

Comprehensive Land Use Plan

Adopted: November 20, 2023



Yadkin County 2023 Comprehensive Land Use Plan

Yadkin County, North Carolina

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Yadkinville, NC 27055

Adopted by the County Commissioners: November 20, 2023

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Disclaimer: Changes in North Carolina General Statutes as they relate to land use may alter, omit, or otherwise invalidate portions of this document.

1. WHY PLAN OUR COUNTY?

The purpose of the **2023 Yadkin County Comprehensive Land Use Plan** (“Plan”) is to provide information and perspective used to pinpoint and prioritize actions to support a resilient, self-sustaining community. The Plan must encourage economic opportunities, while at the same time, maintaining the character and resources essential to the county in a vibrant, growing Piedmont region. An up-to-date plan balancing the changing trends, environmental mandates, and the community’s vision is essential to the success of the county and its inhabitants. Information contained in the Plan should serve as the basis for both investment and future development decisions.

The Plan has been designed for regular use by citizens, businesses, investors, leadership, and agencies in making decisions affecting the future of Yadkin County.

This Plan is vital to making informed decisions that will account for current conditions while maintaining perspective about the future when doing so. A Plan is the foundation of almost all capital improvement and growth decisions. ***Adoption of the Plan is not the end; it is a consensus on where to begin!***

1.1 About County Planning

Long-term planning for the future of a community is vitally important. One tool to guide the future of a community is the planning process and adoption of a comprehensive land use plan. Part of a comprehensive land use plan is designed to provide an overview of a community’s existing conditions and physical development. The main function of the plan is to serve as a guide to a community’s future development policy. The goals of a comprehensive land use plan aim to:

- involve the community in developing a long-term vision,
- address what should be maintained or changed in the future to achieve that vision,
- identify future land uses in an overall community-wide context,
- identify and prioritize needed future infrastructure improvement aimed at supporting the vision, and
- provide implementation guidance as to the private and public investment strategies to realize the vision.

Part of the on-going planning process is monitoring the plan’s progress as a fluid document. [§N.C.G.S. 160D-501](#) does not set a specific time frame for updating the comprehensive plan, but it does call for plans to be “*reasonably maintained.*”

As recommended by the UNC School of Government, “*factors determining reasonableness would include rate of growth and change as well as physical, economic, and social conditions so professional practice calls for comprehensive plans to be updated every 5-10 years. If the community has experienced rapid change, then an update every five years may be more defensible.*” ***Land Use planning is an ongoing process!***

1.2 Official State Policy

The State of North Carolina requires local governments in NC General Statute [160D](#) to adopt a plan to be eligible for certain funding, powers and authority by July 1, 2022. The

plan is to be used as an assurance to the public that local decisions are made with a perspective on the future implications of pending decisions, and to affirm that public accountability and fiscal responsibility are considered as part of the decision-making process.

Decisions made about public spending and growth can often appear centered around individuals involved and how they may benefit. When governing board decisions adhere to an adopted plan, those individual interests are balanced with others affected by the outcome of decisions, which include citizens, property owners, and businesses.

Yadkin County last updated its land use plan in 2011. This document established the overall goals/policies regulating growth within the region designed to promote economic development while mitigating secondary impacts, preserving sensitive environmental areas, and promoting a rural aesthetic deemed key to the Yadkin 'way of life'. This Plan serves as an update to this document and continues the County's long-standing commitment to long-range planning efforts and prudent land use management.

1.3 Statutory Reference

The **2023 Yadkin County Comprehensive Land Use Plan** shall serve as the adopted plan pursuant to [§N.C.G.S. 160D](#) in the planning and regulation of development.

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2. ABOUT YADKIN COUNTY

2.1 Background

2.1.1 Location

Yadkin County is in the Piedmont region of central North Carolina with approximately 334.9 square miles of land area, making it the 78th largest county in the State.

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 separated by the Yadkin River valley.

The mountain range moves from the southwest to the northeast crossing five counties in North Carolina namely: Caldwell, Alexander, Wilkes, Iredell, and Yadkin. The county marks the eastern end of the range with peaks rising approximately 400–500 feet above the surrounding countryside. The highest point is Star Peak near Jonesville, at 1,590 feet above sea level.

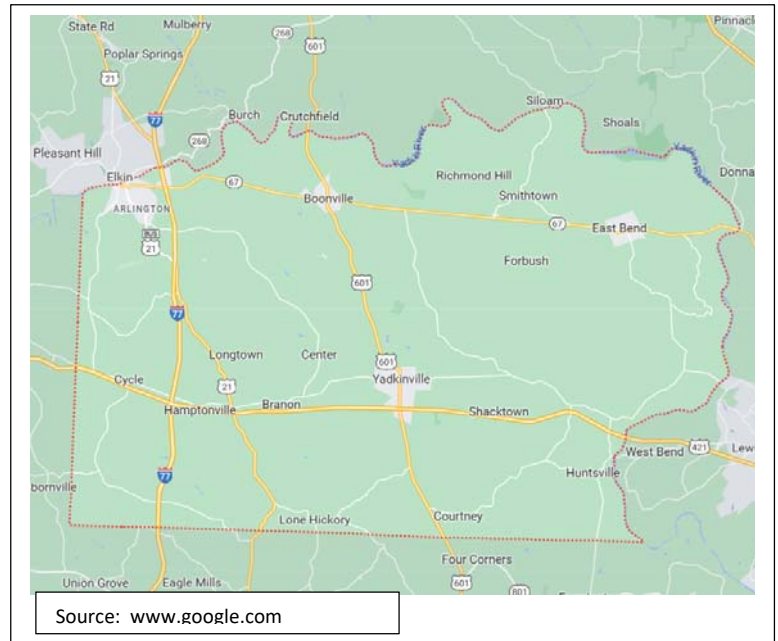
The Yadkin River serves as the northern and eastern borders. To the south, the county is bordered by Davie and Iredell County and on the east and west lies Forsyth and Wilkes, respectively. To the north is Surry County. The county has a total area of 337 square miles, of which approximately 2 square miles is water.

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, namely Boonville, East Bend, Jonesville, and Yadkinville, which is the county seat. Arlington was once an incorporated municipality, but merged with Jonesville in 2001.

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 Crossroads, and Wyo.

Yadkin County is included in the Winston-Salem, NC Metropolitan Statistical Area, which is also included in the Greensboro-Winston-Salem-High Point, NC Combined Statistical Area.



As of 2012, the Piedmont Triad has an estimated population of 1,611,243 making it the 33rd largest combined statistical area in the United States. The region's population has increased in recent decades and is projected to continue within the next 20 to 30 years (i.e., the planning horizon of the Plan).

Hospitals in proximity to the county include:

- Atrium Health Wake Forest - Davie Medical Center – Bermuda Run NC
- Hugh Chatham Memorial Hospital – Elkin NC
- Iredell Memorial – Statesville NC
- Atrium Health Wake Forest Baptist Hospital – Winston-Salem NC
- Novant Health Forsyth Medical Center – Winston-Salem NC
- Northern Regional Hospital of Surry County – Mt. Airy NC
- Atrium Health Wake Forest Baptist – Wilkes Medical Center – North Wilkesboro NC

2.1.2 History

The original, indigenous, inhabitants of what is now Yadkin County were Native America farmers including members of the Cherokee, Cheraw, Keyauwee, Tutelo, Saponi, and Catawba nations. In the late 1600s, prominent traders sought to open the 'back country' of North Carolina for more extensive trade routes and began to explore areas along the Blue Ridge mountain range, establishing trade routes.

When North Carolina became a royal colony of the English Crown in 1730, the area that is now Yadkin County was originally 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. What we now know as Yadkin County was created in 1850 from portions of Surry County, deriving its name from the Yadkin River. The county seat of Yadkinville was chartered in 1857 with the erection of the local courthouse and named after the county.

The first European settlers arrived in the early to mid-1750s and included Germans from Pennsylvania, Virginians of both English and Scotch-Irish descent, Moravians from neighboring Salem, and Quakers migrating from eastern counties.

Early commerce was dominated by agricultural operations, most notably grain and flue cured tobacco which served as the area's largest cash crops. Dairy farming rose to prominence by the mid-20th century. Farming in the region has significantly diversified over the years and now includes several active vineyards, with the first winery opening in 2000. Yadkin County is now home to 12 producing wineries, the largest concentration in the State. The Yadkin Valley Wine Region was the first federally designated wine producing region or appellation in North Carolina. Wines such as Chardonnay, Cabernet Sauvignon, Merlot, Viognier, and Chambourcin are winning medals in competitions throughout the nation.

As the region began to industrialize, Yadkin County followed suit in a more deliberate and cautionary fashion to avoid impacts to the local agricultural economy. This included the conscious decision in the mid to late 1800s to preclude location of rail lines within the county.

Most industries that were found within the county around the early to mid-20th Century were small and predominantly local businesses, including tobacco basket manufacturing, lumber companies, and textile mills. While agriculture remains a big part of the local economy today, the manufacturing sector has declined, in favor of distribution and service industries.

The region has benefited from roadway/highway infrastructure growth occurring in the mid to late 20th century allowing for continued expansion of local manufacturing industries. Two major four-lane highways, I-77 and US 421, make Yadkin County easily accessible for industry, residents, and visitors.

Local landmarks include:

- The Tulbert House, built around 1852;
- Bourman Mill Dam, built in the late nineteenth century;
- Deep Creek Friends Meeting Cemetery, established around 1801; and
- Richmond Hill, once a law school and home of North Carolina Supreme Court Chief Justice Richmond Pearson, is now a historic park.

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3. COMMUNITY PROFILE

The development of a Plan first requires that identification and analysis of certain key growth factors be performed. The intent of the analysis is to ensure that policies contained in the Plan address current problems, trends, and issues facing the community, including the immediate area. The key growth factors included for analysis are discussed in several subject areas within the Plan. Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions.

The U.S. Census Bureau prepares a detailed statistical portrait for local governments, counties, and states of their respective social, economic, housing, and demographic characteristics through the 5-year American Community Survey (ACS) products. The ACS 5-year estimates are constructed as period estimates and reflect the average characteristics over the 5-year period.

In their methodology of defining a current residence in the ACS, the U.S. Census Bureau considers everyone who is currently living or staying at an address for more than two months is considered a current resident of that address. This means that their expected length of stay is more than two months, not that they have been staying in the housing unit for more than two months at the time when the survey is conducted. Persons away from their residence for two months or less, whether in the United States or overseas, on a vacation or on a business trip, are considered to still be a resident at the address, and the unit is classified as occupied and eligible for inclusion in the survey. Persons away from their residence for more than two months are considered not to be a resident. For the ACS, if no one is determined to be a current resident in the sampled housing unit, it is classified as vacant.

Data contained with this element is derived from two (2) sources:

1. The 2020 Decennial Census; and
2. The 2019 American Community Survey (ACS).

In those instances where actual Decennial Census data is not yet available, this document utilizes ACS data. It is important to understand the differences between these two data sources:

- Decennial Census data represents a 'physical count' of all residents occurring every ten years;
- American Community Survey (ACS) produces population, demographic and housing unit estimates based on data samples (i.e., does not represent a physical count of all residents). Data is collected on either a monthly or annual (i.e., yearly) basis.

Due to the COVID pandemic, the U.S. Census Bureau experienced challenges in securing full participation in the Decennial Census. There are noticeable discrepancies in some data sets, most notably population, from Census and ACS data. In completing this Document, the best available data was utilized. In those cases where a disparity exists, steps have been taken to try and document those differences and provide an explanation.

3.1 Population

3.1.1 Population Growth

The U.S. Census Bureau's Decennial Census for Yadkin County in 2010 was 38,406 persons and in 2020 the population was listed at 37,214 persons, a decrease in population of approximately 3.1%. During the same period, the State saw an overall population increase of approximately 9.5% (from 9,535,483 to 10,439,388 persons).

Data from the Decennial Census and the 2019 ACS indicated that there were 17,432 housing units in the county with an average household size of owner-occupied houses of 2.47 people and with an average household size of renter-occupied houses of 2.23 people. Households include related family members, non-related individuals, and people living alone. The count of households excludes group quarters. Section 3.1 provides figures within Yadkin County using U.S. Census Bureau figures.

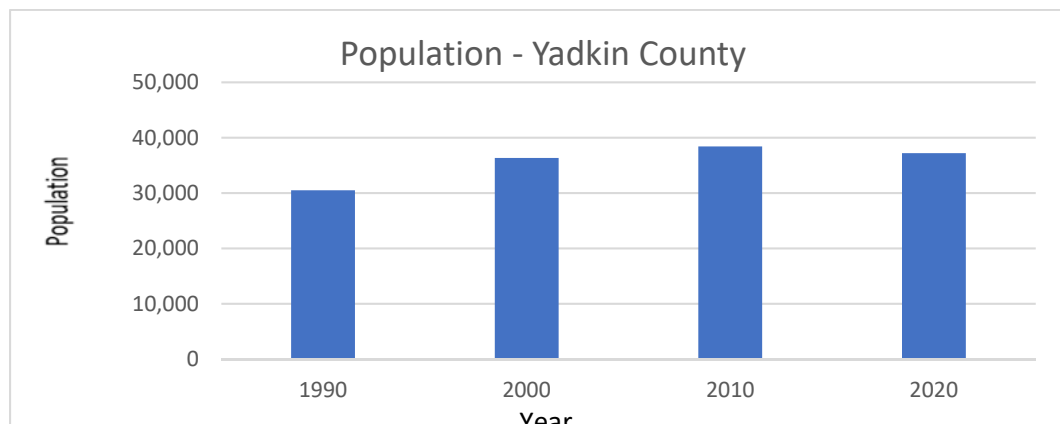
The population increased between 1990 and 2010, and then decreased slightly between 2010 to 2020 as illustrated in Table 3.1.1A and Figure 3.1.1.A.

Table 3.1.1.A: Yadkin County Population Estimates and Growth Rates

Year	Yadkin County Population	Population Annual Increases/Decreases	Between Years
1990	30,488		
2000	36,348	19%	1990-2000
2010	38,406	5.7%	2000-2010
2020	37,214	-3.1%	2010-2020

Source: U.S. Census Bureau

Figure 3.1.1.A: Yadkin County Decennial Population



Source: U.S. Census Bureau

Table 3.1.1.B illustrates the percentage of the population related to the total population of the State throughout the past 30 years.

Table 3.1.1.B: Yadkin County to State of North Carolina Population Comparison

Year	Yadkin County	State of NC	Yadkin County's Population to State of North Carolina
2000	36,348	8,049,313	0.4%
2010	38,406	9,535,483	0.4%
2020	37,214	10,439,388	0.35%

Source: U.S. Census Bureau

The population estimates for each year between 2010 to 2020 have been estimated annually by the U.S. Census Bureau. As illustrated in Table 3.1.1.C and Figure 3.1.1.B, the population has, for the most part, decreased in the last decade, with the sharpest drop occurring between 2019 and 2020.

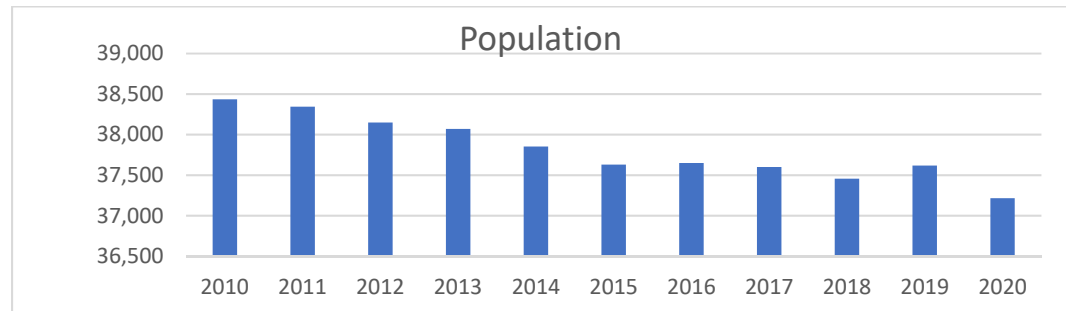
The average rate of population decrease between 2010 and 2020, based on population estimates by the U.S. Census Bureau, was 0.32% (refer to Table 3.1.1.C and Figure 3.1.1.B).

Table 3.1.1.C: Yadkin County Population - Annual Estimates and Growth Rates

Year	Population	Growth Rates
2010	38,435	
2011	38,344	-0.24%
2012	38,149	-0.51%
2013	38,070	-0.21%
2014	37,852	-0.57%
2015	37,630	-0.59%
2016	37,650	0.05%
2017	37,599	-0.14%
2018	37,456	-0.38%
2019	37,617	0.43%
2020	37,214	-1.07%
	Average Growth Rate	-0.32%

Source: U.S. Census Bureau

Figure 3.1.1.B: Yadkin County Population - Annual Estimates



Source: U.S. Census Bureau, Annual Estimates

3.1.2 Population Projections

Rather than apply an average 2010 through 2020 average population rate of -0.32% to the 2020 U.S. Census Bureau's Decennial Population figure of 37,214 persons and subsequent years to forecast Yadkin's population in 2030 and 2040, which may lead to unrealistically low or even negative projections, another method was used.

The North Carolina Office of State Budget and Management (OSBM) State Demographer publishes population projections annually for each county using complex methodology tailored to each county's birth, death, and migration rates.

Yadkin County's population, on average, has been approximately 0.2% of the State of North Carolina's total population. To provide a more realistic model, this number was applied to the State Demographer population projections for 2030 and 2040 to forecast projections of population for the county. This results in a population projection of 2,456 persons in year 2030 and 2,711 persons in year 2040 as illustrated in Table 3.1.2 and Figure 3.1.2.

Table 3.1.2: Yadkin County Population – Estimates and Projections

Year	Population Estimates and Projections
1990	30,488
2000	36,348
2010	38,406
2020	37,214
2030	37,364
2040	37,784

Sources: 2020 Estimate: U.S. Census
2030 & 2040 Projections: Average population percentage of Yadkin County to the State of North Carolina's population (0.2%) using the NC OSBM population projections

3.1.3 Diversity

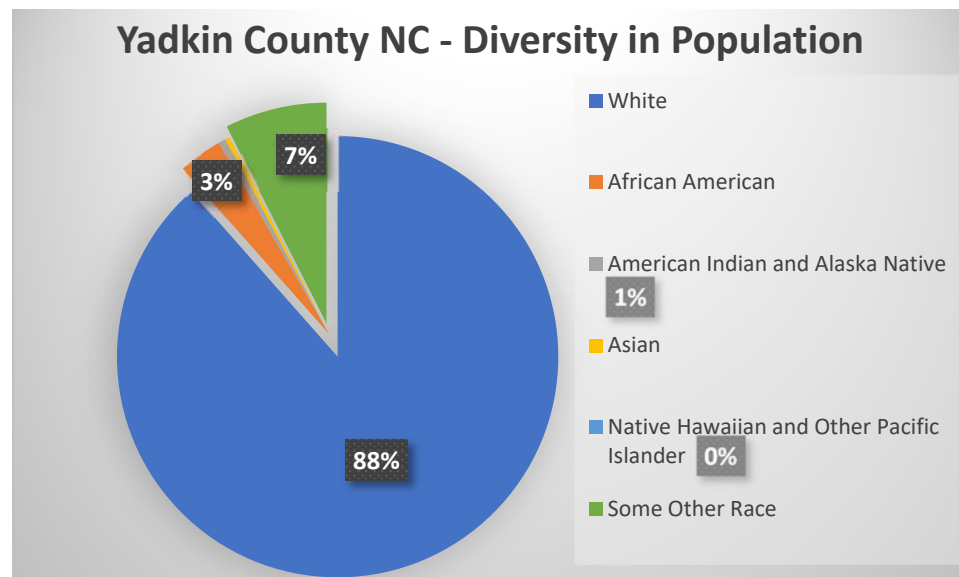
Within Yadkin County, for residents reporting one race alone (35,179 persons reporting as one race), the 2020 U.S. Decennial indicates 30,842 persons (88%) were White; 1,136 persons (3%) were Black or African American; 203 individuals

(0.5)% identified themselves as American Indian and Alaska Native; 143 (0.3%) were Asian; 0% were Native Hawaiian and Other Pacific Islander, and 2,855 individuals (7.6%) indicated they were some other race.

Table 3.1.3.A: Yadkin County Population by Race Alone

Race or Ethnicity	Percent Total Population
White	88%
African American	3%
American Indian and Alaska Native	0.5%
Asian	0.3%
Native Hawaiian and Other Pacific Islander	0%
Some Other Race	7%

Source: U.S. Census Bureau, 2015-2019 American Community Survey, Margin of error does not always equal 100%



The 2020 American Community Survey estimated 32,780 persons (88%) of people were White non-Hispanic. People of Hispanic origin may be of any race. An estimated 4% of residents reported two or more races.

3.1.4 Population by Age and Sex

The 2020 American Community Survey estimated genders in Yadkin County were 50.4% (18,977) females and 49.6% (18,625) males.

The median age was 44.4 years. An estimated 21.2% of the population was under 18 years of age with 29.6% of the population being between 18 to 44 years and 29.7% being between 45 to 64 years. Approximately 19.5% of residents were 65 years and older.

Median age is defined by the U.S. Census Bureau as the measure that divides the age distribution into two equal parts: one-half of the cases falling below the median value and one-half of the cases falling above the median value. The median age in 2020 was 44.4 years.

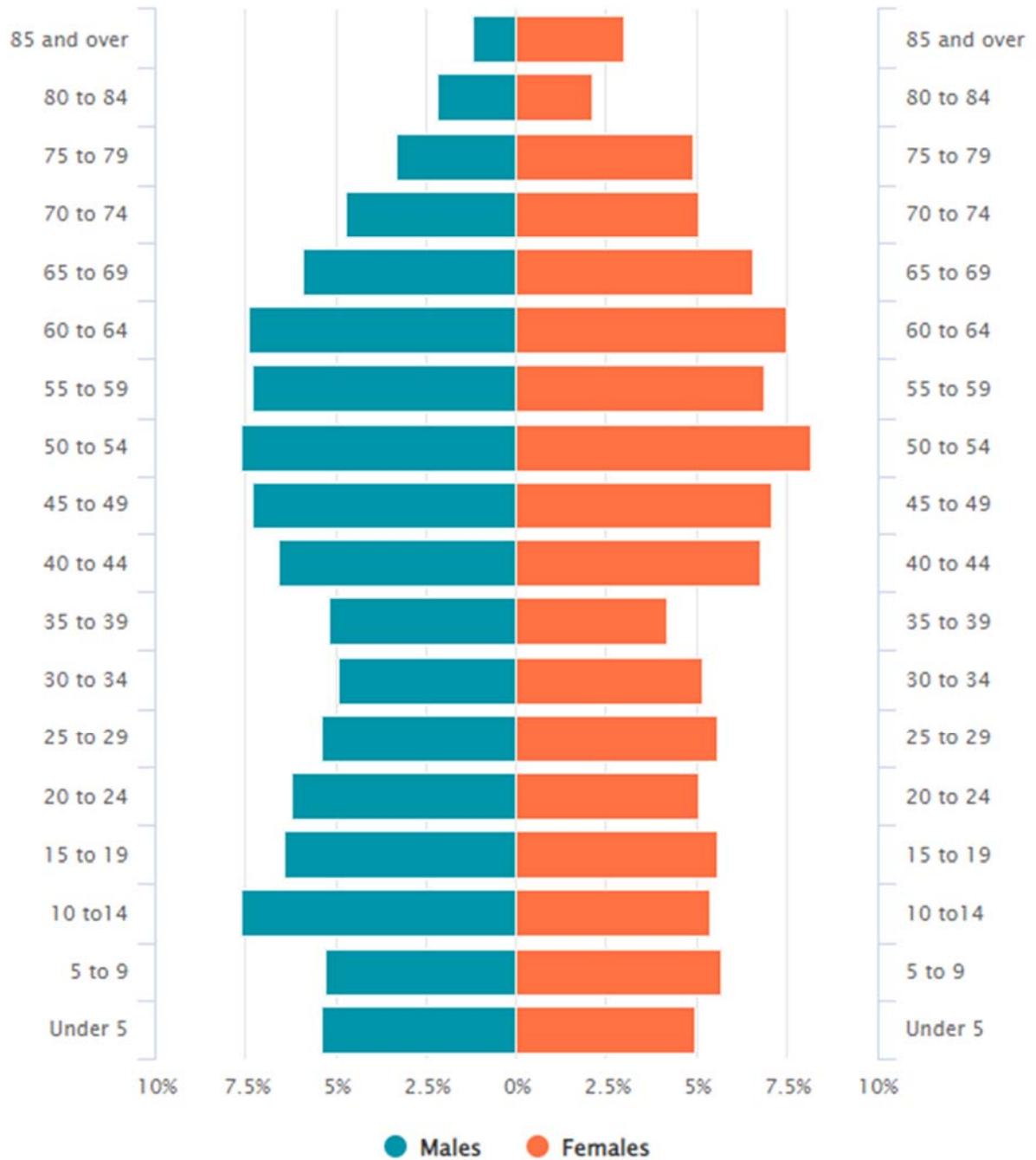
Table 3.1.4: Yadkin County Population by Age and Sex (percentage)

Age	Percent Male	Percent Female
Under 5	5.4	5.0
5 to 9	5.3	5.7
10 to 14	7.6	5.4
15 to 19	6.4	5.6
20 to 24	6.2	5.1
25 to 29	5.4	5.6
30 to 34	4.9	5.2
35 to 39	5.2	4.2
40 to 44	6.6	6.8
45 to 49	7.3	7.1
50 to 54	7.6	8.2
55 to 59	7.3	6.9
60 to 64	7.4	7.5
65 to 69	5.9	6.6
70 to 74	4.7	5.1
75 to 79	3.3	4.9
80 to 84	2.2	2.1
85 and over	1.2	3.0

Source: U.S. Census Bureau, 2020 American Community Survey

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Yadkin County Population by Age and Sex



Source: U.S. Census Bureau, 2020 American Community Survey

3.2 Housing

3.2.1 Occupied Housing Characteristics

As previously indicated, in 2020 Yadkin County had approximately 17,432 housing units of which 15,425 housing units were occupied or had people living in them, while the remaining 2,007 units were unoccupied (i.e., vacant).

Of the occupied housing units, the percentage of these houses were occupied by owners (also known as the homeownership rate) was 76.2% while renters occupied 23.8%. The average household size of owner-occupied houses was 2.47 and in renter-occupied houses it was 2.23.

As noted in **Table 3.2.1.A** below, Yadkin County has a higher percentage of property owners occupying residential units (i.e., higher percentage of homeownership rate) when compared to the State.

Table 3.2.1.A: Homeownership Rates

Jurisdiction	% of Owner-Occupied Units	% of Renter Occupied Units
Yadkin County	76.2%	23.8%
State of North Carolina	65.2%	34.8%

Source: U.S. Census Bureau, 2020 American Community Survey

According to the available data, the median property value for owner-occupied houses in Yadkin County was \$133,100.

Of the owner-occupied households, approximately 52.5% had a mortgage while 47.5% of owners owned their houses "free and clear," that is without a mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$1,046 and for owners without a mortgage was approximately \$342.

For renter-occupied houses, the median gross rent in the county was \$635. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Households that pay 30% or more of their income on housing costs are considered cost burdened. According to 2020 ACS data, cost-burdened households in Yadkin County accounted for approximately 22.6% of owners with a mortgage, 14% of owners without a mortgage, and 47.8% of renters.

Table 3.2.1.B: Occupants with a Housing Burden in 2020

House Value	Percent
Owners with mortgage	22.6%
Owners without mortgage	14%
Renters	47.8%

Source: U.S. Census Bureau, 2020 American Community Survey

For comparison purposes, within the State of North Carolina, there are approximately 1,732,746 households with a mortgage (62%) and 1,061,465 households without (38%). Cost burdened households in the State are

approximately 25% of owners with a mortgage, 12.4% of owners without a mortgage, and approximately 48% of renters. Yadkin County is consistent with the State average with respect to 'housing burden'.

3.2.2 Housing Stock

According to 2020 ACS and Decennial Census data, the U.S. Census Bureau estimated 2,461 (14%) occupied residential structures in the county have been built since 2000. These figures do not account for houses built since 2019.

Table 3.2.2: Occupied Housing Units by Age in 2020

Year Built	Number Structures	Percent Structures
Built 2014 or later	285	1.6%
Built 2010 to 2013	164	0.9%
Built 2000 to 2009	2012	11.5%
Built 1990 to 1999	3264	18.7%
Built 1980 to 1989	3142	18.0%
Built 1970 to 1979	3357	19.2%
Built 1960 to 1969	1427	8.2%
Built 1950 to 1959	1439	8.2%
Built 1940 to 1949	1192	6.8%
Built 1939 or earlier	1162	6.7%

Source: U.S. Census Bureau, 2020 American Community Survey

3.2.3 Housing Types

As of 2020, the U.S. Census Bureau reported the county had a total of 17,432 housing units, of which 69.2% were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as "townhouses" or "row houses"); 4.7% were multi-family structures (buildings that contained two or more units); and 26.1% were mobile homes while any remaining housing units were classified as "other," which included boats, recreational vehicles, vans, etc.

Table 3.2.2: Housing Types

Housing Types	%
Single Family (Site Built)	69.2%
Mobile Homes	26.1%
Multi-family	4.7%

Source: U.S. Census Bureau 2020 American Community Survey

3.3 Economy

3.3.1 Household Income

Household income calculations consist of the income of all individuals aged 16 years and older in the household. When analyzing the distribution of household income, most households fall into the \$50,000 to \$74,999 income range (17.8%), followed by the \$35,000-\$49,999 (16.4%) and \$25,000 -\$34,999 (13.5%) range. Approximately 27% of the population makes over \$75,000 in annual household income. Refer to **Table 3.3.1**.

Table 3.3.1: Yadkin County Household Income by Range

Income Range	% of Total Population
Less than \$10,000	6.8
\$10,000 to \$14,999	5.6
\$15,000 to \$24,999	12.8
\$25,000 to \$34,999	13.5
\$35,000 to \$49,999	16.4
\$50,000 to \$74,999	17.8
\$75,000 to \$99,999	12.0
\$100,000 to \$149,999	10.1
\$150,000 to \$199,999	2.4
\$200,000 or more	2.6

Source: U.S. Census Bureau, 2020 American Community Survey

3.3.2 Median Household Income

Median income is defined by the U.S. Census Bureau as the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. The median income is the amount that divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. Mean income is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. The mean or average income is higher than median income.

Median earnings for full-time year-round workers in the county was \$39,496. Male full-time year-round workers had median earnings of \$41,960. Female full-time year-round workers had median earnings of \$35,619. As illustrated in Table 3.3.2, Yadkin County is approximately 27.6% below the State median household income.

Table 3.3.2: Median Income Comparison

Jurisdiction	Median Household Income
Yadkin County	\$39,496
State of North Carolina	\$54,602

Source: U.S. Census Bureau, 2020 American Community Survey

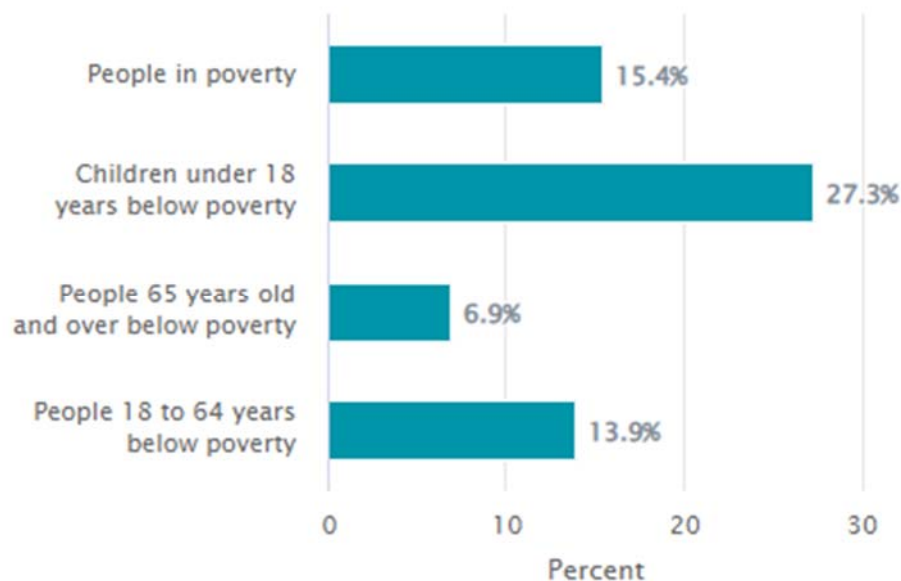
3.3.3 Poverty Rates

The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family, or unrelated individual, falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is 'in poverty'. Since poverty is determined by the circumstances of individual families (e.g., family size, income thresholds and income), there is no single poverty rate for an entire jurisdiction or geographic area.

According to Census data, in 2020 15.4% of people in the county were in poverty.

Of this number, an estimated 27.3% of children under 18 were below the poverty level, compared with 6.9% of people 65 years old and over. An estimated 13.9% of people 18 to 64 years were below the poverty level.

Table 3.3.A: Percentage of People in Poverty:



Source: U.S. Census Bureau, 2020 American Community Survey

For comparison purposes, Table 3.3.3 illustrates the percentage of people in poverty, as well as the percentage of children in poverty, in the county versus the State of North Carolina.

Table 3.3.3.B: Poverty Level Comparison

Jurisdiction	% of People in Poverty	% of Children (under 18 years Old) in Poverty
Yadkin County	15.4%	27.3%
State of North Carolina	14.7%	21.2%

Source: U.S. Census Bureau, 2020 American Community Survey

According to available 2020 Census data; in 2015-2019, 11.9% households received SNAP (the Supplemental Nutrition Assistance Program) benefits.

An estimated 51.8% of households that received SNAP had children under 18, and 33.2% of households that received SNAP had one or more people 60 years and over. An estimated 30.4% of all households receiving SNAP were families with a female householder and no husband present. An estimated 21.9% of households receiving SNAP had two or more workers in the past 12 months.

3.4 Education

3.4.1 Educational Attainment

Of Yadkin County residents 25 years and older, 82.3% had at least a high school education or equivalent in 2019 and 11.6% had a bachelor's degree or higher. An estimated 17.7% did not complete high school, which is higher than the State average of 12.2%. More residents graduated high school or obtained an equivalency, however, than the State average.

The total school enrollment, age 3 years and over, in Yadkin was 7,359 in 2019. Nursery school enrollment was 433 and kindergarten through 12th grade enrollment was 5,701. College or graduate school enrollment was 1,225.

Table 3.4.1: Educational Attainment Comparison

Educational Attainment	Yadkin County	State of North Carolina
Less than high school diploma	17.7%	12.2%
High school diploma or equivalency	33.8%	25.7%
Some college, no degree	25.1%	21.2%
Associate degree	11.7%	9.7%
Bachelor's degree	8.9%	20.0%
Graduate or professional degree	2.8%	11.3%

Source: U.S. Census Bureau, 2020 American Community Survey

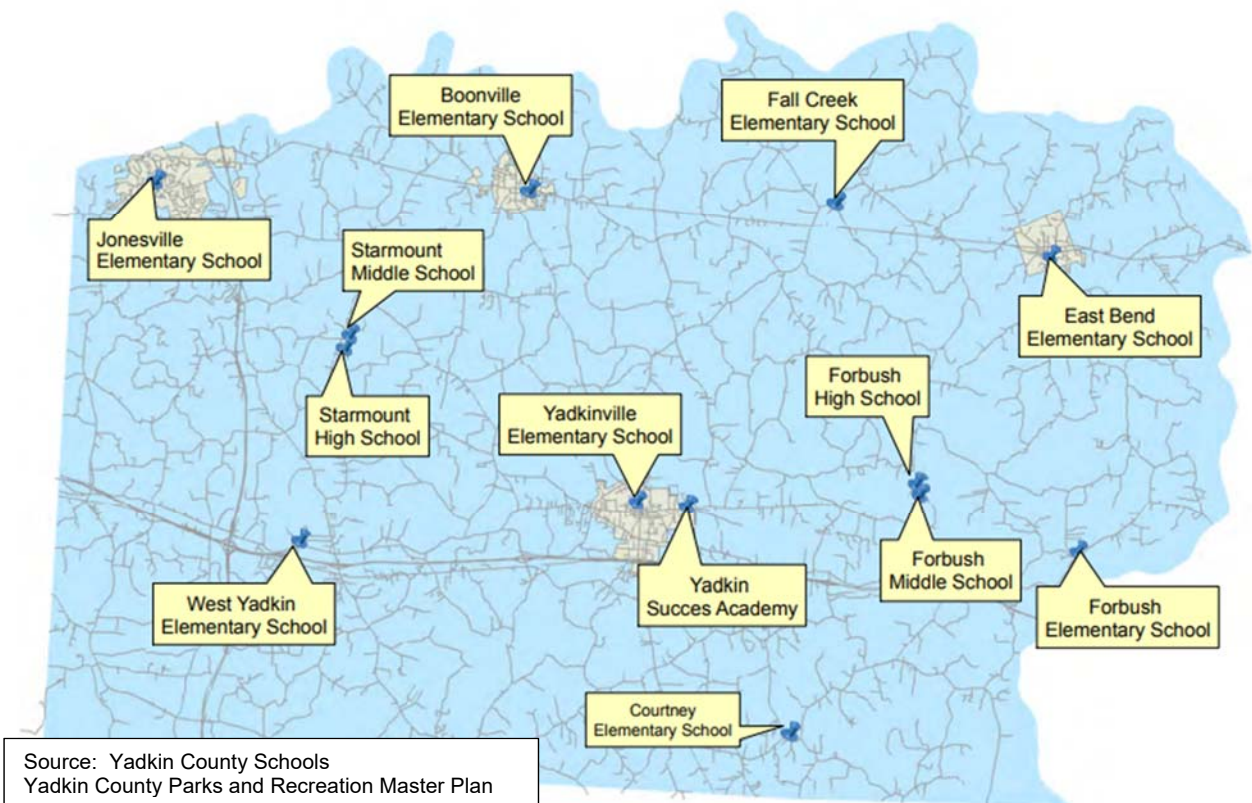
3.4.2 Public Schools

Residents are served by the Yadkin County School System, providing educational services via 14 individual schools throughout the community, namely:

- Boonville Elementary (pre-k through 5th grade) - 232 East Main Street, Boonville, NC;
- Courtney Elementary (pre-k through 5th grade) - 2529 Courtney-Huntsville Rd, Yadkinville, NC;
- East Bend Elementary (pre-k through 5th grade) - 205 School Street, East Bend, NC;
- Fall Creek Elementary (pre-k through 5th grade) - 2720 Smithtown Rd, East Bend, NC;
- Forbush Elementary (pre-k through 5th grade) - 1400 Bloomtown Rd, East Bend, NC;
- Forbush Middle (6th through 8th grade) - 1431 Falcon Rd, East Bend, NC;

- Forbush High (9th through 12th grade) - 1525 Falcon Road, East Bend, NC ;
- Jonesville Elementary (pre-k through 5th grade) - 101 Cedarbrook Rd, Jonesville, NC;
- Starmount Middle (6th through 8th grade) - 2626 Longtown Rd, Boonville, NC;
- Starmount High (9th through 12th grade) - 2516 Longtown Rd, Boonville, NC;
- West Yadkin Elementary (pre-k through 5th grade) - 4432 Old US 421 Hwy, Hamptonville, NC;
- Yadkinville Elementary (pre-k through 5th grade) - 305 North State Street, Yadkinville, NC;
- Yadkin Early College (9th though first year college equivalent) - 1001 College Drive, Yadkinville, NC;
- Yadkin Success Academy (kindergarten through 12th grade) - 733 East Main Street, Yadkinville, NC.

Yadkin County Schools



Based on data from Yadkin County Schools and the State of North Carolina, the average number of students on the county and state level are as follows:

	Elementary	Middle	High	K-12	K-8
County	237	605	497	168	441
State	433	638	802	719	484

Yadkin County Schools have a slightly higher average 4-year graduation rate (89.2%) of the State of North Carolina's current 87% average.

3.4.3 Colleges and Universities

Yadkin County is conveniently located in proximity to the following colleges and universities:

- Surry Community College – Yadkin Campus is a public community college located in the heart of Yadkin County offering thirty-six areas of study with options of associates degrees, diplomas, or certifications. The college also offers online degree programs. As with all State of North Carolina community colleges, the campus offers programs for college credit transfers for students.

The facility in Yadkin County is one of four satellite campuses operated by the college, whose main campus is in Dobson, North Carolina.

- Davidson-Davie Community College (DCCC) – Located approximately 19 miles south of Yadkin in Mocksville, North Carolina. Part of the State's community college system, the campus offers a wide variety of associates degrees and college credit transfer classes for students.
- Forsyth Technical Community College - commonly referred to as Forsyth Tech, is approximately 26 miles east of Yadkinville in Winston-Salem, North Carolina. The college, one of the largest in the community college system, offers many distance learning classes and specialty programs in addition to 67 Associates in Applied Science degrees, 20 college transfer (Associates in Arts and Associates in Science) degrees, 35 diplomas, and 67 certificates programs.
- Winston-Salem State University (WSSU) – located approximately 28 miles east of Yadkin in Winston-Salem, North Carolina. WSSU is a historically black public university that is part of the University of North Carolina system offering over 40 academic majors and 10 graduate degrees.
- Wilkes Community College (WCC) – located approximately 32 miles west of Yadkin in Wilkesboro, North Carolina. Part of the State's community college system, the campus offers a wide variety of associates degrees and college credit transfer classes for students
- Wake Forest University (WFU) – located approximately 33 miles east of Yadkin in Winston-Salem, North Carolina. WFU is a private research university offering more than 40 majors and 57 interdisciplinary minors across various fields of study.

- The University of North Carolina at Greensboro (UNC-G) – located approximately 60 miles east of Yadkin in Greensboro, North Carolina. UNC-G is a public research university and is part of the University of North Carolina system. The university offers more than 100 undergraduates, 61 masters and 26 doctoral programs.
- Appalachian State University (ASU) – located approximately 65 miles west of Yadkin in Boone, North Carolina. ASU is a public research university and is part of the University of North Carolina system, offering more than 150 bachelors degrees, 70 graduate degree programs, and two doctoral programs.

There is also a satellite campus in Hickory, North Carolina approximately 61 miles west of the county.

3.5 Workforce

3.5.1 Employment

In Yadkin County, the U.S. Census reported that in 2020, 57.1% percent of the population age 16 and over were employed (i.e., 17,614 people out of a labor force of 30,839 16 years of age and older) while 42.9% (13,225 people) were not currently in the labor force. A total of 896 people were listed as being unemployed and approximately 29 people (0.1%) were listed as being members of the armed forces.

An estimated 82.4% of the people employed were private wage and salary workers; 9.4% were federal, state, or local government workers; and 8% were self-employed in their own business. As presented in Table 3.5.1.A, the largest number of residents in the workforce (aged 16+) are employed in the *Management, business, sciences, and arts occupations* (5,042 people, or 30.2% of the workforce). The second highest employment category is *Production, transportation, and material moving occupations* (3,694 people, or 22.1%) for a total of 52.3% of the local workforce population.

Table 3.5.1.A: Occupations for Civilian Employed Population 16 Years and Older

Occupation	Number	%
Management, business, sciences, and arts occupations	5,042	30.2%
Service occupations	2,764	16.6%
Sales and office occupations	3,144	18.8%
Natural resources, construction, and maintenance occupations	2,045	12.3%
Production, transportation, and material moving occupations	3,694	22.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

In 2019, the civilian employed population in Yadkin, aged 16 years and older, worked in the following industries.

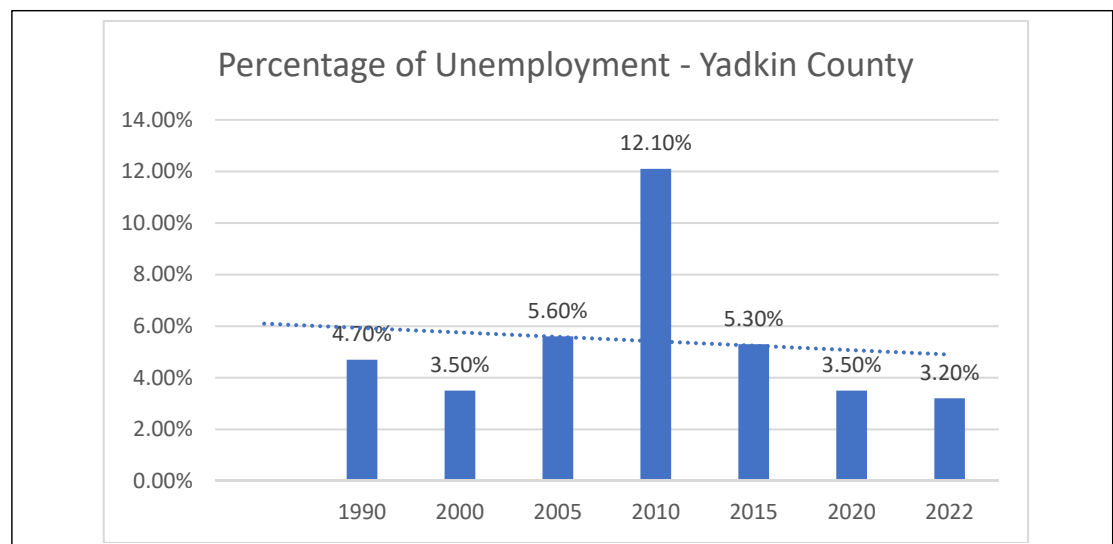
Table 3.5.1.B: Employment by Industry

Industry	%
Agriculture, forestry, fishing and hunting, and mining	2.2%
Construction	12.3%
Manufacturing	20.7%
Wholesale trade	2.4%
Retail trade	8.2%
Transportation and warehousing, and utilities	5.0%
Information	1.7%
Finance and insurance, and real estate and rental and leasing	3.7%
Professional, scientific, and management, and administrative and waste management services	11.2%
Educational services, and health care and social assistance	19.9%
Arts, entertainment, and recreation, and accommodation, and food services	5.8%
Other Services, except public administration	3.8%
Public administration	3.2%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

3.5.2 Unemployment

Unemployment rates have remained steady over the last 20 years with a mean range of 4.3%. According to the U.S. Bureau of Labor Statistics in 2010 there was a spike in the unemployment rate for the county to 12.1%. At this time, there is no available data explaining this spike in unemployment, which fell to 5.3% by 2015. During the height of the COVID pandemic the unemployment rates hit a high in April of 2020 of 15.1%. By 2022, the rate settled back to an average rate of 3.2% consistent with historical trends.



3.5.3 Commuting Patterns

As reported by the U.S. Census Bureau, an estimated 84.3% of workers drove to work alone and 9.6% carpooled. Among those who commuted to work, it took them on average 26.6 minutes to get to work. **Table 3.5.3** presents workers' modes of travel to work.

Table 3.5.3: Commuters' Methods of Transportation

Transportation Method	% of All Workers
Drive Alone	84.3%
Carpool	9.6%
Public Transportation	0.1%
Walk	1.1%
Other Means	0.6%
Worked at Home	4.4%

Source: U.S. Census Bureau, 2014-2018 American Community Survey

3.6 Future Trends Projection - *How does Yadkin County prepare?*

Recognizing trends and how market dynamics can and do change, will enable the county to position itself as a welcoming community for multiple generations looking at buying or renting a home, starting, or growing a business, and finding Yadkin a good place to visit, relocate/raise a family, and invest.

This approach to planning reinforces the community's desire to create a place where younger people will desire to locate, while aging community members will choose to remain. A vibrant and sustainable community is one where both the new and existing home markets are attractive to future generations and allow for aging members of the community to remain in the community by offering a variety of housing products near jobs, services and events.

According to contemporary real estate experts, the "50+" real estate market is changing. In these next few years, Generation X (those born between the years 1964 and 1977) will be joining the Baby Boomers (born between 1946 and 1963) and Matures (between 1927 and 1945), making serving the age 50+ market both a challenging puzzle as well as an opportunity for both communities and the real estate industry itself.

A recent insightful online posting on RISmedia.com (a real estate trade site) states: "*For the **Mature** buyers, those born between the years 1927 and 1945, the decision to move can be an emotional and complicated process. The sense of obligation to the family home may be a burden and a comfort at the same time.*" The posting goes on to state: "***Baby Boomers** are savvy home buyers. They approach the transaction with high expectations and confidence. They consider the home a reflection of their lifestyle, so image and status are important. Whether they are downsizing, upsizing, or purchasing a second home, vacation home, or investment property, they know what they want and how to tell you about it.*" And finally, the post states: "*Newbies to the 50+ group, **Generation X** stands out because of their strong need for independence and practical yet cautious approach. They take on the responsibility of gathering information and rely strongly on facts and*

documentation. They ask a lot of questions and don't want to get burned. They expect their home to complement their lifestyle and not the other way around."

Preparations to embrace current and projected trends are a partnership of land development and real estate industries with local government leadership. New housing construction should address gaps in the market product offering; therefore, land development specifications appearing in the County's ordinances must be adequate to accommodate these trends. Replacing existing antiquated land use regulations, adding specifications for land development which creates opportunities to extension of supporting infrastructure, and maintaining quality control over the implementation of these standards must be prioritized to protect property rights of all parties while creating common-sense opportunities that don't setup for failures in the future.

As with the housing markets, ever changing trends in consumption, product development, technology and generational shifts in personal choices/values must be considered when making decisions about commercial and other non-residential growth. This approach to planning reinforces the community's desire to create a place where younger people will desire to locate, while aging members will choose to remain.

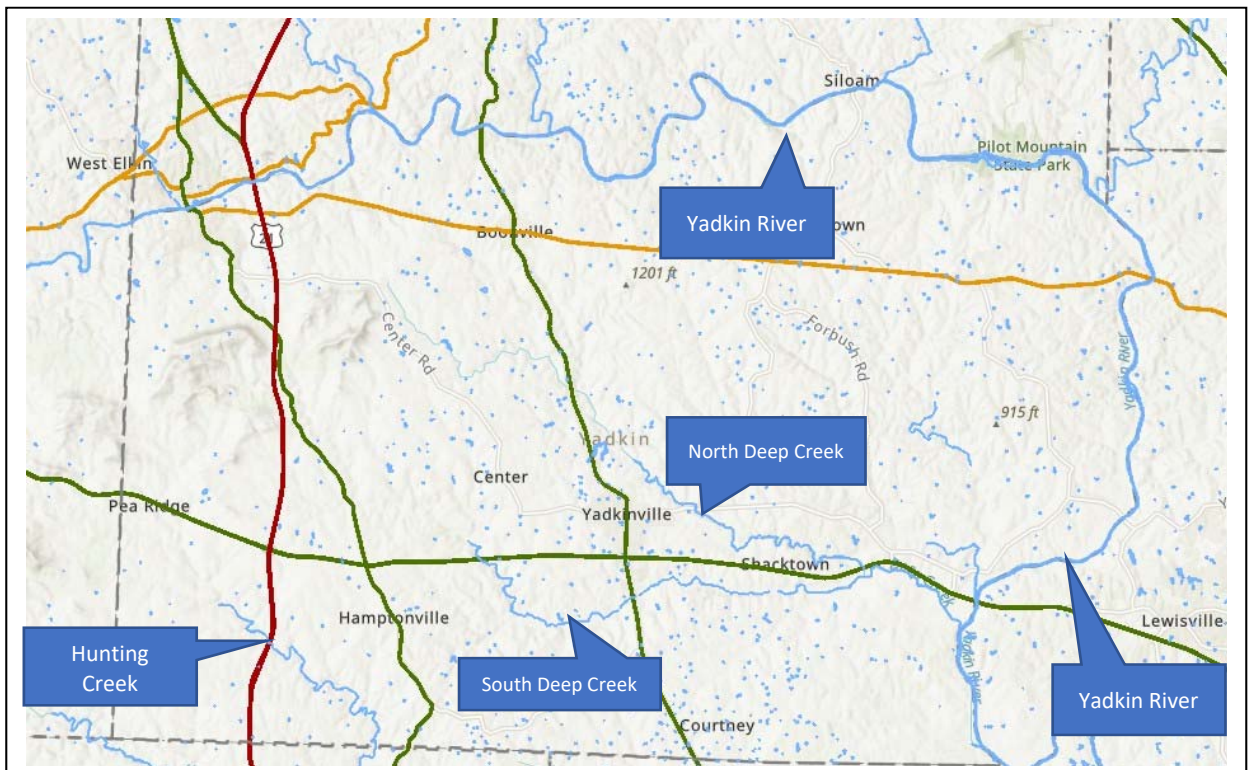
A community, where traditional values accompany craftsmanship must embrace the presence of technology in everyday life, commerce, and business. Innovation is an ever-increasing component of the economy at all levels; therefore, it must be considered in the formation of growth policy serving these innovators if we are to adapt and survive global influence on everyday life.

4. NATURAL, CULTURAL, AND HISTORIC RESOURCES

4.1 Natural Resources

4.1.1 Water Resources

Water resources provide both recreational and life sustaining resources for the county and the region. Yadkin County has several major tributaries including the Mitchell River, Fisher River, the Yadkin River, Deep Creek (North and South), Forbush Creek, Logan Creek, Hunting Creek, and Rocky Creek.



Source: State of NC Department of Environmental Quality

Waterways are classified by the State of North Carolina Division of Water Resources (DWR) as either *Water Supply III (WS-III)* or *IV (WS-IV)* water features, defined as follows:

- *WS-III waterways: Waters used as sources of water supply for drinking, culinary, or food processing purposes where a more protective WS-I or II classification is not feasible. These waters are also protected for Class C uses. WS-III waters are generally in low to moderately developed watersheds.*
- *WS-IV waterways: Waters used as sources of water supply for drinking, culinary, or food processing purposes where a WS-I, II or III classification is not feasible. These waters are also protected for Class*

C uses. WS-IV waters are generally in moderately to highly developed watersheds or Protected Areas.

Class C Waters are defined by the State as follows: *Waters protected for uses such as secondary recreation, fishing, wildlife, fish consumption, aquatic life including propagation, survival and maintenance of biological integrity, and agriculture. Secondary recreation includes wading, boating, and other uses involving human body contact with water where such activities take place in an infrequent, unorganized, or incidental manner.*

Typically, there are no restrictions on watershed development or types of discharges, provided state water quality standards are met consistent with applicant local regulations.

YADKIN-PEE DEE RIVER BASIN:

The Yadkin–Pee Dee River Basin is the second largest river/drainage basin in North Carolina covering approximately 7,221 square miles, 24 counties and 93 municipalities.

Within North Carolina, the basin contains approximately 6,287 miles of streams and 43,206 acres of lakes.

The entire Yadkin-Pee Dee River basin spans three states and drains 18,864 square miles of land that originates from a

dense network of headwater streams in the Blue Ridge Mountains of southern Virginia and northwestern North Carolina and ends in the Atlantic Ocean in South Carolina.

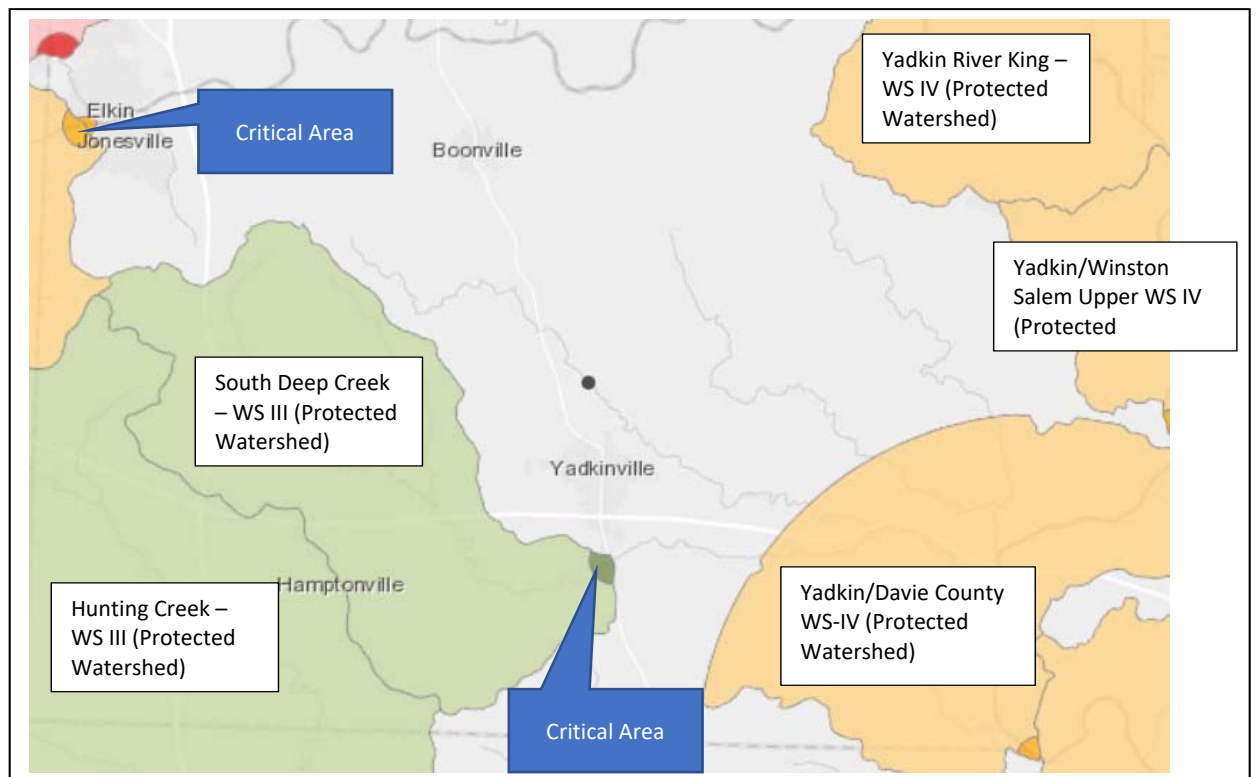
In North Carolina, the Yadkin River flows southeast from its headwaters then northeast passing through the Kerr Scott Reservoir and the towns of Wilkesboro and Elkin. When the river reaches Winston-Salem, it turns southeast and passes through Lexington and Salisbury and six more man-made reservoirs,



merging with the Uwharrie River between Badin Lake and Lake Tillery to form the Pee Dee River. The river continues southeast through the expansive South Carolina coastal plain where it merges with the Lynches, Little Pee Dee, Waccamaw, and Black rivers, and ultimately drains into Winyah Bay near Georgetown and Myrtle Beach.

WATERSHED REGULATIONS: Yadkin County's Watershed Protection Ordinance protects watershed areas by limiting development in those defined environmentally sensitive areas reducing pollution and the cost of water treatment including land use restrictions, density and built-upon limits, and riparian buffer requirements.

Yadkin County contains portions of six (6) Water Supply Watersheds, as designated by the North Carolina Environmental Management Commission, namely: Yadkin River, Deep Creek, and Hunting Creek (see map below).



Source: State of NC Department of Environmental Quality

None of the major water features within the county appear classified by the State as a 'Nutrient Sensitive Water (NSW)'.

The NSW designation is intended to identify water features: *needing additional nutrient management due to being subject to excessive growths of microscopic or macroscopic vegetation*. As none of the water features within the county appear to carry the NSW designation, application of additional development guidelines/constraints (i.e., land disturbance limits, impervious limits, etc.) are not required to be observed.

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, specifically:

- N. Deep Creek at State Road 1510
- N. Deep Creek at State Road 1605
- S. Deep Creek at State Road 1733

There are also three (3) monitoring stations located along the Yadkin River:

- 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 2013 Yadkin River Basin Assessment Report, published by the North Carolina Division of Water Quality (DWQ).

4.1.1.1 Water Sports

Outdoor water sport opportunities are available in the area, including:

Park	Location	Water Amenities
Yadkin County Park	6600 Service Road Yadkinville, NC	<ul style="list-style-type: none">• Fishing/fishing pier
Yadkin Memorial Park	1200 Crystal Lane Yadkinville, NC	<ul style="list-style-type: none">• Fishing/fishing pier• Kayak/canoe (Includes rental)• Waterfowl hunting
Donnaha River Access Park	6131 Donnaha Park Rd. East Bend, NC	<ul style="list-style-type: none">• River access (active and passive water-based recreation)
Shores River Access	8420 Highway 601, Booneville, NC	<ul style="list-style-type: none">• River access (active and passive water-based recreation)

Park	Location	Water Amenities
Huntsville River Access	5600 Courtney-Road, Huntsville, NC	<ul style="list-style-type: none"> • River access (active and passive water-based recreation)
Pilot Mountain State Park	4454 Shoals Road (access point to Pilot Mountain State Park)	<ul style="list-style-type: none"> • River Access (canoe and kayak access)

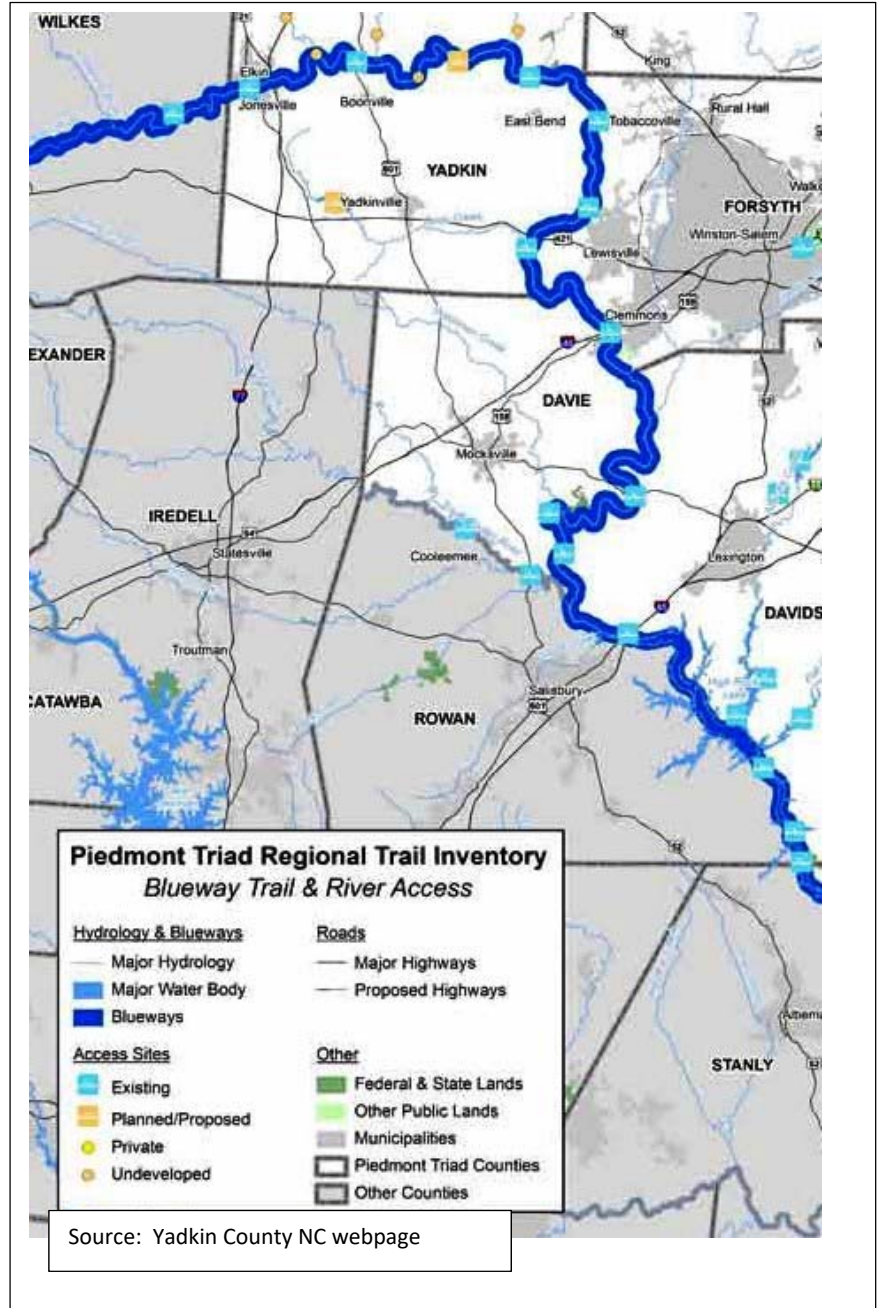
Yadkin River Trail:

The Yadkin River Trail is a Blueway Trail, which is a water path developed with boat/kayak launch points, camping locations, and other points of cultural/historical interest or significance for users.

Per the Yadkin County Parks and Recreation Department website:

Blueways are typically developed by state, county or local municipalities to encourage recreation, ecological education and preservation of wildlife resources.

The Yadkin River is designated as a State Blueway Trail and includes High Rock Lake, Tuckertown Reservoir and Lake Tillery, with a connected series of river access points from Wilkes County to



Montgomery County, including 4 in Yadkin County.

Yadkin County maintains three river access sites along the Yadkin River, specifically the Donnaha Yadkin River Access, Shores Yadkin River Access, and the Huntsville Yadkin River Access.

The Donnaha and Huntsville river access areas are located on property not owned by the County but controlled by long term leases and include property owned by NC Department of Transportation.

4.1.1.2 Water Supply

Local water sources include:

- The Town of Yadkinville: Water is pumped from the South Deep Creek to the Water Treatment Plant located at 2820 Highway 601 South in Yadkinville.
- Town of Jonesville: Water is pulled from the Yadkin River into an 8-million-gallon reservoir for treatment and then gravity fed to two conventional style filters for distribution into the system.

Construction of the Hood Chamberlain Dam was completed in 2010. While originally proposed for flood control, the feature includes water supply storage for a safe yield of up to six (6) million gallons per day of potable water should the need arise. The County maintains control of the property reserving the area as a future water source.

Yadkin County currently has three operating water systems, although most residents are on individual wells. For more information, please refer to Section 7.1 of the Plan.

The County has a water purchase agreement with Winston-Salem/Forsyth County Utility Commission for the purchase of water serving the Town of East Bend and residents along Flint Hill Rd. and Taylor Rd.

4.1.2 Land Resources and Geography

Slope: The highest point in Yadkin County is in the west towards Wilkes County, specifically Star Peak near the Town of Jonesville at the base of the Brushy Mountains with an elevation of approximately 1,590 feet above sea level. As we move east towards Forsyth County, there is a simple grade/elevation change to an average elevation of approximately 680 feet above sea level.

Overall, the county is characterized by generally rolling terrain with slopes ranging from anywhere from 2-15%.

From a development standpoint, terrain and slope play important factors when determining the viability of development.

For residential and nonresidential land uses, property slopes typically exceeding 12-15% can represent an impediment to development due to the costs associated with the clearing/grading of property. Large-scale non-residential operations, for example, need large/flat areas to support the primary building, ancillary development activities (i.e., parking/loading areas, etc.) and installation of wastewater systems. As the slope of terrain increases, the cost of grading increases as well.

Hilly terrain also makes transportation systems difficult to develop/maintain over time.

Slopes exceeding 6% to 8% can place limitations on the operation/development of recreational activities for the same reasons (i.e., you need a flat area to support development of athletic fields). There are severe limitations on campsites and playgrounds when the slope exceeds 10% and on picnic facilities when slope exceeds 25%.

Soils: According to the Yadkin County Soil Survey, completed by the U.S. Department of Agriculture's Natural Resources Conservation Service, and Yadkin County GIS map data the predominant soils in the area consist of the following soil categories:

1. **Cecil-Applying Association:** Cecil, Madison, Lloyd, and Worsham soil classifications fall into this category, which covers approximately 78% of the county, which are characterized as being deep and well-drained, medium-textured soils.
2. **Madison Association:** About 60% of this association is made up of Madison soils with the remainder consisting of Cecil, Applying, and Lloyd soils characterized as being moderately deep and well-drained. This association is found in only 4% of the county, generally in the mountainous areas and foothills.
3. **Lloyd-Iredell Association:** Consists of Lloyd and Iredell soils characterized by deep to moderately deep, well-drained, soils. Only 7% of the county is covered by this association, predominately located in the southeastern corner of the county and typically utilized for forestry or agriculture operations.
4. **Hayesville-Cecil-Halewood Association:** About 75% of this association is comprised of Hayesville and Cecil soils with the remainder consisting of Halewood soils, characterized by deep to moderately deep, well-drained, medium textured soils on narrow sloping ridges and steep slopes. The category covers approximately 7% of the county and is in the Brushy Mountains and on the north-facing slopes along the Yadkin River.
5. **Mayodan-Wadesboro Association:** The dominant soils in this association are Mayodan and Wadesboro soils, which are characterized by deep, well-drained, medium textured soils over Triassic sandstone and shale. This soil association is generally found on broad interstream plateaus.

There are minimal limitations imposed on development by the soil in the county. Some soils have identified/defined septic tank limitation due to existing high-water tables and/or poor percolation.

Soils throughout the region is generally considered 'good' for agricultural activities except for 'Madison' soils, which can be extremely acidic and have a moderate capacity for holding water.

Floodplain: There are areas of the county encumbered by floodplain/Special Flood Hazard Area (SFHA) as defined by FEMA. The following map depicts these areas as denoted on the State's Flood Risk Information System (FRIS) accessed at: <https://fris.nc.gov/fris/Home.aspx?ST=NC>.

In general, SFHA has been identified/mapped around major water features throughout the county.

Soil in these areas are characterized as poorly drained and are not suitable to support various forms of development activity (i.e., residential or non-residential). Future development on property encumbered by SFHA is restricted by the County's Flood Damage Prevention regulations.

Wetlands: Wetlands in the area consist mainly of freshwater ponds, which are part of the Palustrine system, non-tidal wetlands which are usually vegetated in nature.

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 their natural state providing vital habitat for migrating waterfowl and songbirds and a natural filtering system to help maintain water quality.¹

4.1.2.1 Agricultural

Agriculture is an important part of Yadkin County's heritage and economy.

According to the 2017 U.S. Census of Agriculture, there were approximately 818 farms in the region covering a total of 87,522 acres of land (41% of the county) with an average farm size of 107 acres. This represents an approximate 10% reduction in the number of farms counted from the 2007 U.S. Census of Agriculture.

The amount of this acreage in harvested cropland was 44,370 acres, approximately 50% of the total land area devoted to agricultural activities. There were approximately 372 cattle/dairy farms in Yadkin County with over 16,000 head of cattle.

Vineyards and Wineries: All of Yadkin County is included in an area known as the *Yadkin Valley AVA*, an American Viticulture Area recognized by the federal government as a unique grape-growing region.

The AVA includes land in seven counties (Yadkin, Wilkes Surry, Davie, Davidson Forsyth and Stokes) of northwestern North Carolina encompassing approximately 1,400,000 acres of land area in and around the Yadkin Valley which is home to 47 wineries.

Currently, the county is home to 12 vineyards/wineries.

¹ Federal Emergency Management Agency website, National Wetland Inventory website.

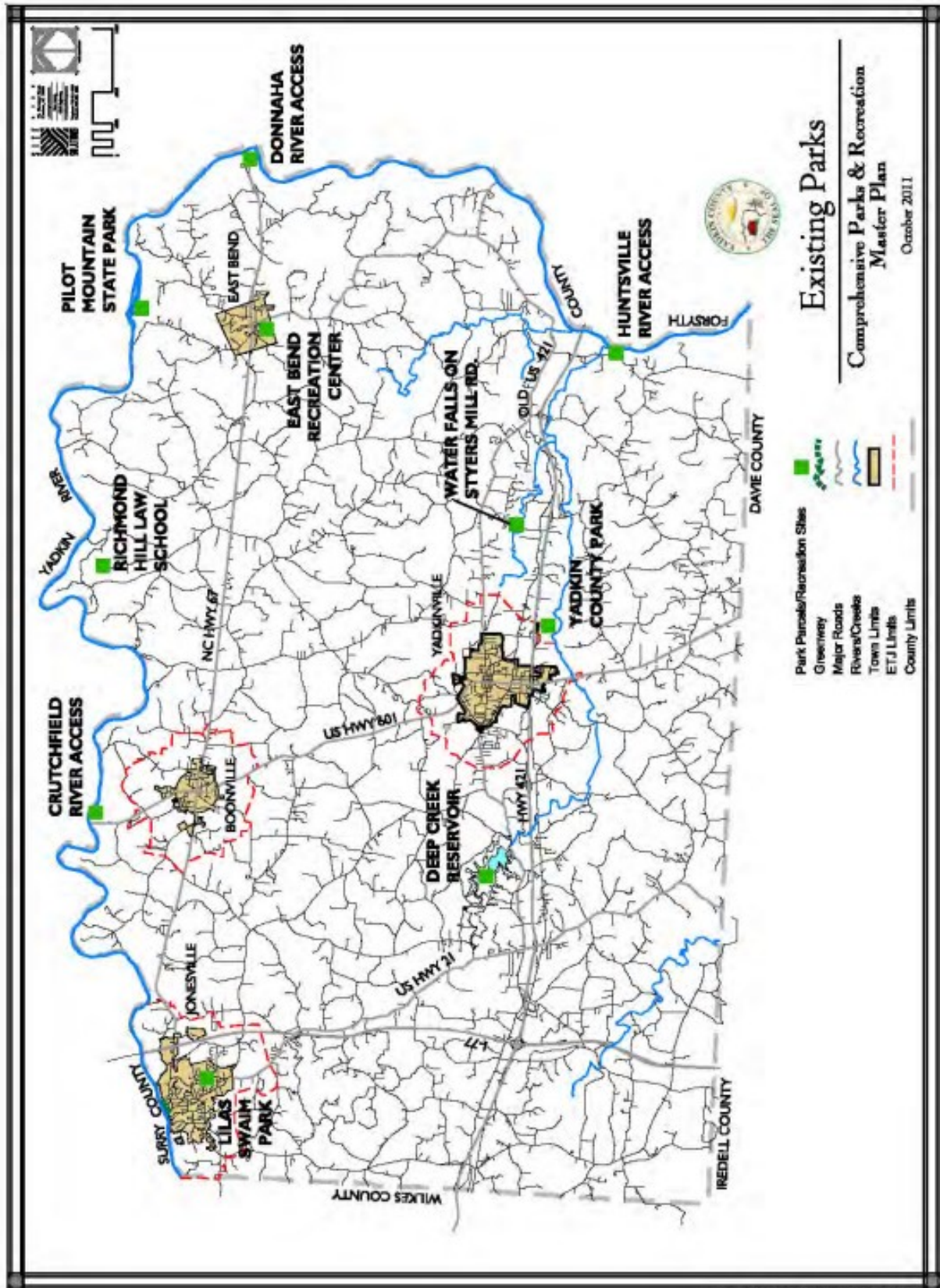
4.1.2.2 Recreation

The County Parks and Recreation Department manages the following park facilities:

Park Name	Location	Amenities:
Historic Richmond Hill	4641 Law School Road East Bend, NC 27018	<ul style="list-style-type: none">• The Historic Richmond Hill law school;• Picnic shelters and tables,• Walking trail
Yadkin County Park	6600 Service Road, Yadkinville, NC 27055	<ul style="list-style-type: none">• War Memorial• Junior Olympic Swimming Pool• Pool Building with Bathroom/Changing Rooms• Multi-purposes• Picnic Shelter/Kitchen• Playgrounds• Sand Volleyball Court• Trails (i.e., Walking, Biking, Hiking)• Amphitheater• 18-Hole Disc Golf• Adult and youth Baseball Field• Adult and youth soccer Fields• Concession Stands and restroom buildings.
Shore-Styers Mill Nature Park	1400 Styers Mill Road Yadkinville, NC	<ul style="list-style-type: none">• Walking and hiking trails

Park Name	Location	• Amenities:
Yadkin Memorial Park	1200 Crystal Lane Yadkinville, NC	<ul style="list-style-type: none"> • Boating (non-gas powered) • Fishing • Kayaking/Canoeing • Playground • Walking/Jogging Trail • Waterfowl Hunting • Camping • Dog Park • Picnic Shelters
Yadkin Memorial Park East	2513 Ireland Road Yadkinville, NC	<ul style="list-style-type: none"> • The George Sappenfield 18-hole Disk Golf course • Picnic shelter • Walking trails • Restroom facilities

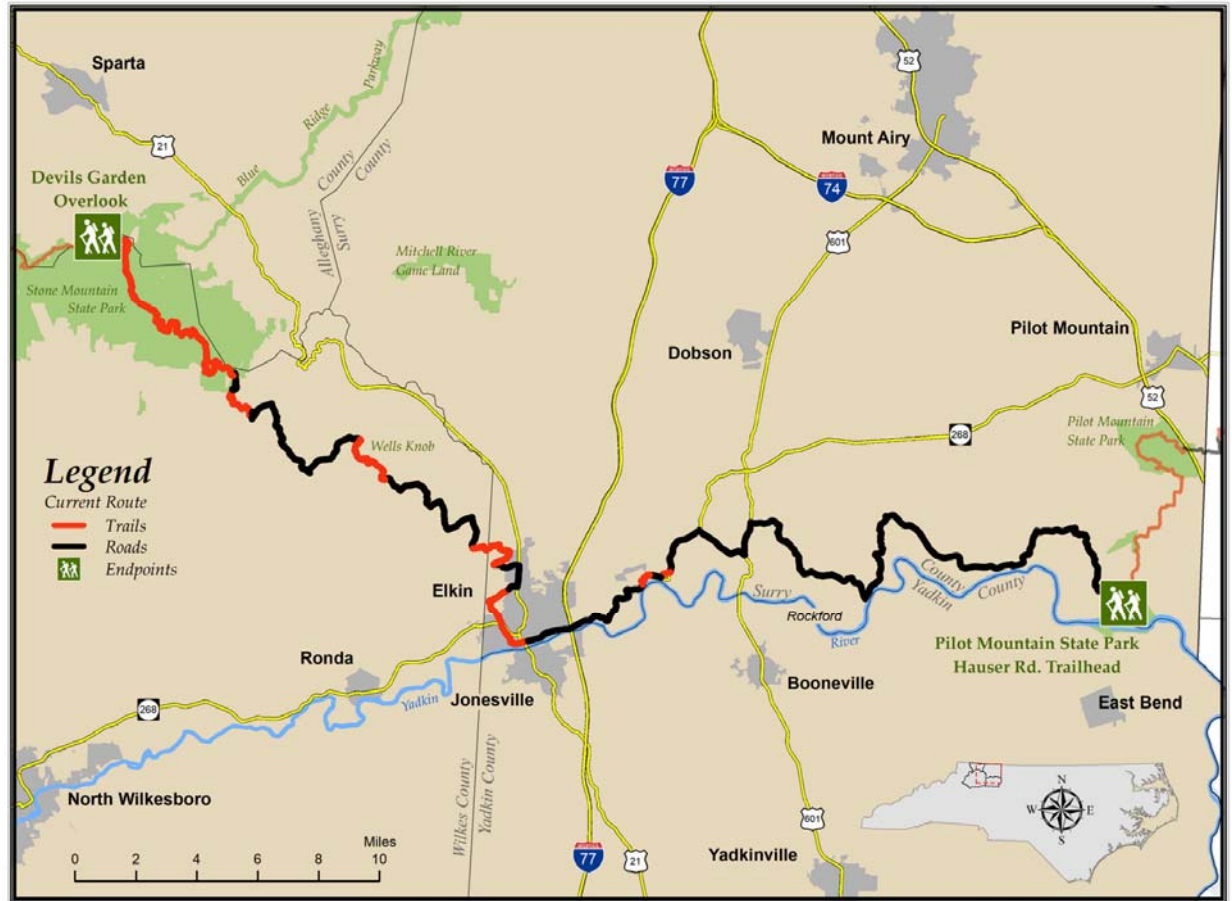
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Source: Yadkin County Park and Recreation Master Plan

Mountain to Sea Trail (MST): MST is State hiking trail stretching approximately 1,175 miles from the Great Smoky Mountains to the Outer Banks. Beginning in Murphy and finishing in Manteo, NC, the MST serves as the main pedestrian transportation artery (i.e., walking and bike riding) of North Carolina bisecting the state west to east. It travels through several major municipalities including Asheville, Winston-Salem, Greensboro, Durham, and Raleigh.

Portions of the MST are just north in Surry County (north of Jonesville) along the Yadkin River. There are connecting trails within the Pilot Mountain State Park within the county, also served by the Ivy Bluffs trail head.



Source: <https://mountaintoseatrail.org/segment/6/>

4.1.2.3 Transportation Facilities

Yadkin County has an extensive road system including:

- One federal interstate highway (Interstate 77);
- Four U.S. Highways (U.S. 21, U.S. 21 Business, U.S. 421, U.S. 601), and
- A state highway (N.C. 67).

Plans are continuing to move forward on a possible future Interstate Highway (I-685), which would upgrade U.S. Highway 421 to an Interstate.

Most roadways serving the area are a mixture of local and state-maintained roadways.



Source: www.carolina.com

Transportation matters for the region are handled through the Northwest Piedmont Rural Planning Organization (NWRPO), an organization providing long-range transportation planning services and technical assistance to Davie, Stokes, Surry, and Yadkin counties. The Piedmont Triad Regional Council serves as the lead planning agency for NWRPO.

As indicated on the group's website the NWRPO, in cooperation with local officials and the North Carolina Department of Transportation (NC DOT), is responsible for:

- *Developing plans to provide affordable, accessible, efficient and dynamic multi-modal transportation systems responsive to the current and future needs of the region,*

- *Providing opportunities for public involvement in the transportation planning process,*
- *Developing and prioritizing projects for the State Transportation Improvement Plan (TIP)*
- *Providing transportation related data to local governments and other organizations*



Source: NWPRPO website

In 2014 a Comprehensive Transportation Plan (CTP) was prepared for Yadkin County with the following recommendations:

1. *Upgrade N.C. 67 (Winston Road), from I-77 to 0.3 miles east of Deer Run Road, to boulevard standard by widening the existing three lane facility to a four-lane median divided facility;*
2. *Sections of U.S. 601 (State Street) from Tennessee Street (SR 1500) to Walnut Drive are projected to be near capacity by 2040. Improvements are needed to improve mobility and to accommodate projected traffic volumes. The CTP indicated an upgrade to the existing facility to a two-lane boulevard with roundabouts at the major intersections was needed.*
3. *Replacement of the Hugh Chatham Bridge.*
4. *Proposed connector road between Beamer Road Connector and the U.S. 421 Interchange. According to the CTP, the proposal calls for the construction of a new two-lane minor thoroughfare with 12-foot lanes from Beamer Road (SR 1415) to U.S. 421 with a new interchange on U.S. 421 at the proposed connector. The estimated length of the connector is approximately 0.3 miles.*
5. *The 2005 Yadkin County CTP, the 2010 Jonesville Land Use Plan and the 2010 Yadkinville Comprehensive Pedestrian Master Plan were used to identify recommended bicycle facilities throughout the planning area. Additionally, the Northwest Piedmont Rural Planning Organization and local stakeholders identified facilities that need improvement to accommodate bicycles.*
6. *The 2010 Jonesville Land Use Plan, the 2010 Yadkinville Comprehensive Pedestrian Master Plan, and the 2011 Yadkin County Land Use Plan were used to identify recommended pedestrian facilities throughout the planning area. Additional facilities were also recommended to accommodate pedestrians.*
7. *No rail improvements were identified as part of the CTP plan/update.*

The North Carolina Department of Transportation and NWPRPO are preparing a regional CTP for Davie, Surry, and Yadkin Counties. The plan is expected to be approved by all local jurisdictions by November 1, 2023.

4.2 Cultural Resources

4.2.1 Parks and Recreation, Outdoor Adventure and Community Outreach

The County Parks and Recreation Department maintains numerous parks and recreational facilities. The area has access to several regional and state maintained recreational sites including the Mountain to the Sea Trail near Jonesville.

4.3 Historic and Cultural Resources

4.3.1 Heritage Preservation and Tourism

A review of the database of the National Register of Historic Places for Yadkin County indicates 8 'properties' listed as being historically significant, notably:

- Davis Brothers Store - E. Main St. near Flint Hill Road in East Bend.
A historic general store located in East Bend, built in 1913, is a two-story brick commercial building. The front facade features intact store fronts and entrances and a one-story shed-roofed canopy-like porch. Also on the property is a contributing center-passage frame storage barn dated to the 1930s.
- Donnaha Site – located along the banks of the Yadkin River near East Bend.
Listed in 1978, the Donnaha site is a historic archaeological site that includes well-preserved organic remains from a village occupied between 1000 and 1500 AD.
- Durrett-Jarratt House (aka the Isaac Jarratt House) – near Enon in Yadkin County.
A historic plantation house built about 1820, and is a large, two-story, four bay, Federal style frame dwelling. It rests on a brick foundation, has molded weatherboard siding, a gable roof and exterior brick end chimneys. It has a mid-19th century shed roofed front porch, and dining room and kitchen additions. Also on the property is a contributing commissary building. The interior features original wood graining and decorative painting.
- Glenwood - historic plantation house near Enon in Yadkin County.
- Morse and Wade Building (aka the Yadkin Valley Hotel) – 100 E. Main Street, East Bend.
Historic commercial building, built about 1890, is a two-story, brick building on a brick foundation. It has Italianate style design elements including arched window and door openings. The building initially housed the Yadkin Valley Hotel in the east half and the Morse and Wade Store in the west half. From about 1903 to 1940, it housed a tobacco bag factory. It is the oldest known commercial building in East Bend.
- Richmond Hill Law School - North of Richmond Hill on SR 1530.
An historic home and law school building located near Richmond Hill, built in 1848, is a two-story, three bay, "T"-plan, brick building. It has a low hipped roof and deep overhang. It was built as the home and law school of Richmond Mumford Pearson.
Among those who studied at the school were Secretary of the Interior Jacob Thompson, State Chief Justices William A. Hoke and David Furches, U.S. District Judge Thomas Settle, Congressman William H. H. Cowles, Governors John W. Ellis, Daniel Gould Fowle and Robert B. Glenn, and two-term Mayor of Charlotte, NC, William Johnston. The property is owned by the Yadkin County Historical Society.
- Second Yadkin County Jail (aka Charles Bruce Davis Museum of Art, History, and Science) - 241 E. Hemlock St. Yadkinville

Built about 1892, it is a one-story, two room, hip roofed brick building measuring 22 feet by 36 feet. The building housed the county jail until 1928 and converted to apartments. The property was donated to the Yadkin County Historical Society in 1976, and restored for use as a museum.

- The White House (aka the H. H. Sofley House) - Shallowford Rd., Huntsville

Built about 1795, it is a two-story, heavy timber frame, Early Republic / Late Georgian style dwelling with a Quaker plan. It has one-story rear frame additions dated to the late-19th and early-20th century. The front facade features a double-tier, full-width shed porch.

Civil War Trail Markers: Yadkin County is home to a total of six civil war trail markers connecting visitors with the various campaigns and lesser-known sites of the Civil War. These markers guide visitors as they follow in the footsteps of the generals, soldiers, citizens, and the enslaved who found themselves in the midst of this great struggle

Yadkin Arts Council: Located in downtown Yadkinville, the facility includes the 193-seat Willingham Theater, the YARD resident artist studios, The Willingham Performing Arts Academy, the Center Bistro, the Welborn Gallery, the Spark Costume Shop, meeting spaces and classrooms, and the versatile Front Yard meeting space.

The Lone Hickory Indoor Arena: A 200 ft. by 300 ft. equine/agricultural center located in Yadkinville, is available for booking of small and large scale events.

4.3.1.1 Wine Festival(s)

The region is home to two wine festivals, specifically:

- **Yadkin Valley Wine Festival** is an annual wine festival held annually in May at Elkin Municipal Park in Elkin, North Carolina. Vineyards in the Yadkin Valley AVA are exclusively featured in this one-day festival.
- **Yadkin Valley Grape Festival** showcases the excellent wines being produced by Yadkin Valley wineries and vineyards! The event also features live entertainment, specialty crafts, and food. The festival is held annually in October.

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5 VOICE OF THE COMMUNITY

Determining what is important to a community is critical. The voice of Yadkin County was sought by the technique described below. This information, when summarized and ranked in order of popularity, provides the “value statements” about Yadkin. These statements provide the foundation for the preparation of goals and objectives. From these goals and objectives, the team crafted draft strategies refined for Yadkin’s needs by its elected leadership.

5.1 Community Participation – *What is Yadkin going to become?*

Community participation for the initial planning process in the spring of 2022 was accomplished with an online survey advertised through the County’s website and Facebook page over three months from April to June of 2022.

The following sections highlight the process, results and opportunities for action.

5.1.1 Stakeholders

A steering committee was formed of local business and community leaders, who were extensively interviewed on opportunities and constraints associated with development and growth management within the county. These members also provided responses to the survey questions detailed herein.

5.1.2 Summary Results of Survey, – *What our community said!*

The survey responses were categorized and grouped separately for each of the following questions posed to residents:

1. What community do you live in?
2. How long have you been a resident of Yadkin County?
3. How important are the following issues for Yadkin County over the next 20 years?
 - Preserving farmland and open space
 - Promoting economic development (jobs)
 - Replacing aging infrastructure
 - Extending water/sewer
 - Providing services to senior citizens
 - Preserving environmental quality
 - Increasing local tax base
 - Promoting tourism
4. Where would you encourage development?
5. What is your level of interest in bringing the following businesses and industries to Yadkin County?
 - Locally owned retail
 - Big box retail (Target, Walmart, etc.)

- Hotels (lodging)
 - Personal services (barber/beauty shop, nail salon, etc.)
 - Grocery store
 - Restaurants
 - Financial, insurance, real estate
6. What is your level of interest in increasing the following styles of residential development in Yadkin County?
- Site-built/modular subdivisions
 - Multi-family housing
 - Manufactured home parks
 - Mixed use communities (residential/commercial/walkable)
 - Tiny home communities
 - RV communities

7. Overall, Yadkin County is interested in residential development.

Staff received approximately **485 responses** (approximately 1% of the official 2020 population as described by the U.S. census). The responses were then cataloged for ranking purposes enabling the results to be summarized graphically. The following pages illustrate the responses in order of their respective frequency rankings.

Out of the responses, approximately 74% were individuals who have been residents for 20 years or more, with 11% of respondents having lived in the county for at least 11 years.

The rankings indicate ***‘Preserving Farmland and Open Space’*** and ***‘Preserving Environmental Quality’*** were the first priorities in terms of the ‘most important issues’ facing the county over the next 20 years. ***Promoting economic development (jobs), replacing aging infrastructure, and providing services to senior citizens*** represented the second grouping of important issues. Respondents indicated that ***Promoting Tourism*** was the least important concern facing the county over the next 20 years.

With respect to the question *‘where would you encourage development?’*, respondents overwhelmingly indicated non-residential development should be encouraged in areas where public utilities (i.e., water and sewer) were available. With respect to single-family development, survey responses were evenly split with respondents indicating almost fifty-fifty that residential land uses could be developed in areas with or without utilities. An overwhelmingly large percentage of respondents indicated a disinterest in encouraging or promotion of manufactured home park development.

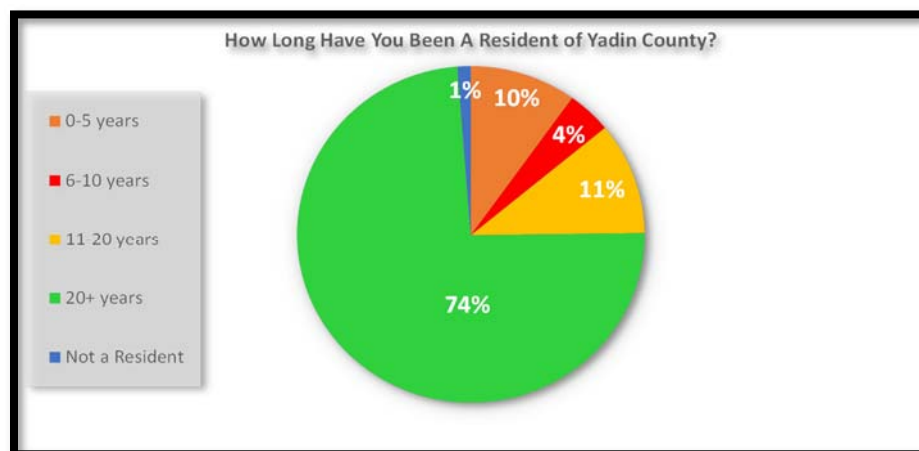
In terms of *‘what types of businesses’* residents wanted to promote, there was interest in promoting locally owned retail with a noticeable lack of interest in the county trying to attract ‘big box retail’ land uses as well as financial, insurance and

real estate firms. Restaurants were also of extreme interest for residents. The survey makes no reference to industrial or manufacturing land uses.

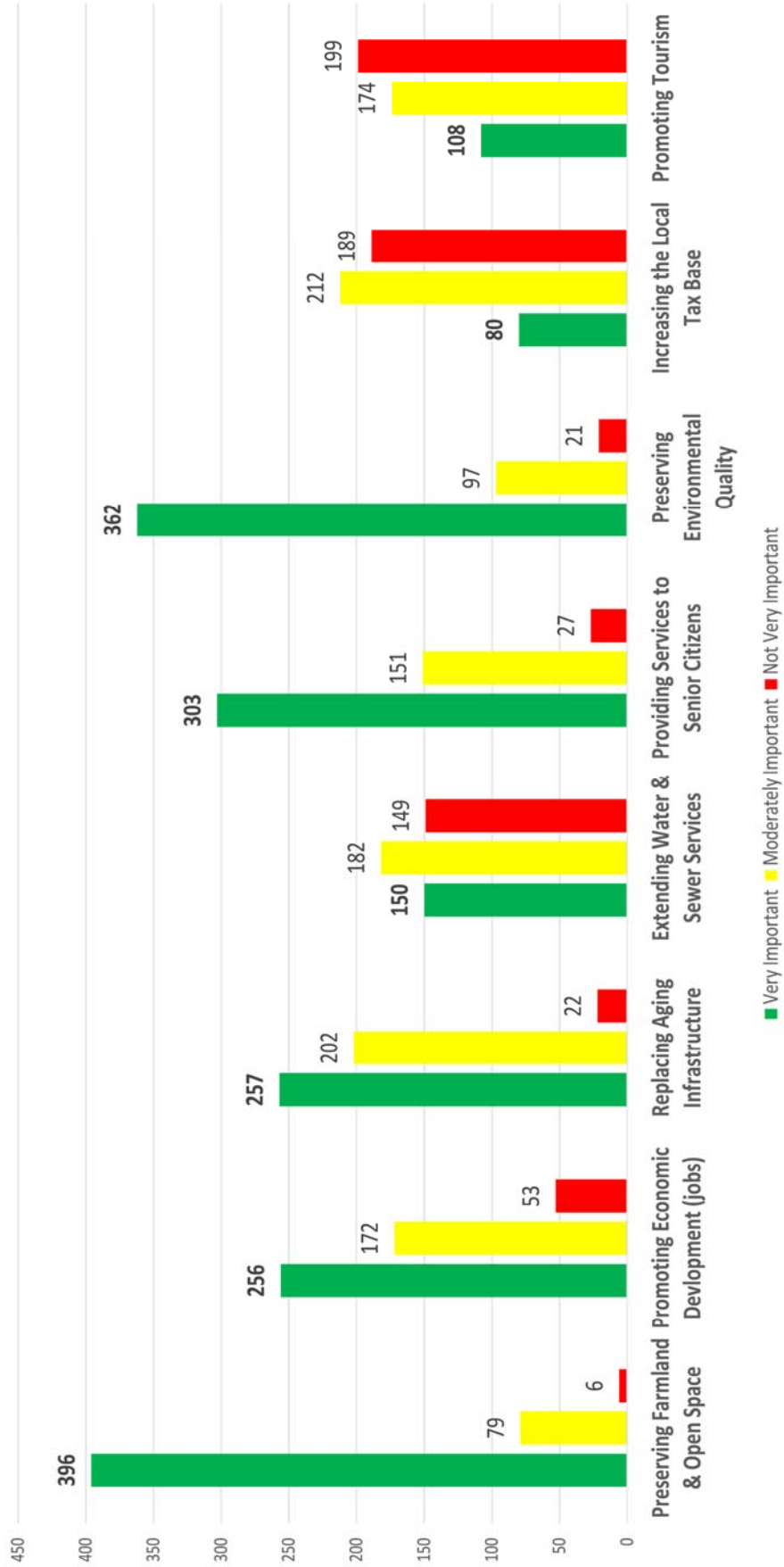
Responses to the question 'What is your level of interest in increasing the following styles of residential development in Yadkin County' indicate residents are primarily interested in either mixed use developments or single-family residential subdivisions composed of site-built/modular dwelling units. As previously indicated, residents are not interested in the development of additional manufactured housing parks.

Final Priorities. After combining tied answers with their related answers and taking the concerns that had broader impacts not necessarily directly related to the County's planning efforts, community concerns fall into the following final priorities.

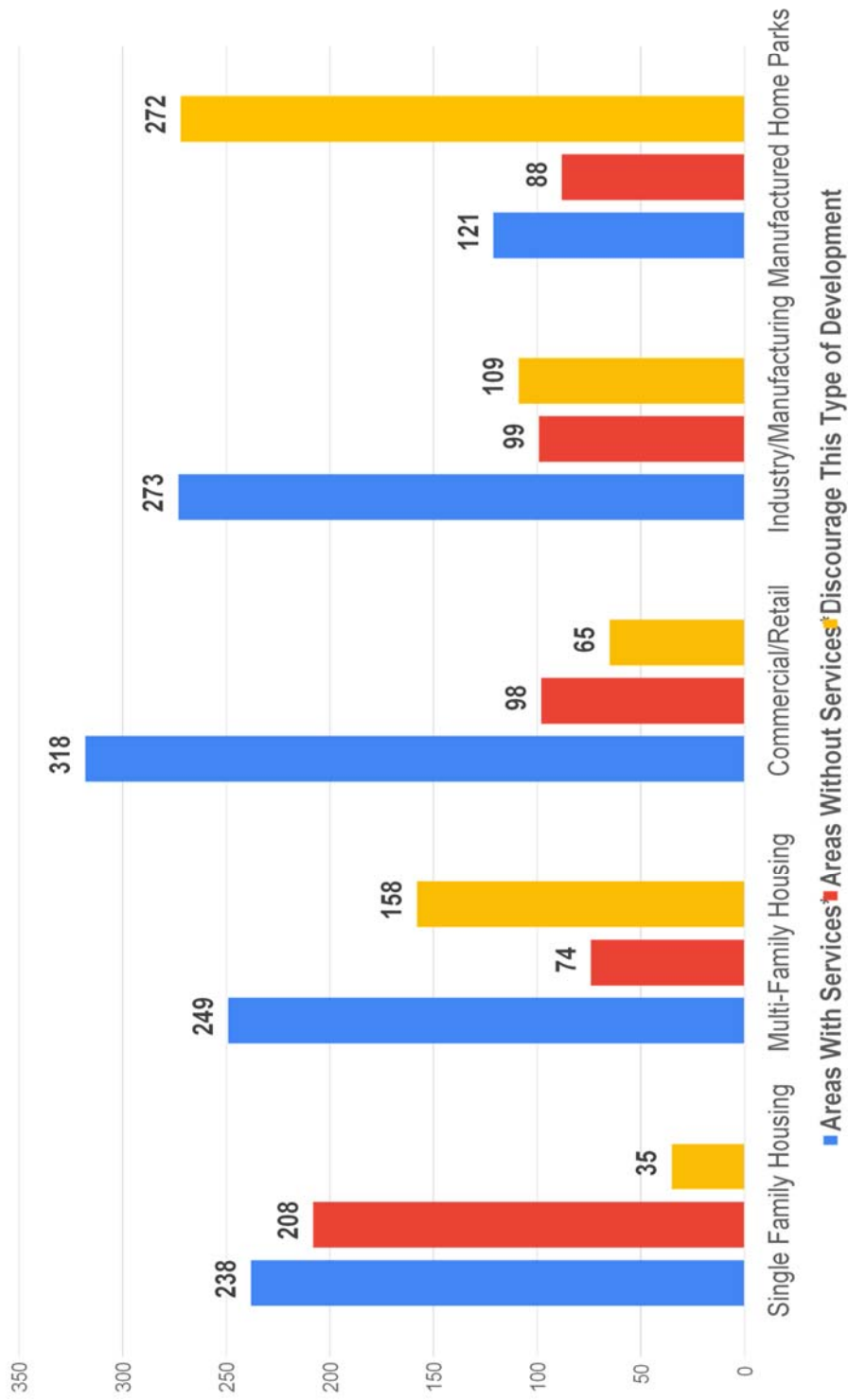
- ***Coordinate the amount, location, pattern, and designation of future land uses with availability of services and facilities sufficient to meet the County's population and economic needs consistent with other Plan goals and objectives;***
- ***Land uses that are appropriate to on-site environmental conditions and features protecting natural/cultural resources and community character;***
- ***A land use planning process that is transparent, fair, open, efficient, and responsive;***
- ***Encourage and promote a diverse business community;***
- ***Improve, expand, and protect local infrastructure;***
- ***Promotion of a diverse housing base;***
- ***Recognize the right to farm and discourage, when possible, location of new non-farm development, particularly more intensive residential development, within farming areas to minimize the incidence of complaints and nuisance suits against farm operations;***
- ***Promotion of agritourism operations as rural economic development opportunities;***
- ***Protection of Natural, Cultural, and Historic resources; and***
- ***Protection of life, health, and property from hazards***



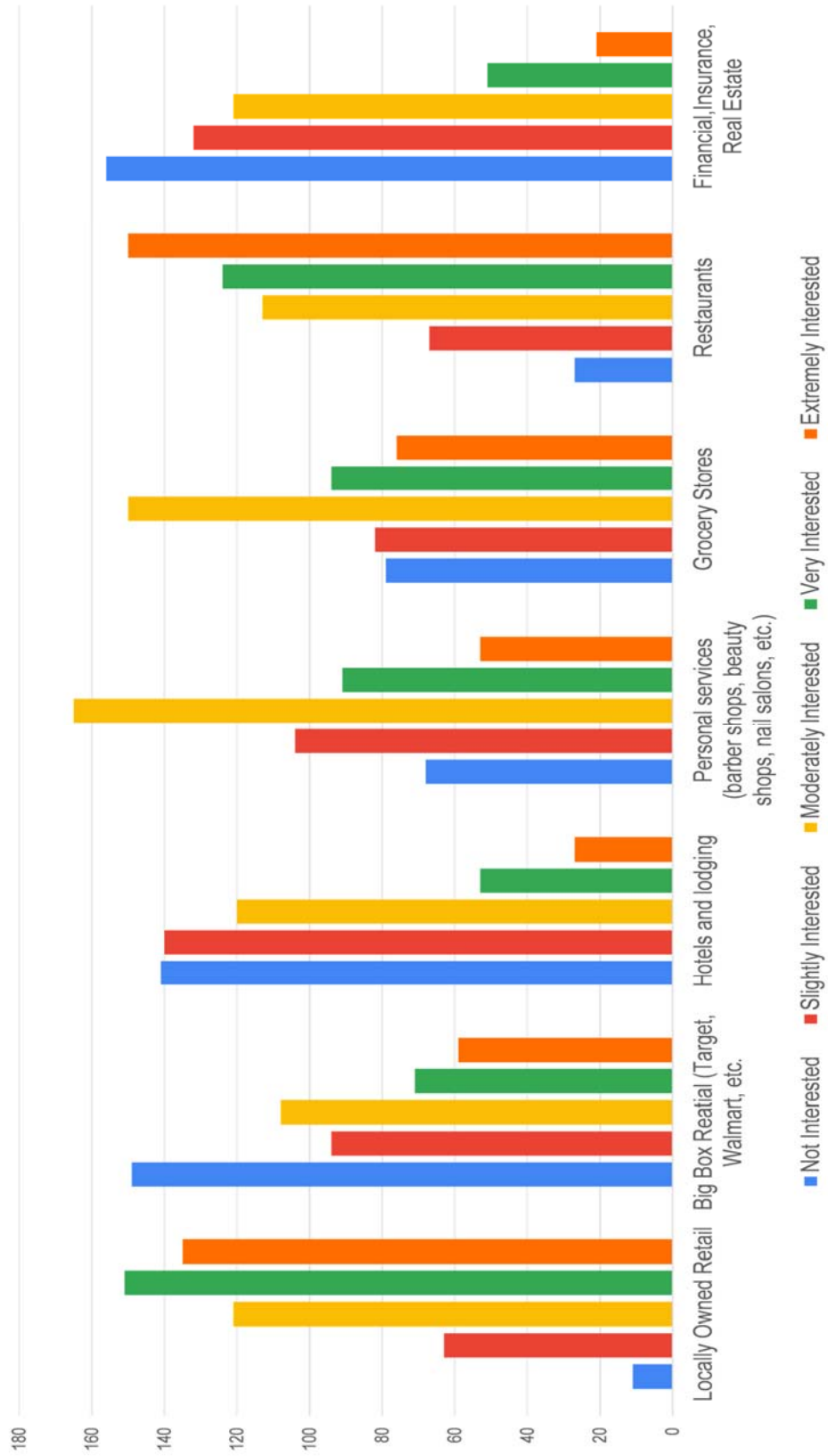
How Important Are the Following Issues for Yadkin County Over the Next 20 Years?



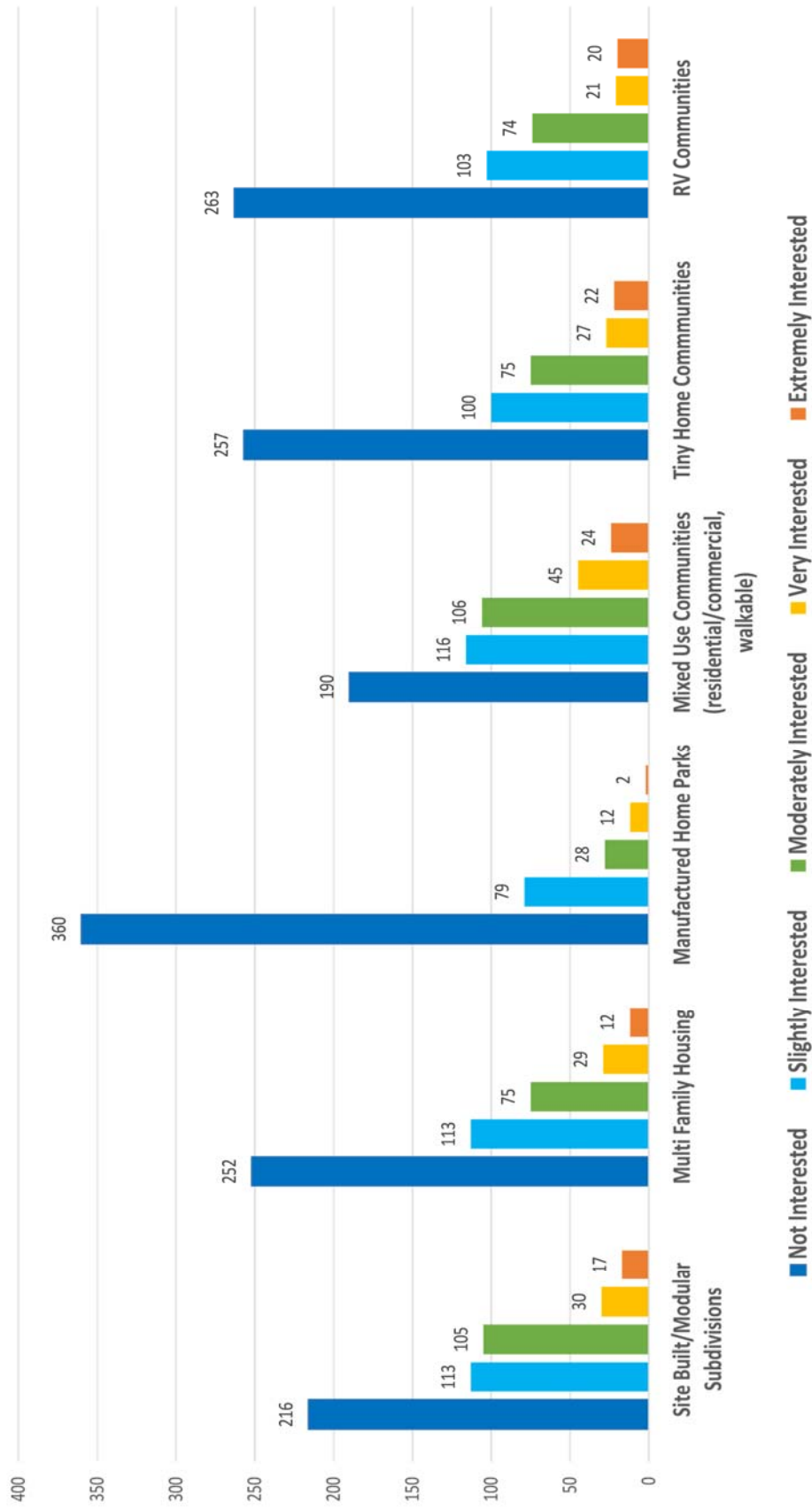
Where would you encourage the following types of development in Yadkin County?



What is your level of interest in bringing the following businesses and industries to Yadkin County?



What Is your level of interest in increasing the following types of residential development in Yadkin County?



6 PLANNING AND DEVELOPMENT

6.1 Analysis of Existing Land Use and Development Patterns – *Where to Begin!*

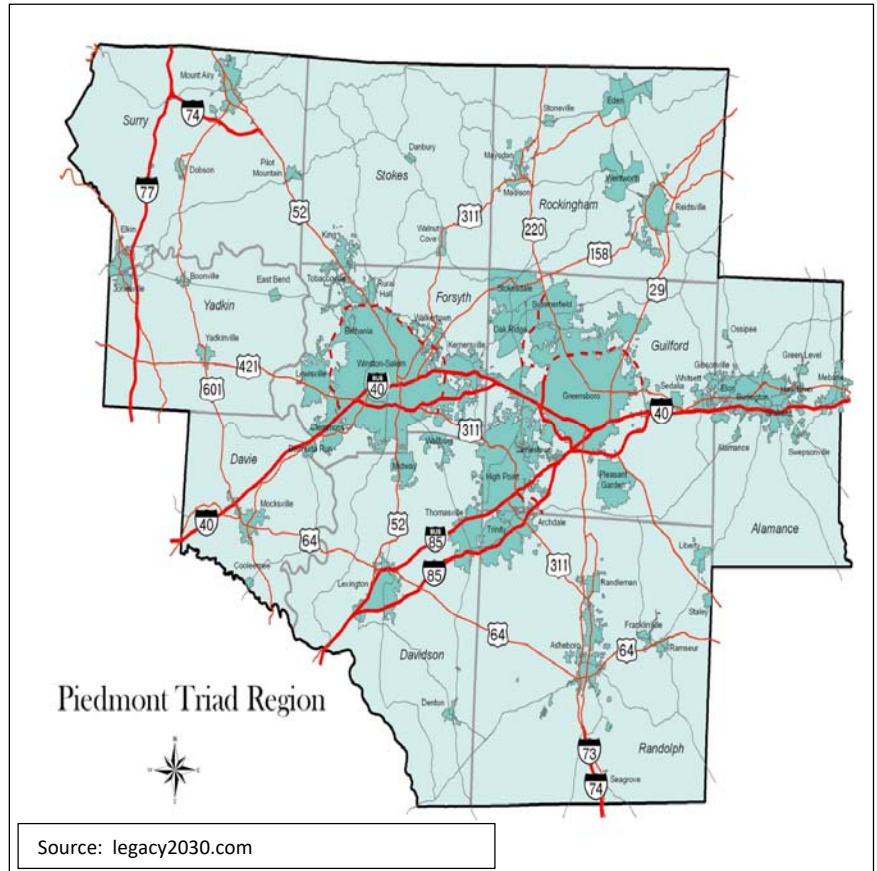
Yadkin is like many communities surrounding the 'Triad' metropolitan region of the State experiencing rapid change and expansion due to the explosive growth of Greensboro, Winston-Salem, and High Point.

This has yielded both positive and negative impacts with respect to growth in the local non-residential (i.e., commercial and non-residential) and residential sectors of the local economy.

From a land use planning perspective, Yadkin County drafted its first Land Use Plan in 1976.

At that time the local population was approximately 25,000 people and the total percentage of land classified as supporting 'urban' development was approximately 5%. The majority of land (86%) was classified as either forested, cropland, or pasture. As part of this 'planning process' the county sought to promote the goals of:

- Conserve the rural character of the county and preserve 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;
- 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 citizens with information about county issues and provide an adequate means of participating in the decision-making process; and



- Promote cooperation with other local, state, and federal governments.

These planning principles formed the basis of several goals/policies of the original land use plan as well as various plan updates occurring in 1993, 2001, and 2011.

County officials have determined areas of disconnect between various land use regulations (i.e. zoning, subdivision, watershed, floodplain, etc.). Specifically, there were areas where development standards contradicted one another or where implementation of policies was hampered from one set of regulations to another.

For example, the zoning ordinance may allow for high intensity residential (i.e., 4 or 5 residential units per acre of property) in a given general use zoning district. That district may exist in a specific area of the county (i.e., we may have an area of the county already zoned allowing for high intensity residential development) where there is also a watershed overlay where density is strictly limited (i.e., density is intended to be low intensity to ensure compliance with State law). Staff cannot approve development exceeding allowable density in the watershed overlay district. This creates confusion/frustration for property owners who are 'blindsided' by the simple fact 'zoning' says one thing but the 'watershed' ordinance says something totally different.

Another example is the permitted development of commercial land uses within the Rural Agricultural (RA) general use zoning district whose purpose 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.*

To address several inconsistencies, the central goals identified as part of this update were to:

- Combine all land use regulations into a Unified Development Ordinance;
- Streamline development regulations to make them more user friendly/easier to understand and enforce for staff.
- Staff was tasked with addressing land use issues in rural areas of the county by eliminating higher intensity commercial uses within the RA general use zoning district.

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6.2 The Plan - *What do we want our community to be? How do we get there?*

6.2.1 Housing Growth

Recognizing trends and how market dynamics can and do change will enable Yadkin County to position itself as a welcoming community for multiple generations looking at buying or building a home. This approach to planning reinforces the community's desire to create a place people will desire to locate, while aging members will choose to remain. A community where both the new and existing home markets are attractive to future generations and allow aging members of the community to remain by offering a variety of housing products.

6.2.2 Commercial/non-residential Growth

As with the housing markets, ever changing trends in consumption, product development, technology and shifts in personal choices/values must be considered when making decisions about commercial and other non-residential growth.

This approach to planning reinforces the community's desire to create a place where people will desire to locate, while existing residents will choose to remain (i.e., age in place). A community, where traditional values accompany craftsmanship must embrace the presence of technology in everyday life, commerce, and business.

To grow commercial and non-residential offerings a community must create opportunities for success. The first step is to promote interest in both residents and visitors alike. By increasing the presence of people in commercial settings, the critical mass necessary for businesses to sustain themselves will ensure vibrancy as the tourism visitors flow into and through the community.

6.3 Existing Land Use Issues – *Recognizing the Problems of our Past*

A plan, any plan, is only as good as the community's commitment to implement. While implementation strategies vary widely depending on the specific goals and objectives, many strategies will often include some form of incentive, motivation, criteria, or specifications for new growth, development, and construction. Throughout various sections of this document there are descriptions of incentives and motivations offering opportunities for success; however, a plan can fail when the criteria and specifications are inconsistent with the plan.

The following subsections describe the challenges Yadkin County faces with policies in effect at the time of adoption of this Plan. The discussion continues in section 7 of this document with insight on recommended new approaches to refreshing the local economy and stimulating investment in Yadkin County's future. These recommended policy changes are designed to achieve the goals, objectives, and successes noted and illustrated in this plan.

6.4 Future Land Use – *Where We're Going Next!*

The exciting aspects of this plan are not captured by the issues we've faced or the problems we believe exist, but the opportunities we have before us. The opportunities to build upon our previous successes are the greatest asset the businesses and citizens of

Yadkin County possess. This plan recognizes those attributes, identifies the community stakeholders' goals, and crafts a vision of our future. Along with the actions we must undertake to achieve the goals stated in this document, this plan provides the foundation for systematic decision-making by businesses, citizens, prospective investors in our community, and leadership at various levels.

Simply stated, the key to our success is to increase the population of the community by reasonable numbers to increase the economic activity to a level that will support the services we desire. The three groups to focus our energy on are as follows:

- Retain our young adults by creating the community they dream about,
- Attract newcomers by offering the dynamic community feel they seek, and
- Encourage opportunities for our citizens to age-in-place through local options for senior living.

Creating an attractive atmosphere in Yadkin County will contribute toward our efforts to attract young adults to return, to come home when they seek that long-term location to settle into. These same investments will attract the newcomers seeking a special 'suburban county' atmosphere with lifestyle opportunities they find attractive. When a community feels good about itself it shows and that will become its greatest attribute in attracting visitors who just want to be a part of it all. That's what successful counties do, they become special by taking deliberate steps toward that goal and they reap the rewards when they do it well.

The following steps provide guidance for implementing the recommendations of this plan. While they are not rigid in their order, their importance is unwavering to the future success of Yadkin County in the 21st century.

6.4.1 Refresh Yadkin County by Developing Underutilized Areas – Expansion of Commercial in Rural Areas:

Focusing attention on strategic locations to enhance existing commercial development can boost investment by re-thinking development in the corridors. Incentives to refresh and redevelop strategic sites in existing underutilized locations where existing infrastructure and location dynamics combine will reinforce property values within these strategically important locations.

The **Future Land Use Map (FLUM)** depicts a pattern of development to accommodate a combination of residential, non-residential, mixed-use growth and redevelopment. The map serves as 'the blueprint' used to guide decisions about infrastructure investments and other public services for Yadkin County's future growth. ***Zoning changes are required by North Carolina statute to be made based upon both reasonableness and consistency with this plan.***

- **Re-defined growth areas and development centers in rural Yadkin:** As previously indicated in Section 5.2 of the Plan, Yadkin County created the *Community Service Area* land use category. Focused on designed road intersections and crossroads within the rural areas of the county, this category has been created to allow for clustered, mixed land uses designed to meet the residential, shopping, employment, and other convenience needs of the rural community.

These areas, which are limited to 500 acres in area, will effectively become 'downtown community nodes' supporting a myriad resident's needs.

This concept allows for non-residential activities to be in centralized areas rather than scattered throughout rural Yadkin County creating conflicts with various land uses (i.e., residential, and agricultural versus medium/high intensity commercial).

- **Continuing to support home occupations:** One central lesson learned from this update, and the recent COVID epidemic, is the importance of promoting home occupation activities. Allowing residents to work from home is vital not only to building a bridge to the 21st century economy, but also providing sufficient flexibility to encourage relocation to Yadkin County.

If people no longer have to live in Greensboro, Winston-Salem or High Point, but can live in the pristine environment of Yadkin County while telecommuting to work, local regulations can support such endeavors and strive to make such activities the norm rather than the exception.

- **Agricultural Land Uses and Agritourism:** Yadkin County has a rich agricultural heritage, which has blossomed in recent years to include several agritourism operations including wineries and a Yadkin Barn Quilt Trail. The county should continue to work with local farms to preserve and expand farming and agritourism operations.

To that end, the county has adopted land use planning principles supporting minimum non-residential development in areas in and around agritourism areas supplementing and supporting such operations.

6.4.2 Preservation and Conservation Areas

Given Yadkin County's role in being a regional leader in preservation efforts, our most effective tools for preservation and conservation are the moderation of growth and expansion of services. By working together with our municipal and regional utility operator counterparts, the county can stimulate investments to promote positive growth.

6.4.3 Future Growth

Outward expansion and growth must be guided by a combination of this Plan and the information gathered when examining specific development plans and proposals in the future.

When considering growth and development proposals, priority must first be given to the existing businesses and citizens, utility customers, and property taxpayers. The following questions should be made a part of the formal consideration of request for extension of services, whether publicly or privately funded:

- Will the project contribute to the overall well-being of Yadkin County's business and citizen well-being?
- Will the project contribute to the reduction of cost overall for services to current rate payers on the system?
- Will the project avoid the obligation of debt by the rate payer or taxpayer generated revenues to serve the project?

6.5 Re-thinking Yadkin County Regulations - *A Common Sense Approach!*

6.5.1 Planning, Zoning and Development

The traditional approach to land development ordinances in North Carolina has been to adopt several different ordinances with individual topics based in the enabling legislation of the State of North Carolina. However, today provisions have been made to combine these varied ordinances into a single or unified development ordinance or UDO as they are commonly known.

The UDO approach brings everything into one, albeit lengthy, ordinance with the benefits of consolidation, eliminating the confusion over administration and procedure for the business or citizen undertaking a project. No longer would the applicant need to research separate ordinances to compile the criteria and specifications for their project. The exceptions to this consolidation or unification remain the building code governing structural, mechanical, plumbing, and electrical standards plus certain state and federal mandates governing the environment.

Within future amendments to the Zoning Ordinance, the county should accomplish two primary objectives:

1. Modernize criteria and specifications to meet current statutory requirements, and
2. Make certain the criteria and specifications are designed to help Yadkin County continue to thrive.

This approach emphasizes the goals, objectives, and policies of the new plan. Tying the plan to applicable regulations not only achieves statutory compliance but transforms their role from simply being 'regulatory' in nature into more of a set of criteria and specifications moving the county forward in a conscientious and productive manner.

This approach improves the relationship of the county with its business community and residents by establishing objectives, then administering applicable ordinances to simply achieve those objectives. By using common sense policies to encourage re-use and reinvestment, the county can make sound financial decisions regarding taxes and utility rates thereby benefiting all.

The best remedy for Yadkin County's existing underutilized commercial areas is to encourage re-use and re-development through new zoning criteria and specifications. This approach can work well provided there is a commitment to areas where the investment in infrastructure has already been made.

Policies that promote the success of neighborhoods, businesses, and civic uses alike are far more desirable to all persons involved and promote a more viable future of the community. Investments made by property owners are also preserved. This approach respects property rights in balance: the rights of one property owner, the rights of the adjacent or nearby property owner(s), and the interests county-wide linked to a vibrant community.

A balanced and fair approach to the establishment of rules, standards and specifications must be the norm, not the exception. The replacement of the current ordinances governing land development with professionally administered

innovative policies instills trust and support for the county while creating greater opportunity.

6.5.2 Development Agreements

Accommodating current and projected trends requires a partnership of land development and real estate industries with local government leadership. Shifts in social values, particularly among different age groups, indicate a strong propensity to consume goods and services in vastly different ways than in prior years. To meet the expectations of consumers, land development will need to change the way it has been functioning since the 1970s. No longer do people rely solely upon the personal automobile for their daily needs. Today, generations young and old are finding new means of sharing within their daily lives as described in this document. Therefore, local governments must find new ways to manage growth that is inclusive of a diverse and expectant population. Development agreements are a new tool for local governments that many find effective in accomplishing new concepts.

Development agreements are a relatively new addition to the local government toolbox that has been recently modified to improve the way development specifications are established for a property. Having been authorized by the North Carolina legislature over a decade ago for the purpose of addressing larger phased developments and the need to hold entitlement to land development approvals for extended periods of time, the development agreement has opened a new avenue to create and design development projects. Section 19 of Session Law 2015-246 amended the statutes to remove the minimum size and maximum term of agreements. The changes effectively opened the window of opportunity just in time to create enormous flexibility in how new land development projects could be structured.

Today, development agreements offer a developer, landowner, and Yadkin County the ability to structure common sense approaches to projects that protect property rights and enable effective approvals and administration of projects when all sides agree. Ideally, the development agreement will not be used unwisely by local governments but will be utilized to offer higher degrees of trust. Trust, in the form of stability, eliminates concern that changes in elected local leadership will impact how a project progresses from start to finish.

The development agreement cannot substitute standards and specifications for development but can offer two substantial benefits: it can establish opportunities for participation by the local government and it can freeze zoning standards in place for the life of the agreement.

6.5.3 Ordinance Administration

The County's Zoning Ordinance must be administered by professionals to ensure protection of the rights of businesses and residents. Such fair and unbiased administration must be proactive and seek to help these businesses and citizens achieve the successes they may seek that are consistent with both the adopted Plan and the Ordinance.

Proactive administration includes:

- Assisting businesses and residents inquiring about their proposal and how their ideas fit into the adopted land use plan,
- Providing accurate, prompt, and reliable information,
- Developing protocols for addressing invalid permits and non-conforming uses,
- Frequent collaboration with inspectors, and
- In depth familiarity with all development regulations.

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ECONOMIC DEVELOPMENT

7.1 Why Focus on Economic Development

Economic development is critical to a community for two reasons: 1) to provide an employment and income base for the community; and 2) to enable a community's leadership to maintain the lowest reasonable rates for its utility rate payers and taxpayers.

7.1.1 Utility Rates

Achieving low utility rates for local utility customers always begins with proper maintenance and operations while carefully managing the expansion of such systems. Maintenance of existing systems should emphasize quality control to eliminate leaks, account for water and wastewater usage, and avoid contamination. Placing an emphasis on these important factors will provide a way of improving the return on the investment by the county for rate payers.

Extensions should be prudently studied and examined to determine the effective advantages to the current rate payers of such expansion and ensure sound decision making. Extensions may increase utility revenue, but at the same time may expose the rate payer, and taxpayer, to financial obligations while the benefactor of the extension shares little or no risk in the cost of the extension. Exceptions should only be considered when public health is at risk.

Another important factor is increasing the return on the public's investment in the utility enterprises by encouraging infill development and redevelopment. Improving under-developed and under-utilized areas of existing development can increase the return on investment in existing infrastructure and contribute greatly to reducing utility and property tax rates.

7.1.2 Property Tax Strategy

The maintenance of low property (ad valorem) tax rates begins with the prudent and effective management and collection of other revenue sources to reduce reliance on property taxes. Emphasis on effective data reporting enables the retrieval of several types of taxes already paid by our citizens and businesses every day that can easily be overlooked in the absence of effective reporting practices.

7.1.3 Jobs and Economic Base

The economic base of a community is the collective group of business activities that bring money into the county by providing a product or service. As detailed in Section 3.5.1 of this Document, the category of "*Management, Business, Sciences, and Arts*" occupations has been the top sector in recent years bringing money into Yadkin County, followed by "*Sales and Office*" occupations.

The non-basic sectors, or industry that recycles the money within an economy, including commercial development (driven by residential development) are typically that part of the local economy providing services and products sought by the basic sector workers and others, such as the dry cleaners, pharmacy, grocery store, and repair service businesses. When "*travel and tourism*" is part of the

economic base, many businesses serve both purposes; restaurants are a good example because they serve both local and non-local customers routinely. *“Hotels and other hospitality”* businesses can serve both the tourism and corporate sector of our future economic base.

The economic base establishes a true purpose for the community. The businesses that create jobs in the basic sector, or industry that brings new money into an economy, are the obvious direct benefit of the economic base. Jobs are critical because much of the impact of the economic base depends on how well money is distributed throughout the community, and jobs are the primary method of distribution.

7.2 Current Economic Profile - Conventional Sectors

7.2.1 Production, Transportation, and Material Moving

As detailed herein, the largest number of residents in the workforce are employed in the *“Management, Business, Sciences, and Arts”* occupations, making up 30.2% of the workforce with the second category being *“Sales and Office”* occupations, making up 18.8% of the workforce. A very close third category is *‘Service Occupations’* making up 16.6% of the local workforce (See Table 3.5.1 in Section 3 of this Document). All in all, these categories account for approximately 65.6% of the local workforce.

These occupation groups are all commercial in nature and show that the commercial sector is not only the key to Yadkin County’s success, but these sectors will flourish when given the proper business climate and innovative options to attract attention.

A healthy commercial services sector is critical to supporting strong industry; therefore, practical standards and specifications such as zoning rules and non-residential property maintenance codes must be administered to support the sector. Professional administration of development ordinances will ensure equal and fair treatment to all local businesses and residents.

7.2.2 Educational Services, Health Care, Social Assistance and Manufacturing

Educational services, health care, social assistance and manufacturing have been important to the county’s historic growth. These businesses represent a vital sector in the region’s economy, providing jobs to many residents. (See Table 3.5.1 in Section 3 of this document)

7.3 Importance of the Infrastructure Networks

Infrastructure, including water, sewer, electricity, natural gas, telecommunications, high-speed internet, roads, and airports make up the core infrastructure for a community. These networks often seem unrelated; however, lack of coordination between these unique systems can result in poor decisions regarding land use development.

Utilities such as water, stormwater, sewer, streets, sidewalks, and greenways generally represent the hardest structure utilities. These utilities generally are based upon the network of streets and roads.

Non-governmental utility services such as electric, telecommunications, natural gas and broadband fiber generally utilize flexible conduits for their conveyances. These service providers are typically located within or adjacent to public streets and road right-of-way and therefore utilize much of the same network for distribution.

Coordination among these various service providers, as well as other governmental counterparts such as the North Carolina Department of Transportation, local municipal water/sewer departments, and other providers, is also vital to efficient operations of utilities and public works functions.

7.4 Existing Business Retention and Expansion

Diverse businesses including resilient job creators, specialty markets, professional services, health professionals, and food and beverage establishments supplemented by small industry, craftsmanship, and artistic endeavors (both for-profit and non-profit) will be necessary to maintain an healthy economic environment.

For existing businesses to remain healthy and expand, it is vital that careful land use planning and the county's land use regulations have standards and specifications that allow expansion while consciously assessing compatibility between land uses.

7.5 Tourism, Travel and Hospitality

Projects that enhance the tourism experience in Yadkin County should be encouraged to stimulate a continuation of new investment (both public and private) for the ever-changing tourism-based industry.

7.5.1 Heritage Tourism

Heritage Tourism is defined by the National Trust for Historic Preservation as *“traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.”* It is one of the fastest growing segments of the tourism and hospitality industry overall, and a major focus of the State of North Carolina's tourism promotion efforts.

Opportunities for the growth of Heritage Tourism include businesses that provide support services for artists and craftspeople. Such businesses include tool and musical instrument repair, wholesale, retail, and distribution of specialty materials used in the creative arts (weaving, basket-making, blacksmithing, pottery, woodworking, etc.), and services provided to residents and tourists such as demonstrations, guided tours, private lessons, and programming for public institutions and private and non-profit entities.

7.5.2 Recreation and Parks

As previously detailed in Section 4 of this document, the area is home to several local and regional park facilities including several access points to the Yadkin River which provide opportunities for hiking, bicycling, boating, and fishing.

7.6 Manufacturing

Governing boards, both municipal and county, traditionally focus on traditional manufacturing; however, traditional manufacturing may only be a small part of the future economy of Yadkin County.

While these traditional opportunities do exist, Yadkin County must recognize there are also pitfalls to placing all hope on ‘traditional industry’ – a sector that may inevitably employ humans to manage facilities that are designed for a specific level and duration of productivity. The reality is that smaller facilities are often more disposable. Larger facilities require a larger investment and are typically considered long-term commitments.

7.6.1 Economic Transformation

An increasingly mobile workforce is utilizing digital, web-based technology – the ubiquitous ‘mobile app’ – that enables a business owner or employee to work from anywhere. The COVID-19 global pandemic led many employees to remain home, at least temporarily, to help reduce the spread of the virus. Employees who were fortunate enough to remain employed while working from home replaced face-to-face meetings with computer-based meeting platforms. Many jobs are no longer tied to a specific location. Technological innovation and globalism are fueling transformational change in the cultural and business environment.

Opportunities for Yadkin County in this new economic realm are directly related to the ‘quality of place’ issues that are explored throughout this Plan, while recognizing tourism, crafts, and other natural resource-based sectors. When employers, innovators and entrepreneurs can choose to live and work anywhere, it is quality of place – in addition to the basics of infrastructure and support services – that is often the deciding factor. The county has the attributes to successfully compete in this age of global commerce and build its foundation by retaining young talent and attracting innovators from the greater region and around the country.

The workforce of this new economy largely consists of freelance ‘independent contractors’ who can select among temporary jobs and short-term projects from anywhere in the world. Likewise, employers can select the best individuals for specific projects from a ‘global’ labor pool and are no longer confined to any given area.

Opportunities for Yadkin County are directly related to the speed and quality of digital connectivity and the ‘quality of place’ issues that are explored throughout this Plan.

7.7 Economic Development Opportunities

Several opportunities exist to re-establish a strong economic base.

7.7.1 Innovation Districts

Yadkin County can focus on the development of what are defined as ‘Innovation Districts’. These are districts that focus on clustering start-ups and incubators in compact, amenity-rich areas (i.e., walkable areas, mixed use districts, etc.) where a mix of entrepreneurs work in collaborative spaces and share knowledge and resources (a staple of the ‘Shared Economy’).

7.7.2 Home-based Businesses

Technological innovations make it imperative to re-examine and update zoning provisions that limit or prohibit work at home. The county should analyze the content and impact of existing standards and specifications with an attitude toward implementation and enforcement that encourages entrepreneurship, creativity, and individual expression while protecting neighborhood residential character.

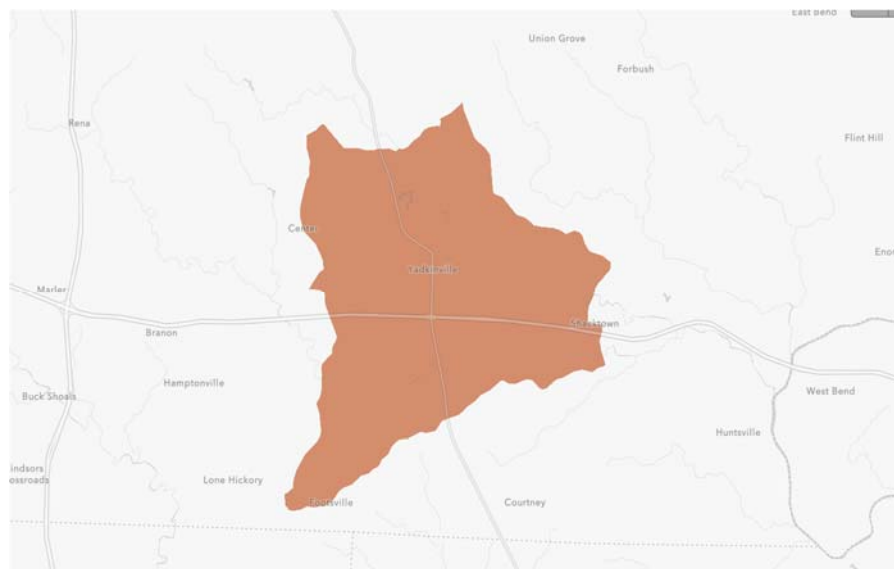
7.7.3 Small Business Incubator

Explore the necessary public-private partnerships and funding sources to plan and develop business incubators in available manufacturing space to recruit, develop, and stimulate entrepreneurial talent in the region to foster economic growth. Examples include but are not limited to incubator kitchens and the multi-unit child care center.

7.7.4 Collaboration and Regional Partners

Economic development has been a major element of regional initiatives in recent years. The county should take a leadership role in implementing those strategies that will help the community by tapping the technological of the new global marketplace.

The IRS tax code encourages long-term, private capital to invest in eligible low-income rural and urban communities, called [Opportunity Zones](#), across the United States. Currently, a large portion of the county near the Town of Yadkinville and its extra-territorial jurisdictional boundary (ETJ) is within a defined opportunity zone:



8 INFRASTRUCTURE

8.1 Water and Sewer Utility Systems

8.1.1 Water Supply

Yadkinville: The Town operates a water system and provides services to some county residents just outside of local town limits. This system, initially constructed in 1940, currently has about 44 miles of water mains ranging in diameter from 2 to 12 inches. The Town 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.

Jonesville: The Town operates its own water system, comprised of approximately 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.

Boonville: Relies on municipal wells for its water supply.

East Bend: The Town purchases water from Yadkin County for their water system.

Yadkin County: Has constructed, and currently operates, three water systems locally known as: Highway 21 Waterline, Highway 601 Waterline, and East Bend Waterline.

- **Highway 21 Waterline:** This waterline services residents along Highway 21 between Little Mountain Road and Old US 421 Highway, turning right onto Old US 421 Highway and running just past Andrew Road and along a portion of Buck Shoals Road, Rocky Branch Road and Hoots Road.

The waterline also runs along Rock House Mountain Road turning right onto Longtown Road in front of Starmount Middle and Starmount High Schools.

- **Highway 601 Waterline:** This waterline services residents along Highway 601 between Hoots Road just past Courtney Huntsville Road. As previously indicated, the County constructed this line and leases it to the Town of Yadkinville. The operation and use of the line is governed by an existing agreement, renewable every 3 years, and both entities share pre-defined expenditures associated with the system. Expansion of the system must be approved by both elected bodies. The Town, with acknowledgement and permission from the County, has previously notified the State the line has been 'combined' with their system.

- **East Bend Water Line:** This 10-mile line outside of the Town East Bend loops near Taylor Road primarily providing services to residents of the Town since 2018. Water is provided by the Winston-Salem/Forsyth County Utility Commission. Funding for the construction of the line was through a state loan with Yadkin County paying debt service for the project.
County staff operate and maintain the system.
- **Hood-Chamberlain Dam:** As previously indicated herein, construction of the Dam was completed in 2010. While the dam was originally proposed for flood control, it includes water supply storage for a safe yield of up to six (6) million gallons per day.

8.1.2 Sewer Service

Yadkin County: The County owns and leases to the Town of Yadkinville, two (2) small wastewater collection systems: one along Old U.S. 421 and the other is along U.S. 601 between South Deep Creek and the Courtney-Huntsville Road intersection.

The operation and maintenance of both systems is completed by the Town of Yadkinville consistent with the current lease agreement.

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, having an average daily flow capacity of 60,000 gallons.

The second system consists of two (2) pumping stations, each providing an average daily flow capacity of 104,000 gallons serving seven (7) customers, including four (4) single-family residential customers and three (3) industrial customers. This represents approximately 2% of this system's capacity.

Approximately 34 miles of wastewater pipeline owned by the County is connected to these systems.

- **Yadkinville:** The Town's system consists of 29 miles of gravity sewer lines and 4 miles of force mains, ranging in size from 6 inches to 24 inches in diameter with the 24-inch line being the main outfall line. 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.
- **Jonesville:** The Town 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.
- **Boonville:** The Town operates their own wastewater collection system and treatment plant, with a 200,000-gallon permitted average daily flow.
- **East Bend:** The Town operates a 10,000 gallon per day package wastewater treatment plant.

8.2 Transportation Network

One of the most common components of the transportation network and most visible characteristics of a neighborhood is the *street*, often taken for granted even though it can change everything about a neighborhood. The street strongly influences how people behave in their community. The following questions are presented to stimulate thoughts about local roadways as an example of how important this simple concept is.

- Does the street have room to pass another car?
- Does the street have room for a visitor or emergency vehicle to park in front of a home or business?
- Does the street feature ditches or curbing for drainage?
- Does the street include sidewalks along its route?

The answers to these questions clearly define the character of the neighborhood, *for example*: neighborhood streets lined with ditches for storm-water conveyance will cause people to walk in the street just to visit a neighbor, or they may even give cause for residents to choose to drive a block away to visit that neighbor. By contrast, neighborhood streets containing curbing with sidewalks set back from the curb encourage people to spend time outside to walk or play together. Streets designed properly provide a place to learn to skate or ride a bike. The street with sidewalks becomes the neighborhood's central gathering place, where multiple generations of citizens associate in many ways. The properly designed street will change the characteristics of human behavior and contribute to improved and healthy lifestyles.

Beyond the neighborhood street is a network of collector streets, often called arterials. These collector streets or arterials connect the neighborhood streets to the thoroughfares and highways that bring us all together. Streets also provide our principal connections to other modes such as airports and railroads. The following information about our transportation network and the actions we can take locally to improve how this network serves Yadkin residents and businesses will provide the foundation for many decisions.

8.2.1 Roads and Highways

As previously detailed within this Plan, Yadkin County has an extensive road system including:

- One federal interstate highway (Interstate 77);
- Four U.S. Highways (U.S. 21, U.S. 21 Business, U.S. 421, U.S. 601), and
- A state highway (N.C. 67).

Most roadways serving the region are a mixture of local and state-maintained roadways and, where approved, privately maintained roadways serving residential neighborhoods.

9. Land Use Principles, Classifications, Goals-Objectives, Action Items

9.1 VISION STATEMENT, PRINCIPLES

The Board of County Commissioners has determined these goals and objectives identified herein serve as the foundation for establishing future land use policies and action strategies undertaken by Yadkin County, its advisory boards, and staff. The specific process for developing a land use implementation strategy is outlined in Chapter 6 of this document and the provisions of this chapter. Critical to the success of land use planning efforts in Yadkin County is the consideration of the goals and objectives contained herein as they relate to the application of land use regulation(s).

Achieving sustainable growth and maintaining the quality of life, community, and health for its citizens, is fundamentally linked to the County's commitment to a coordinated land use planning effort that is responsive to the County's Overall Planning Principles as noted herein. How land is being used and developed in Yadkin County is a direct reflection of the land use policies, plans, regulations, and ordinances, all of which are guided by the community's values, goals, and objectives expressed in this Plan.

Yadkin County's land use ordinances and regulations helped to form the foundation for development of the Plan. Likewise, this Plan and implementation of its various objectives will guide development of future land use ordinances, regulations, and future land use studies that are based on the community's values.

CONTINUED INTERGOVERNMENTAL COORDINATION

- Yadkin County will continue to work with its municipal partners to achieve the goals and objectives set forth in this Plan. Through this planning process, several cross jurisdictional issues have arisen that will be addressed through the implementation of the Plan such as planning for future water resource needs countywide, encouraging appropriate development in Transition Areas, establishing interlocal agreements with local municipalities and neighboring counties regarding development efforts and infrastructure management.
- Yadkin County will continue to work with regional county partners and organizations (i.e., NC Department of Transportation, Northwest Piedmont Rural Planning Association, etc.) to coordinate planning/development efforts to achieve the goals and objectives set forth in this Plan. Most notably, Yadkin will work collectively to address regional water quality, utility, and transportation issues to avoid unnecessary duplication of effort and waste of fiscal resources. Coordination of regional recreational development efforts shall also be a key component in moving forward to implement the goals and objectives of the Plan.

OVERALL PLANNING PRINCIPLES:

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 Plan establishes the following overall planning principles:

- Maintain rural character, open space, and high quality of life including, where appropriate, rural economic development activities including promotion of Agri-tourism activities.
- 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.
- Ensure there is a viable opportunity for inclusion of manufactured housing as an affordable housing alternative to stick-built/modular residential development.
- 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; and
- Continue to work with the Yadkin County Economic Development Partnership (EDP) to attract major employers to locate within identified Transition Areas.

These overall planning principles highlight the broadest and most significant standards contained in the Plan. The reader, however, is encouraged to consult the full text of the Plan, including the Future Land Use Map (FLUM) to determine the specific policy positions of Yadkin County.

9.2 FUTURE LAND USE CLASSIFICATIONS AND MAP

One of the fundamental planning tools used to achieve the stated goals and objectives of the Plan is the design and application of the Future Land Use Map (FLUM).

Future land use implementation is accomplished primarily through the application of land use regulations (i.e., zoning) although a variety of ordinances are available for various aspects of implementation. A key feature of land use planning in Yadkin County is the requirement for consistency between the FLUM and the application of zoning. The Land Use and Zoning Matrix matches each of the Land Use Plan classifications with compatible zoning districts. If a zoning district is not listed as compatible with a land use classification in the Matrix, re-zoning cannot take place unless the FLUM is amended by the Yadkin County Board of Commissioners consistent with local ordinances and applicable State law (See Sec. 9.5 *Relationships Between Land Use Classifications and Zoning Districts Matrix*).

The FLUM defines the location of coordinated and appropriate land use classes and is designed to accommodate a particular combination of land uses that would achieve a desired pattern of development. The linkage between future land use classes and zoning has helped guide new development to appropriate locations in the county. As a result of Yadkin County's strong commitment to the FLUM, it can be and is used as a primary tool by staff, the Planning Board, and elected officials during review of re-zonings. The FLUM also provides the development community and staff with guidance to the locations in the county where re-zoning and specific development activities are more likely to be permissible.

There are three basic land use categories (Developed, Transition, and Rural) and a series of overlays used on the FLUM. All have been refined into a more detailed classification system to meet the specific development needs of the county.

The land use categories and overlays consist of the following:

DEVELOPED LAND USE CLASSIFICATIONS:

- **Urban Land:** Areas within the corporate limits or Extra-Territorial Jurisdiction (ETJ) of a municipality and, therefore, not under the planning and zoning authority of Yadkin County.

TRANSITION LAND USE CLASSIFICATIONS:

- **Primary Growth Areas:** Areas adjacent to existing municipal corporate limits and extraterritorial jurisdictional boundary areas likely to have access to urban services (i.e., water and sewer) or the ability to obtain these services soon. These areas are predominantly intended to support mixed use/high intensity development(s) including residential, commercial, and industrial land uses.
- **Secondary Growth Areas:** Areas where urban services necessary for high density/economic development activities may or may not be in place but could be provided during the Comprehensive Land Use Plan's 20-year planning period if cost effective and based on collaboration between Yadkin County and local municipal partners.

These areas have already experienced some level of development where additional growth and development may be encouraged in the future, but on a lower priority basis than Primary or Rural Transition Growth areas.

- **Rural Transition Growth Areas:** Land outside of the Rural Agricultural Land Use Category and Primary/Secondary Growth Areas appropriate for medium intensity residential development, not dependent on urban services (i.e., water and sewer) during the Plan period. These areas are primarily clustered in and around Economic Development and Community Service Areas and along major transportation corridors (i.e., U.S. Highway 421, U.S. Highway 601, Interstate 77, and N.C. Highway 67). These areas represent a true 'suburban' transition from the urban to rural areas.
- **Economic Development Areas:** Areas where significant commercial, institutional, industrial, or other job-creating activities are encouraged for development. These areas are near major thoroughfares. Water and sewer infrastructure has already been extended or can be extended to these areas soon 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. The category is further broken down as follows:

- Economic Development – General: Areas intended to provide locations for commercial and institutional land use activities. Industrial, manufacturing, or extraction activities are not considered to be viable for these areas given their proximity to residential development.
- Economic Development – Industrial: Areas intended to provide locations for industrial, manufacturing, extraction, or mixed-use commercial activities involving a combination of office, industrial and manufacturing activities. These areas are considered appropriate for general commercial development to support large-scale commercial/industrial operations as well.
- **Community Service Areas:** Land focused on designed road intersections or crossroads within the rural areas deemed suitable for clustered, mixed land uses designed to meet the residential, shopping, employment, and other convenience needs of the rural community. These areas are intended to be developed in such a manner as to provide a local sense of community.

These areas are limited to 500 acres of land area with development supported by individual septic/well systems or package treatment/community wells approved consistent with Yadkin land use regulations.

RURAL LAND USE CLASSIFICATIONS:

- **Rural Agricultural Areas:** Land adjacent to Urban or Transition Land Use Classifications that is rural in character and developed and low intensities. Prevailing land use activities in this area are related to cultivation of the land (i.e., agriculture/forestry operations including appropriate agritourism activities in accordance with State law) which shall be encouraged to continue.

The area is appropriate for low intensity and low-density residential development that would not be dependent on urban services (i.e., water and/or sewer) during the Plan period. Residential development is seen as complementing agricultural activities and developed at a density meeting or exceeding 1 dwelling unit for every 1 acre of property.

While certain institutional and utility land uses may be appropriate for the area non-residential development activities, other than home based businesses and bona fide farm operations as defined in NCGS 160D-903, are prohibited.

- **Agritourism Areas:** Areas located in the vicinity of vineyards, wineries, equestrian centers, and other agritourism 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 agritourism 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 agritourism 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 agritourism area

encompassing U.S. 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.

OVERLAYS:

- **Conservation Areas:** Land designated as Conservation Area contain(s) sensitive environmental resources, historically significant sites, and features considered unbuildable because of their limitations or unsuitability for development. This includes wetlands and floodplains along drainage tributaries, streams and riparian buffer areas, steep slope areas, (20% or greater), natural areas, wildlife habitats and corridors, and significant historic and archaeological sites.

These areas form the basis for a conservation network within which other land uses are situated and serve to illustrate the natural, productive, scenic, cultural, and recreational features that make the county a desirable place in which to live , work, and visit. Yadkin County encourages passive recreational connections (i.e., paths) within Conservation Areas where appropriate.

- **Reservoir:** A body of water (i.e., pond, lake, impoundment, etc.) confined by a dam or other barrier that is either:
 - Used for public water supply from which water flows by gravity or is pumped directly to a treatment plant or to a small intervening storage basin and thence to a treatment plant, or
 - Used for public water supply from which water flows by gravity or is pumped to a reservoir prior to final entrance to a water treatment plant.

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9.3 GOALS

The Yadkin County Planning Board, in collaboration with staff, the Yadkin County Board of Commissioners, local advisory boards and commissions, citizens, and community organizations have reviewed and revised the goals of the 2011 Comprehensive Plan and, as needed, created new goals/objectives/policy initiatives to express current community values and needs.

The following land use goals serve as the foundation for future policy decisions and implementation strategies related to land use planning for Yadkin County. They represent the first step in the process to translate statements expressed as community values into land use planning strategies and activities.

1. **Land Use Overarching Goal One: *Coordinate the amount, location, pattern, and designation of future land uses with availability of services and facilities sufficient to meet the county's population and economic needs consistent with other Plan goals and objectives.***

Fiscally and environmentally responsible, sustainable growth, consistent with the provision of adequate services and facilities and a high quality of life.

Objective One: Coordinate the location of higher intensity / high density residential and non-residential development in appropriate Transition Areas.

1. Continue to correlate the County's Capital Improvement Program plan and budget for major water and sewer projects with the water and sewer improvement plans from the:
 - a. Town of Yadkinville,
 - b. Town of Jonesville, and the
 - c. Yadkin Valley Sewer Authority (serving the Town of Jonesville).
2. Continue to work with the Towns to improve water and sewer availability and capacity in Secondary Transition Areas.
3. Encourage less intensive development with minimal public utility needs to locate in the Secondary Growth Areas.
4. Promote development in areas where existing infrastructure (i.e., water, sewer, public transportation, pedestrian transportation, high-speed internet, etc.) is available.
5. Community Service Areas:
 - a. Allow for the development of private utility infrastructure (i.e., package treatment facilities and community wells) only through the Conditional Development review process as detailed in County ordinances and in coordination with the Yadkin County Health Department.
 - b. Evaluate the development potential in these areas to identify whether current regulations permit appropriate

development that is in character with these communities, and whether potential development in these areas would require significant expansions or cause depletions of public services.

- c. Ensure that future development in the Community Service Areas is compatible with the existing surrounding community.
 - d. Ensure that any new development in the Community Service Areas will not negatively impact neighboring residential properties through effective landscaping design.
- 6. Continue to encourage industrial uses with minimal environmental impacts to locate in Primary Growth Areas or within Economic Development Areas – Industrial Areas to take advantage of available services and to minimize commuting distances for in-county workers.
 - 7. Review expansion of existing Economic Development Areas expanding the County's economic tax base.
 - a. Continue to distinguish between economic development activities (i.e., industrial and non-industrial land uses) to ensure viable development patterns.
 - b. Identify key areas suitable for manufacturing/industrial development and place them within the Economic Development Area – Industrial category.
 - 8. Preserve portions of property with defined natural and/or cultural resources as open space (i.e., undeveloped areas).
 - 9. Encourage and promote connectivity (i.e., vehicular and pedestrian) between developments to avoid congestion on local roadways.

Objective Two: Evaluate and report on whether existing and approved locations for future residential and non-residential developments are coordinated with the location of public transportation, commercial and community services, and adequate supporting infrastructure (i.e., water and sewer services, high-speed internet access, streets and sidewalks).

Objective Three: Land uses that are appropriate to on-site environmental conditions and features, and that protect natural resources, cultural resources, and community character.

Objective Four: Preserve rural area lands having a high productive potential, to the extent possible, for appropriate forestry and agricultural use.

- 1. Work with land conservancies and other regional organizations to conserve green space and working forest and farmland.

2. Continue to support the Voluntary Agricultural District (VAD) program and work with the Agricultural Advisory Board on potential enhancements to the program.

2. **Land Use Overarching Goal Two:** *Land uses that are appropriate to on-site environmental conditions and features protecting natural/cultural resources and community character.*

Goal One: Encourage a separation of urban and rural land uses, and direct new development into areas where necessary community facilities and services exist through periodic updates to the Land Use Plan.

Goal Two: Maintain the rural, low-density land surrounding Urban and Transition Areas as designated on the Future Land Use Map.

Objective One: Discourage high intensity / high density development in the Rural Agricultural Land Use Category.

1. Support amendments to the County's land use regulations making the minimum allowable lot size/density in the Rural Agricultural (RA) General Use Zoning District 1 acre (43,560 sq.ft.).
2. Continue to manage subdivision activities in the RA general use zoning district to promote preservation of open space for use as farmland.
3. Continue to maintain development activity within the land use category at appropriate densities with a primary focus on single-family residential, bona-fide farms, institutional land uses, and utility operations that demonstrate minimal impact to adjacent property owners.

Objective Two: Continue to protect valuable resource land such as productive agricultural areas, natural areas, streams/floodplains, historic sites and properties, and potential reservoir sites.

Objective Three: Continue to address connectivity and access management issues with residential and non-residential developments to address congestion issues within Yadkin County.

3. **Land Use Overarching Goal Three:** *A land use planning process that is transparent, fair, open, efficient, and responsive.*

Goal One: Undertake a comprehensive effort to inform and involve residents in the land use planning process.

Goal Two: Support a cooperative joint planning process amongst local municipalities and those organizations responsible for the provision of water and sewer services to guide the extension of service in accordance with the Plan and the utility extension policies of the municipalities.

Goal Three: Develop internal process audits to ensure efficiency of the development review and approval process.

Goal Four: Develop educational and public information programs to increase awareness of the potential for the design, construction, and rehabilitation of commercial and residential structures.

Goal Five: Finalize incorporation of all land use development regulations (i.e., land use, subdivision, floodplain management, watershed protection, etc.) into a central unified development ordinance (UDO) consistent with the provisions of North Carolina General Statute 160D.

Goal Six: The Yadkin County Planning Board shall evaluate the implementation of the Plan and incorporate this process into the Planning Board bylaws.

Objective One: Every 2 years after adoption of the Plan, at the Board's January or February regular meeting, staff shall prepare a report for the Planning Board on what development has occurred and how said development achieves the goals of the Plan.

Objective Two: Planning Board members and staff shall review and evaluate the continued viability of land use classification boundaries.

1. The Planning Board and staff shall prepare a report for the Board of County Commissioners on development trends within Yadkin County identifying potential need for expansion/alteration of land use plan categories to address development needs.

Objective Three: Every 5 years, at the Board's January or February regular meeting, staff and Board members shall review the Plan's demographic data.

2. Demographic data shall only be updated/modified as part of the 20-year update process consistent with the completion/release of Decennial Census data by the U.S. Census Bureau.

4. **Land Use Overarching Goal Four:** *Encourage/promote a diverse business community.*

Goal One: Harness the imminent opportunities of the westward expansion of the Triad along the US 421 corridor as well as Interstate 77.

Objective One: Encourage private investment within the county by updating development ordinances to encourage desired development and establish quality standards and specifications to protect the environmentally sensitive and historically relevant assets.

Goal Two: Ensure quality economic development within Yadkin County.

Objective One: Encourage development first in areas with convenient proximity to urban services (i.e., water and sewer).

Goal Three: Continue collaboration with the Yadkin County Economic Development Partnership (EDP) and local municipal planning partners on economic development projects.

Goal Four: Consider the potential effects on viable agricultural land when considering development decisions in the Economic Development Areas.

Goal Five: Continue to foster growth in local-craft businesses.

Goal Six: Investigate development of a rural farm economic development incubator program designed to assist new farm entrepreneurs entering the market.

5. **Land Use Overarching Goal Five: *Improve, expand, and protect local infrastructure.***

Goal One - Transportation:

Objective One: Continue to work with the Northwest Piedmont Rural Planning Organization (NWPRPO) and NCDOT to examine necessary improvements to the County's two-lane major thoroughfares (N.C. 601, N.C. 67, N.C. Old 421, and N.C. 21) to alleviate traffic flow issues and concerns, accommodate inter-county travel, and encourage economic and residential development.

Objective Two: Improve transportation efficiency, specifically promoting more public transportation, ride sharing, and alternative transportation such as bicycling and walking in the urbanizing areas of the county.

Objective Three: 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.).

Objective Four: Identify prime viewsheds along major transportation corridors and other areas and amend land use ordinances to ensure long-term protection.

Objective Five: 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.

1. Promote interconnectivity between residential developments, including extension of rights-of-way from developing to undeveloped property to promote extension of roadway networks and the ultimate creation of interconnected roadway network system.
2. Prohibit lots within a subdivision proposing development of a road network system to connect to external, existing, roadways. If a parcel of property is being subdivided, all parcels created as part of a subdivision shall be served by the proposed new road network system.
3. Non-residential development projects shall be served by roadways developed/constructed to applicable State public road standards.
4. Where feasible, limit individual curb cuts on major thoroughfares and arterial roadways to limit congestion throughout the county. It is the policy of Yadkin County not to allow access for individual lots created through the subdivision process onto roadways other than those created through the process, if any.

Goal Two - Utility:

Objective One: Allow for development of rural utility systems (i.e., electric substations, gas regulator substations, etc.) where appropriate to ensure provision of necessary services to the local population.

1. Discourage development within Special Flood Hazard Areas.

Objective Two: Promote the development of broadband infrastructure expanding availability of reliable internet access for residents.

Goal Three - Water and Sewer:

Objective One: Work with local municipal partners on new major development decisions locating within Transition Areas ensuring adequate water and sewer capacity is available.

Objective Two: Identify locations within Transition Areas favorable to short extensions of utility lines to service additional economic development activities.

Objective Three: Work with municipal planning partners to study the feasibility of extending water and sewer lines to Secondary Growth Areas and Economic Development Areas.

Objective Four: Support municipalities' efforts to maintain and enhance their water and sewer systems to increase the economic development and job generating potential of the county.

6. **Land Use Overarching Goal Six:** *Promotion of a diverse housing base.*

Encourage and promote diverse housing types throughout the county at appropriate densities to include HUD code-compliant manufactured housing where appropriate.

Manufactured Housing Parks should be subject to the approval of a Conditional Zoning Application by the Board of County Commissioners where appropriate density and public facilities (i.e., water and sewer) support same and limited to Primary, Secondary, and Community Service Area Land Use Categories.

7. **Land Use Overarching Goal Seven:** *Recognize the right to farm and encourage positive relationships with non-farm development activities and land uses.*

Goal One: Objective One: Develop programs and associated infrastructure facilities to make local farms more economically viable, including local farm product processing, development of a distribution center, and marketing initiatives.

Goal Two: Continue to 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.

8. **Land Use Overarching Goal Eight:** *Promotion of Agritourism operations as rural economic development opportunities.*

Goal One: Within the context of the application of this Plan and land use regulations Yadkin County, where legally appropriate and consistent with State

law, will discourage incompatible land uses (large-scale commercial, industrial, etc.) that will negatively impact adjacent agritourism operations.

Goal Two: Study the possible expansion of Transition Areas or Community Service Areas to allow for increased non-residential development as a means of serving as a support mechanism for agritourism operations.

9. **Land Use Overarching Goal Nine:** *Protection of Natural, Cultural, and Historic resources:*

Goal One - Parks and Recreational Amenities:

Objective One: Maintain an up-to-date County Parks and Recreation Master Plan that addresses safety and environmental concerns and focuses on cultural and economic development enhancement.

1. Support efforts to develop low impact recreational facilities (fishing, hiking, canoe/kayaking, camping, etc.) around existing and proposed reservoir sites

Objective Two: Encourage collaboration with Towns and community organizations to provide recreational facilities available to all citizens and visitors and that capture the economic and cultural benefits

Objective Three: Identify recreational tourism opportunities along the Yadkin River that can be promoted for economic enhancement.

Objective Four: 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.).

Goal Two - Historic Preservation:

Objective One: Update the County's Historic Architecture Inventory to account for additional and lost historic resources.

Objective Two: 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 community.

Goal Three - Scenic Corridors:

Objective One: Consider developing a Scenic Byway Management plan for Yadkin County that would examine the Byway's intrinsic qualities, visitor's needs and expectations while protecting its outstanding features and promote development while preserving view sheds, and natural/cultural resources.

Goal Four - Natural Systems:

Objective One: Encourage and require with appropriate regulations adequate stormwater runoff controls in existing developed areas and require these controls for new subdivisions to protect sensitive downstream aquatic habitats.

Objective Two: Prohibit development that would cause adverse impacts on highly significant natural areas, prime farmland, and prime forestland.

Objective Three: Promote land use patterns that preserve the natural hydrologic system and maintain a sustainable “carrying capacity” balance for the future between ground water and surface water resources

10. **Land Use Overarching Goal Ten:** ***Protection of life, health, and property from hazards.***

Objective One: Prohibit new development in special flood hazard areas as defined by the Federal Emergency Management Agency as depicted on applicable Flood Insurance Rate Maps (FIRMs), effective for the region.

Objective Two: Continue implementation of the Yadkin County Hazard Mitigation Plan.

Objective Three: Develop and coordinate an emergency disaster plan and community education program to increase awareness of the dangers of natural and human-made emergency events and understand how best to prepare.

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9.4 ACTION ITEMS

9.4.1 Economic Development Action Items

The economic development opportunities Yadkin County enjoys clearly fit into three categories. These are described as “Immediate”, “Programmable” and “Opportunity”.

Immediate Action Items:

These items are intended to begin producing immediate results and improve the personality of Yadkin County as a community addressing its goals.

9.4.1.1 Encourage application of goals and objectives identified in the current Land Use Plan and development ordinances.

- Identify opportunities for business attraction, retention, and expansion.
- Establish clear signage standards.
- Promote business types in manufacturing, commercial service, and home-based business while establishing specifications to protect these investments, neighborhoods, and the environment.
- Encourage location of heavy industrial/manufacturing/earth extraction activities away from residential land uses to address negative secondary impacts.

9.4.1.2 Continue to promote Yadkin County as a “base camp” for travelers.

With local vineyard operations and tours, continued promotion of the region as a host community and base camp for individuals and groups seeking access to a variety of food/beverage choices and heritage tourism activities will clearly set Yadkin apart from other communities/counties catering to these visitors.

Programmable Action items:

The following programmable action items should be assigned to specific teams or departments to develop the ways and means to accomplish the tasks.

9.4.1.3 Establish and continue existing partnerships

Organizing strategic interagency partnerships and participating in effective ways should be a priority along with forging public-private partnerships and identifying funding sources for development activities.

Opportunity Based Action items:

The following opportunity-based action items will require continuous planning and forethought to recognize opportunities to act.

9.4.1.4 Continue to support growth and expansion of eco-tourism and agritourism.

Support for growth and expansion of both existing and new businesses serving the motoring tourist with overnight and seasonal housing accommodations, base camp facilities, extended vehicle parking, outfitters, automotive services/repairs, and food/beverage services located within proximity to one another. This includes

working with local agritourism operators to investigate possible expansion of economic development opportunities and expand availability of services to both residents and tourists.

9.4.1.5 Establish criteria for financial participation in opportunities to expand the job and property tax base through strategic expansion of infrastructure.

Establish clear criteria for expansion of infrastructure (broadband, stormwater, potable water, and sewer systems) based upon measurable benefits and a “return on investment” business model. This would include incentive programs in consultation with local municipal partners to expand existing County-maintained facilities. Criteria should also include contingency factors for public health and welfare needs when potable water and sanitary sewer needs are critical.

9.4.2 Water Supply Action Items

9.4.2.1 Continue to investigate expansion of water services in and around the Town of East Bend in cooperation with the Winston-Salem Forsyth Utilities Commission.

9.4.2.2 Continue to implement and enforce adopted water/sewer service connection policies.

9.4.2.3 Work with local municipalities to develop and update existing interlocal and lease agreements for the provision of water services.

9.4.2.4 Emphasis shall be placed on expanding water service along U.S. 421 to support economic development activities and to the Community Service Areas supporting economic development and suburban residential development where appropriate.

9.4.3 Sewer Service Action Steps

9.4.3.1 Continue to implement and enforce adopted sewer service connection policies.

9.4.3.2 Work with local municipalities to continue existing, and investigate future, lease agreements for sewer service.

a. Emphasis shall be placed on sewer service within designated Economic Development and Community Service Area land use categories to further expand the economic development tax base.

9.4.4 Road and Highway Action Items

Areas of county have been identified and designated on the Future Land Use Map for Economic Development land uses as these areas should be encouraged to be redeveloped or enhanced as vacant or underperforming properties are replaced.

A few of these areas should receive more in-depth analysis of the roads and highways that serve to identify necessary design and engineering improvements.

- 9.4.4.1** Continue to work with NC DOT and the Northwest Piedmont Rural Planning Organization (NWRPO) to update the transportation plan for the region and continue to press for implementation of same.

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9.5 Introduction of the Future Land Use Map

The **Future Land Use Map** depicts a pattern of development to accommodate a combination of residential, non-residential and mixed-use growth and redevelopment. The map serves as the plan to guide decisions about future infrastructure investments and other public services for Yadkin County's future growth. FLUM implementation is accomplished primarily through the application of zoning, although a variety of land use ordinances are available for various aspects of implementation. A key feature of land use planning in Yadkin County is the requirement for consistency between the FLUM and the application of zoning.

The FLUM defines the location of coordinated and appropriate land use classes and is designed to accommodate a particular combination of land uses that would achieve a desired pattern of development. It serves as the primary tool for staff, the Planning Board, and elected officials during review of re-zonings to ascertain the appropriateness of a development proposal and provides the development community with clear guidance to the locations where development activity may and may not be appropriate.

The **Future Land Use Map**, appearing in Figure 1 depicts a pattern of development to accommodate a combination of residential, non-residential and mixed-use growth and redevelopment. ***Zoning changes are required by North Carolina statute to be made based upon both reasonableness and consistency with this plan.***

As defined in Section 9.2, the following are the land use categories for Yadkin County:

I. **DEVELOPED LAND USE CLASSIFICATIONS:**

- a. Urban Land: Areas within the corporate limits or Extra-Territorial Jurisdiction (ETJ) of a municipality (i.e., not subject to this Plan).

II. **TRANSITION LAND USE CLASSIFICATIONS:**

- a. Primary Growth Areas.
- b. Secondary Growth Areas:
- c. Rural Transition Growth Areas:

III. **Economic Development Areas:**

- a. General
- b. Industrial
- c. Community Service Areas (Mixed Use Areas).

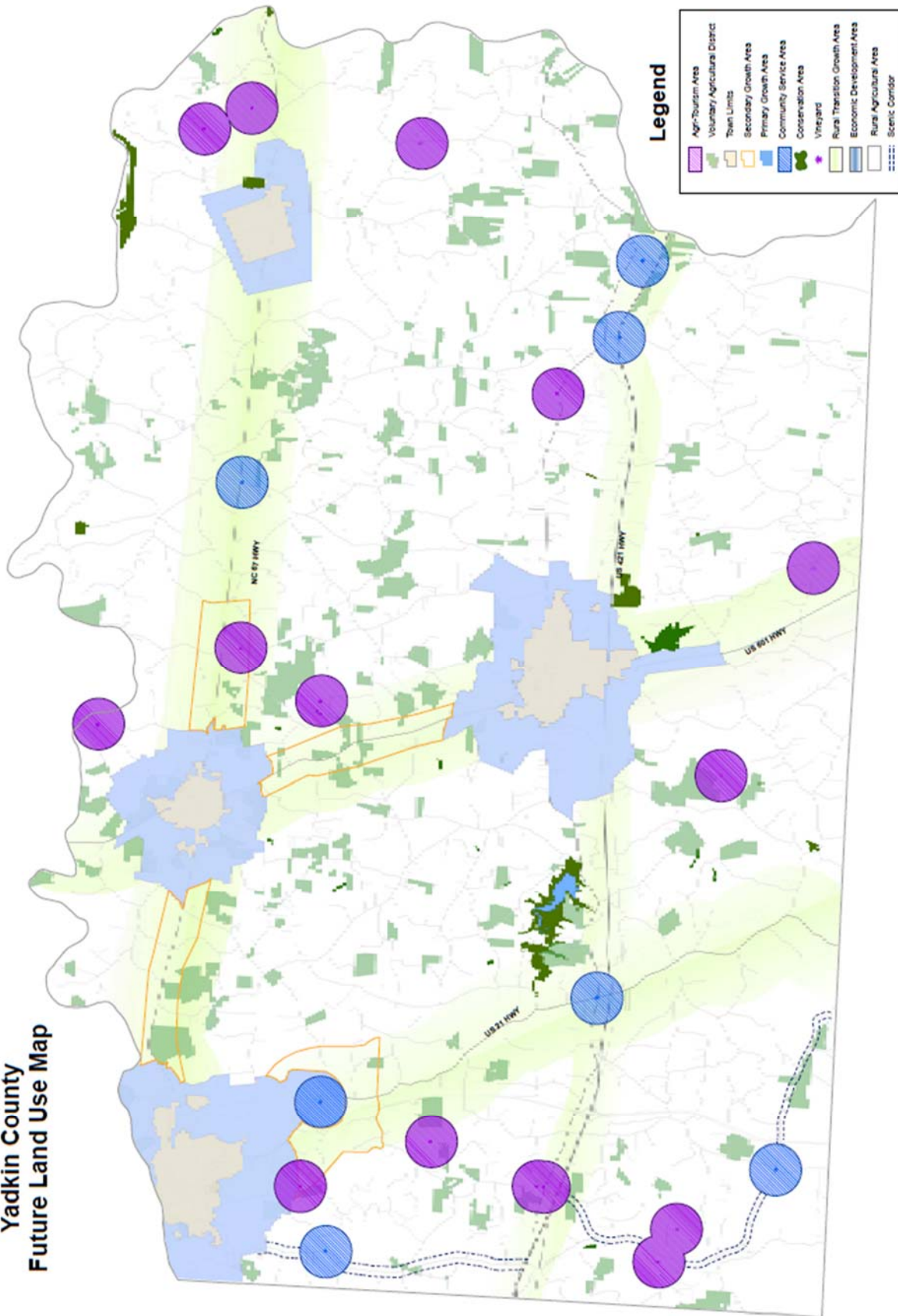
IV. **RURAL LAND USE CLASSIFICATIONS:**

- a. Rural Agricultural Areas.
- b. Agritourism Areas.
- c. Scenic Corridor.

- V. **OVERLAYS:**
- a. Conservation Areas.
 - b. Reservoir.

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Yadkin County Future Land Use Map



Map data is a representation of existing data and is not a guarantee of accuracy. The user assumes all responsibility for the use of the information contained on this map.

9.5.1 Future Land Use Matrix

Per the Yadkin County Ordinances, zoning districts are applied to Land Use classifications and recommendations are made in accordance with this matrix. Zoning decisions approved by the Board of Commissioners that are inconsistent with this plan will amend the current Future Land Use Map and any future land use map in the plan.

		YADKIN COUNTY FUTURE LAND USE PLAN CATEGORIES										
		Transition Land Use Categories						Rural Land Use Categories			Overlay Land Use Categories	
Zoning Districts:		Primary	Secondary	Rural Transition	Economic		Community Service	Rural Agricultural	Agri Tourism	Scenic Corridor	Conservation	Reservoir
					General	Industrial						
Residential	Rural Agricultural			X				X	X	X	X	X
	Restricted Residential	X	X	X								
	Residential Limited	X					X					
	Residential General	X	X	X								
	Residential Institutional	X	X				X					
	Manufactured Home Park	X	X				X					
Commercial	Community Business				X		X					
	Highway Business				X							
Manufacturing	Manufacturing Industrial One				X	X						
	Manufacturing Industrial Two					X						
Conservation Protected		X	X	X	X	X	X	X	X	X	X	X
Watershed Overlay		X	X	X	X	X	X	X	X	X	X	X
Residential Conditional Districts		X	X		X ¹		X	X	X	X		
Non-residential Conditional Districts					X	X	X		X			

¹ Emphasis on walkable multi-family mixed use developments with a minimum of 30% commercial component per proposed residential land use.