% respectively, followed closely by the 55-64 age range, at 12.3%. The median age is 41 years, slightly higher than the State's median age of 36 years.

Table 7: Population by Age

Age	Population	% of Total Population
<5	2,259	6.1
5-19	7,517	20.1
20-34	5,994	15.9
35-54	11,291	30.1
55-64	4,642	12.3
>65	5,817	15.5

Source: 2005-2009 American Community Survey

IV. Housing

A. Homeownership and Occupancy

Yadkin County has a fairly high rate of home occupancy and homeownership, at 87.8% versus a 12.2% vacancy rate. Those townships with the largest amount of rental units are North Knobs, North Liberty, Boonville, and South Liberty. Those townships with the highest vacancy rates are Forbush, North Buck Shoals, North Fall Creek, South Liberty, and South Buck Shoals.

Table 8: Homeownership and Occupancy by Township, 2000

Township	Total Housing Units	Occupied			Vacant	
		Owner-Occupied Units	Renter-Occupied Units	% of Total	Vacant Units	% of Total
Boonville	1981	1262	474	87.6%	245	12.4%
Deep Creek	1305	911	295	92.4%	99	7.6%
East Bend	1766	1286	265	87.8%	215	12.2%
Forbush	1715	1333	142	77.7%	240	22.3%
N. Buck Shoals	1163	820	119	80.7%	224	19.3%
N. Fall Creek	806	488	170	81.6%	148	18.4%
N. Knobs	2085	1247	697	93.2%	141	6.8%
N. Liberty	2172	1469	437	87.8%	266	12.2%
S. Buck Shoals	540	438	27	86.1%	75	13.9%
S. Fall Creek	968	742	109	87.9%	117	12.1%

S. Knobs	903	658	192	94.1%	53	5.9%
S. Liberty	1486	903	338	83.5%	245	16.5%
County Total	16,890	11,557	3,265	87.8%	2,068	12.2%

Source: 2005-2009 American Community Survey

B. Housing Types

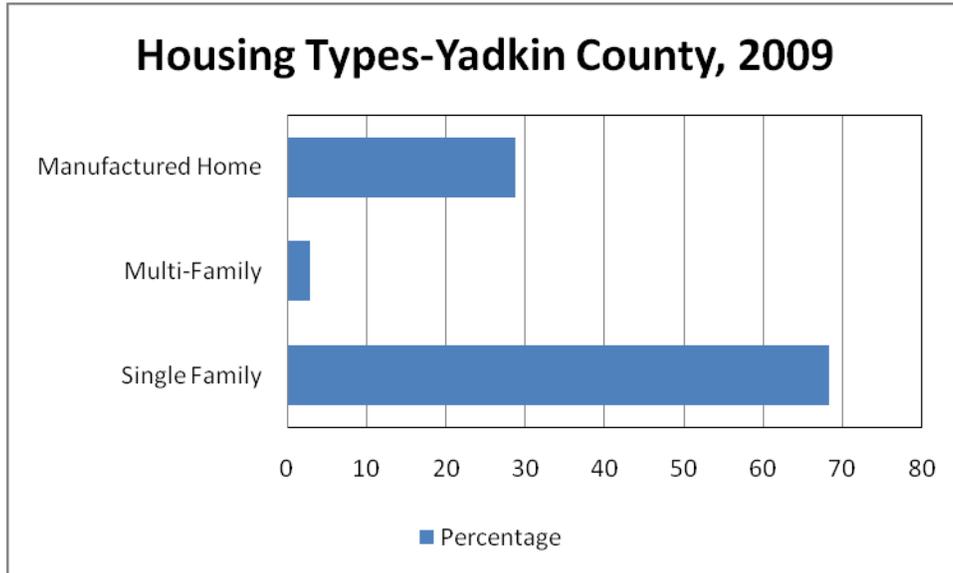
The majority (69%) of Yadkin County's housing is comprised of single-family homes. There is also a large percentage of manufactured housing (28%) and only a small percentage of multi-family housing (3%). Townships that contain the largest number of multi-family housing units are Boonville, North Knobs, and North Liberty. Townships in which manufactured housing comprises a large percentage of housing stock are East Bend, North Buck Shoals, South Buck Shoals, South Fall Creek, and South Liberty.

Table 9: Housing Type by Township, 2000

	Total Units	Single Family		Multi-Family		Manufactured Homes	
		Units	% of Total	Units	% of Total	Units	% of Total
Boonville	1981	1413	71.3%	63	3.2%	502	25.5%
Deep Creek	1305	912	70%	0	0%	393	30%
East Bend	1766	971	55%	31	1.8%	764	43.2%
Forbush	1715	1247	72.7%	0	0%	468	27.3%
N. Buck Shoals	1163	736	63.3%	0	0%	427	36.7%
N. Fall Creek	806	601	74.6%	0	0%	205	25.4%
N. Knobs	2085	1440	69.1%	277	13.3%	368	17.6%
N. Liberty	2172	1817	83.7%	88	4.1%	267	12.2%
S. Buck Shoals	540	339	62.8%	0	0%	201	37.2%
S. Fall Creek	968	568	58.7%	0	0%	400	41.3%
S. Knobs	903	643	71.2%	0	0%	260	28.8%
S. Liberty	1486	973	65.5%	45	0%	468	34.5%
County Total	16,890	11,660	69%	504	3%	4,723	28%

Source: 2005-2009 American Community Survey

Figure 3: Yadkin County Housing Types, 2009



Source: 2005-2009 American Community Survey

C. Housing Values

The majority (30.8%) of homes in Yadkin County are within the \$50,000-\$99,999 range, with another 21.7% within the \$100,000-\$149,999. These figures are followed by homes under \$50,000 (16.8%), homes in the \$150,000-\$199,999 range (15%), and homes in the \$200,000-\$299,999 range (12.7%). There are a very small percentage of homes above the cost of \$300,000.

Table 10: Housing Values

House Value	Number of Structures	% of Total Structures
<\$50,000	1,941	16.8
\$50,000-\$99,999	3,561	30.8
\$100,000-\$149,999	2,509	21.7
\$150,000-\$199,999	1,737	15.0
\$200,000-\$299,999	1,466	12.7
\$300,000-\$499,999	217	1.9
\$500,000-\$999,999	113	1.0
\$1,000,000 or more	13	0.1

Source: 2005-2009 American Community Survey

D. Housing Stock

The age of housing stock in Yadkin County varies widely. 19.9% of housing structures were built between 1990 and 1999, followed closely by 19.4% built between 1980 and 1989. The next biggest decades for home building in the County were 1970-1979 (14.7%), 1950-1959 (12.1%), and 1960-1969 (12.0%).

Table 11: Age of Housing Structures

Year Built	Number of Structures	% of Total Structures Built
2005 and later	267	1.6
2000-2004	903	5.3
1990-1999	3,363	19.9
1980-1989	3,285	19.4
1970-1979	2,477	14.7
1960-1969	2,030	12.0
1950-1959	2,050	12.1
1940-1949	1,179	7.1
1939 or earlier	1,336	7.9

Source: 2005-2009 American Community Survey

V. Economy

A. Income

1. Type of Income

The majority of households (72.8%) in Yadkin County rely on the regular wages and earnings of the main contributor/contributors. The mean, or average, value of such earnings calculates to \$51,321 per year. A significant number of households (33.3%) rely on social security income as their primary source of subsistence, although the mean value is only \$14,018 per year. Another large number of households (18.5%) draw retirement benefits, which average out to a mean value of \$16,970 per year. A very small number of households (1.4%) are on public assistance.

Table 12: Yadkin County Household Income by Type

Income Type	Number of People	% of Total Population	Mean Value (year)
Earnings	10,797	72.8	\$51,321
Social Security	4,930	33.3	\$14,018
Supplemental Security	611	4.1	\$7,293
Public Assistance	207	1.4	\$3,856
Retirement	2,739	18.5	\$16,970

Source: 2005-2009 American Community Survey

2. Household Income

Household income calculations include the income of the main householder and all other individuals aged 15 years and older in the household. Because many households consist of only one (1) person, average household income is usually less than average family income. When analyzing the distribution of household income in Yadkin County, most households (20.5%) fall into the \$50,000-\$74,999

range, followed by the \$25,000-\$34,999 (15.4%), \$35,000-\$49,999 (14.0%), and \$15,000-\$24,999 (14.0%) range.

Median household income divides the income distribution into two parts: one-half of the cases falling below the median and one-half of the cases falling above the median. For households, the median income is based on the distribution of the total number of households, including those with no income. The median household income is \$38,105 per year in Yadkin County.

Table 13: Yadkin County Household Income by Range

Income Range	Number of People	% of Total Population
<\$10,000	1,311	8.8
\$10,000-\$14,999	1,295	8.7
\$15,000-\$24,999	2,078	14.0
\$25,000-\$34,999	2,283	15.4
\$35,000-\$49,999	2,071	14.0
\$50,000-\$74,999	3,045	20.5
\$75,000-\$99,999	1,312	8.9
\$100,000-\$149,999	1,168	7.9
\$150,000-\$199,999	190	1.3
\$200,000 or more	69	0.5
Median Household Income = \$38,105		

Source: 2005-2009 American Community Survey

3. Family Income

In compiling statistics on family income, the incomes of all members aged 15 years and older are summed and treated as a single amount. The figures for family income in Yadkin County are very similar to the figures and trends for household income. The majority of families (25.8%) fall into the \$50,000-\$74,999 income range, followed by the \$35,000-\$49,999 (17.5%) range and the \$25,000-\$34,999 (13.6%) range.

Median family income divides the income distribution into two parts: one-half of the cases falling below the median and one-half of the cases falling above the median. For families, the median income is based on the distribution of the total number of families, including those with no income. The median family income in Yadkin County is \$51,380 per year.

Table 14: Yadkin County Family Income by Range

Income Range	Number of People	% of Total Population
<\$10,000	314	3.1
\$10,000-\$14,999	450	4.5
\$15,000-\$24,999	974	9.7

\$25,000-\$34,999	1,370	13.6
\$35,000-\$49,999	1,759	17.5
\$50,000-\$74,999	2,599	25.8
\$75,000-\$99,999	1,195	11.9
\$100,000-\$149,999	1,153	11.4
\$150,000-\$199,999	203	2.0
\$200,000 or more	56	0.6
Median Family Income = \$51,380		

Source: 2005-2009 American Community Survey

4. Per Capita Income

Per capita income is the mean income for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group. The mean per capita income in Yadkin County, as of 2000, was \$19,597. This figure, along with those for median household income and median family income fall below the figures for the State of North Carolina.

Table 15: Income Comparisons

Jurisdiction	Median Household Income	Median Family Income	Per Capita Income
Yadkin County	\$38,105	\$51,380	\$19,597
State of NC	\$45,069	\$55,529	\$24,547

Source: 2005-2009 American Community Survey

B. Poverty Rates

Poverty rates in Yadkin County are fairly low, slightly under the rates for the State of North Carolina. However, the rates have increased since the 2000 US Census when the rates were at 10% for individuals and 7.1% for families.

Table 16: Poverty Level Comparison

Jurisdiction	% of Individuals under Poverty Level	% of Families under Poverty Level
Yadkin County	14.4	10.2
State of NC	15.1	11.1

Source: 2005-2009 American Community Survey

C. Education Levels

Yadkin County's education levels of citizens aged 25 and over is fairly close to the averages of the State of North Carolina as a whole. The percentage of citizens without a high school diploma and the percentage of high school graduates in the County is essentially in line with the State's figures. Percentages of citizens with

some college or a college degree (including an Associates, Bachelors, and Masters degree) are both lower than State averages.

**Table 17: Educational Attainment Comparison
(Population Aged 25 and Over)**

Jurisdiction	% Without High School Diploma	% High School Graduate	% With Some College	% With College Degree
Yadkin County	24%	38.1%	18.4%	19.6%
State of NC	17%	28.6%	20.4%	34%

Source: 2005-2009 American Community Survey

VI. Workforce

A. Employment

The vast majority (81.6%) of Yadkin County’s citizens in the workforce are private wage and salary workers. Government workers account for 10.5% of the workforce while self-employed workers comprise 7.6% of total workers. A small percentage (0.3%) of the workforce is classified as unpaid family caretakers.

Table 18: Workforce by Type

Type of Worker	Number of Workers	% of Total Employed
Private Wage and Salary Workers	14,063	81.6
Government Workers	1,809	10.5
Self-Employed Workers in Own Business	1,307	7.6
Unpaid Family Workers	56	0.3

Source: 2005-2009 American Community Survey

Yadkin County’s workforce is varied, with 26.3% employed in the Management and Professional sector, 23.3% in Production and Transportation, and 22.1% in Sales and Office Occupations. Another 13.8% work in Construction and Maintenance and 13.4% in Service Occupations.

Table 19: Employment by Sector

Employment Sector	Number of People	% of Employed Population
Management, Professional	4,534	26.3
Service Occupations	2,317	13.4
Sales and Office Occupations	3,806	22.1
Farming, Fishing, and Forestry Operations	177	1.0
Construction, Maintenance	2,380	13.8
Production, Transportation	4,021	23.3

Source: 2005-2009 American Community Survey

The industry with the largest percentage of employment in Yadkin County is Manufacturing (24.2%), followed by the Educational, Health, and Social Services industry (22.2%), Retail Trade (11.4%), and Construction (9.0).

Table 20: Employment by Industry

Industry	Number of People	% of Total Population
Agriculture, Forestry, Fishing, Hunting, Mining	524	3.0
Construction	1,547	9.0
Manufacturing	4,170	24.2
Wholesale Trade	675	3.9
Retail Trade	1,963	11.4
Transportation, Warehousing, Utilities	765	4.4
Information	172	1.0
Finance, Insurance, Real Estate, Rental and Leasing	828	4.8
Professional, Scientific, Management, Administrative	935	5.4
Educational, Health, Social Services	3,819	22.2
Arts, Entertainment, Recreation, Accommodation, Food Services	790	4.6
Public Administration	434	2.5
Other Services	613	3.6

Source: 2005-2009 American Community Survey

According to the North Carolina Department of Commerce, the largest employers in Yadkin County in 2010 were the Yadkin County Board of Education and Unifi Manufacturing, Inc., each employing upwards of 500 people. The other employers rounding out the top 10 list employ between 100 and 500 people.

Table 21: Yadkin County Major Employers, 2010

Employer	# of Employees	Type of Industry
Yadkin County Board of Education	>1,000	Education and Health Svcs.
Unifi Manufacturing, Inc.	500-999	Manufacturing
Phillips Van Heusen Corp.	250-499	Trade, Transportation, Utilities
Yadkin County	250-499	Public Administration
Lydall Thermal/Acoustical	250-499	Manufacturing
Yadkin Valley Telep Membership Corp.	100-249	Information Svcs.
Yadkin Nursing Care Center Inc.	100-249	Education and Health Svcs.
Hoots Memorial Hospital Inc.	100-249	Education and Health Svcs.
Trim Systems Operation Corp.	100-249	Manufacturing
The Austin Co.	100-249	Manufacturing

Source: North Carolina Department of Commerce

B. Unemployment

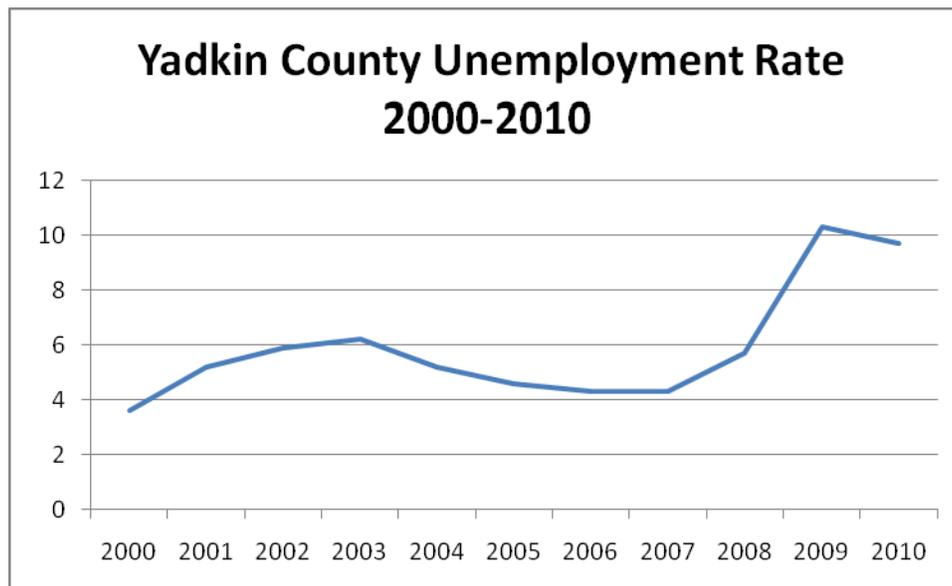
For the last 10 years, unemployment rates in Yadkin County have fluctuated between as low as 3.6% and as high as 10.3%. The rate experienced small fluctuations throughout the decade, with the largest change being the jump from 5.7% to 10.3% between 2008 and 2009. The most recent information, from 2010, shows an average unemployment rate of 9.7%, a slight decrease from the 2009 average.

Table 22: Unemployment Rate, 2000-2010

Year	Unemployment Rate (Annual Average)
2010	9.7
2009	10.3
2008	5.7
2007	4.3
2006	4.3
2005	4.6
2004	5.2
2003	6.2
2002	5.9
2001	5.2
2000	3.6

Source: North Carolina Employment Security Commission

Figure 4: Unemployment Rate in Yadkin County, 2000-2010



Source: North Carolina Employment Security Commission

C. Commuting Patterns

The majority of citizens in the workforce in Yadkin County (82.3%) drive their personal car to work. A fair amount of these workers (12.7%) carpool with coworkers and neighbors, while 1.2% walk to work. A small amount of commuters (0.2%) utilize public transportation.

Table 23: Yadkin County Method of Transportation

Transportation Method	% of All Workers
Drive Alone	82.3%
Carpool	12.7%
Public Transportation	0.2%
Walk	1.2%
Work at Home	1.8%
Other Means	1.7%

Source: 2005-2009 American Community Survey

In 2006, more residents commuted out of the county for work than residents of other counties commuted to Yadkin County. The majority (68.1%) of these out-commuters traveled to Forsyth County, followed by Surry County (19.6%) and Davie and Iredell counties, both of which were under 10%.

Table 24: Yadkin County Out-Commuting Patterns, 2006

County	Number of Commuters	Percentage of Commuters
Forsyth	5,973	68.1%
Surry	1,719	19.6%
Davie	622	7.1%
Iredell	457	5.2%

Source: PART Estimated 2006 Commuting Patterns in the Piedmont Triad Region

There are much less people commuting to Yadkin County for employment, about ¼ the amount of out-commuters. Most of the in-commuters are coming from Surry County; the remaining come from Wilkes County.

Table 25: Yadkin County In-Commuting Patterns, 2006

County	Number of Commuters	Percentage of Commuters
Surry	1,300	60.3%
Wilkes	857	39.7%

Source: PART Estimated 2006 Commuting Patterns in the Piedmont Triad Region

VII. Yadkin County Government

A. Revenue

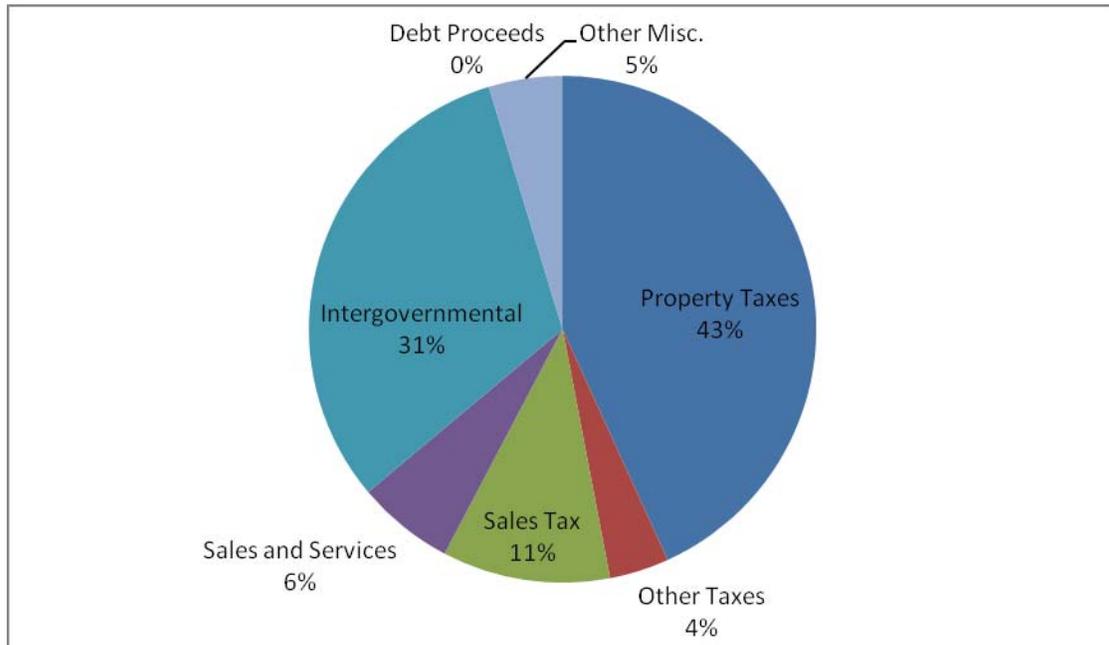
According to the North Carolina State Treasurer, Yadkin County accumulated over \$47 million dollars in revenue during 2010. The majority (43.2%) of the County's revenue stream comes from property taxes. The second largest category of revenue (31.4%) is intergovernmental transfers, followed by sales tax revenues (10.7%). Sales and Services fees (6.2%), miscellaneous fees (4.7%), and other taxes (3.8%) make up the remaining sources of revenue.

Table 26: Yadkin County Revenues, 2010

Revenue Source	Amount	Percentage
Property Taxes	\$20,331,290	43.2%
Other Taxes	\$1,810,791	3.8%
Sales Tax	\$5,027,904	10.7%
Sales and Services	\$2,904,571	6.2%
Intergovernmental	\$14,793,142	31.4%
Debt Proceeds	\$0	0%
Other Miscellaneous	\$2,220,795	4.7%
Total	\$47,088,493	100%

Source: NC Department of State Treasurer

Figure 5: Yadkin County Revenues by Source, 2010



Source: NC Department of State Treasurer

B. Expenditures

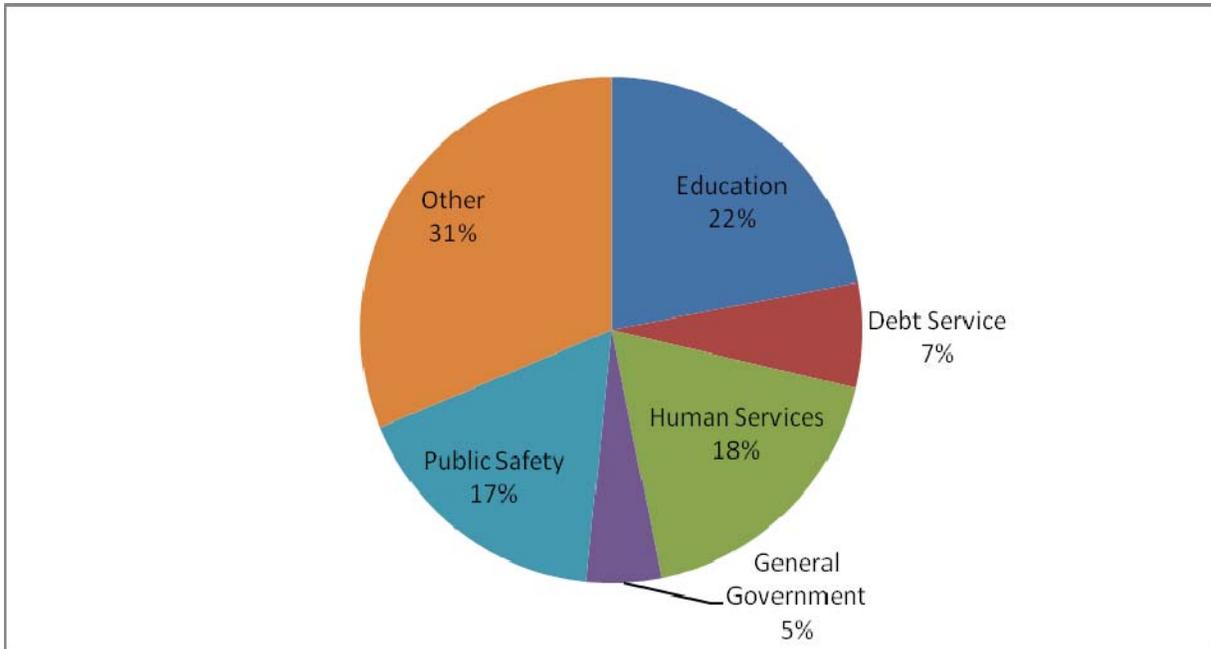
On the expenditures side, Yadkin County spent just practically \$58 million in 2010. The 'Other' category accounted for the highest amounts of expenditures (31.3%), followed by education (22%) expenses. Human services (18.1%) and public safety (17.1%) expenditures followed closely behind. General Government (4.8%) and Debt Service (6.7%) expenses made up the smallest amounts of the year's expenditures.

Table 27: Yadkin County Expenditures, 2010

Category	Amount	Percentage
Education	\$12,778,021	22.0%
Debt Service	\$3,895,798	6.7%
Human Services	\$10,506,354	18.1%
General Government	\$2,800,509	4.8%
Public Safety	\$9,891,110	17.1%
Other	\$18,085,720	31.3%
Total	\$57,957,512	100%

Source: NC Department of State Treasurer

Figure 6: Yadkin County Expenditures by Category, 2010



Source: NC Department of State Treasurer

VIII. Existing Land Use

Outside of the County's municipalities, the majority of land in Yadkin County is in agricultural or rural residential use. Commercial, industrial, institutional, and higher density residential uses are generally located closer to the towns and major transportation routes, although areas where the County has extended utility lines have developed with these uses.

IX. Infrastructure

A. Public Utilities

The County does not operate its own water system, although a few utility lines, consisting of a total of approximately 17 miles, have been extended to areas of heavy development. Most county residents are on individual well systems. The County has entered into interlocal agreements with the Towns of Jonesville and Yadkinville. Each agreement provides the County an allocation of 100,000 gallons per day of treated water, for a total available supply of 200,000 gallons per day, upon construction of a water system. Construction of the 5D Dam was completed in 2010. The dam is proposed for flood control but also includes water supply storage for a safe yield of up to six (6) million gallons per day. The County's Capital Improvement Plan (CIP) includes the acquisition of land adjacent to the 5D reservoir for construction of a water treatment plant as well as the design and construction of this plant.



The Town of Yadkinville operates the most comprehensive water system and provides service to some County residents just outside of Yadkinville's town limits. This 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 of Jonesville operates its own

water system, comprised of 48 miles of water lines and a water treatment plant, capable of treating 1.5 million gallons of water per day. The current average amount treated per day is approximately 365,000 gallons. The Town of Boonville relies on municipal wells for water supply, while the Town of East Bend does not have a municipal water system at all; residents depend on private groundwater wells.

The County currently owns two (2) small wastewater collection systems; one is located along Old US 421 between the Austin Company and the Town of Yadkinville and the other is along US 601 between South Deep Creek and the Courtney-Huntsville Road intersection. The operation and maintenance of both systems is contracted to the Town of Yadkinville. Both systems are tied to the Town's wastewater collection system for conveyance to and treatment at the Yadkinville Wastewater Treatment Plant. An interlocal agreement authorizes the discharge of up to 100,000 gallons per day of wastewater from the Yadkin County systems to the Town. The first system consists of a pumping station on the site of the Austin Company, a manufacturer of electrical machinery and equipment. The pumping station has an average daily flow capacity of 60,000 gallons; only 5,500 gallons are currently being used by the Austin Company, the sole customer on the system. The second system consists of two (2) pumping stations in series, each providing an average daily flow capacity of 104,000 gallons. This system serves seven (7) customers, including four (4) single-family residential customers and three (3) industrial customers; only 2% of this system's capacity is currently being utilized. Approximately 34 miles of wastewater pipeline operated by the County is connected to these systems.

Yadkinville's wastewater collection system consists of 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. 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 of Jonesville is a partner in the Yadkin Valley Sewer Authority, along with the Town of Elkin in Surry County and the Town of Ronda in Wilkes County. The town's 32 miles of sewer line and seven (7) pumping stations are part of this system. Wastewater is treated at the upgraded treatment plant in Elkin; the former wastewater treatment plant in Jonesville was decommissioned and torn down. The Town of Boonville operates their own wastewater collection system and treatment plant, with a 200,000 gallon permitted average daily flow. The Town of East Bend operates a 10,000 gallon per day package wastewater treatment plant serving an industrial park, one (1) small business, and a few single-family residential houses.

B. Transportation

There are four (4) major highways in Yadkin County. Interstate 77 runs north to south in the western part of the county and U.S. Highway 421 runs east to west; they intersect near the unincorporated community of Hamptonville. The county is also

served by U.S. Highway 21, which runs mostly parallel with I-77 and U.S. Highway 601, which runs through Yadkinville and Boonville. NC Highway 67 is another heavily travelled artery that links the northern part of the county with Jonesville in the west and Winston-Sale to the east.



There are two (2) main small airports located in Yadkin County: Swan Creek Airport, a small private airport near Jonesville and Lone Hickory Airport near Yadkinville. Swan Creek Airport features two (2) runways and averages 29 flights per day, mainly due to the skydiving business that is located at the site. Lone Hickory Airport is open to the public. It has one (1) runway and averages 46 flights per month. In addition to these airports, there are several private airfields with landing strips scattered around the County, some of which are currently in operation by the property owners. A large number of these private airfields are located in the northern section of the County, near the Yadkin River. Larger commercial flights are available through Piedmont Triad International Airport in Greensboro and the Charlotte/Douglas International Airport in Charlotte. In addition to these airports, there are several private air strips in the County, particularly along the floodplains of the Yadkin River.

C. Public Safety

Fire protection services are provided by the Yadkin County Fire Marshall's office. The Fire Marshall's office is responsible for emergency response, the County's fire inspection program, fire prevention program, and fire/arson investigations. In addition to the Yadkin County Rescue Squad, there are 11 fire stations located in the County: Forbush VFD, Yadkinville VFD, Boonville VFD, East Bend VFD, Fall Creek VFD, Arlington Fire and Rescue, Jonesville Fire Department, West Yadkin VFD, Courtney VFD, Buck Shoals VFD, and Lone Hickory VFD.



Yadkin County Fire Station #18

Police protection is provided by the Yadkin County Sheriff's office. The Sheriff's office employs 55 full time personnel working in six (6) divisions: Administration, Patrol, Criminal Investigations, Judicial Services, Communications, and Detention. The office also assists in the implementation of two (2) educational programs: Drug Abuse Resistance Education (DARE) and Child Abuse Reduction Effort (CARE). The DARE program, a cooperative effort between the Yadkin County Board of Education and the Sheriff's Office, is taught to fifth grade students in Yadkin County schools as an early intervention tool for drug abuse. The purpose of the CARE program is to inform second grade students about the potential dangers of abuse. The program is designed to help students recognize situations of potential danger, as well as how to build a network of trusted adults. Each school in the County's educational system has a School Resource Officer who assists the Sheriff's Office in running the DARE and CARE programs, as well as providing counseling and mediation services to students.

D. School System

The Yadkin County school system is comprised of 14 schools in total. Eight (8) of these are elementary schools: Boonville Elementary, Courtney Elementary, East Bend Elementary, Fall Creek Elementary, Forbush Elementary, Jonesville Elementary, West Yadkin Elementary, and Yadkinville Elementary. There are two (2) middle schools (Forbush Middle and Starmount Middle) and two (2) high schools (Forbush High and Starmount High). There are also two (2) additional schools, Yadkin Early College and Yadkin Success Academy. Yadkin Early College is a joint partnership between Yadkin County Schools and Surry Community College that allows students an opportunity to earn a high school diploma and an associate's degree in five (5) years. Yadkin Success Academy is an alternative school, educating students in essential life and work skills.



Sarmount Middle School

Surry Community College has a branch campus located in Yadkinville. This 25,000 square foot facility includes a learning center, automotive shop, teleconference rooms, and computer labs and is also home to the Yadkin County Early College High School.



Surry Community College Branch Campus-Yadkinville

X. Natural Resources

A. Water Features

1. Hydrology

Yadkin County lies within the Yadkin-Pee Dee River Basin, which covers a total of 7,221 square miles. The Yadkin-Pee Dee basin originates on the eastern slopes of the Blue Ridge Mountains in Wilkes, Caldwell, and Surry counties. A small portion of the Yadkin River headwaters originates in Virginia. It flows northeasterly for approximately 100 miles, and then flows to the southeast until it joins the Uwharrie River to the Pee Dee River. The Pee Dee River continues to flow southeasterly through South Carolina to the Atlantic Ocean. The North Carolina portion of the basin contains approximately 5,862 miles of freshwater streams and rivers and includes portions of 21 counties and 93 municipalities. Major tributaries in Yadkin County are the Mitchell River, Fisher River, Little

Yadkin River, Deep Creek, Forbush Creek, Logan Creek, Hunting Creek, and Rocky Creek. These rivers and streams have the designation of Class C waters. According to the North Carolina Division of Water Quality (DWQ), these are: “Waters protected for secondary recreation, fishing, wildlife, fish and aquatic life propagation and survival, agriculture, and other uses suitable for Class C”. Secondary recreation includes wading, boating, and other uses involving human contact with water where such activities take place in an infrequent, unorganized, or incidental manner. There are no restrictions on watershed development or types of discharges, provided state water quality standards are met.

Yadkin County contains portions of six (6) Water Supply Watersheds, as designated by the North Carolina Environmental Management Commission. These watersheds are on portions of the following rivers and streams: Yadkin River, Deep Creek, and Hunting Creek.

Table 26: Water Supply Watersheds in Yadkin County

Watershed	Class	Area (sq. miles)	% of CO. in critical area	Critical area acreage (sq. miles)
Yadkin River-Jonesville	IV	4.05	.023%	144
Deep Creek	III	52.91	.274%	175
Hunting Creek	III	43.55	N/A	N/A
Yadkin River-King	IV	20.05	.04%	28
Yadkin River-Davie CO.	IV	13.32	.04%	30
Upper Yadkin River-W-S	IV	38.16	.008%	5.45
Total		172.04	0.385%	382.45

Source: NC Department of Environment and Natural Resources

All land is located within a watershed of one kind or another, but only 20% of North Carolina’s land is classified as being within water supply watersheds. The Water Supply Watershed Protection Rules, adopted in 1992, require that all local governments having land use jurisdiction within water supply watersheds adopt and implement water supply watershed protection ordinances, maps, and a management plan. Yadkin County applied these rules through the use of water supply watershed overlay zones in the adopted watershed protection ordinance. The rules specify development restrictions on each type of watershed (WS-I through WS-V), however Yadkin County is only affected by watershed classifications WS-III and WS-IV. The entire county lies within one (1) of these classifications, explained below.

- Water Supply III (WS-III): Waters used as sources of water supply for drinking, culinary, or food processing purposes for those users where a

more protective WS-I or II classification is not feasible. WS-III waters are generally in low to moderately developed watersheds.

- Water Supply IV (WS-IV): Waters used as sources of water supply for drinking, culinary, or food processing purposes for those users where a WS-I, II, or III classification is not feasible. WS-IV waters are generally in moderately to highly developed watersheds or protected areas.

The water supply watershed classification is an additional designation placed on waters that supply drinking water reservoirs and systems, above the Class C water classification.

2. Water Quality

A network of ambient and benthic water quality monitoring stations throughout the state is utilized to track and record water quality parameters. Ambient water quality monitoring stations record such data as water temperature, specific conductance, turbidity, total suspended residue, dissolved oxygen, metals, fecal coliform, and weather conditions. There are three (3) ambient water quality monitoring stations located on Deep Creek in Yadkin County, as listed below.

- N. Deep Creek at State Road 1510, near Yadkinville
- N. Deep Creek at State Road 1605, near Yadkinville
- S. Deep Creek at State Road 1733, near Shacktown

There are also three (3) monitoring stations located on the Yadkin River located just outside of the county line: Yadkin River at State Road 1003 in the northeastern section of the County, Yadkin River at US 21 Business in Elkin in the northwestern section of the County, and Yadkin River at State Road 1605 in Enon in the eastern section of the County. Each of these stations had a rating of 'Good-Fair' in the 2002 Yadkin River Basin Assessment Report, published by the North Carolina Division of Water Quality (DWQ). According to data collected by the Yadkin-Pee Dee River Basin Association from January 2002 to December 2006, for the Yadkin-Pee Dee River Basin Ambient Monitoring System Report, the stations on the Yadkin River had violations for exceeding Total Iron and Turbidity limits over the course of the sampling period. The stations on Deep Creek had violations for exceeding Turbidity limits over this same time period. A 2.8 mile section of South Deep Creek, upstream of the benthic monitoring station located at State Road 1710, was listed on the North Carolina 303(d) list for Impaired Waters for Turbidity violations during 2008.

Benthic water quality monitoring stations assess the lifecycle and tolerance of benthic macroinvertebrates, aquatic insects associated with the substrates of streams, rivers, and lakes, in order to assign a bioclassification of Excellent, Good, Good/Fair, Fair, or Poor to the water body. Waters with Good or Excellent water quality will be dominated by some of the more tolerant orders of insects.

There are nine (9) benthic water quality monitoring stations located in Yadkin County, as listed below.

- N. Deep Creek at State Road 1503
- N. Deep Creek at State Road 1510
- N. Deep Creek off State Road 1562
- N. Deep Creek at NC 601
- S. Deep Creek at State Road 1710
- Forbush Creek at State Road 1570
- Logan Creek at State Road 1571
- Dill Creek at State Road 1563
- Justice Reynolds Creek off State Road 1561

All of these stations had a rating of ‘Good-Fair’ or ‘Good’.

3. Water Features

Yadkin County contains substantial floodplain areas, as designated by the Federal Emergency Management Agency (FEMA), due to the Yadkin River and large network of streams and creeks that flow through the area. Future development on these sites will be restricted by the County’s Flood Damage Prevention Ordinance.

Wetlands in the area consist mainly of freshwater ponds scattered around the land use planning area. Freshwater wetlands are part of the Palustrine system, which are non-tidal wetlands which are usually vegetated to some degree. Wetland classes are determined by the predominant vegetation type; that which comprises the uppermost vegetation and an aerial cover of 30% or greater. There are a variety of Palustrine wetland classes and vegetative cover in the land use planning area. Wetland areas adjacent and along the Rocky River are part of the Riverine system. Riverine wetlands occur in floodplains and riparian corridors in association with stream channels.

A significant wetland area, the Harding Riparian Area/Deep Creek Wetlands, are currently under a conservation trust managed by the Piedmont Land Conservancy. This tract, along a tributary of the Yadkin River, contains 70 acres of wetlands restored to its natural state providing vital habitat for migrating waterfowl and songbirds and a natural filtering system to help maintain water quality.

Source: Federal Emergency Management Agency website, National Wetland Inventory website

B. Air Quality

Any source, operation, or process that has a potential emission of more than five (5) tons of any air pollutant (total suspended particulates, sulfur dioxide, nitrogen oxides, carbon monoxide, volatile organic compounds, and lead) are required to obtain an air

quality permit from the North Carolina Department of Environment and Natural Resources, Division of Air Quality. There are three (3) categories of permitted facilities based upon emission thresholds. A Title V facility has the potential to emit 100 tons or more per year of a common regulated pollutant, 10 tons or more per year of any hazardous air pollutant, or 25 tons or more per year of combined hazardous air pollutants. A synthetic minor facility must take action to ensure that emissions remain below Title V thresholds. The facility's permit obligates it to maintain these lower levels of emissions. A small facility has no potential for exceeding Title V emission thresholds and is thus regulated accordingly.

There are nine (9) facilities in Yadkin County that have been issued air quality permits from the North Carolina Division of Air Quality.

Table 27: Yadkin County Air Quality Permits

Facility Name	Address	Permit #	Permit Type
Carl Rose and Sons-Ready Mix Concrete	605 Winston Road Jonesville, NC	03262	Small
Chipita America, Inc.	500 Nonni's Way Yadkinville, NC	09996	Synthetic Minor
DAC Products, Inc.	100 Century Point Drive East Bend, NC	06454	Small
Ferrellgas LP d.b.a. Blue Rhino of NC	1309 Buck Shoals Road Hamptonville, NC	08734	Synthetic Minor
J.H. Craver and Son, Inc.	1709 US 601 Highway Yadkinville, NC	03159	Small
J.S. Meyers Co., Inc.	1208 Old Stage Road Yadkinville, NC	07353	Small
Parrish Tire Company	1401 Parrish Drive Yadkinville, NC	05691	Small
Unifi Manufacturing, Inc.	1032 Unifi Industrial Road Yadkinville, NC	08161	Small
Vulcan Construction Materials, LP	Speer Bridge Road Yadkinville, NC	06512	Small

Source: NCDENR Division of Air Quality

C. Soils

Soils within the County can be classified into five (5) major soil associations with the general characteristics as follows:

- **Cecil-Applying Association:** Cecil, Madison, Lloyd, and Worsham soils make up this association which covers nearly 78% of the County. Deep, well-drained, medium-textured soils over gneiss, granite, and schist on broad, gently rolling ridges are characteristic of this association. Because of the soil's deep, well-

drained nature and suitability for rural and urban uses, most of the County's urban and agricultural development has occurred in this soil association.

- **Madison Association:** About 60% of this association is made up of Madison soils with the remainder consisting of Cecil, Appling, and Lloyd soils. The association is characterized by moderately deep, well-drained, medium-textured, micaceous soils over quartz mica schist and mica gneiss, on rolling to steep ridges and slopes. This association is found in only 4% of the County, generally in the mountainous areas and foothills. Due to their moderately deep, well-drained character, most of these soils are utilized for agriculture and low intensity residential development.
- **Lloyd-Iredell Association:** This association consists of Lloyd and Iredell soils. It is characterized by deep to moderately deep, moderately well-drained, fine-textured soils over granodiorite on gently rolling ridges. Only 7% of the County is covered by this association. All of it is found in the southeastern corner of the County and typically utilized for forestry or agriculture. Health department officials indicated that there are some problems with septic tanks in this soil association due to poor percolation characteristics of the soils, although low intensity residential uses are also common in this soil type.
- **Hayesville-Cecil-Halewood Association:** About 75% of this association consists of Hayesville and Cecil soils with the remainder consisting of Halewood soils. It is characterized by deep to moderately deep, well-drained, medium textured soils over gneiss and schist on narrow sloping ridges and steep slopes. It covers 7% of the County and is located in the Brushy Mountains and on the north-facing slopes along the Yadkin River in the northern part of the County.
- **Mayodan-Wadesboro Association:** The dominant soils in this association are Mayodan and Wadesboro soils. It is characterized by deep, well-drained, medium textured soils over Triassic sandstone and shale on broad, gently rolling ridges. About 4% of the County has this association and it covers a distinct area in the southeast corner of Yadkinville. This soil association is generally found on broad interstream plateaus.

There are minimal limitations imposed on urban development by the soils in Yadkin County. However, some areas have septic tank problems because of high water tables or poor percolation. Areas adjacent to the Yadkin River near NC Highway 67, areas southeast of Boonville, and sites within the Town of Jonesville have experienced septic tank problems. Soils throughout the County are generally good for agricultural activities. However, Madison association areas contain a moderately small amount of organic matter and available plant nutrients. These soils are extremely acidic and have a moderate capacity for holding water; only about half of the soils in this association are suitable for cultivation.

The slope of the terrain has an impact on the type of development that will occur in an area. For residential or industrial development, slopes exceeding 10% place limitations on wastewater treatment facilities. Slope affects industrial sites in another way; generally, these sites must have large, flat areas to avoid expensive grading costs. As the slope of the terrain increases, the cost of grading increases as well. Hilly

terrain also makes transportation systems difficult to develop. Slopes that exceed 6% also place limitations on recreational activities. There are severe limitations on campsites and playgrounds when the slope exceeds 10% and on picnic facilities when slope exceeds 25%. Large scale agricultural development is generally limited to terrain that is relatively flat. Yadkin County has terrain with slopes ranging from 0-50% slope. The northwest section of the County is hilly with slopes exceeding 15%. The highest area in the County is along the western border. The remaining part of the County is characterized by rolling terrain with slopes ranging from 0-15%. However, because of the moderately rolling terrain of most of the County, few limitations will be placed on future development.

Source: Yadkin County Soil Survey

D. Environmentally Sensitive Areas

The North Carolina Natural Heritage Program was established to identify and document the distribution of rare plants and animals throughout the state. Those areas that provide the best examples of these species are classified as Significant Natural Heritage Areas and listed on both regional and county natural heritage inventories.

There are five (5) sites listed as Significant Natural Heritage Areas in Yadkin County.

- **Donnaha Slopes**

The Donnaha Slopes are a series of steep, forested northeast-facing slopes. Plant life includes hydrangea, highland doghobble, mapleleaf arrowwood, yellowroot, American hazelnut, black cohosh, heartleaf aster, maidenhair fern, wild ginger, and spikenard. This site is privately owned.

- **North Deep Creek Bluffs**

The North Deep Creek Bluffs are a series of ravines, narrow floodplains, and bluffs along a large creek. The aquatic community of Deep Creek is healthy, including the plant species of Piedmont/Coastal Plain Heath Bluff, Mesic Mixed Hardwood Forest, and Dry Oak-Hickory Forest. This site is privately owned.

- **Shallowford Road Bluff**

Shallowford Road Bluff consists of steep east-facing bluffs above a narrow floodplain on the west side of the Yadkin River. It is predominantly Mesic Mixed Hardwood Forest, with a Basic Mesic Forest in one small area. The herb layer is very diverse, including maidenhair fern, Canadian wild lovage, anise root, walking fern, and maidenhair spleenwort. Also present near the Yadkin River is a good quality Piedmont/Mountain Alluvial Forest. This site is privately owned.

- **Yadkin Islands Forest**

The Yadkin Islands Forest includes two (2) miles of north-facing bluffs and bottomlands along the Yadkin River, consisting of Piedmont/Coastal Plain Heath

Bluff, Mesic Mixed Hardwood Forest, and Piedmont/Coastal Plain Acidic Cliff communities on the bluffs and Piedmont/Low Mountain Alluvial Forest and Floodplain Pool communities in the floodplain. Part of this site is protected by the North Carolina Division of Parks and Recreation as part of Pilot Mountain State Park; the rest of the site is privately owned.

- **Yadkin River Aquatic Habitat**

The Yadkin River Aquatic Habitat contains populations of the federal species of concern and state endangered Brook Floater as well as the state threatened Creeper, which resulted in the naming of this area to the Significant Natural Heritage Areas list.

Source: NC Natural Heritage Program

In addition to these sites, there are several areas located along the Yadkin River that are both environmentally and culturally significant. Several such sites were identified in the Yadkin River Natural Areas Inventory compiled in 1992, including Martin’s Creek Grove, east of Jonesville at the mouth of Martin’s Creek; Hobson-Bland Dry Bluff Forest, northeast of Boonville; and Siloam Mesic Slopes, across from the community of Siloam in Surry County.

Source: Yadkin River Natural Areas Inventory, 1992

E. Agricultural Resources

Agriculture is an important part of Yadkin County’s heritage and economy. According to the 2007 US Census of Agriculture, there were 990 farms in the County, covering a total of 105,170 acres, almost half of the total acreage in the County. The amount of this acreage in harvested cropland was 47,735 acres, approximately 45% of the total. Average farm size was approximately 106 acres. Yadkin County farms produced a variety of different crops and raised a significant number of livestock.

Table 28: Major Agricultural Products, 2008

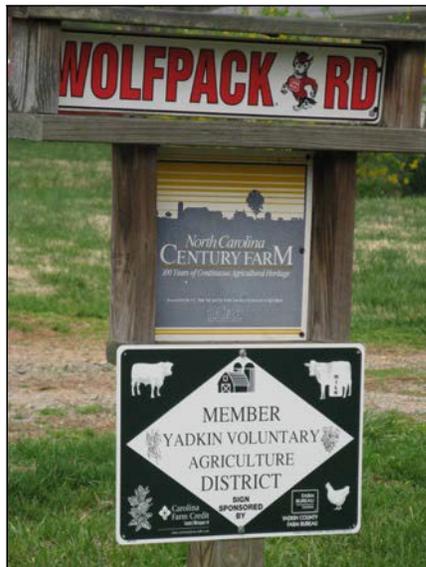
Crop/Livestock	Number/Acres
Chicken (Broilers)	5,000,000
Chicken (excluding Broilers)	1,800,000
Cattle (all)	27,000
Soybeans	16,700
Hay	14,000
Beef Cows	10,200
Hogs and Pigs	8,600
Corn for grain	8,400
Wheat	6,100
Tobacco, flue-cured	2,810
Corn for silage	2,600

Barley	2,400
Milk Cows	2,300

Source: US Census of Agriculture, 2007

The County enacted a Voluntary Farmland Preservation Program in 2003, with the passage of the Farm Preservation Ordinance. This ordinance sets up Voluntary Agricultural Districts (VAD) in the County, which must contain a minimum of 25 contiguous acres of qualified farmland or two (2) or more qualified farms which contain a minimum of 25 acres and are located within a mile of each other. Landowners requesting inclusion in the district must execute an agreement with the County to sustain agricultural uses. In exchange, landowners are exempted from water and sewer assessments and are able to display signage identifying their inclusion in the program. In addition, voluntary agricultural districts are mapped and included on real property records to ensure that potential purchasers of land adjacent to the district are duly informed of the presence of agricultural activity. Landowners within a VAD may elect to revoke their participation at any time, given a 30 day notice. The Farm Preservation Ordinance also established the Yadkin County Agricultural Advisory Board, to oversee applications to the program and process any revocation requests. The Board also has the authority to review the actions of state or local governmental units to initiate condemnation actions on any interest in qualifying farmland within a VAD. According to procedure, the Agricultural Advisory Board must hold a public hearing on the proposed condemnation and present their findings to the Board of County Commissioners.

As of 2011, 156 properties were enrolled in the Voluntary Agricultural District program, comprising a total of 4,644 acres.



XI. Cultural Resources

A. Historic Resources

Yadkin County has eight (8) properties that are listed on the National Register of Historic Places. The National Register was created by the National Historic Preservation Act of 1966 to recognize and protect properties of historic and cultural significance that warrant consideration in federal undertakings such as highway construction and urban renewal projects, and to provide incentives for local and private preservation initiatives. A National Register listing is primarily an honor, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation for its historical value.

Table 29: National Register Properties, Yadkin County

National Register Properties	Location	Date Listed
Davis Brothers Store	East Bend	1/21/1994
Donnaha Site (archeology)	East Bend vicinity	12/06/1978
Durrett-Jarratt House	Enon vicinity	5/23/1997
Glenwood	Enon vicinity	8/13/1994
Morse and Wade Building	East Bend	4/06/2005
Richmond Hill Law School	Rockford vicinity	10/15/1970
Second Yadkin County Jail	Yadkinville	7/21/1988
The White House	Huntsville	6/01/1982

Source: National Register of Historic Places



Richmond Hill Law School



Davis Brothers Store

The County does not have a local historic preservation commission to designate properties and districts. Local historic designation is an honor and allows communities to protect historic resources through its ordinances. Local historic district designation may include an overlay or special use zone that applies to entire neighborhoods or other areas that include historic properties.

B. Parks and Recreation

1. Yadkin County Park

Yadkin County Park is located just east of Yadkinville, easily accessible from US Highway 421. The 140 acre facility has tennis courts, two (2) playgrounds, athletic fields, hiking/biking trails, volleyball courts, picnic shelters, an outdoor pool, a disc-golf course, and two (2) ponds available for public fishing. The Ted C. Williams Amphitheater is the site for the summer musical series sponsored by the Yadkin Arts Council. Sponsored athletic activities include adult softball, youth soccer, basketball leagues and youth self-defense classes.



2. Yadkin Family YMCA

The Yadkin Family YMCA, a membership-only recreational facility, is located at the entrance to Yadkin County Park, off of US Highway 421. The facility features an indoor heated pool, indoor basketball court, racquetball courts, and various exercise equipment. Exercise classes and sports leagues are also offered, accommodating a wide range of ages.



3. Richmond Hill Nature Park

The Richmond Hill Nature Park surrounds the former home of North Carolina Chief Justice Richmond Mumford Pearson, where he lived and conducted his law school from the 1850s to 1870s, up until his death. The park contains picnic shelters and hiking trails filled with a variety of trees and plants native to the area.



4. Shore-Styers Mill Park

Shore-Styers Mill Park is located east of Yadkinville, off of Old US Highway 421. The park features walking trails and a platform for visitors to view the waterfall on North Deep Creek. It also contains the ruins of an old grist mill built in 1895 that once operated on the site.



5. Donnaha Park

Donnaha Park is located in the northeastern section of the County, along the Yadkin River and bordering Forsyth County. It features several river access areas and a picnic shelter.



6. Pilot Mountain State Park

A portion of Pilot Mountain State Park lies in Yadkin County. The Park facilitates a variety of recreational activities including canoeing/kayaking, hiking, rock climbing, fishing, camping, and cycling. The section of the park that lies within the County's boundaries features several river access points.



SECTION 9: RESOURCES

- Planning For Agriculture
- Agri-Tourism

Planning For Agriculture

Why is Agriculture Important?

The Benefits of Working Lands

- **Economic:** Agriculture is one of the largest producers of economic activity in North Carolina, providing hundreds of jobs and keeping local money circulating into our communities.
- **Environmental:** Farming and forestry practices help preserve and enhance natural resources and provide habitats for wildlife.
- **Heritage:** Farming is part of Yadkin County's unique character. For decades, families have taken pride in passing down both land and skills to their children which makes agriculture an important part of the county's rural heritage.
- **Beauty:** Rolling hills and green pastures provide picturesque views for the community. This can attract visitors and can increase tourism revenue.
- **Local Products:** Supporting local food initiatives can keep local money circulating in the community and can decrease the amount of money spent on imported products.

Planning Tools

Careful planning is helpful in protecting working lands and making the most of agricultural resources.

- **Land Use Policy**
A practical Land Use Policy can help the preservation of farmland if agriculture is included as a primary component. Allowing agricultural uses under more than one land use classification will allow flexibility for agricultural businesses.
- **Planning Ordinances**
Planning Ordinances can help accommodate the unusual needs of agricultural businesses. For example, regulations may allow roadside stands or pick-your-own operations which can bring additional income to the farm.
- **Encouraging Farming and Forestry**
Knowing the amount of agriculture in the County will help citizens and officials alike become aware of its presence. Creating an agricultural profile of the County will establish the economic, cultural, and natural resource value of agriculture in the community. Holding public events such as festivals or forums can educate the community on the benefits of agriculture.
- **Supporting Farm Profitability**
Farmers should be made aware of the different types of tax incentives as well as where they can go to get advice or assistance. For example, North Carolina provides state

income tax credits for property taxes paid for farm machinery and the donation of conservation easements. In addition, most farm equipment purchased can be exempt from sales tax. Educating farmers on these subjects may be viable to the success of farm operations. Organizations like the North Carolina Cooperative Extension and Farm Bureau can provide more information on benefits available for farmers and ways to maintain long-term viability.

How Farmers Can Participate in Local Planning

When planning around agriculture, it is important to include farmers in the process. Local farmers will be supportive and more willing to cooperate if their interests are taken into account. One way to encourage participation among the farming community is to create an Agricultural committee or board. This can create a line of communication between the local government and the agricultural sector. Meetings should be planned at times that are convenient for farmers for maximum attendance.

Local Government Tools

Local governments have several methods for long-term planning and future development of a community. If managed properly, these tools can be used to enhance future agricultural development.

- ***Comprehensive Plan***

A comprehensive plan is created by county staff and the input of citizens. It serves as a community guide for future development, land use decisions, public decisions on spending, and local zoning. It can cover a wide range of topics that can include housing, parks and recreation, and agriculture. A comprehensive plan can help determine the long-term vision for the agricultural sector by discussing how the future needs of agriculture may intersect or collide with future community development. The plan has general ideas and includes specific goals. Adding specific objectives, policies to meet those objectives, and implementation strategies can help the goals stay on schedule.

- ***Zoning***

Zoning is a land use planning tool that divides a county or town into different land use districts. For example, a town may have an industrial district which allows for manufacturing and a housing district that allows for residential development. Some communities use agricultural protection zoning which can help protect the farming economy by keeping land affordable for farming purposes and incompatible development away from farm borders. Agricultural operations are afforded a few concessions in state law; North Carolina law exempts bona fide farms from county zoning and counties do not have the right to regulate forestry activity as long as it meets county and state regulations.

- ***Extraterritorial Jurisdictions***

Extraterritorial Jurisdictions (ETJ) refer to territories of land that are under special authority of a town or city even though the land lies outside of its town limits. For cities with a population of 10,000 or less, the ETJ can extend up to a mile, while larger cities

can have up to three miles. It is important to keep the agricultural community aware of these territories because city jurisdiction may affect or interfere with farming operations or future farm expansion.

- ***Subdivision Ordinances***

Subdivision Ordinances control how property owners split up land into smaller sections. Considerations such as water supply, road construction and other public safety concerns are taken into account when land is divided. Agriculture considerations can be considered as well if the plans interfere with farming. Some local laws require that a voluntary agricultural district, if applicable, be included on the subdivision map. For example, one North Carolina County's subdivision ordinance requires developers to provide a 75 foot vegetative buffer strip between residential subdivisions and existing agricultural uses.

- ***Special Purpose Land Use Ordinances***

Jurisdictions can create Special Purpose Land Use Ordinances for specific purposes concerning agriculture and farm operations. It is important that farmers participate in community meetings or forums that discuss these ordinances so that they are aware of any changes that may arise. Special Purpose Land Use Ordinances could include agribusiness, floodplain, animal control, nuisance, and minimum housing codes.

Example: In 2006, one North Carolina County passed an Agribusiness Use Amendment which has allowed for streamlined permitting processes for the construction of buildings, signs and parking areas associated with an existing farm operation. There were no examples for the County to follow when writing the ordinance, so the Planning Director and Cooperative Extension Director sat down with a group of farmers to discuss ideas.

Right-to-Farm Laws

In 2006, North Carolina enacted Right-to-Farm laws. NC Right to Farm laws protect farm and forestry operations from being declared a nuisance as long as they have been in operation for at least a year. They are not protected if there is evidence of negligence or improper operation.

Planning for Conservation and the Environment

Preserving the environment and protecting natural resources is an important part of farm viability. There is a variety of state and federal programs that can help landowners maintain their working lands.

Federal Programs

- ***Conservation Reserve Program (CRP)***

The Conservation Reserve Program, administered by the Natural Resource Conservation Service, encourages farmers to convert erodible land for other uses like habitat buffers. Landowners receive annual rental payments during 10 to 15 year contracts.

- ***Conservation Security Program (CSP)***
The Conservation Security Program, part of the 2002 Farm Bill, provides financial and technical assistance to support conservation efforts on private agricultural land.
- ***Debt for Nature***
Debt for Nature reduces borrower's debt for landowners with Farm Service Agency loans in exchange for a conservation contract of 10, 20, or 50 years.
- ***Emergency Watershed Protection (EWP)***
Emergency Watershed Protection takes action in emergencies caused by natural disasters.
- ***Environmental Quality Incentives Program (EQIP)***
The Environmental Quality Incentives Program offers up to 50% of producer's costs for implementation of management and structural practices on agricultural land.
- ***Forest Land Enhancement Program (FLEP)***
The Forest Land Enhancement Program provides technical, educational, and cost-share assistance to private, non-industrial forest landowners.
- ***Wetlands Reserve Program (WRP)***
The Wetlands Reserve Program provides technical and financial assistance to landowners for protection, restoration, and enhancement efforts for wetlands on their property.
- ***Wildlife Habitat Incentives Program (WHIP)***
The Wildlife Habitat Incentives Program provides cost-share and technical assistance to help develop and improve habitat for wildlife on private land.

State Programs

- ***Conservation Reserve Enhancement Program (CREP)***
The Conservation Reserve Enhancement Program protects land currently in agricultural protection along watercourses. Landowners along the Tar-Pamlico, Neuse, and Chowan river basins and the Jordan Lake watershed are eligible.
- ***North Carolina Forest Development Program (FDP)***
The North Carolina Forest Development Program, administered by the NC Division of Forest Resources, is a reforestation cost-sharing program. Landowners are partially reimbursed for costs such as site preparation, seed purchases, and tree planting.
- ***North Carolina Forest Stewardship Program***
The North Carolina Forest Stewardship program helps landowners develop a management plan based on the landowner's objectives.

- ***North Carolina Agricultural Cost Share Program***

The North Carolina Agricultural Cost Share Program provides financial assistance to landowners to help them address nonpoint source pollution concerns related to farming operations.

Protecting Farmland for the future

- ***Voluntary Agricultural Districts (VAD)***

Voluntary Agricultural District (VAD) programs permit farmers to form areas where commercial agriculture is encouraged and protected. These selected districts are implemented at the county level and help to form a partnership between farmers, planners and county officials. Landowners receive a locally determined set of benefits for a ten year period in exchange for restricting development on their land. Landowners have the right of withdrawing from the program at any time.

Some benefits of a VAD program include:

- Notification to buyers of neighboring property that they are moving into an agricultural district.
- A stronger protection from nuisance suits in counties that have computerized land record systems and that have adopted a record notice of proximity provision as part of their ordinance.
- Representation by an appointed board regarding concerns or threats to the agricultural sector.

- ***Enhanced Voluntary Agricultural Districts (EVAD)***

Enhanced Voluntary Agricultural District (EVAD) programs have an additional level of benefits for landowners who waive their right to withdraw from the VAD program.

Additional benefits for members who waive their right include:

- Can receive up to 25% of revenue from the sale of non-farm products, while still retaining their bona fide farming exemption from county zoning.
- Lower cost-share requirements for NC Agricultural Conservation Cost Share funds.
- State and local agencies are encouraged to tie additional future benefits and funding priority to participants in the EVAD, given their commitment to maintain their farms.

- ***Agricultural Conservation Easements***

Landowners can place an Agricultural Conservation Easement on their land to permanently limit subdivision and non-agricultural development. Agricultural Conservation Easements are voluntary deed restrictions to ensure that the land will always be available for agricultural uses. Landowners must find a government entity or conservation organization to monitor the property forever to make sure the easement is abided by. Landowners can also receive a federal income tax charitable deduction for the donation of land for conservation purposes and a reduction in the value of the property for estate taxes.

Promoting Local Farm Viability

- ***Agricultural Economic Development***

In North Carolina, Agriculture has rarely been thought of as a strong form of economic development. The downturn in the economy has presented a unique opportunity for agriculture to play a part in future economic development. Farmer's market facilities give local farmers the opportunity to sell their goods and can also attract customers to surrounding local businesses. In addition, shared-use facilities and community value-added kitchens can help farmers find outlets for their products and cultivate new value-added food businesses for non-farming entrepreneurs. Adjusting local regulations to allow road-side stands can help increase on-farm sales in rural areas. Creating partnerships between farms and local institutions such as schools or hospitals gives the community a chance to enjoy local products, helps farmers financially, and supports local food efforts.

- ***Local Foods***

North Carolina has always prided itself on its ability to harvest unique products which, at one point in time, were unmatched to bordering states and countries. Recent developments in trade and technology have expanded the global marketplace making it difficult for small North Carolina farmers to compete against low-cost production companies. In the growing global marketplace, larger low-cost companies are defeating small and mid-size farmers. Recently, consumers have taken an interest in buying local foods for safety and health reasons. This should be seen as an opportunity for farmers or local foods initiatives to take advantage of the interest the public has in local foods. Promotional efforts such as creating a slogan or webpage can help advertise local produce in the area.

Community Supported Agriculture (CSA) is a form of marketing that can help a farmer keep customers returning during a given season. A farm will sell a portion of its products to a set of customers on a regular basis during the given season. This steady business can help a farm receive continual funds to help with operating costs.

- ***Agritourism***

Agritourism is a concept that involves touring agricultural areas or participating in agricultural activities for educational or recreational purposes. Agritourism can include activities such as pick-your-own produce operations, wine tastings, and animal interactions. It can bring additional income to a farm, as well as the community as a whole. Offering tours can also attract tour groups and school groups. When incorporating tourism into a farming operation, farmers should be aware of the liability of having the public on their property. Contact the North Carolina Department of Agriculture and Consumer Services Agritourism office for information concerning qualified insurance agencies and suitable policies.

- ***Farm Transition***

In 2005, a survey conducted by the National Agricultural Statistics Service showed that the farm community is aging out. Planning for the future is important in maintaining a

sustainable farm operation. The viability of North Carolina family farms is dependent on how effectively the next generation can carry on the farming business. The success of North Carolina agriculture is dependent on the ability to interest younger up and coming farmers.

One way to educate farmers early on is by offering agriculture classes in local schools. When it is time for farmers to graduate high school, they will already have some background on agricultural practices. Another method is the creation of a local organization or outreach program to support young farmers. For example, the National Young Farmers Coalition was created by and for young farmers in the United States. They have created a website that offers information on farm tool modification, Farm Bill information, information on training opportunities, and profiles of successful young farmers. For more information visit the National Young Farmers Coalition website at www.youngfarmers.org. Providing young farmers with opportunities to gain on-farm experience before harvesting their own crops is another tool that can be utilized. Maverick farms, located in the Blue Ridge Mountains, is a non-profit, educational farm dedicated to promoting family farming as a community resource and reconnecting local food networks. They operate the Farm Incubator and Grower program which mentors young farmers by teaching them organic farming and marketing techniques. For more information visit the Maverick Farms website at www.maverickfarms.org.

Information used in this document was taken from “Planning for an Agricultural Future: A Guide for North Carolina Farmers and Local Governments”; produced by American Farmland Trust.

Agri-Tourism

Benefitting from Wine Tourism

What is wine tourism?

Visitation to vineyards, wineries, wine festivals, and wine shows for which grape wine tasting and/or experiencing the attributes of a grape wine region are the primary motivating factors for visitors.

Benefits and Challenges

Increased visitation to a tourism destination can have both positive and negative impacts on wineries and their surrounding communities.

Benefits

An increase in tourists will increase a winery's sales. The winery will also receive higher profit margins on bottles sold onsite as opposed to a consumer buying through a distributor or retailer. When visiting the winery, visitors have the opportunity to ask questions and give feedback. This can be helpful for the winery because they have an opportunity to create a relationship with customers which can foster brand loyalty. Lastly, increased visitation from wine tourism can increase revenue for surrounding restaurants and hotels getting business from wine tourists.

Challenges

If not properly managed, wine tourism can cause negative impacts on a community. Wine tourism requires a network of communication and support from the surrounding community for continuous growth. If the community does not support the wine tourism industry, community members may have resentment towards visitors. If visitors do not feel comfortable and welcomed in a community they will not return. An increase in visitors produces an increase in traffic congestion and noise pollution. Unwanted or rapid community growth could result in a loss of the rural community character. Having more people in a community can put a strain on a community's resources such as water and fuel.

NC Wine Tourism Statistics

The 2008 report *Discover North Carolina Wines: A Wine Tourism Visitor Profile Study* collected 925 surveys from 16 North Carolina Wineries. A demographic and geographic profile of NC Wine Tourists was created from the results.

Demographic Profile

- 64% female, 36% male
- Average age was 47
- 63% had a college degree

Geographic Profile

- 53% from North Carolina
- 8% from South Carolina
- 8% from Florida
- 4% from Virginia
- 3% from Pennsylvania
- 2% from New Jersey, Ohio, Tennessee, and Georgia

Tourist Motivations

Understanding the tourists' motivations for visiting Yadkin County vineyards and wineries will help reveal why visitors chose the specific winery and what they expect out of their visit. The surveys distributed to North Carolina wine tourists had a list of 10 activities and participants were asked to select all that applied.

- To taste wine (63%)
- To buy wine (57%)
- Have a relaxing day out (49%)
- Go on a winery tour (31%)
- Socialize with friends and family (22%)
- Enjoy a rural setting (16%)
- Eat at winery restaurant (12%)
- To be entertained (10%)
- Meet the winemaker (7%)
- Other (4%)

Importance of Partnerships

Creating a Winery Committee fosters communication among winery owners. Committee members can share ideas and concerns and get feedback from each other. They can work together to form a collaborative marketing strategy and create tourist packages that can include admission to multiple vineyards. The committee can create coupons and collaborate on types of discounts they would like to offer. Meetings should be scheduled once a month or every two months so that new ideas are being generated as often as possible.

The Winery Committee can also be responsible for creating wine events for Yadkin County. If every winery owner is a member of the committee, it will be more convenient to collaborate and plan a wine events calendar suitable to every winery's schedule.

Ways to Engage the Market

- A regional website with a list of names and descriptions of Yadkin County Wineries and surrounding hotels and restaurants is a convenient way for people to get information.
- Create a brochure to put in North Carolina Visitor Centers for travelers who may be passing through Yadkin County.
- Creative signage makes it interesting and easy for visitors to locate the wineries. For example, one state uses the theme "follow the grapes".

- Social Media has become a very effective way to market businesses. Create a Facebook page to make friends, post news and events, and share photographs of the winery.

Ways to Enhance Winery or Vineyard

- Wine events and festivals can help bring visitors to the area for overnight stays. Examples: barrel tasting, grape stomping, music and wine festivals, and wine release parties.
- Passport Program -When visitors arrive they receive a small “passport” card that includes a list of all the wineries in the region. For each winery that they visit, they receive a stamp in their passport. Once the visitor has visited every winery listed in the passport they will receive a prize such as a shirt or set of wine glasses with a regional logo on it.
- If there is a particular hotel that is close to the winery, offer a shuttle so that visitors can leave their cars in the hotel parking lot.
- During holidays, offer themed tastings. Examples: Haunted Halloween tasting, romantic valentines tasting for two, cookout/barbecue on the fourth of July.

Examples of Trends in Wine Tourism

In addition to offering basic tastings, many wineries are implementing new and exciting programs to bring new customers in and keep old customers coming back. Here are some examples of exciting program ideas.

- Boot camp: Visitors get to learn how to make wine and participate in the process. In the end, if they can complete the whole program, they will receive a certificate. They will also be able to take a bottle of wine home that they made.
- Ownership opportunities: Visitors can “buy a vine” or give one as a gift. The owner receives a plaque or certificate of ownership and owners are allowed to visit the vine anytime they want.
- New tours: Many vineyard owners are offering tours that include new activities like a jeep ride through the vineyards at sunrise/sunset or a culinary tour that includes wine tastings and food pairings from local restaurants.
- New partnerships: Instead of only partnering with other vineyards, seek partnerships with complementary venues such as art galleries, golf courses, spas, or cooking schools. This can help expand your market and attract new clients.
- Interactive websites: Put together an interactive regional website where potential visitors can plan their trip to Yadkin County. Include any restaurants, hotels, and other tourist venues that can be a part of the tourists’ itinerary.

Resources

The internet, magazines, newspapers, and television are all great ways to get new ideas for activities and programs at a vineyard. Subscribe to a wine journal for recent articles written and research being conducted on the wine industry.

- www.snooth.com – world’s largest wine website
- Wine Business Monthly/www.winebusiness.com
- www.winesandvines.com

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APPENDIX 1: KEY ISSUES AND CONCERNS

The Yadkin County Board of Commissioners appointed people with a diversity of backgrounds and geographic representation to serve on the Land Use Plan Committee. The Committee was responsible for guiding and overseeing the update of the Land Use Plan, based on information gained from local citizens. At the first Committee meeting, members were asked to identify the major land use issues the County is likely to experience in the future. This question was also posed to the public at a series of community forums.

In response to the question “What are the important development issues facing Yadkin County over the next 20 years?” the Committee gave the following answers. At the completion of the exercise, each member was asked to vote for their top two issues, from all of those assembled. The following list reflects the outcome of that voting process.

1. Lack of Industrial Parks: 6 votes
2. Lack of infrastructure: 5 votes
3. Protect rural lifestyle (agriculture/agricultural rights): 4 votes
4. Growing agri-tourism/viticulture: 4 votes
5. County water: 4 votes
6. Parks and recreation amenities: 3 votes
7. Opportunities to increase tax base/lower property taxes: 3 votes
8. Respect individual property rights: 3 votes
9. Education needs: 3 votes
10. Need County agricultural center: 2 votes
11. Historic Preservation/Land Preservation
12. Services for Aging-Planning for older population: 2 votes
13. Need for jobs: 2 votes
14. Enforcement and implementation of current land use plan: 2 votes
15. Aging Infrastructure: 1 vote
16. Walkable Town Centers: 1 vote
17. Water quality and conservation: 1 vote
18. Maintain rural environment while increasing tax base: 1 vote
19. More/better variety of overnight accommodations: 1 vote
20. Establish permanent Farmers Market: 1 vote
21. Utilizing Yadkin River to establish recreational opportunities: 1 vote
22. Providing means for local farmers to distribute their food: 1 vote
23. More parks needed: 1 vote
24. Greenways/Trails: 1 vote
25. Limit manufactured homes: 1 vote
26. Tax collection: 1 vote
27. Improve tourism amenities (hotels, restaurants, etc.): 1 vote
28. Contaminated wells
29. Need for new facilities
30. Need for public transportation
31. Need to police existing parks
32. Need connector road from East Bend to Yadkinville (Hwy 67 to 421)

33. Farmland/Open Space preservation
34. Enhanced voluntary Ag district-acquisition of conservation easements
35. Rural bedroom community with residential tax base-cannot attract needed amenities
36. Mixed use development in Town Centers
37. Minimum residential lot sizes too big (eating up land)
38. Historic Preservation
39. Serving homebound residents
40. Beautification of County to attract new business/industry
41. Protect beauty of County
42. Avoid mismatched uses
43. Control building growth to provide affordable services
44. Identify parts of County for specific land uses
45. Promote viticulture
46. Identifying County assets
47. Clean up County
48. Groundwater protection
49. Respect natural forces of development
50. Protect scenic views (limit outdoor advertising)
51. Illegal citizens
52. Noise issues
53. Abandoned properties
54. Sprawl, spotty development
55. Protect Town Centers

The Land Use Plan Committee held two (2) community forums in July 2010 to gain input on desired future growth patterns from the citizens of Yadkin County. These forums featured four (4) main activities: a mapping station that involved participants indicating where specific types of development should be located in the future, a development preferences station in which participants indicated their level of support for various types of development, a written survey asking questions about development preferences and issue importance, and a facilitated small group discussion which featured questions about the County's most pressing issues and participants' ideal vision for the future of Yadkin County.

Community Visioning Forum 1: Starmount Middle School

The first community forum was held on July 13, 2010 at Starmount Middle School in the western section of the County.

1. Mapping Station

At the Mapping Station, participants were directed to place two (2) dots on locations they deemed suitable for the following types of development: higher intensity residential development, commercial/retail, industrial/manufacturing, and agricultural/conservation. Participants were also given the choice to express that they did not want to see that type of

development in the County in the future. Each map featured the entire County and was uniform in appearance.

a. Higher Intensity Residential Development

While the results were varied, the majority of responses indicated that participants do not want to see this type of development in the County in the future. However, a few locations were identified, including along Huntsville-Farmington Road and Courtney-Huntsville Road in the southeast portion of the County, in and near Yadkinville, and in the vicinity of Old US 421 near Enon.

b. Commercial/Retail Development

A large number of responses identified the intersection of US Highway 421 and Interstate 77 as an ideal location for commercial development. Others areas that generated a lot of responses were within the extra-territorial planning jurisdiction of Yadkinville and along US Highway 421, to the west of Yadkinville. Other responses included the intersection of US Highway 421 and US Highway 21 and the intersection of NC Highway 67 and Interstate 77.

c. Industrial/Manufacturing Development

The intersection of US Highway 421 and Interstate 77 was also identified as a future location for industrial development. Other locations indicated by participants were within the extra-territorial planning jurisdictions of the towns of Jonesville, Boonville, and Yadkinville.

d. Agricultural/Conservation

This type of development had the most varied responses, due to the large amount of land currently in conservation or agricultural use in the County. Several locations within the extra-territorial planning jurisdiction of Boonville were identified, along with a stretch of US Highway 601 running between Boonville and Yadkinville. Several environmentally sensitive areas along waterways were also identified, including along the Yadkin River in the northern part of the County and around the reservoir, west of Yadkinville.



2. Development Preferences

At this station, participants were asked to place a dot on a development scale, indicating their level of interest in eight (8) types of future development: Water/Sewer, Manufactured Homes, Recreation/Open Space, Commercial/Retail, Multi-Family Housing, Single Family Housing, Industry/Manufacturing, and Protected Farmland. Participants had five (5) choices: Much Less, Less, Same, More, or Much More. Responses showed Protected Farmland, Industry/Manufacturing, Commercial/Retail, Water/Sewer, and Recreation/Open Space to be the most desired types of development.

a. Water/Sewer

The majority of participants (82.8%) indicated they wanted to see much more or more availability of water and sewer services in the future.

b. Manufactured Homes

The majority of participants (64.3%) wanted to see the level of this type of development to stay the same. 21.4% wanted to see much less and 14.3% wanted to see less manufactured homes as a housing source in the future.

c. Recreation/Open Space

46.4% of participants wanted to see more recreation and open space development, while 28.6% wanted the level of recreation/open space development to remain the same. 21.4% wanted to see much more of this development type.

d. Commercial/Retail

54.8% of participants wanted to see more commercial development, while 25.8% wanted the level of development to remain the same. 19.4% wanted to see much more of this development type.

e. Multi-Family Housing

The majority of participants (78.3%) wanted the level of this type of development to remain the same. 17.4% preferred less construction of this type of housing.

f. Single Family Housing

The majority of participants (66.7%) wanted the level of single family housing to remain the same. 30% preferred more construction of this type of housing.

g. Industry/Manufacturing

90% of participants wanted to see much more or more industrial development in the future

h. Protected Farmland

The majority of participants (94.6%) wanted to see much more or more farmland under protection.



3. Development Survey

There were 23 written surveys completed by forum attendees. The majority of attendees lived in an unincorporated part of the County and had lived in the County for more than 15 years.

a. Development Preferences

Participants were asked to indicate whether they encouraged a particular type of development in the incorporated areas (towns and cities) or unincorporated parts of the County or discouraged that type of development in both incorporated and unincorporated areas. Respondents were able to check all boxes that were applicable.

Development types that were mainly favored within town or city limits included Single-Family housing on small lots, Multi-Family housing, Senior living communities, Mixed-Use development, new Town Center development, Convenience/Drug Stores, Personal services (Barbers, Beauty Shops, Nail Salons, etc.), Grocery stores, Restaurants, Offices, Lodging, and Industry/Manufacturing. Development types that were encouraged mainly in unincorporated areas of the County were agriculture and viticulture. Manufactured housing was discouraged in both areas of the County.

b. Issue Importance

Participants were asked to indicate whether particular issues were very important, moderately important, or not important for Yadkin County over the next 10-20 years. Respondents were only able to select one (1) choice for this answer.

Out of the 12 issues presented, the following were deemed to be the most important in Yadkin County by participants.

- Preserving farmland and open space
- Promoting economic development (jobs)
- Replacing aging infrastructure (water, sewer, roads, etc.)
- Extending water and sewer service
- Providing services to senior citizens
- Preserving environmental quality
- Increasing the local tax base

The rest of the issues scored moderately in terms of importance with the exception of two (2) issues: providing additional public services and improving the appearance and functionality of Town Centers.

4. **Small Group Discussion**

Participants were divided into two (2) small groups for a facilitated discussion on the future of Yadkin County. Participants were given two (2) questions and given a chance to relate their answers to the group, which were then recorded on a flip chart. Once each group was finished recording their answers for each question, the flip charts from each group were posted together on the wall and participants were asked to vote for their top four (4) answers for each of the two (2) questions.

a. Question 1: What are the land use issues that need to be addressed in the future?

The issues that received the most votes focused on farmland preservation, personal property rights, managed growth, and development siting. The top issues, in terms of votes, are presented below.

- Farmland preservation: 22 votes
- No forced annexation: 10 votes
- Commercial development at I-77/US 421: 8 votes
- Reorient taxes from property owners to industrial/commercial: 7 votes
- Landfill: 6 votes
- Organized and controlled growth: 4 votes
- Better way to let non-farmers know about facts of farming (i.e. odors): 4 votes

b. Question 2: What is our ideal vision for Yadkin County in the next 15-20 years?

Answers and votes were highly varied but concepts such as farmland and natural resource preservation, improvements in education, taxation, and commercial district creation garnered the majority of the votes.

- Incentive to keep land in farming: 9 votes
- Improve education at all levels (public and private): 9 votes
- Collection of unpaid taxes: 7 votes
- Lower land taxes: 6 votes
- Commercial and industrial locating in appropriate places: 6 votes
- Keep County rural: 5 votes
- Softball complex: 5 votes
- Preserving our farmland, rivers, and streams: 5 votes
- Renter's tax: 4 votes
- Commercial area along I-77/US 421 to draw mountain traffic: 4 votes



Community Visioning Forum 2: Forbush Middle School

The second community forum was held on July 20, 2010 at Forbush Middle School in the eastern part of the County.

1. Mapping Station

This activity was conducted the same as it was at the first community forum at Starmount Middle School.

a. Higher Intensity Residential Development

Most of the responses centered on both the town limits and extra-territorial planning jurisdiction of Yadkinville as a future location for higher density housing. Participants also identified an area near the Yadkinville Country Club and an area near Rockett Road in the eastern part of the County as additional locations, along with within the town limits of East Bend. There was also a large contingent of participants who did not wish to see this type of development in the County at all.

b. Commercial/Retail Development

The majority of the responses placed future commercial development within the town limits and extra-territorial planning jurisdiction of Yadkinville, or just outside of these boundaries. The intersection of Interstate 77 and US Highway 421 and the town limits of East Bend were also identified as potential locations.

c. Industrial/Manufacturing Development

The intersection of Interstate 77 and US Highway 421 received a large number of votes as an appropriate location for industrial development. Locations within the town limits and extra-territorial planning jurisdiction

of Yadkinville and East Bend were also identified and scored highly in terms of votes.

d. Agricultural/Conservation

This type of development had the most varied responses, due to the large amount of land currently in conservation or agricultural use in the County. Several locations were identified in the Forbush area, in and near land that is currently enrolled in the County's Voluntary Agricultural District (VAD). Other locations that received a substantial number of votes included the Enon area, an area in the vicinity of Bethel Church, along US Highway 601 between Boonville and Yadkinville, and along Rockett Road.



2. Development Preferences

At this station, participants were asked to place a dot on a development scale, indicating their level of interest in eight (8) types of future development: Water/Sewer, Manufactured Homes, Recreation/Open Space, Commercial/Retail, Multi-Family Housing, Single Family Housing, Industry/Manufacturing, and Protected Farmland. Participants had five (5) choices: Much Less, Less, Same, More, or Much More.

As seen at the community forum at Starmount, Protected Farmland, Industry/Manufacturing, Recreation/Open Space, Water/Sewer, and Commercial/Retail were the most desired types of development.

a. Water/Sewer

The majority of participants (41.1%) wanted to see much more availability of public water and sewer. 31.1% wanted the level of this development to

remain the same and 20.7% wanted to see more development of water and sewer utilities.

b. Manufactured Homes

41.9% of participants wanted the level of this type of development to remain the same, while 32.3% wanted to see less and 22.6% wanted to see much less manufactured home development in the future.

c. Recreation/Open Space

The percentage of responses for the same and much more for this type of development was the same (35.5%). 29% of participants wanted to see more recreational and open space development in the future.

d. Commercial/Retail

The majority of participants (80.6%) wanted to see much more or more commercial development. 12.9% wanted the level of this type of development to remain the same.

e. Multi-Family Housing

40% of participants wanted the level of this type of development to remain the same and 30% wanted much less of this development in the future. 16.7% wanted to see more and 10% wanted to see less developments of this kind.

f. Single Family Housing

The majority of participants (58.1%) wanted the level of this type of development to remain the same, while 25.8% wanted to see more single family housing.

g. Industry/Manufacturing

The majority of participants (89.7%) wanted to see much more or more industrial development.

h. Protected Farmland

The majority of participants (73.4%) wanted to see much more protection of farmland in the future. 23.3% wanted the level to remain the same.

3. Development Survey

There were 28 written surveys completed by forum attendees. The majority of attendees lived in an unincorporated part of the County and had lived in the County for more than 15 years.

a. Development Preferences

Participants were asked to indicate whether they encouraged a particular type of development in the incorporated areas (towns and cities) or unincorporated parts of the County or discouraged that type of development in both incorporated and unincorporated areas. Respondents were able to check all boxes that were applicable.

Development types that were mainly encouraged within municipal limits were single family housing on small lots, multi-family housing, senior living communities, mixed-use development, new Town Center development, shopping centers, personal services (Barbers, Beauty Shops, Nail Salons, etc.), restaurants, offices, lodging, and industry/manufacturing. Development types that were encouraged mainly in unincorporated areas of the County were single family housing on large lots (1-5 acres), single family housing on estate lots (over 5 acres), agriculture, and viticulture. Manufactured housing was discouraged in both areas of the County.

b. Issue Importance

Participants were asked to indicate whether particular issues were very important, moderately important, or not important for Yadkin County over the next 10-20 years. Respondents were only able to select one (1) choice for this answer.

Out of the 12 issues presented, the following were deemed to be the most important in Yadkin County by participants.

- Preserving farmland and open space
- Promoting economic development (jobs)
- Preserving environmental quality
- Providing services to senior citizens
- Replacing aging infrastructure
- Extending water and sewer service
- Increasing the local tax base

The other issues all scored moderately in terms of importance. While no issue received a large number of votes in the 'not important' category, those issues that had the highest number in this column were: providing

additional public services, preserving and reusing historic buildings, and increasing the local tax base. However, the majority of responses for each of these issues were allocated to either the 'very important' or 'moderately important' category.



4. **Small Group Discussion**

Participants were divided into two (2) small groups for a facilitated discussion on the future of Yadkin County. Participants were given two (2) questions and given a chance to relate their answers to the group, which were then recorded on a flip chart. Once each group was finished recording their answers for each question, the flip charts from each group were posted together on the wall and participants were asked to vote for their top four (4) answers for each of the two (2) questions.

a. **Question 1: What are the land use issues that need to be addressed in the future?**

The issues that received the most votes focused on farmland preservation, personal property rights, managed growth, taxation, utilities, and public improvements. The top issues, in terms of votes, are presented below.

- Preserving farmland: 10 votes
- Do away with farmland, pasture, and timberland taxes: 9 votes
- Planned, controlled growth: 8 votes
- Leave property owners alone unless they are going to harm the environment: 8 votes
- More water/sewer for business: 7 votes
- Casino in County: 6 votes
- Develop large facility to hold large meetings (Ag Center or Convention Center): 6 votes
- Expand I-77/US 421 for manufacturing: 5 votes

- Road improvements-support access to highways: 4 votes
- Protect waterways-streams, lakes: 4 votes
- Sewer access: 4 votes

b. Question 2: What is our ideal vision for Yadkin County in the next 15-20 years?

Answers and votes were highly varied but concepts such as farmland and natural resource preservation, improvements in education, taxation, and personal property rights garnered the majority of the votes.

- Agricultural Center: 16 votes
- Planned, controlled growth: 15 votes
- More farmers need to get involved in planning: 14 votes
- More jobs: 8 votes
- Being able to improve county financially while leaving farms and historic resources intact: 6 votes
- Maintain farmland for kids: 6 votes
- Working Sheriff's Department: 5 votes
- Ability to sell and subdivide land: 5 votes
- Asses on sales tax rather than personal taxes: 4 votes
- Improved college system-community college and 4- year college: 4 votes
- Increased agri-tourism: 4 votes
- Remain rural: 4 votes



APPENDIX 2: MAPS

Future Land Use Map

Zoning Map

Utilities Map

Environmental Features Map

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