



YADKINVILLE North Carolina

Comprehensive Plan

Adopted June 5, 2017



Yadkinville

North
Carolina

Comprehensive Plan

Prepared for
Yadkinville

Prepared by
Benchmark Planning

Adopted
June 5, 2017

ACKNOWLEDGEMENTS

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Prepared by

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Date Adopted

June 5, 2017

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INTRODUCTION

The Town of Yadkinville Comprehensive Plan establishes action-oriented implementation strategies to achieve the broad vision and goals of the community and have a strong and vibrant future. The Plan looks at past and current development trends and plans, analyzes demographic and economic data, captures an image of what the community desires, and presents prioritized methods to fulfill the vision.

PURPOSE OF THE PLAN

This Comprehensive Plan sets forth the “blueprint” for the future of Yadkinville. It is the vision of what the community wants to become and the strategies to follow in order to realize that vision. The plan is comprised of goals and strategies that provide a framework for decision-making and the allocation of resources as they relate to the long-term development of the Town. The Comprehensive Plan builds upon existing assets while taking advantage of opportunities for improvement and growth. The Plan is implemented over time through annual budgeting, departmental work programs, zoning decisions, and development projects.

North Carolina law does not mandate the adoption of a Comprehensive Plan; however, when considering zoning amendments, local governments must provide a statement that describes whether its action is consistent with an adopted comprehensive plan and any other applicable plans (G.S. 160A-383).

TOWN CONTEXT

The Town of Yadkinville is located approximately 25 miles west of Winston-Salem in the Yadkin Valley, with its at the intersection of Highway 421 and Highway 601 in Yadkin County. Yadkin County was formed in 1850 from land that was once part of Surry County. It is named for the Yadkin River; which forms the northern and eastern boundaries of the County. In January 28, 1851, an act was passed to establish a County seat. A 50-acre tract located at the center of the County was selected as the site of the new Town. Originally the Town was to be named Wilson, however, after discovering another town with the name, the decision was made to name it Yadkinville.

Yadkinville and Yadkin County were originally farming communities with flue-cured tobacco as the major cash crop. By 1881, there were 17 plug tobacco factories in operation in Yadkin County. The County Commissioners delayed industrial development of the area



due to repeated decisions in the mid to late 1800's not to allow railroad construction in Yadkin County. The construction of a railroad line on the north side of the Yadkin River in Surry County helped bring prosperity to the northern part of the County. Development in the southern part of the county was delayed until the railroad was extended to Mocksville in 1891.

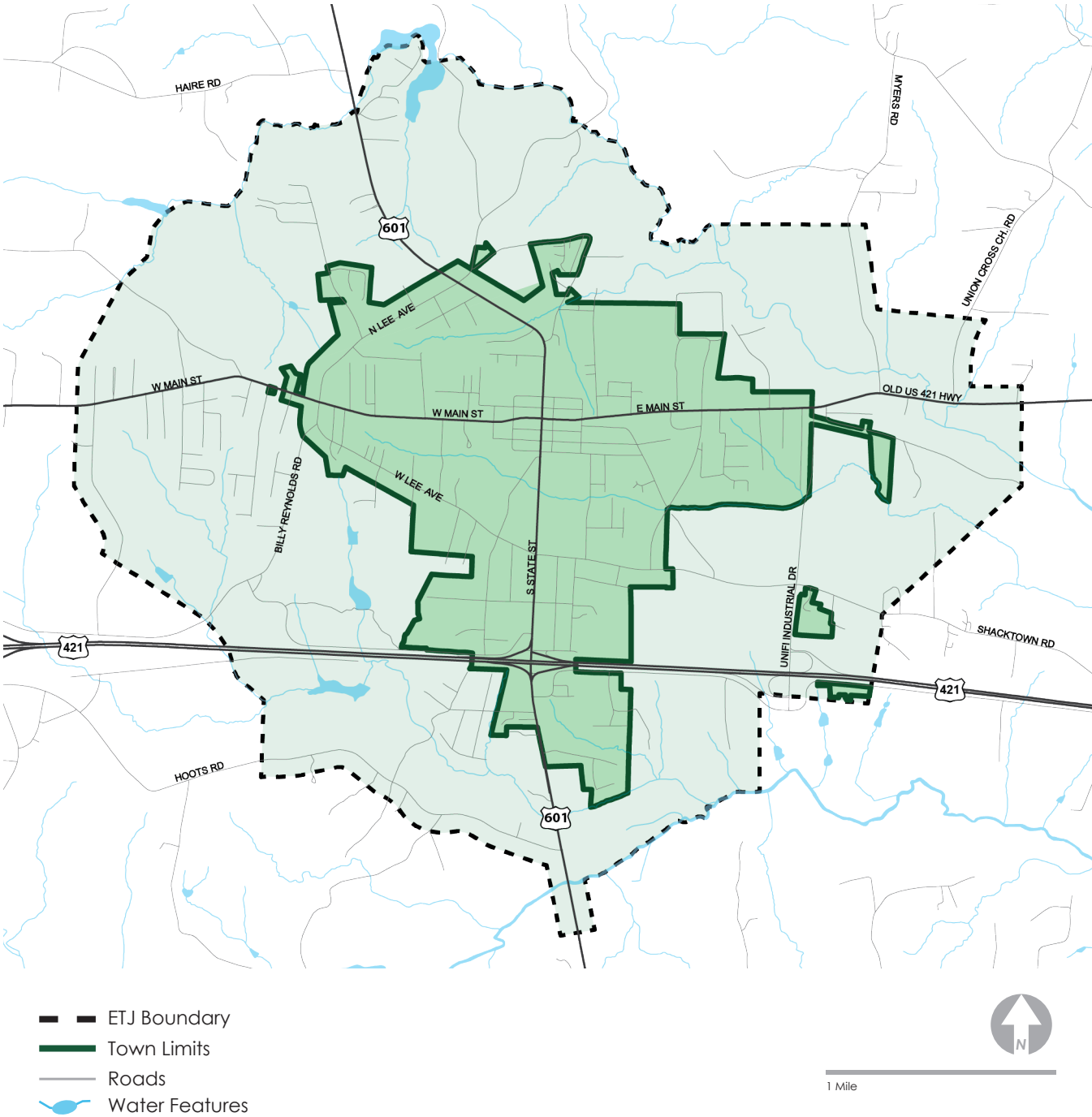
While it began as an agricultural center and remains primarily rural in character, today Yadkinville and the surrounding County combine a farming economy with growing industrial development. Yadkinville is located in the Yadkin Valley American Viticultural Area, well-known for its vineyards and wineries. Because of this, tourism is a growing economic force for Yadkinville and the surrounding area. The community's relatively close proximity to Winston-Salem is also a driving economic factor.

The planning area includes the Yadkinville extraterritorial jurisdiction (ETJ). The Town limits contain 1,818 acres or 29% of the planning area. The total area of the planning area in parcels, including street right-of-way is 6,165 acres. The total population of the Planning Area (Town and ETJ) is approximately 4,125 (2010).

Source: Town of Yadkinville website, www.yadkinville.org

▼ MAP 1.1 PLANNING AREA

This map encompasses the planning area addressed by this Comprehensive Plan.

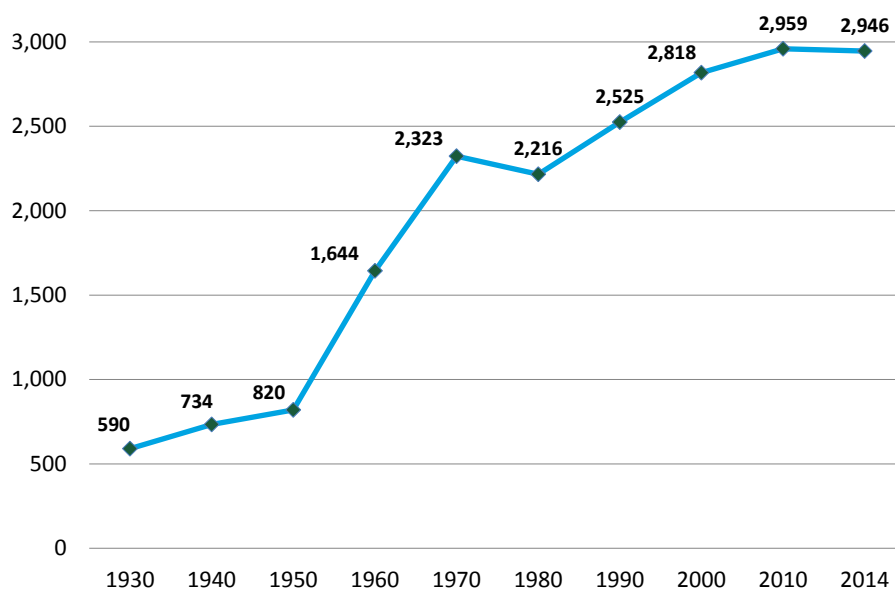


DEMOGRAPHIC PROFILE

Yadkinville's population has seen only slight gains since 1980, and has remained relatively flat since 2000, while losing a small number of people from 2010 to 2014. The majority of growth happened through 1950 and 1970, with the Town's population nearly quadrupling over those decades. Compared to other municipalities, Yadkinville's growth mirrors that of the County from years 2000 to 2014, and, other than Elkin, NC, had the slowest growth rate of the other towns in the region.

▼ FIGURE 1.1 POPULATION DATA

Source: US Census Bureau



▼ TABLE 1.1 POPULATION DATA COMPARISON

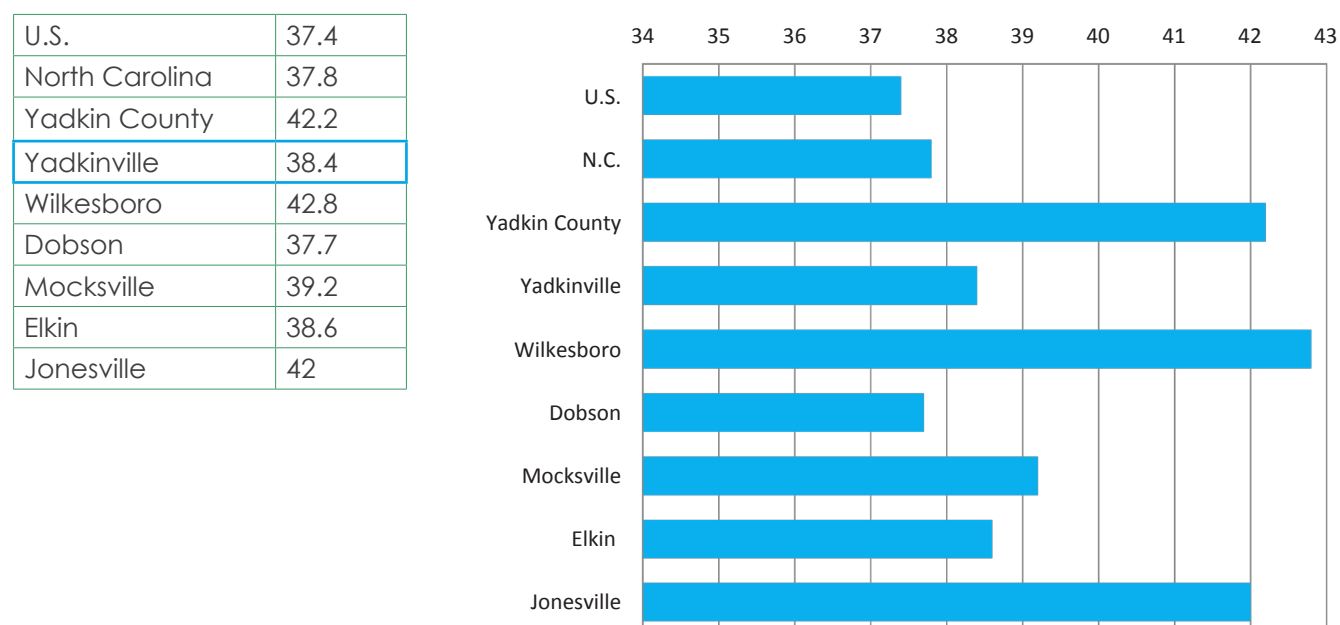
Source: US Census Bureau, American Community Survey 2009-2014

	2000	% CHANGE 2000-2010	2010	% CHANGE 2010-2014	2014 ESTIMATE
NORTH CAROLINA	8,049,313	18%	9,535,483	2%	9,750,405
YADKIN COUNTY	36,348	6%	38,406	-1%	38,101
YADKINVILLE	2,818	5%	2,959	0%	2,946
WILKESBORO	3,248	5%	3,413	4%	3,559
DOBSON	1,397	14%	1,586	-2%	1,550
MOCKSVILLE	4,186	21%	5,051	15%	5,806
ELKIN	4,164	-4%	4,001	5%	4,198
JONESVILLE	1,480	54%	2,285	5%	2,405

Relative to other municipalities in the region, Yadkinville has a younger median age of 38.4 years. This number is below Yadkin County (42.2 years) and consistent with the median ages of North Carolina and the United States. Other than Jonesville and Wilkesboro, which have a much higher median age, most municipalities in the region have a median age within 1.2 years of Yadkinville's. Census data from 2000 and 2010 show that there was a small uptick in the pre-workforce/adolescent population, with a corresponding slight downward trend in the workforce population. The percentage of those retired remained static.

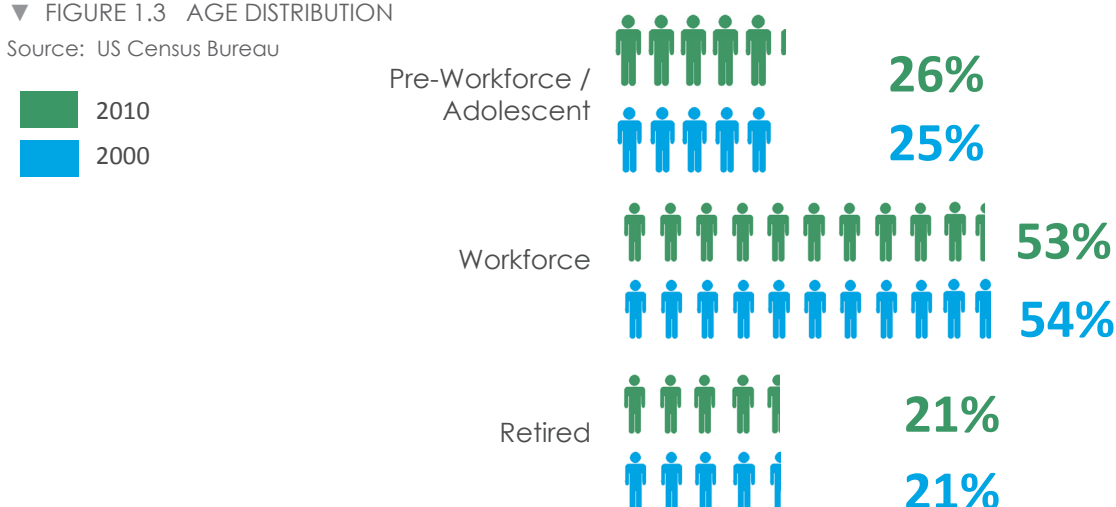
▼ FIGURE 1.2 MEDIAN AGE COMPARISON

Source: American Community Survey 2010-2014



▼ FIGURE 1.3 AGE DISTRIBUTION

Source: US Census Bureau



HOUSING PROFILE

Of the approximate 1,226 homes within the Town limits, nearly 40% were built between 1970 and 1989. That building activity has slowed down considerably with each following decade. From 2010 to present, only 2% of the total housing stock (20 homes) have been constructed. A decrease in home ownership has also occurred, with a corresponding increase in vacant homes from approximately 4% in 1990 to nearly thirteen percent in 2014.

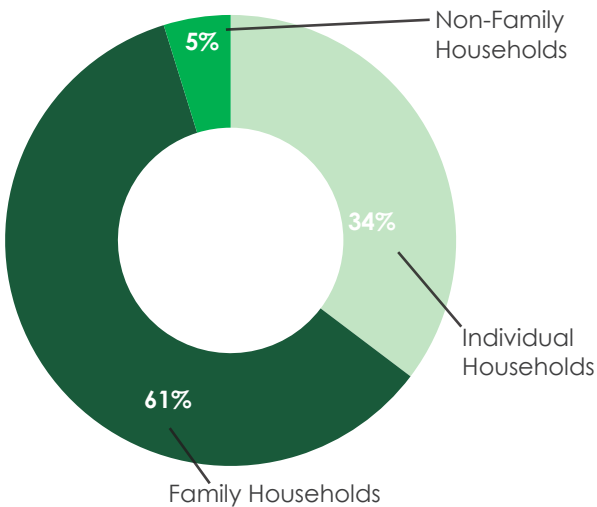
▼ TABLE 1.2 HOUSEHOLD TYPES

Source: US Census Bureau

	2000	2010
Individual Households	30%	34%
Family Households	68%	61%
Non-Family Households	2%	5%
Total	937	1083

▼ FIGURE 1.4 2013 ESTIMATED HOUSEHOLD TYPES

Source: American Community Survey 2010-2014



▼ TABLE 1.3 COMPARISON OF HOUSEHOLD TYPES

Source: American Community Survey 2010-2014

	INDIVIDUAL HOUSEHOLDS	FAMILY HOUSEHOLDS	NON-FAMILY HOUSEHOLDS
North Carolina	27.9%	66.4%	5.7%
Yadkin County	27.6%	66.2%	6.2%
Yadkinville	35.3%	59.9%	4.8%
Wilkesboro	37.6%	58.7%	3.7%
Dobson	34.8%	56.9%	8.3%
Mocksville	33.2%	59.4%	7.4%
Elkin	29.7%	67.6%	2.7%
Jonesville	39.5%	59.4%	1.1%

Single-family homes have remained the predominant housing type in the in the Town, while duplex construction has seen a slight increase now making up 7% of total 2014 housing stock. A slight decrease has also been seen in mobile homes. This could be due to the amortization schedule placed on mobile home parks within the Town's planning limits. The 2014 median value of homes within the Town is \$130,800, slightly lower than the statewide median of \$165,300 and narrowly eclipsing the County-wide median of \$129,400.

▼ TABLE 1.4 HOUSING TENURE

Source: US Census Bureau

	1990	2000	2010
Own	66%	68%	60%
Rent	34%	32%	40%

▼ TABLE 1.5 AGE OF HOUSING STOCK

Source: American Community Survey 2010-2014

YEAR CONSTRUCTED	PERCENT OF HOUSING STOCK
Before 1939	7%
1940-49	8%
1950-59	11%
1960-69	13%
1970-79	19%
1980-89	14%
1990-99	6%
2000 - or later	2%

▼ TABLE 1.6 TYPES OF HOUSING STOCK

Sources: US Census Bureau, American Community Survey 2010-2014

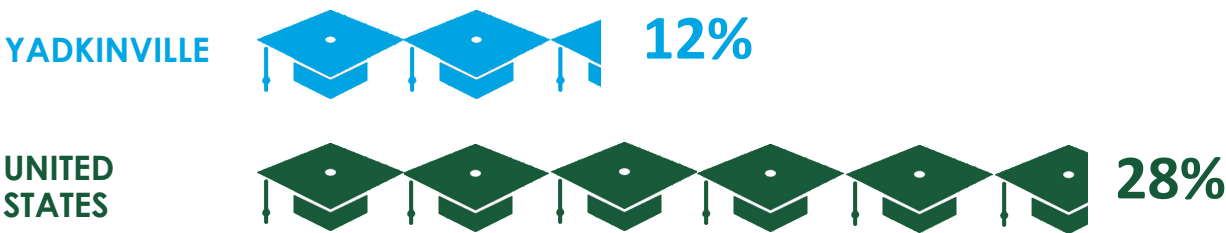
HOUSING TYPE	1990	2000	2014	CHANGE 1990-2014
Single-Family	74.1%	78.2%	74%	0.1%
Duplex	4.4%	2.8%	7%	2.6%
Multi-Family	9.2%	5.2%	10%	0.8%
Mobile Home	12.3%	13.8%	9%	-3.3%

ECONOMIC PROFILE

The percentage of those that have attained a bachelor's degree or higher within the planning area has increased from nearly 10% in 2000 to 14% in 2014. Although encouraging, this percentage trails the state and nation. It is also the second lowest percentage out of comparable municipalities in the region.

▼ FIGURE 1.5 EDUCATIONAL ATTAINMENT
Source: American Community Survey (2010-2014)

ATTAINMENT OF A BACHELOR DEGREE OR HIGHER



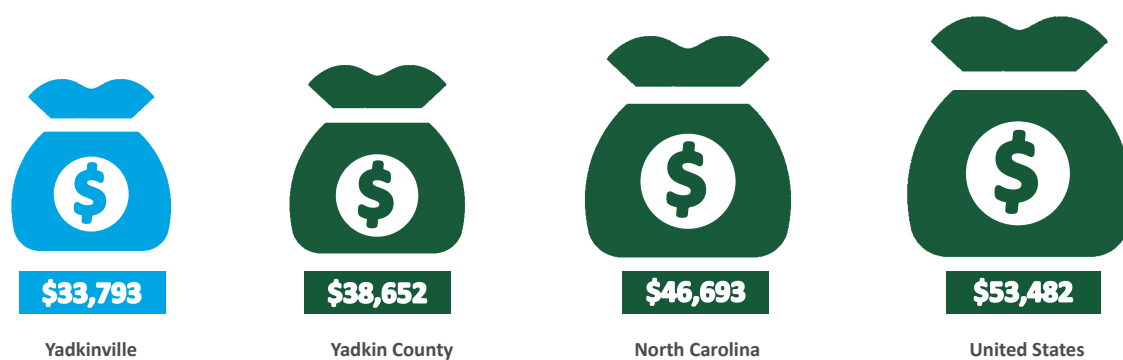
▼ TABLE 1.7 COMPARISON OF EDUCATIONAL ATTAINMENT
Source: American Community Survey 2010-2014

	NO HIGH SCHOOL DIPLOMA	HIGH SCHOOL GRADUATE	SOME COLLEGE/ ASSOCIATES DEGREE	BACHELOR'S DEGREE	GRADUATE/ PROFESSIONAL DEGREE
North Carolina	15%	27%	31%	18%	9%
Yadkin County	25%	30%	30%	10%	5%
Yadkinville	26%	36%	25%	12%	2%
Dobson	31%	27%	25%	9%	8%
Elkin	26%	29%	30%	10%	6%
Jonesville	27%	40%	28%	2%	4%
Mocksville	23%	28%	25%	17%	7%
Wilkesboro	24%	20%	33%	14%	9%

Median household income is lower than the nation, state, county, and every municipality other than Jonesville, NC. Income has also seen a slower increase (8%) from 2000 to 2014 than the nation and state, but has outpaced the County. Per capita income also ranks among the middle of surrounding municipalities.

▼ FIGURE 1.6 MEDIAN HOUSEHOLD INCOME

Source: American Community Survey (2010-2014)



▼ TABLE 1.8 COMPARISON OF HOUSEHOLD INCOME

Source: American Community Survey 2010-2014

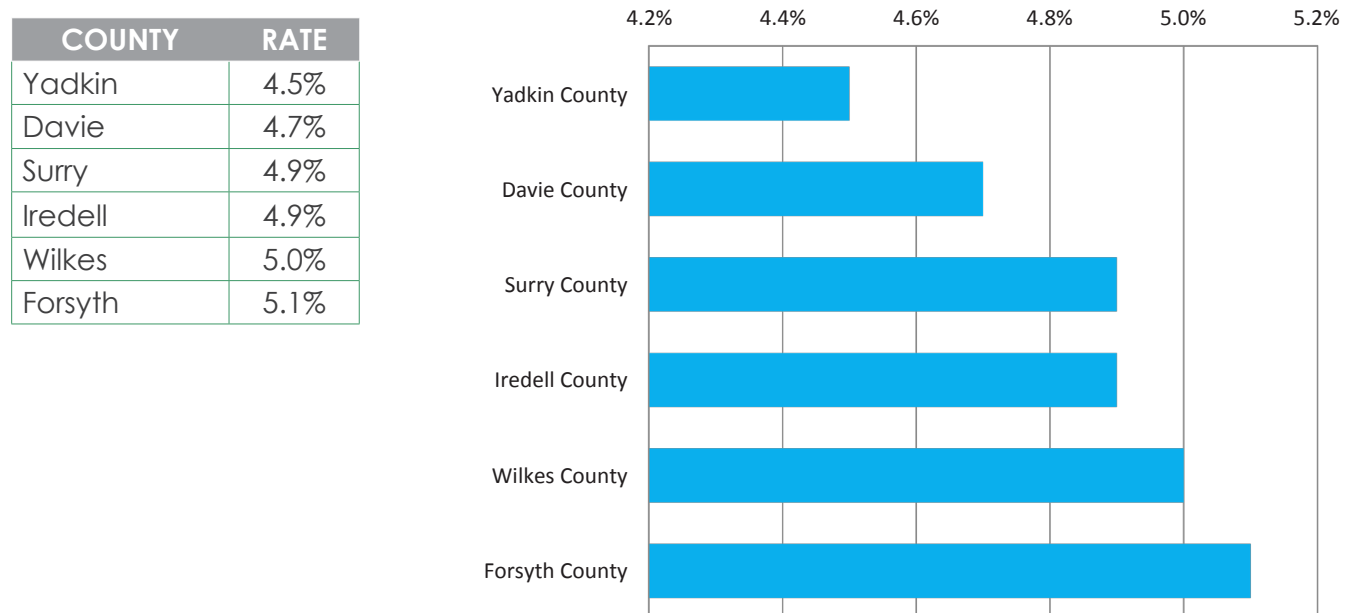
	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
Yadkinville	\$33,793	\$18,526
Dobson	\$27,143	\$16,720
Elkin	\$36,000	\$19,480
Jonesville	\$24,947	\$15,746
Mocksville	\$37,484	\$20,303
Wilkesboro	\$29,902	\$24,388

Introduction

The principal employment sectors within the planning area are manufacturing (33.9%), educational services (19.9%), and retail trade (11.4%). Manufacturing has also seen the largest increase in its share of employment from 19.3 percent in 2000 to nearly 34% in 2014. Additionally, the unemployment rate in Yadkin County is lower than the state average and lower than any immediately adjacent counties.

▼ FIGURE 1.7 UNEMPLOYMENT RATE

Source: North Carolina Department of Commerce



▼ TABLE 1.9 EMPLOYMENT BY INDUSTRY SECTOR

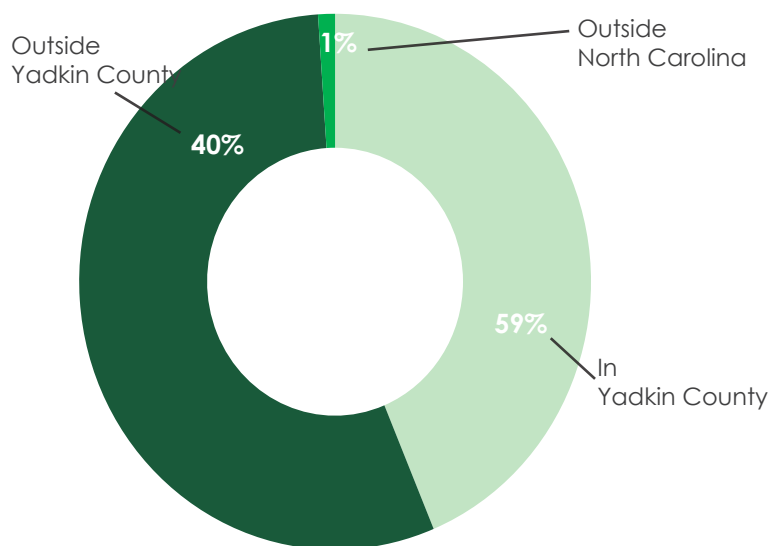
Sources: US Census Bureau, American Community Survey (2010-2014)

INDUSTRY SECTOR	2014	2000
Manufacturing	33.9%	19.3%
Educational/Health Care/Social Services	18.9%	15.4%
Retail Trade	11.4%	15.0%
Construction	10.1%	7.7%
Transportation/Utilities	4.2%	5.4%
Arts/Recreation/Food Services	3.9%	5.3%
Professional/Management/Administrative Services	3.7%	7.8%
Public Administration	3.3%	3.6%
Finance/Insurance/Real Estate	3.2%	5.9%
Other Services	2.9%	3.6%
Wholesale Trade	2.5%	5.3%
Information	1.5%	3.2%
Agriculture/Mining	0.5%	2.6%

Of those that live in Yadkinville, a majority work inside Yadkin County, while almost 40% work outside the county, and less than one percent work outside the state. The mean travel time to work is 24.5 minutes each way, two minutes slower than the mean travel time in 2000, and is less than that of the national and county average.

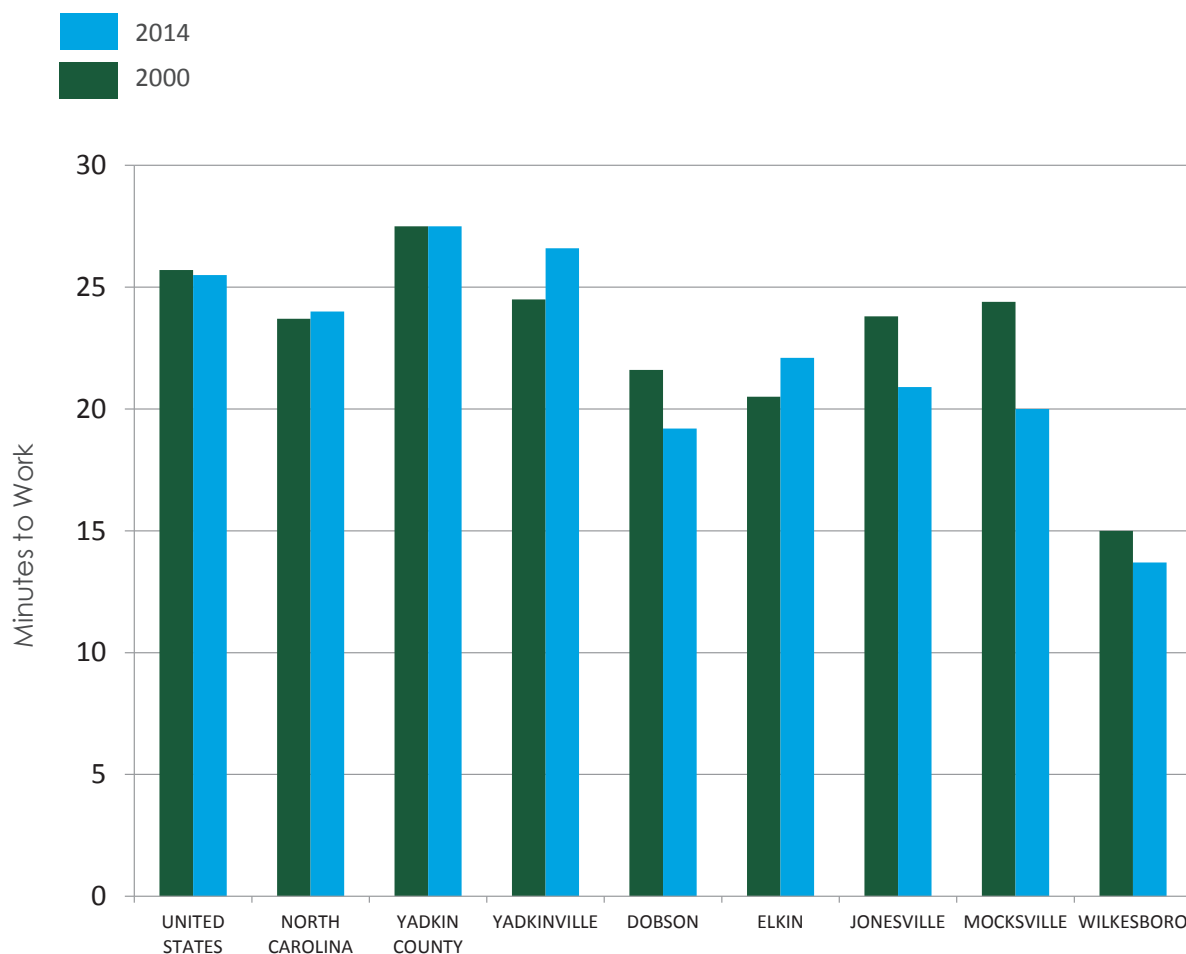
▼ FIGURE 1.8 PLACE OF WORK

Source: American Community Survey 2010-2014



▼ FIGURE 1.9 MEAN TRAVEL TIME TO WORK

Source: US Census Bureau, American Community Survey (2009-2013)



EXISTING CONDITIONS PROFILE

Environmental constraints and existing development patterns play a large role in the recommendations of a Comprehensive Plan. The following pages feature maps that depict existing conditions and development patterns for the Town of Yadkinville.

Environmental Constraints

The Town of Yadkinville is located 5 miles north of Davie County and 10 miles west of Forsyth County. It is bounded by the north and south by small streams; Town Branch and South Deep Creek, respectively. It is also bisected from west to east through the center of town by another small water course, Haw Branch. All three streams eventually feed into the Yadkin River. The majority of flood hazard areas are located within the Town's Extraterritorial Jurisdiction (ETJ). Flood hazard areas comprise 402.83 acres, or 6% of the total planning area. Approximately 22 acres of flood hazard area is located inside the Town's municipal limits.

Land Use

The planning area contains 5,652.58 acres, excluding street rights-of-way. Of that area, the "Rural/Vacant" category is the largest percentage of land use within the planning area. The vast majority of "Rural/Vacant" land is either forest land or still farmed regularly. Residential-type land uses make up one-quarter of the planning area, while industrial land comprises 8%, or 440 acres. Interestingly, the Town's commercial areas and downtown business district combined make up only 5% of land.

▼ TABLE 1.10 EXISTING LAND USE

	ACRES	%
Rural/Open Space	3293.15	58.3%
Recreational	18.52	0.3%
Residential	1430.27	25.3%
Institutional	173.26	3.1%
Medical	40.10	0.7%
Downtown	44.39	0.8%
Commercial	212.80	3.8%
Industrial	440.08	7.8%
Total	5,652.58	100.0

Land Subdivision

There are 2,640 parcels located within the planning area. Approximately two-thirds of the parcels reflect more urban development and are less than one (1) acre. Most of these parcels are located at the center of town with some being scattered throughout the planning area by residential subdivisions. Large parcels comprised of 3 or more acres make up 15% of the parcel total. This suggests that, if market forces allow, there are numerous places within the Town that are served by adequate infrastructure suitable for larger-scale development.

Zoning

The Town of Yadkinville has 10 base zoning districts. The B-1, B-2, and B-3 zoning districts are primarily for commercial uses; while R-10, R-20, R-8A, and R MH are intended for residential uses. The R-O district is meant to allow a mix of commercial and residential uses. The M-1 and M-2 are zoning designations for intended primarily industrial uses. Commercial zoning within the planning area comprises 8.2% of total parcels, industrial zoning makes up 9.6%, while residential zoning accounts for the majority of parcels within the planning area at 82.1%.

Existing Utilities and Infrastructure

Areas where there is existing utilities infrastructure will help guide future development within the planning area. Fortunately, the majority of the planning area is served by water and sewer. Areas that lack water and/or sewer service will be harder to develop more intensively. In addition to water and sewer services, the Town maintains approximately 18.36 miles of streets and the majority of the 11.2 mile sidewalk network. Most sidewalks are located in the central business area, and radiate southward along the Hwy 601 commercial corridor. The Town also has nearly 1.4 miles of dedicated bike lanes located on State Street between Lee Avenue and Hemlock Street.

The Town of Yadkinville adopted a Comprehensive Pedestrian Master Plan in 2010 and a Comprehensive Transportation Plan in 2011 that outline needed pedestrian and transportation improvements within the Town's jurisdiction. There are also three projects listed in the State Transportation Improvement Program:

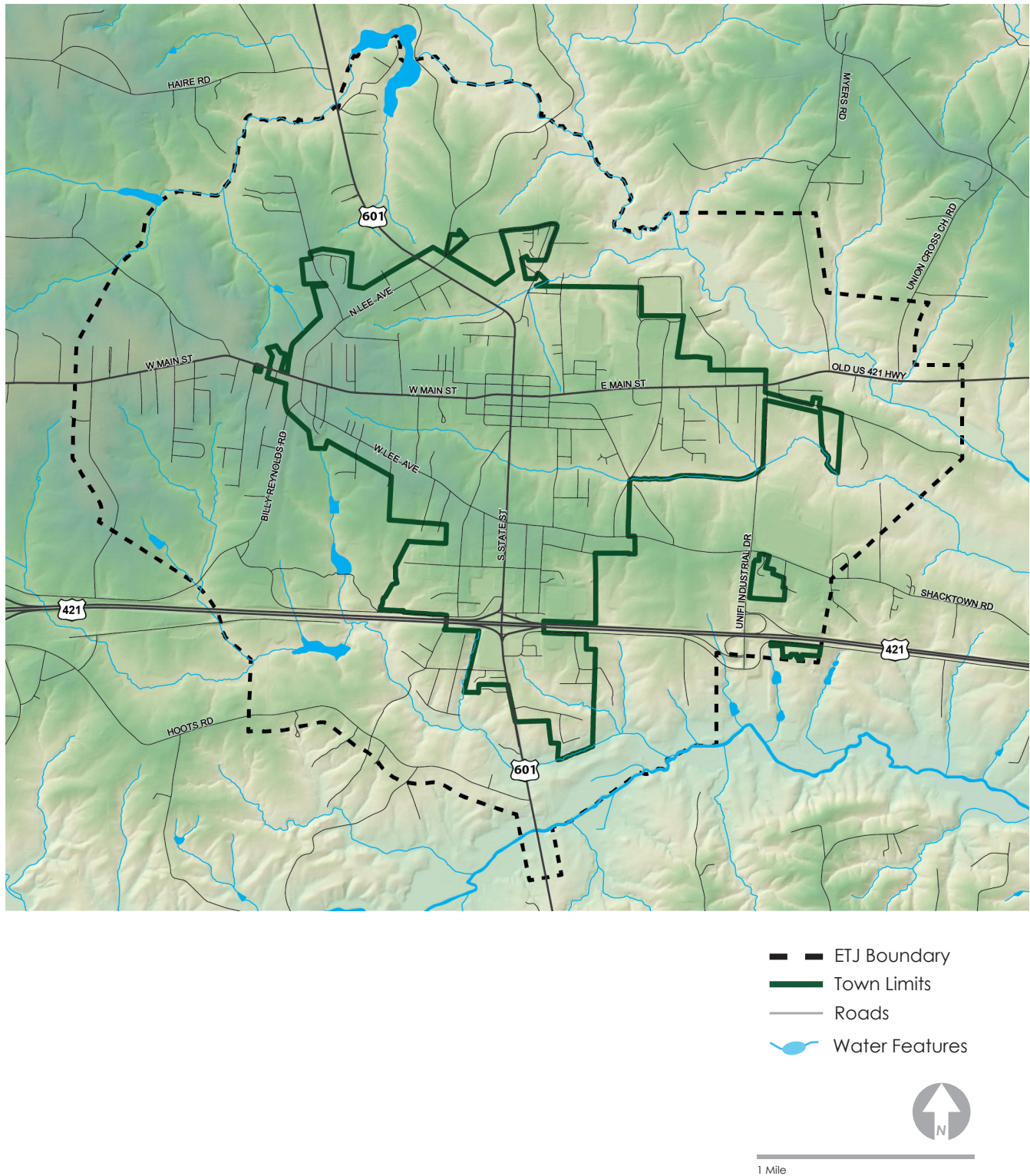
PROJ. #	DESCRIPTION	R-O-W YEAR
U-5809	State St. from Hwy. 421 to Lee Ave.	2019
R-5733	New US 421 Interchange between exits 257 & 259	2021
R-5773	Widen Old US 421 (E. Main Street) from State St. to Unifi Industrial	2022

Recreational Facilities

Recreational uses make up a modest 0.3% of the total planning area, or 18.5 acres. The majority of recreational facilities are located at Yadkin County Park. This complex contains a YMCA, swimming pools, an amphitheater, playgrounds, a disc golf course, nature trails, and multiple sports fields. Other recreation facilities can be found at Yadkinville Community Park on Tennessee Avenue. This park has a walking/jogging trail, covered picnic shelters, and an amphitheater for small concerts. Just outside the planning area is the recently completed Yadkin Memorial Park and Lake Hampton, an 140-acre facility with shelters, a boat ramp, two fishing piers, and public restrooms.

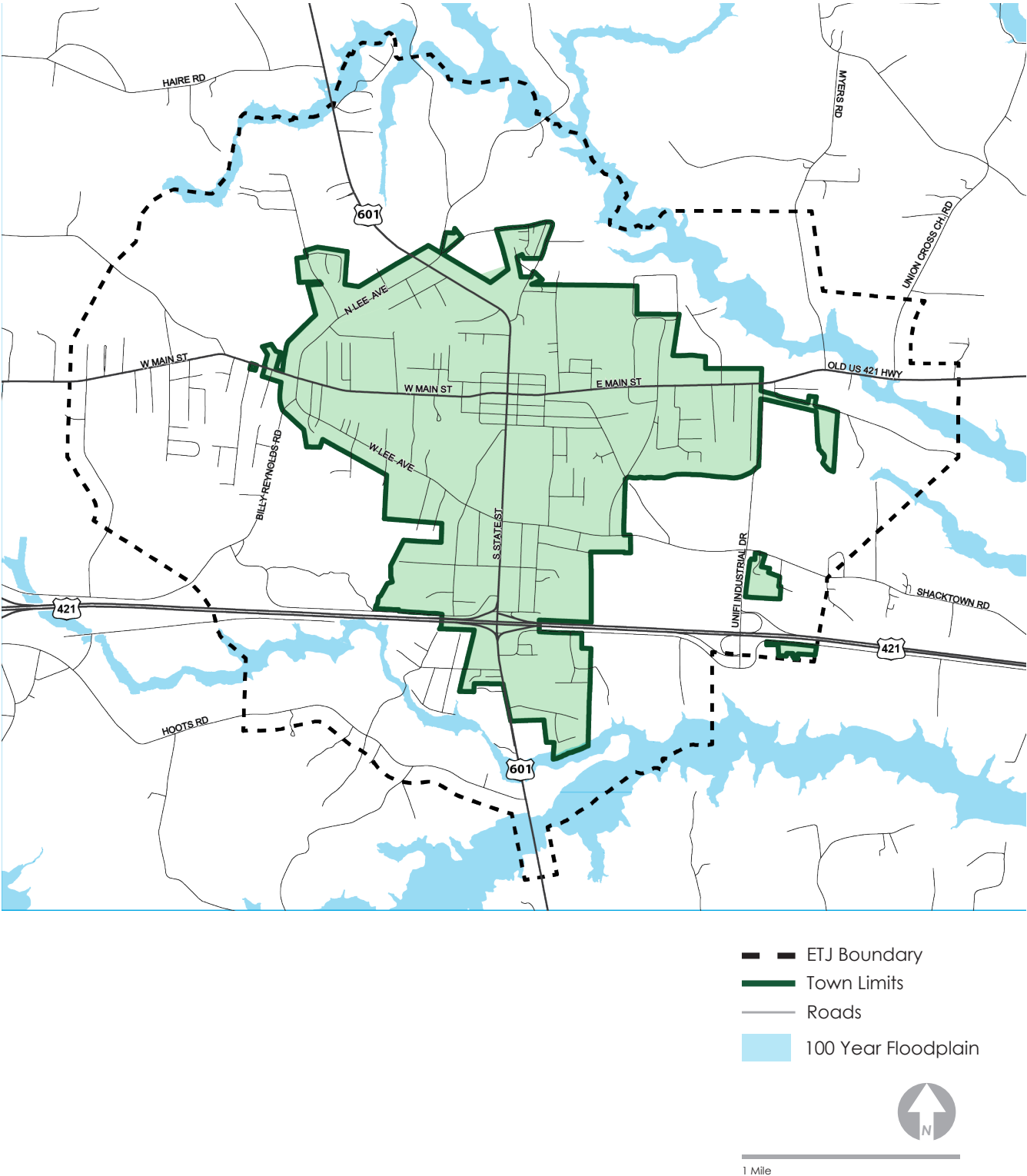
▼ MAP 1.2 TOPOGRAPY/HYDROGRAPHY

This map depicts the topography and hydrography of the planning area.



▼ MAP 1.3 FLOOD HAZARD AREAS

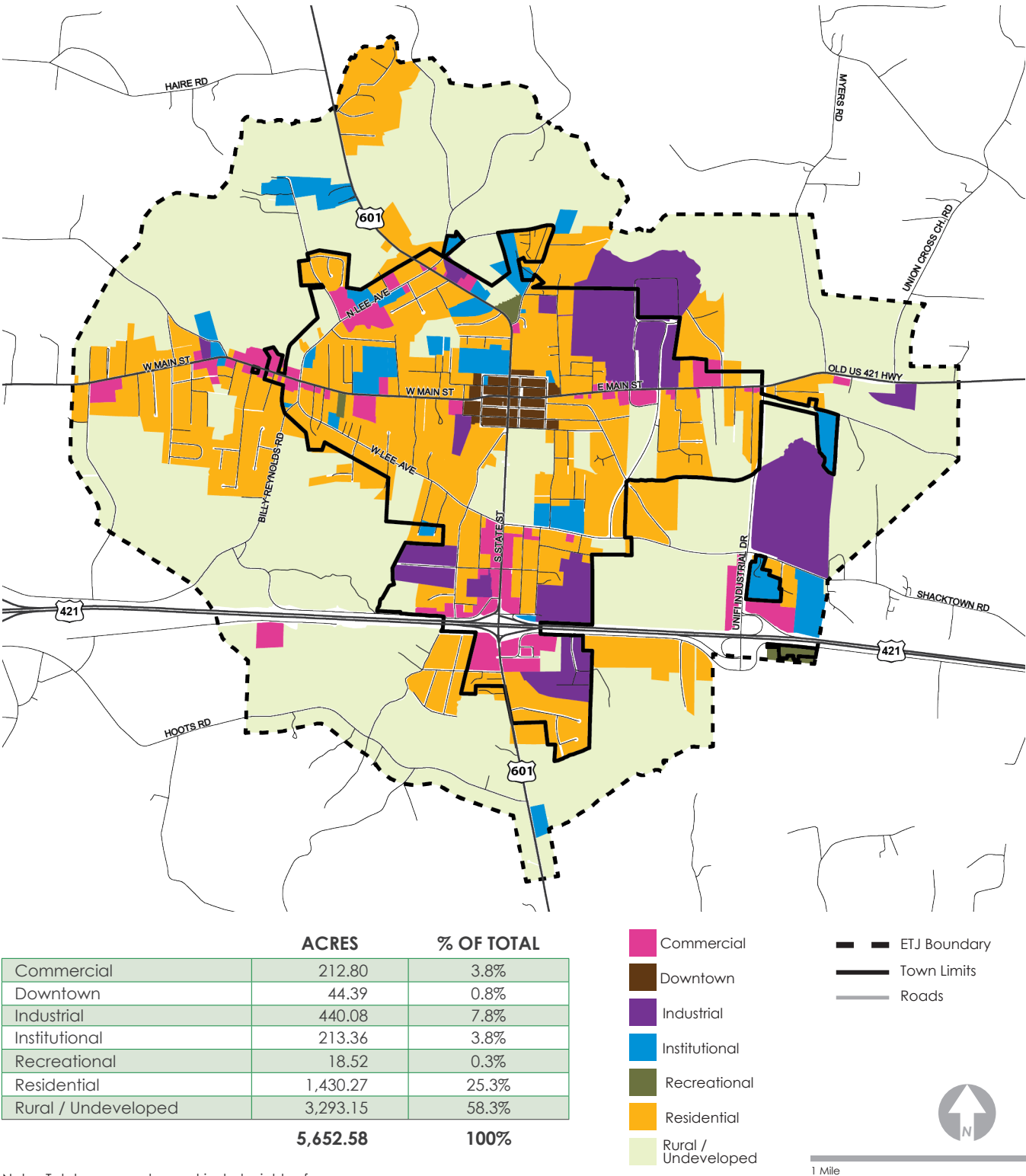
This map shows the flood hazards within and in proximity to the planning area.



Introduction

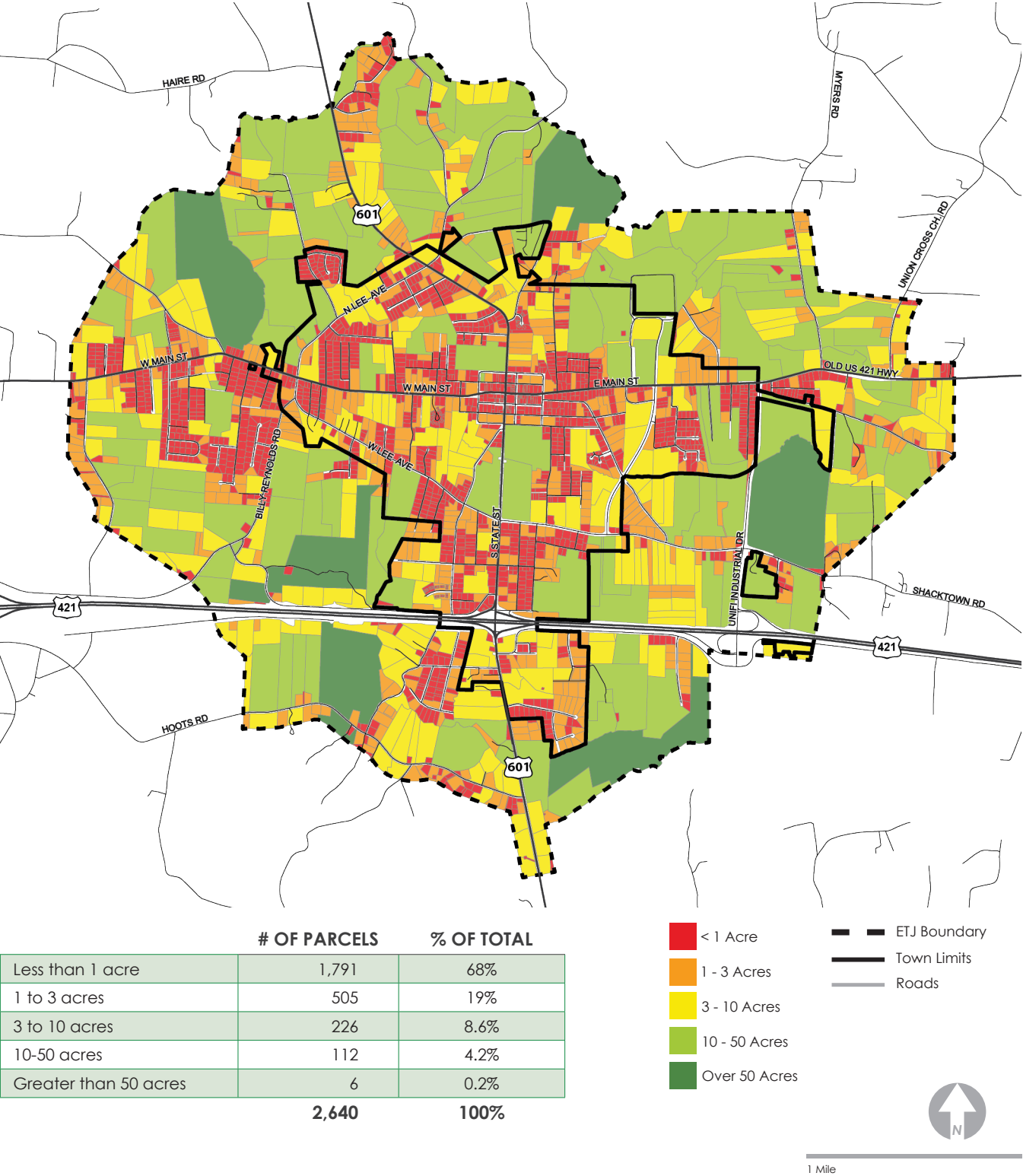
▼ MAP 1.4 EXISTING LAND USE

This map shows the existing land use within the planning area.



▼ MAP 1.5 LAND SUBDIVISION

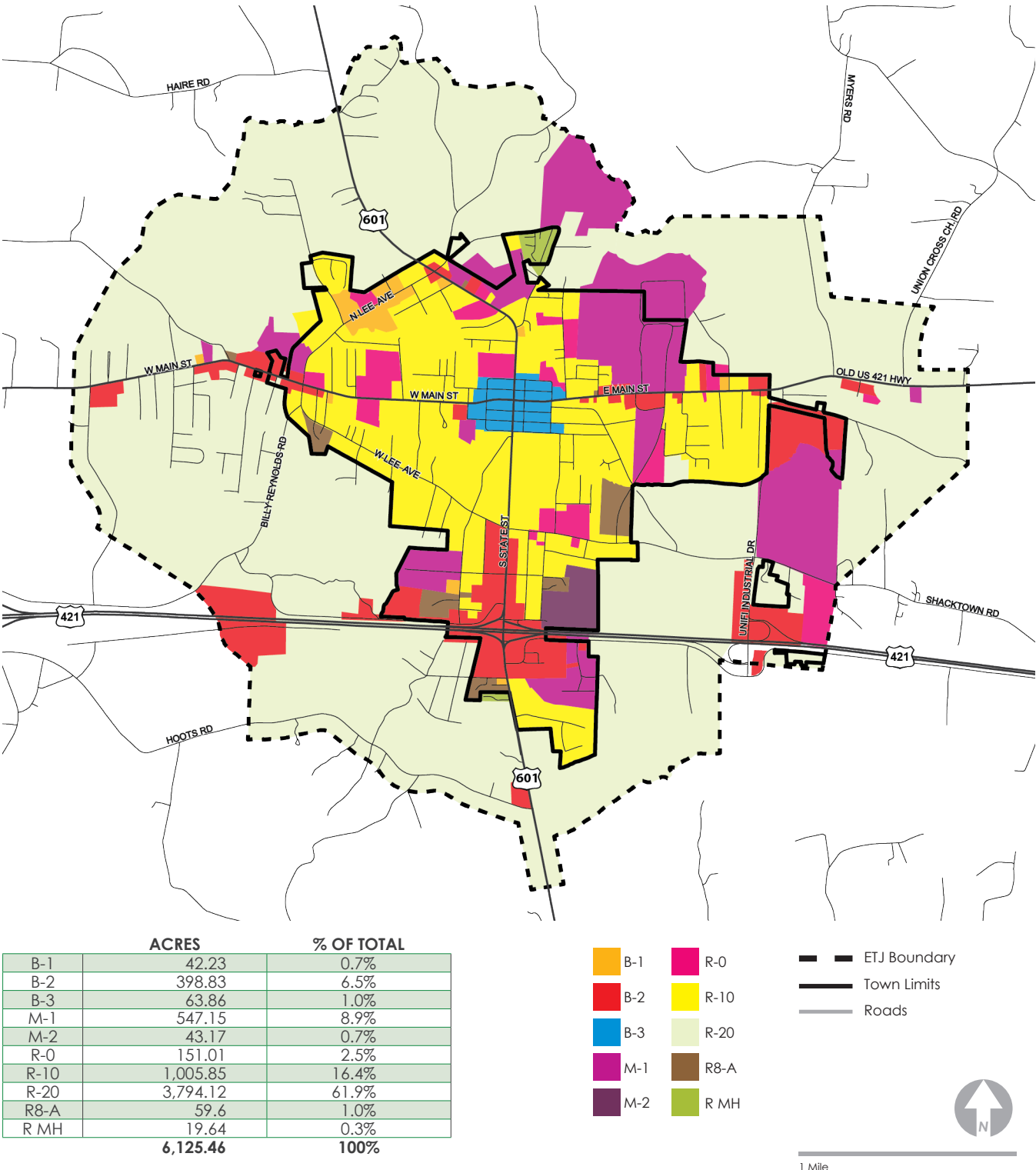
This map depicts the density of parcels within the planning area.



Introduction

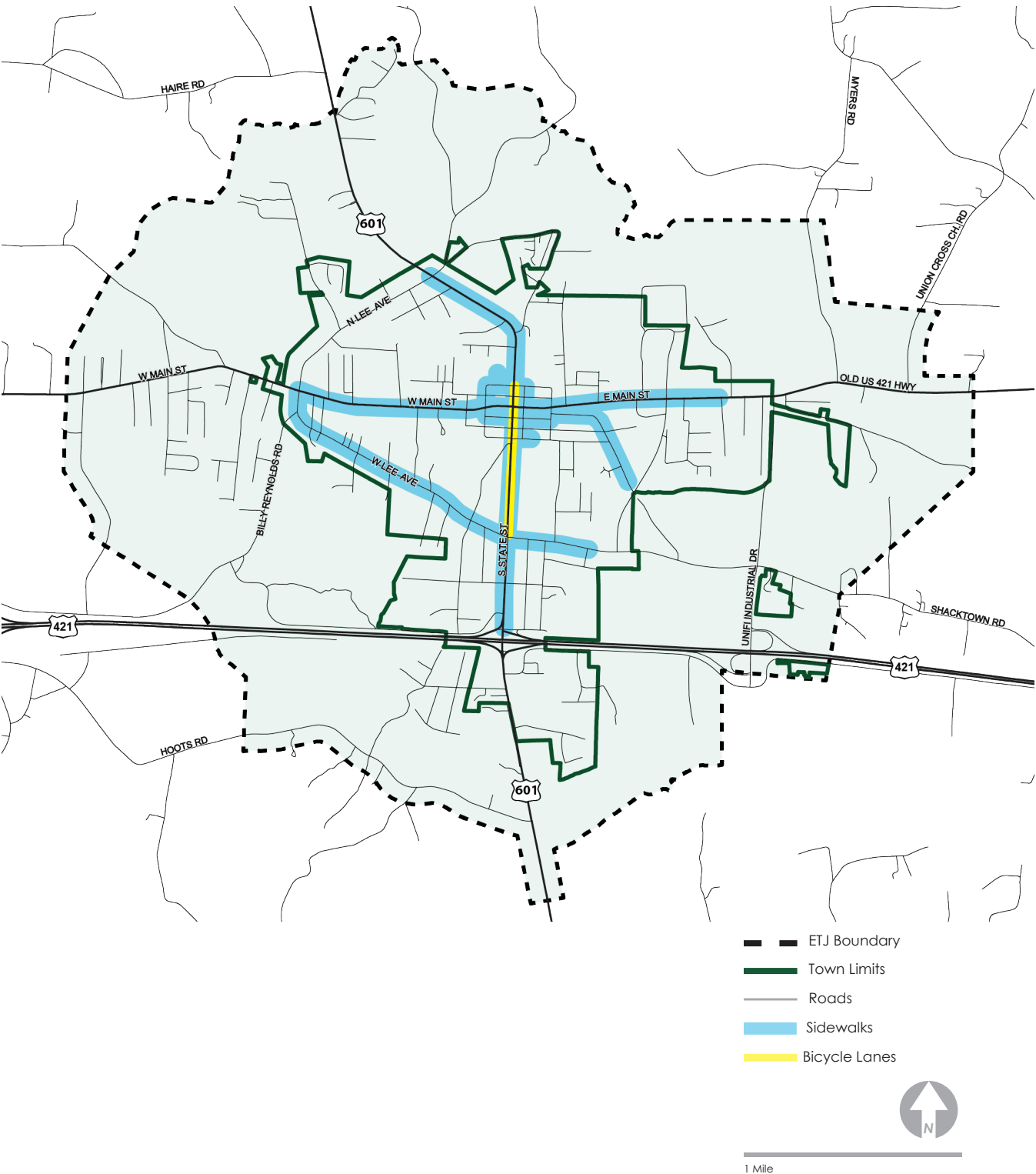
▼ MAP 1.6 ZONING

This map illustrates the general zoning classification of land within the planning area.



▼ MAP 1.7 EXISTING TRANSPORTATION INFRASTRUCTURE

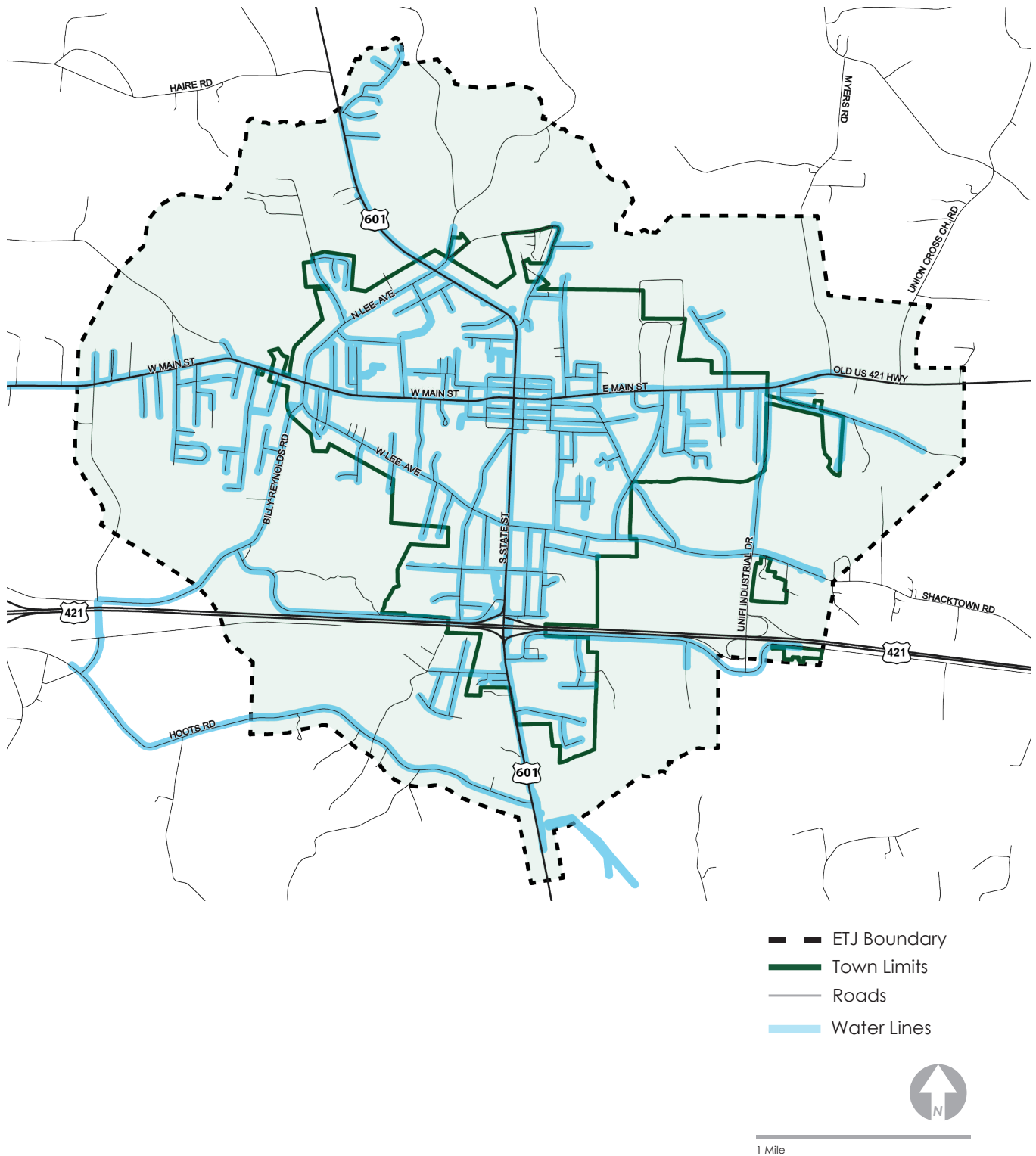
This map shows the existing transportation infrastructure in the planning area.



Introduction

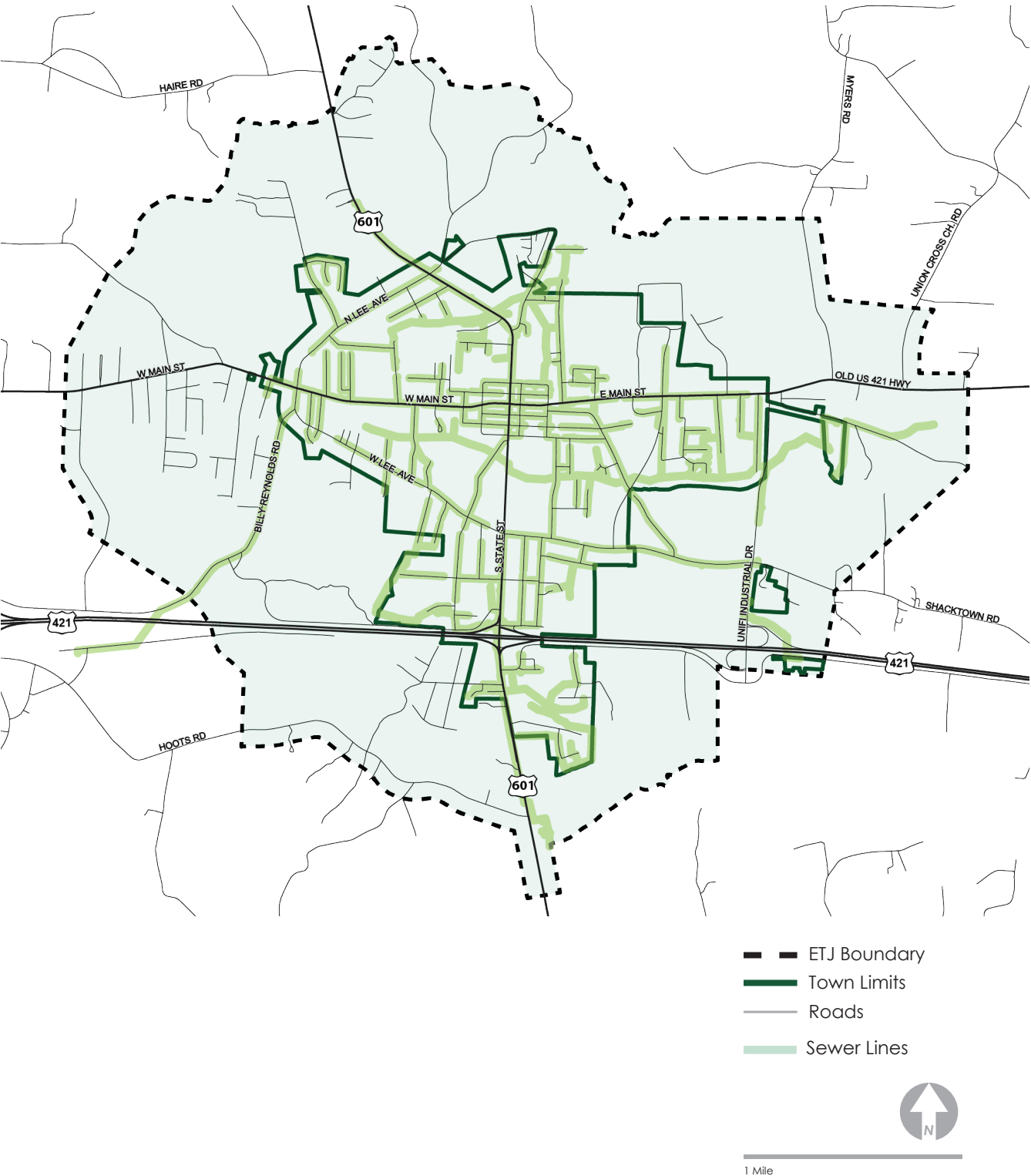
▼ MAP 1.8 PUBLIC UTILITIES

This map illustrates the water lines within the planning area.



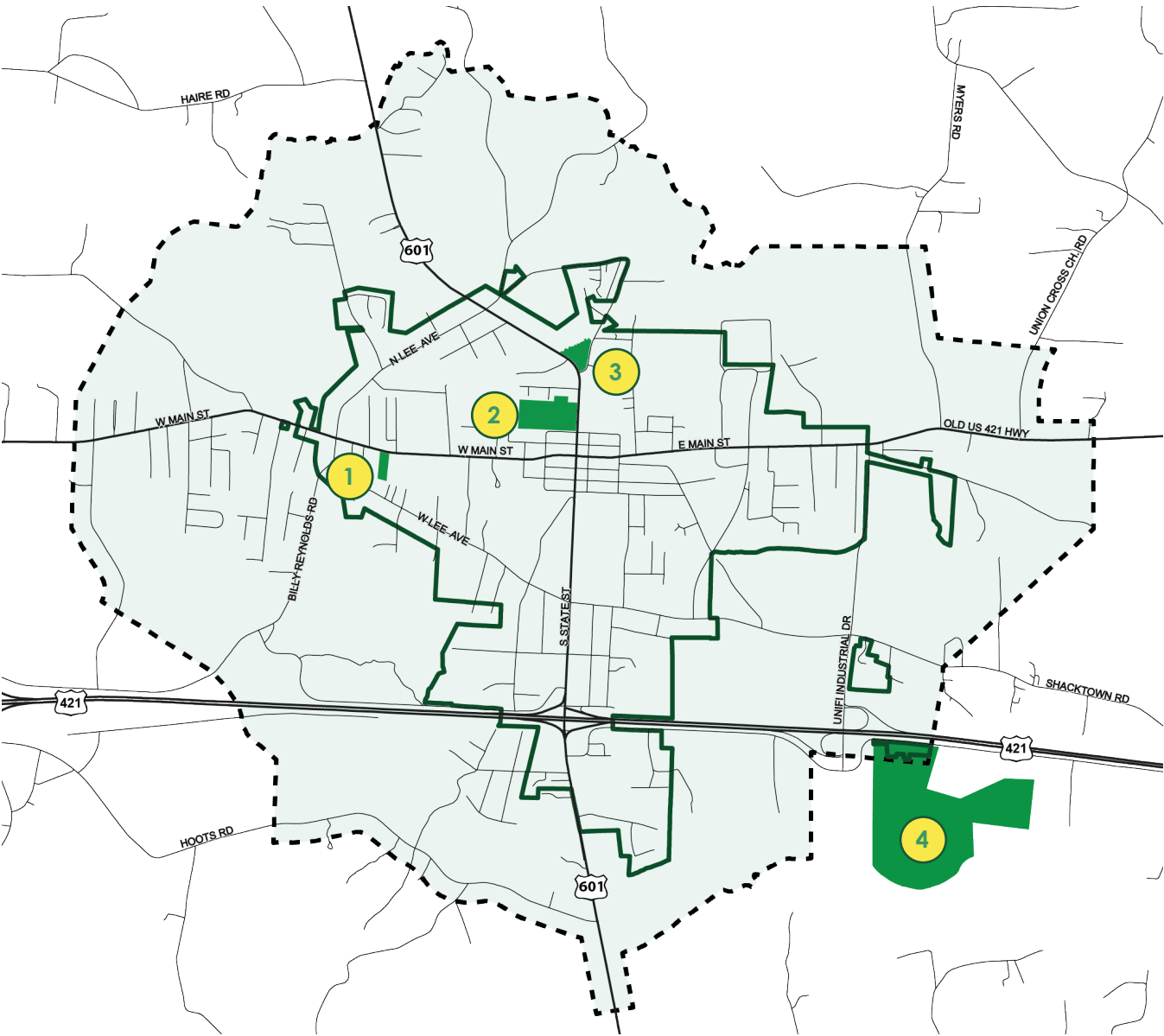
▼ MAP 1.9 PUBLIC UTILITIES

This map illustrates sewer lines within the planning area.



▼ MAP 1.10 RECREATIONAL FACILITIES

This map illustrates the parks and recreational facilities within the planning area.



1	Hinshaw Memorial Gardens
2	Yadkinville Elementary School Fields
3	Yadkinville Community Park
4	Yadkin County Park, YMCA

- ETJ Boundary
- Town Limits
- Roads
- Recreational Facility



1 Mile

THE PLANNING PROCESS

GENERAL PROCESS

The Town Board of Commissioners appointed the Long Range Planning Committee (LRPC) to oversee the Comprehensive Plan development process. The LRPC began work on the plan in August of 2016 by establishing the process and schedule.

The general planning process included:

- Commissioner Interviews
- Long Range Planning Committee Meetings
- Public Survey
- Public Workshop
- Plan Drafting
- Plan Adoption

The planning process steps are listed in the table on the following page. The descriptions of the public meetings and workshops are described in the Vision and Goals Section of the plan with responses to open-ended questions in the appendix.

PLAN OVERVIEW AND ORGANIZATION

The Comprehensive Plan is organized into five main sections:

Chapter 1 Introduction

This section of the plan contains the overview and general information about why and how the plan was developed.

Chapter 2 Public Input

The Public Input section of the plan summarizes the results of the public input survey and workshop and provides analysis of that input.

Chapter 3 Vision and Goals

The vision and goals of the plan were developed with significant input from the public through the survey and public workshop. The vision for Yadkinville is the primary theme guiding the development of the plan and its implementation strategies. Each Comprehensive Plan

component has a corresponding goal and strategies. Based on existing development patterns of the Town and the larger planning area, the plan establishes a framework for the future land use patterns in Yadkinville.

Chapter 4 Implementation Strategies

In order to achieve the plan’s vision, goals and strategies, an implementation plan was prepared. The implementation plan is highlighted by a matrix that sets forth priorities and responsible parties needed to implement each goal and strategy identified in the plan.

Chapter 5 Appendix

The Appendix includes public comments from meetings and the survey.

▼ TABLE 1.11 PLANNING PROCESS SCHEDULE

PLANNING STEPS	DATE
Project Initiation	August 2016
Commissioner Interviews	September 9
Background Research	August-October
LRPC Kick-off Meeting	October18
Public Survey	November
Public Input Workshop	November 15
LRPC Public Input Review	December 20
Working Draft Prepared	December 2016-March 2017
LRPC Review of Vision & Goals	February 21
LRPC Review of Draft Plan	March 21
Public Presentation of Draft Plan	May 10
Town Board Public hearing	June 5



02



02

PUBLIC INPUT

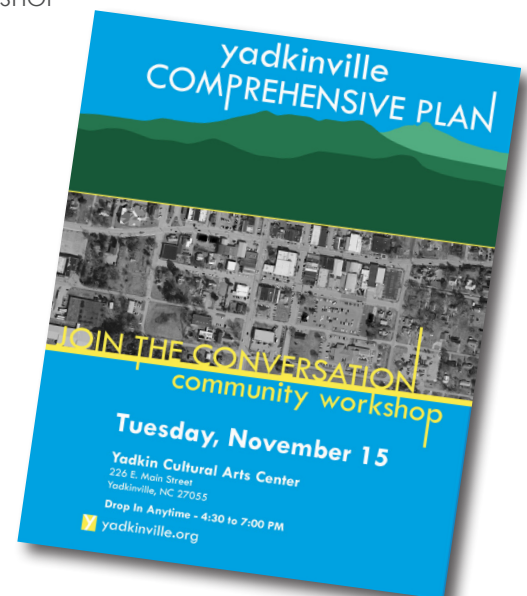
To develop a meaningful and community-based plan, citizens need to be engaged in the planning process through a variety of opportunities. During the initial phases of the planning process, Yadkinville's residents voiced their ideas through a survey and public workshop.

Yadkinville's citizens participated in a number of public engagement opportunities including a survey and public input workshop. Engagement was also available through the Town's website and Facebook page, and a public workshop. Public engagement activities were kicked off in October of 2016 with the launch of a public survey. Over 1,500 hard copies of the survey were mailed to utility customers, and a link to the online survey was made available on the Town's website. There were over 300 survey responses. Survey questions included a mix of multiple choice questions and open-ended comment questions. Major themes included improving the Downtown and economic development.

Advertising the public workshop began several weeks prior to the meeting date by placing announcements on the Town's website and Facebook page, engaging the local newspaper *The Yadkin Ripple*, and distributing flyers throughout the community. The workshop was held on November 15, 2016 at the Yadkin Cultural Arts Center. The format of the workshop was a drop-in style gathering that allowed citizens to vote with poker chips on strategies categorized by

topic areas of the Comprehensive Plan. In order to convey the concept of limited resources and thus the need to prioritize goals, the number of chips per person was limited to eight. The approximately 40 participants allocated resources to the strategies that they believe matter most for the Town's future prosperity. The strategies were derived from plans that the Town had previously adopted. The following pages provide a summary of the results from both the survey and the public workshop. Responses to open-ended questions comments are located in the Appendix.

► IMAGE 2.1
WORKSHOP
FLYER



PUBLIC SURVEY- QUESTIONS 1-4

Who responded to the survey?

▼ TABLE 2.1 SURVEY PARTICIPANTS

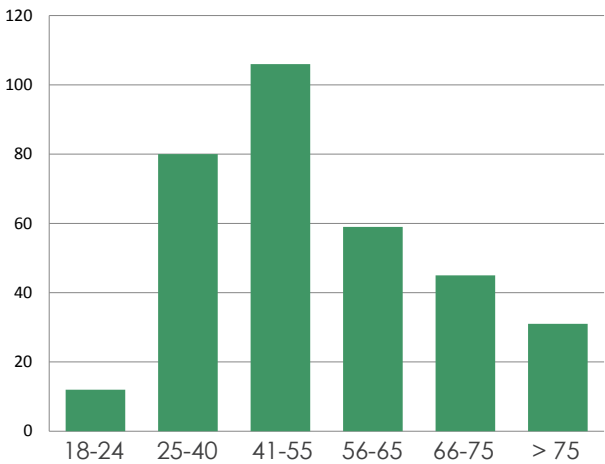
	NUMBER OF RESPONSES	PERCENT OF RESPONSES*
Resident	265	86.0%
Property Owner (but not a resident)	38	12.3%
Business Owner	39	12.66%
Other	25	8.2%

*More than one response allowed.

▼ TABLE 2.2 RESPONDENT PLACE OF WORK

	PERCENT OF RESPONSES
Yadkinville	44.5%
I am retired	28.6%
Winston-Salem	21.9%
Other	17.7%
Elkin	1.8%
I am a student	1.4%
Mocksville	1.1%
Statesville	0.7%
Wilkesboro	0.0%

▼ FIGURE 2.1 RESPONDENT AGE RANGE

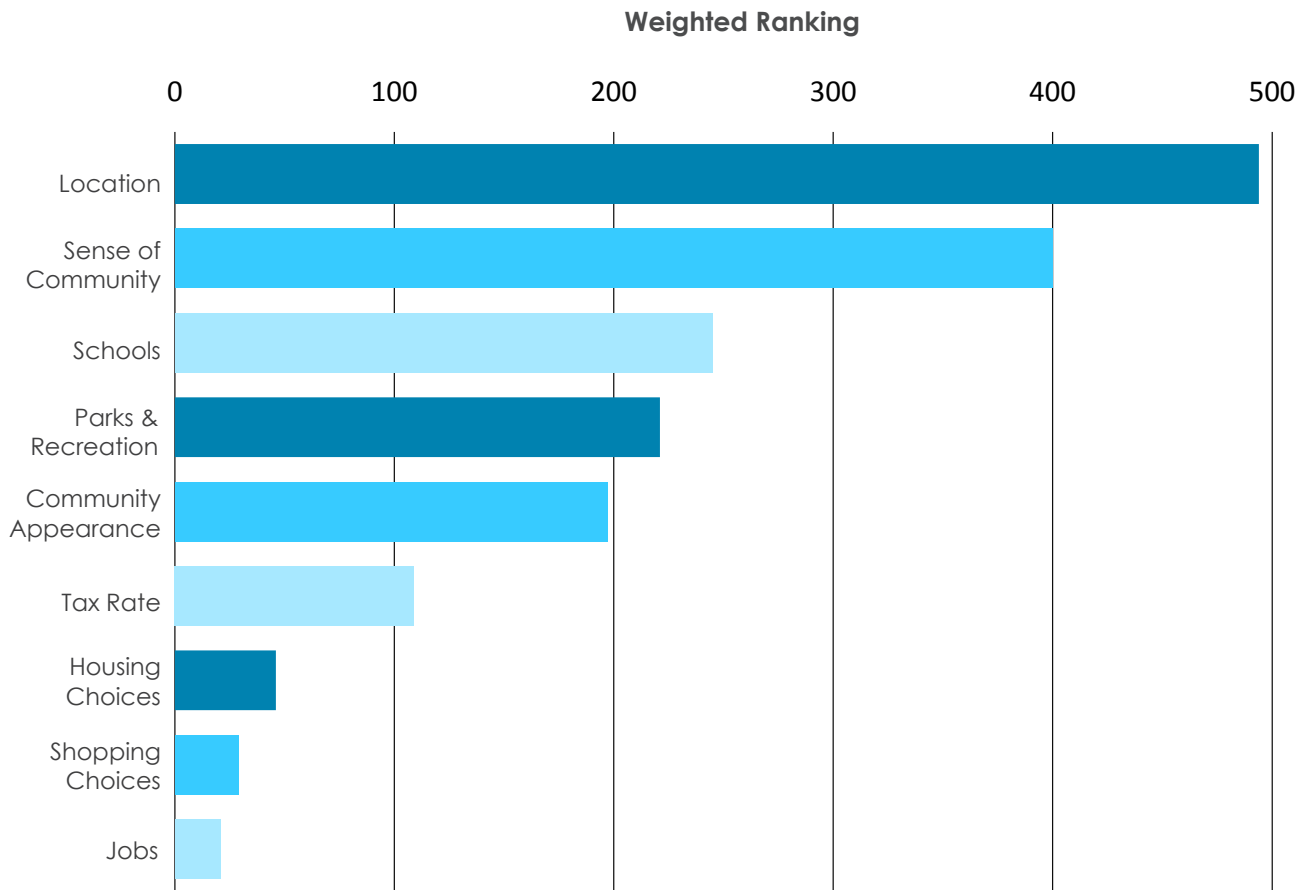


Of the approximately 300 respondents, 86% are residents while approximately a tenth are property owners, but not residents and a tenth are business owners. Approximately 56% of survey respondents are female, while 44% are male. More than a quarter of respondents are under the age of 40, while half are between 40 and 65, and just under a quarter are over the age of 65. Nearly 29% of respondents are retired, while most employed respondents work in the Yadkinville vicinity. Another fifth of respondents commute to Winston-Salem for work. The respondents represent a broad cross section of Yadkinville constituents.

PUBLIC SURVEY - QUESTION 5

What do you like about the Town of Yadkinville? (Rank the top three)

▼ FIGURE 2.2 FAVORITE ATTRIBUTES OF TOWN

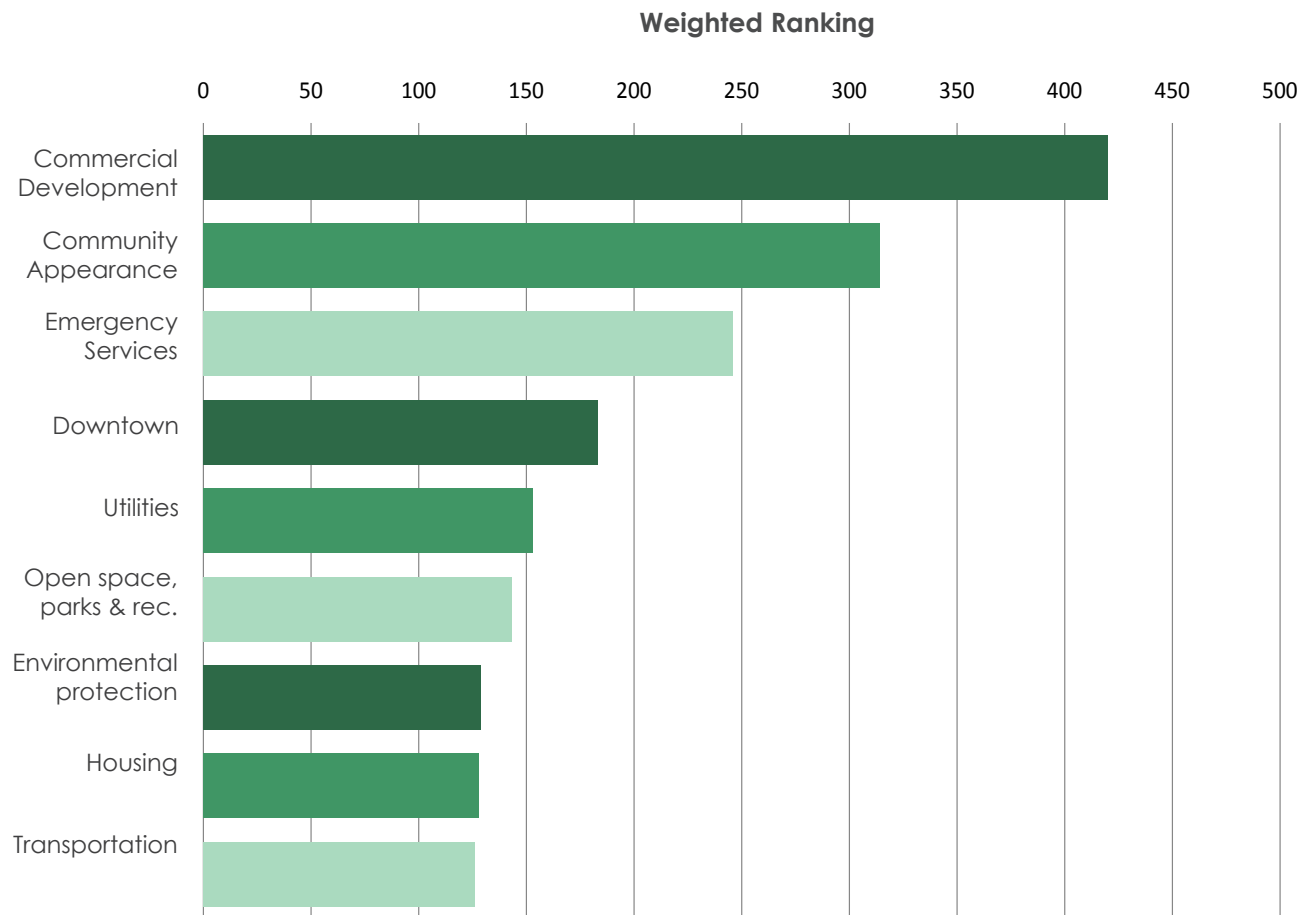


Survey respondents ranked location as the most important attribute that makes Yadkinville appealing. A sense of community and schools are the second and third most important attributes respectively. The most common positive attribute mentioned in the 'Other' category was the Yadkinville Cultural Arts Center.

PUBLIC SURVEY - QUESTION 6

Please rank the top three items in order of importance as they relate to the Town of Yadkinville's future.

▼ FIGURE 2.3 PRIORITIES FOR TOWN'S FUTURE

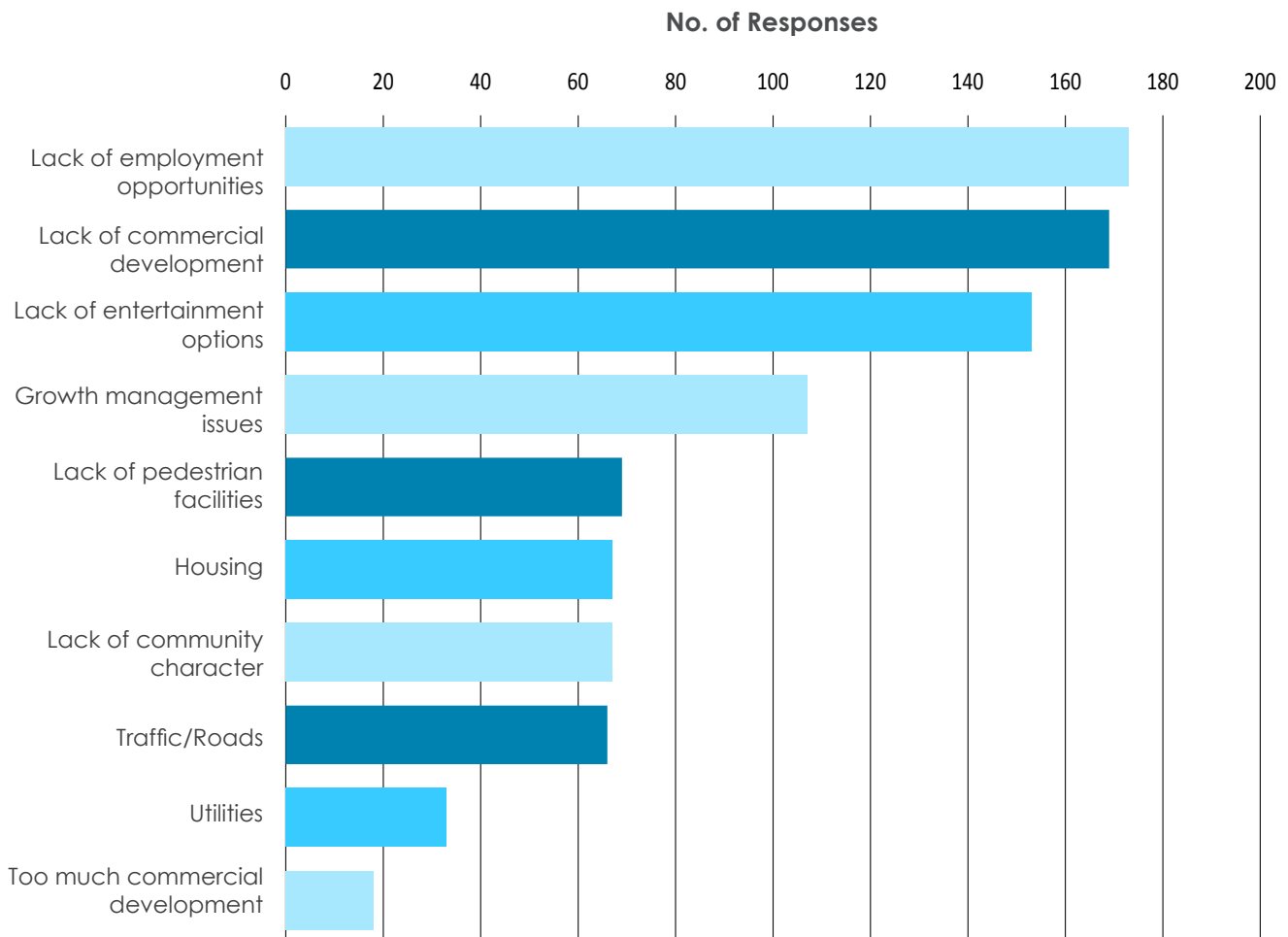


When asked to rank the top three items in terms of the Town's future, respondents ranked commercial development as the most important. Community appearance ranked second and emergency services ranked third among elements important to the Town's future.

PUBLIC SURVEY - QUESTION 7

Every community has its shortcomings. Which of the following do you think apply to the Town of Yadkinville? (Check all that apply)

▼ FIGURE 2.4 TOWN SHORTCOMINGS

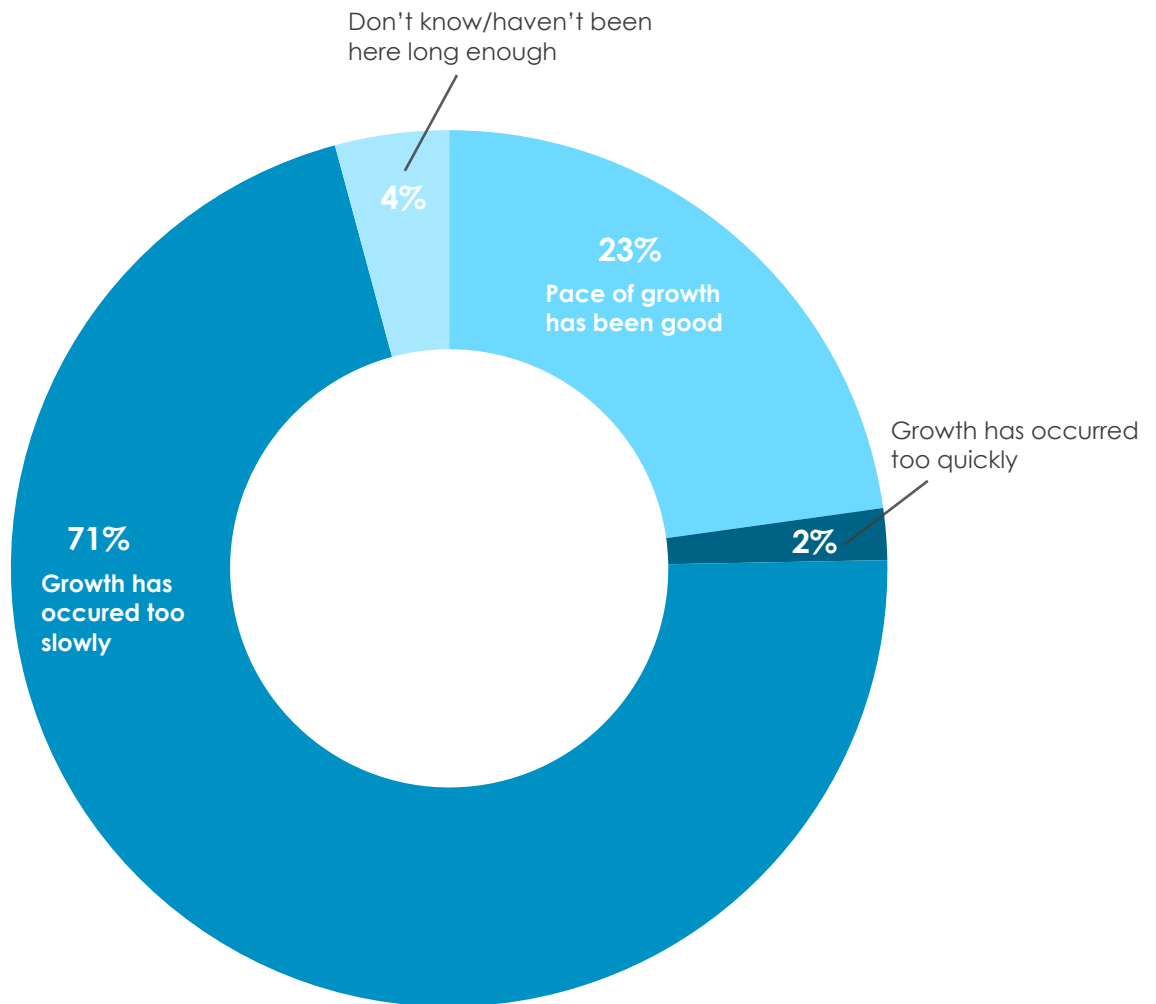


Respondents chose lack of employment opportunities as the leading shortcoming for Yadkinville. This appears to be at odds with the relatively low unemployment rate for the County. Lack of commercial development and entertainment options followed in second and third respectively. Many respondents that replied “other” noted concerns regarding the appearance of Downtown.

PUBLIC SURVEY - QUESTION 8

How do you feel about the pace of growth and development in Yadkinville over the past ten (10) years?

▼ FIGURE 2.5 PREFERRED PACE OF GROWTH

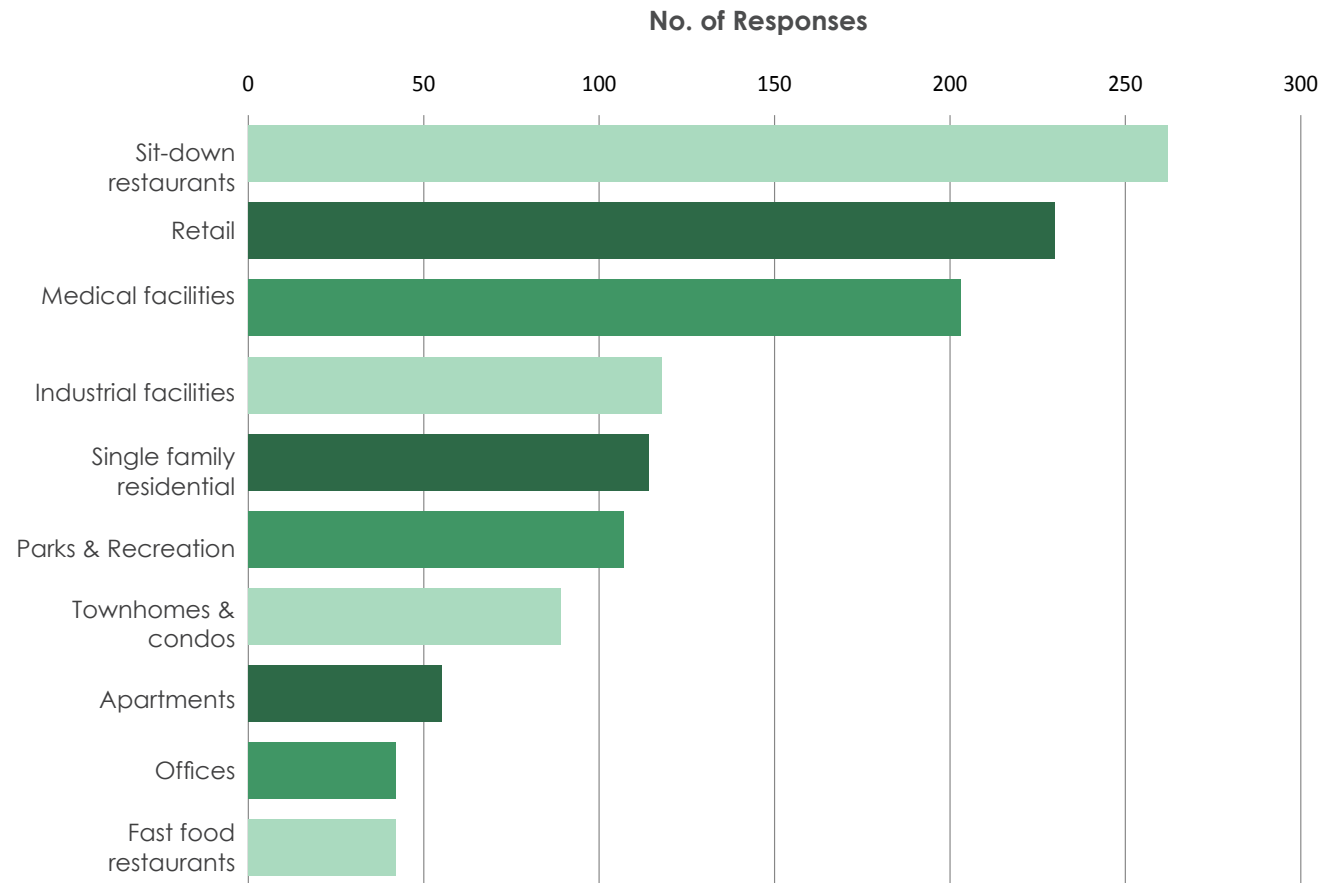


When asked about the pace of growth and development in Yadkinville over the past 10 years, nearly three-fourths of respondents felt that growth has occurred too slowly. Almost 23% of respondents stated that the pace of growth has been good. Less than 2% felt that growth has occurred too quickly.

PUBLIC SURVEY - QUESTION 9

In the future, what types of development should the Town encourage? (Check all that apply)

▼ FIGURE 2.6 TYPES OF DEVELOPMENT TO ENCOURAGE

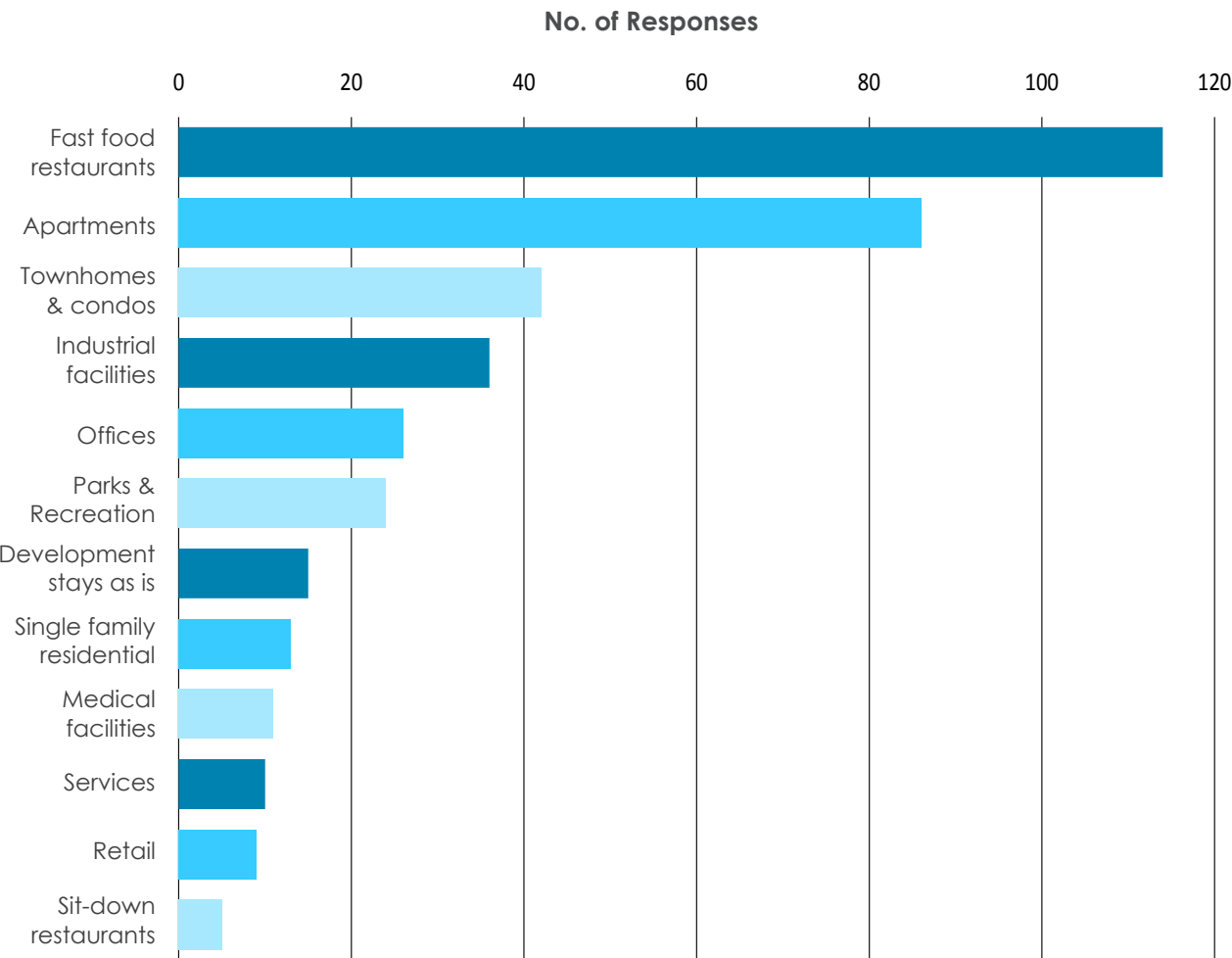


Survey respondents chose sit-down restaurants as the most preferred development for the Town. This was followed by retail establishments and medical facilities. Many survey respondents also felt industrial facilities and single-family residential should be encouraged. This may indicate that those respondents understand that a large employment base and increased population are necessary to attract additional retail and restaurant development.

PUBLIC SURVEY - QUESTION 10

In the future, what types of development should the Town discourage? (Check all that apply)

▼ FIGURE 2.7 TYPES OF DEVELOPMENT TO DISCOURAGE

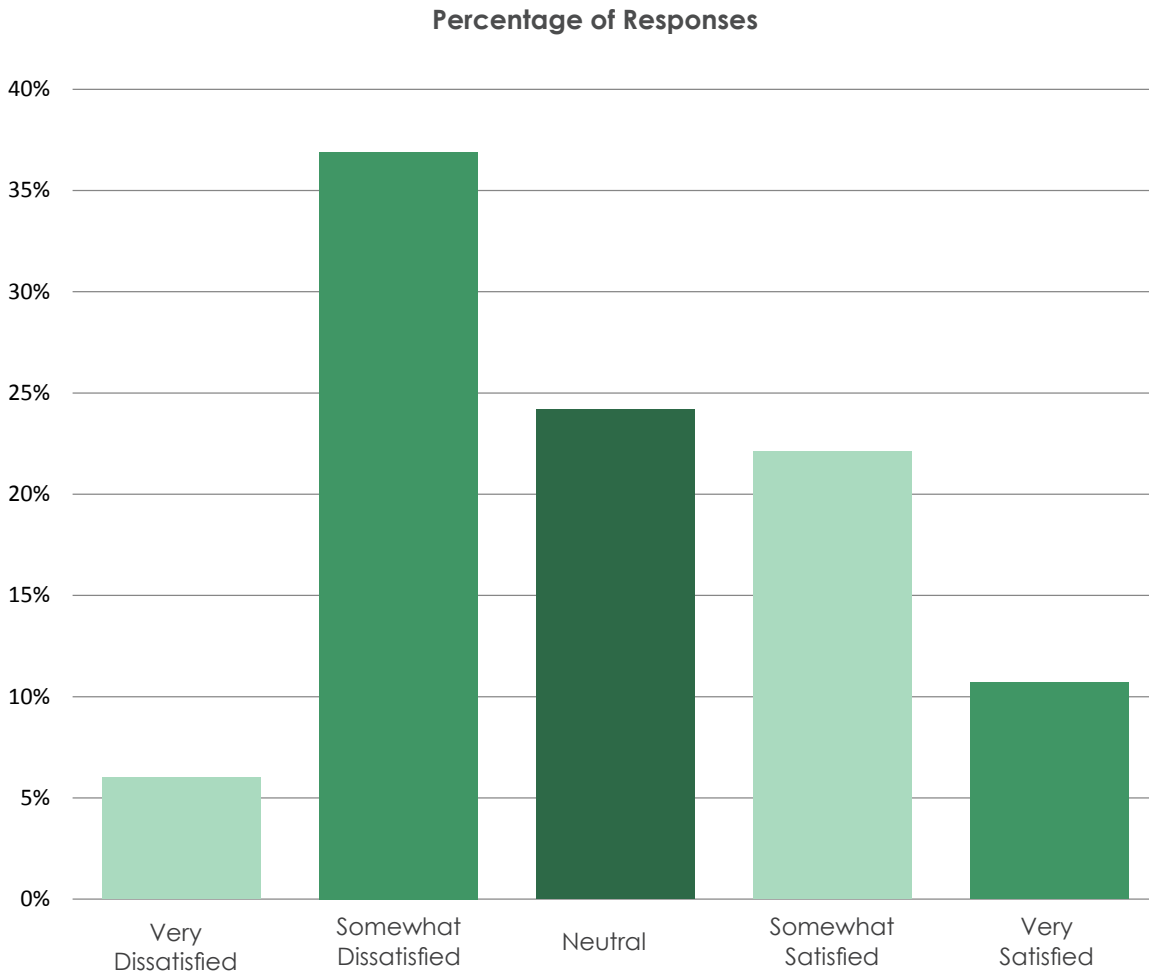


Survey respondents chose fast food restaurants as the least preferred development for the Town. This was followed by apartment, townhome and condominium development. However the number of respondents wanting to discourage townhome and condominium development does not exceed the number of respondents wanting to encourage this type of development in Question 9.

PUBLIC SURVEY - QUESTION 11

Are you satisfied with the appearance of Downtown Yadkinville?

▼ FIGURE 2.8 SATISFACTION WITH DOWNTOWN APPEARANCE

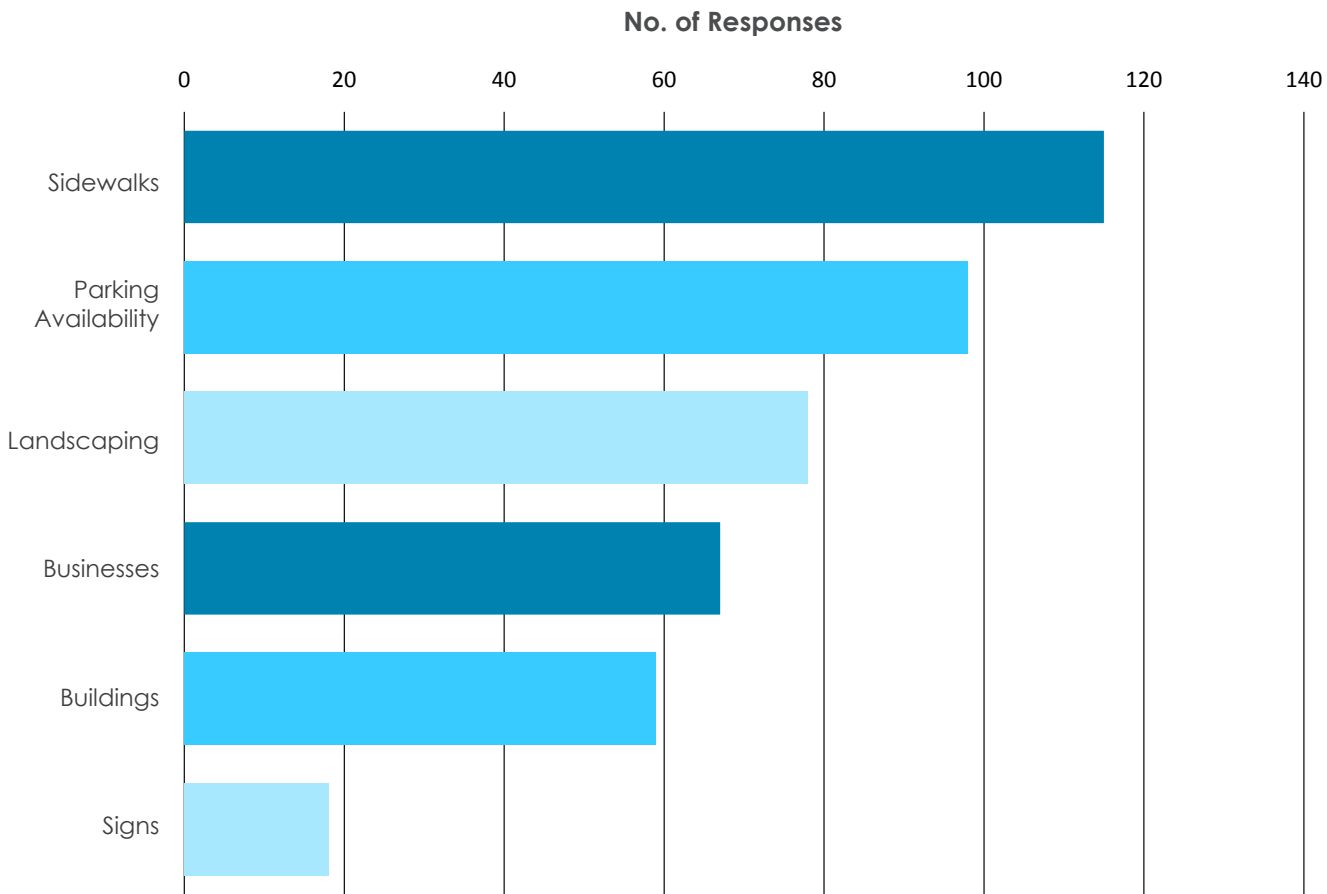


Only 11% of respondents are very satisfied with the appearance of Downtown Yadkinville. More than a third of respondents are somewhat satisfied while another third are either somewhat or very dissatisfied. Nearly a quarter of respondents were neutral regarding the appearance of downtown.

PUBLIC SURVEY - QUESTION 12

What do you like most about Downtown Yadkinville? (Check all that apply)

▼ FIGURE 2.9 DOWNTOWN ADVANTAGES

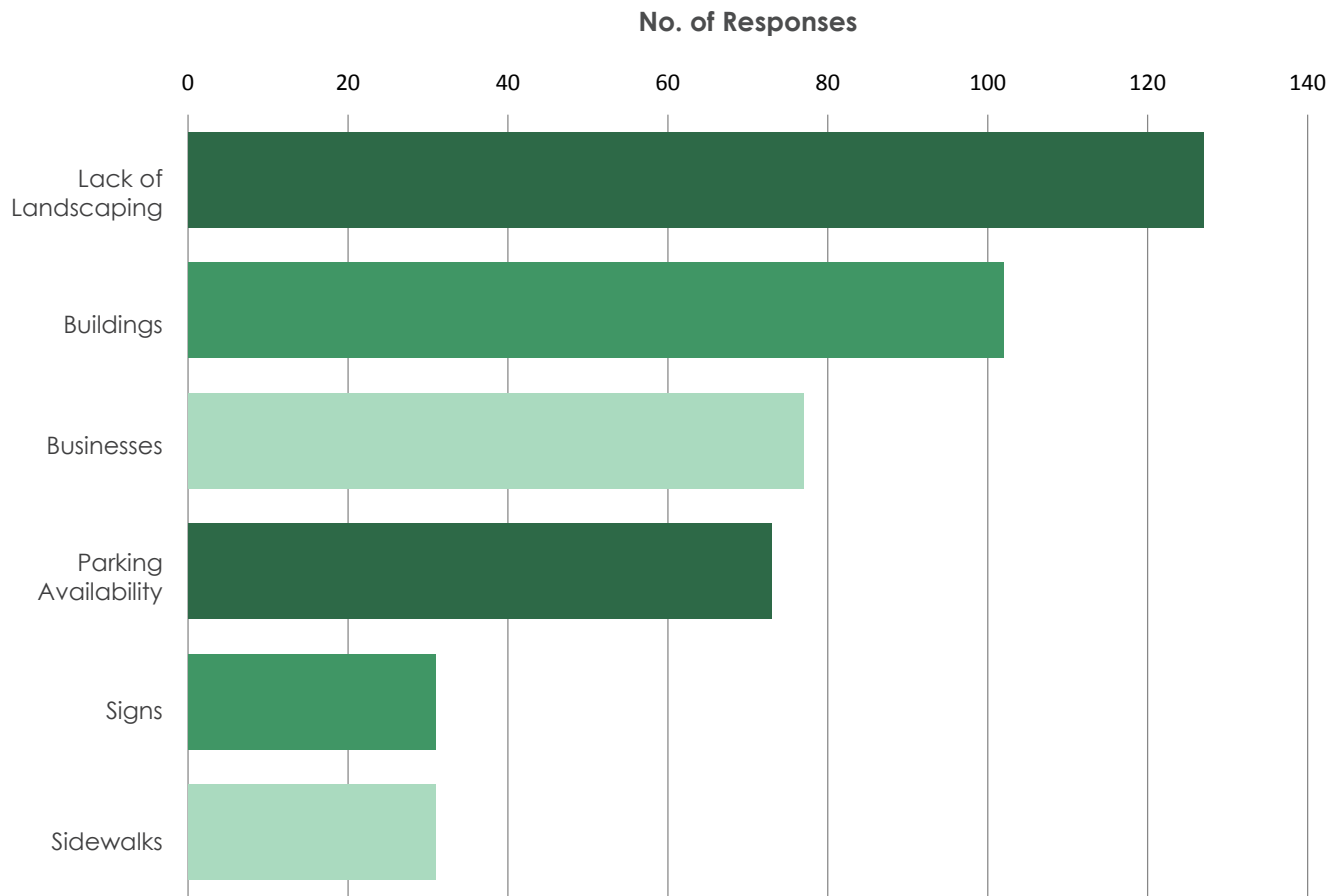


When asked what they like most about Downtown, survey respondents chose the sidewalks and parking availability. Of those that picked “other”, the Yadkinville Cultural Arts Center was touted as downtown’s most valuable asset. Multiple respondents also stated that there was nothing that they liked about Downtown.

PUBLIC SURVEY - QUESTION 13

What do you like least about Downtown Yadkinville? (Check all that apply)

▼ FIGURE 2.10 DOWNTOWN SHORTCOMINGS

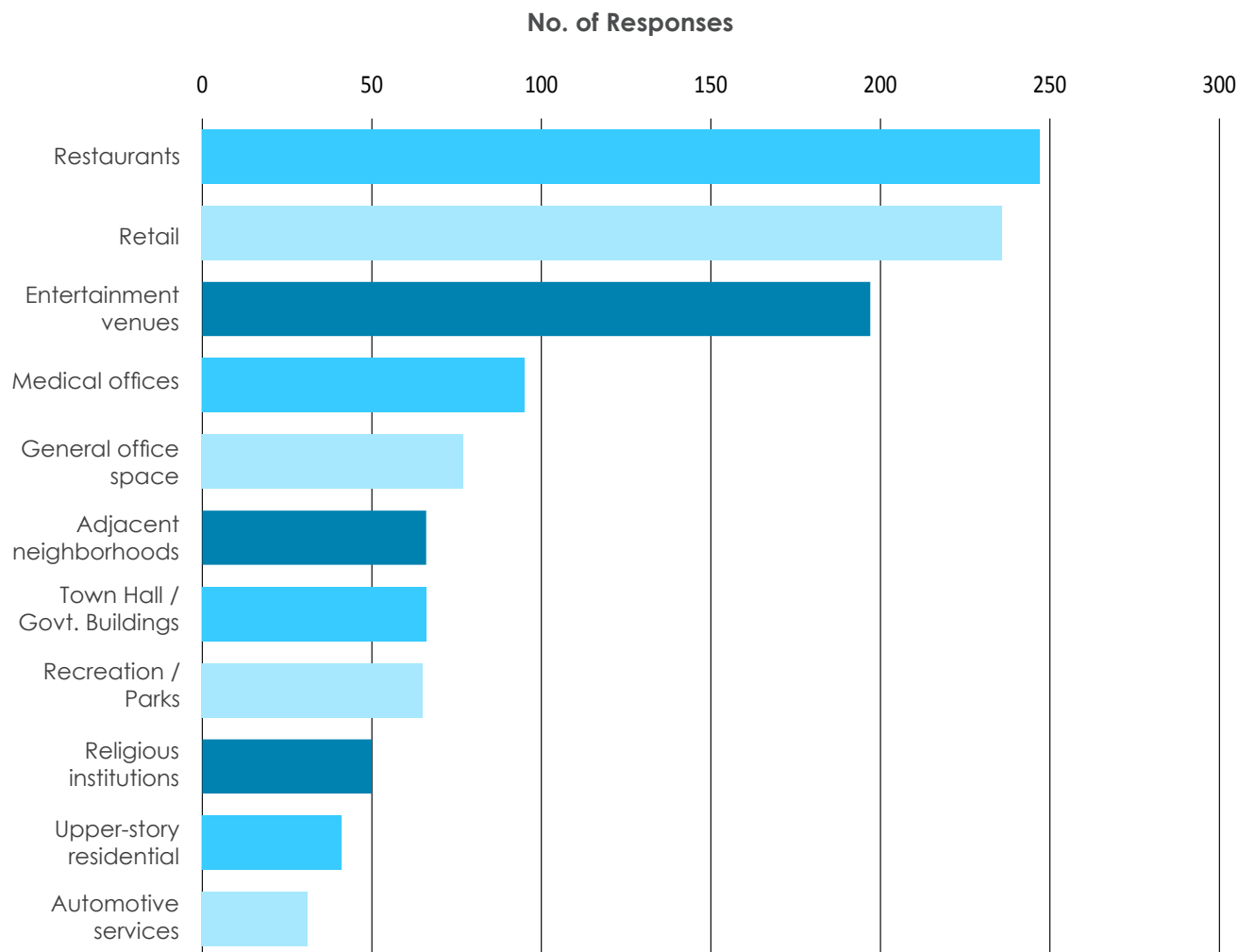


Survey respondents ranked lack of landscaping and building appearance as the features they liked least about Downtown. Additionally, many respondents also noted overall appearance and the lack of businesses as drawbacks. Of those that responded “other”, overall appearance of the downtown was noted most frequently.

PUBLIC SURVEY - QUESTION 14

What uses do you think are crucial for a successful Downtown? (Check all that apply)

▼ FIGURE 2.11 USES IN A SUCCESSFUL DOWNTOWN

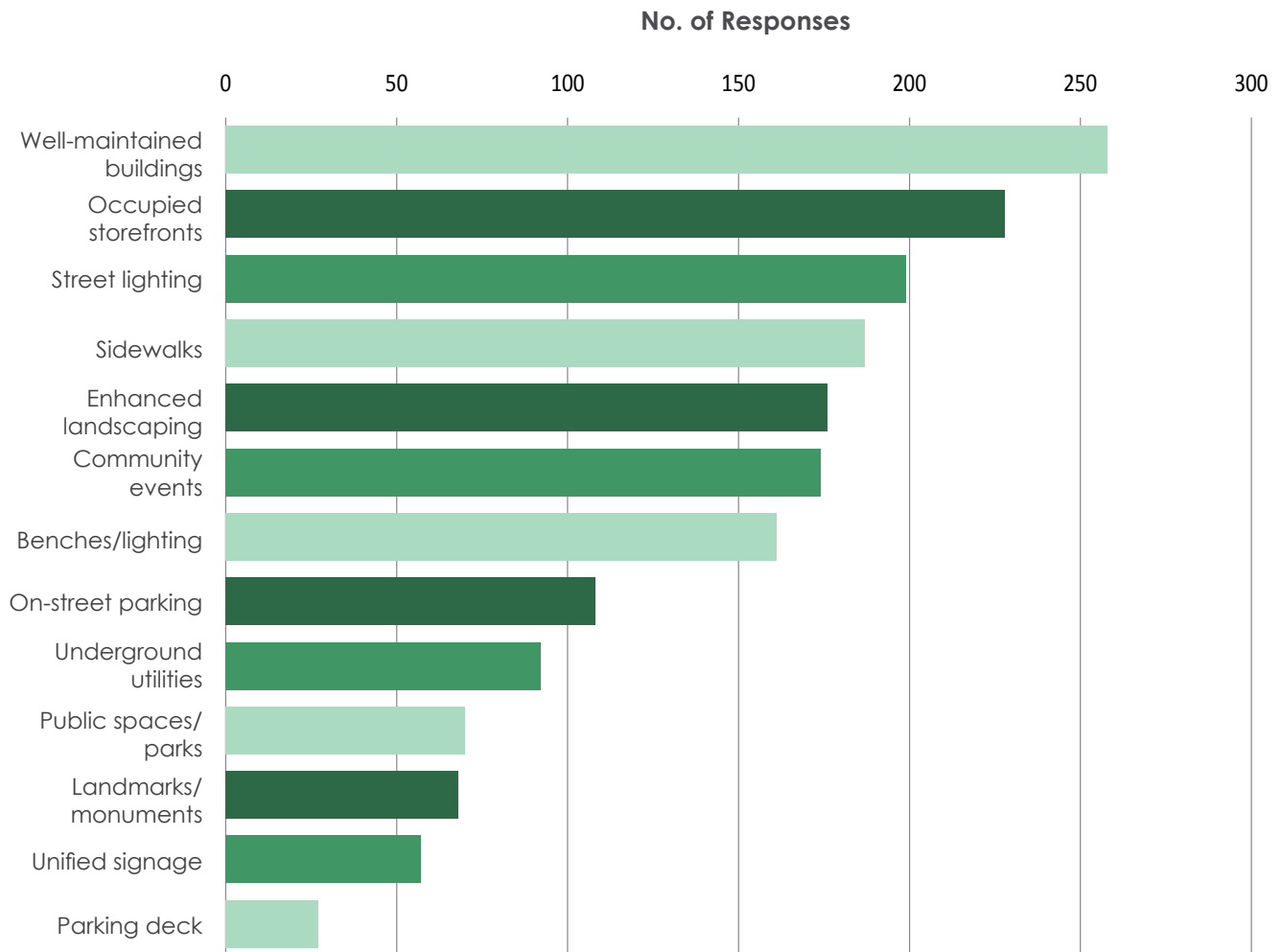


Respondents view shopping, dining and entertainment as crucial land uses for a successful downtown. Conversely, respondents do not see automotive services or Downtown living as the primary components for a successful Downtown.

PUBLIC SURVEY - QUESTION 15

What features do you think are crucial for a successful Downtown? (Check all that apply).

▼ FIGURE 2.12 FEATURES FOR A SUCCESSFUL DOWNTOWN



In terms of the features necessary for successful Downtown Yadkinville, survey respondents chose well-maintained buildings and occupied storefronts as the most crucial features. Street lighting and sidewalks were also ranked high as features valuable to the future success of Downtown.

PUBLIC SURVEY - QUESTION 16

Describe a vision that you feel embodies the future “look and feel” of the Town of Yadkinville planning area or list physical attributes that you want to see.

▼ FIGURE 2.9 VISION FOR YADKINVILLE

The size of a word in the word cloud below is relative to the number of times an idea or word was used in a response.



Respondents placed a heavy emphasis on the appearance of the Town. This ranged from property upkeep to updating buildings to installing more landscaping throughout the Town. Retaining small-town charm while attracting additional retail, restaurants, and entertainment were also frequently mentioned in participants responses. Survey participants also want a vibrant downtown and town that focuses on health with recreation, pedestrian and bike amenities, and a good hospital. In summary, the residents of Yadkinville want small-town charm with big-city benefits.

PUBLIC SURVEY - QUESTION 17

Please share any additional input that you think is important to the future of the Town of Yadkinville.

▼ FIGURE 2.10 ADDITIONAL THOUGHTS FOR THE FUTURE OF YADKINVILLE

The size of a word in the word cloud below is relative to the number of times an idea or word was used in a response.



For this open-ended question, respondents focused primarily on the beautification of the Town and attracting new businesses in the form of industry, retail, restaurants, arts, tourism, and entertainment. Several respondents noted the importance of workforce development to support industry and business growth in the future. Many survey participants also feel that it is important anchor the community's identity in its small-town charm, but also embrace growth and change to be attractive to families and the younger generation. Multiple respondents also emphasized the importance of focusing on the health and safety of the community by supporting emergency services and reopening the hospital.

PUBLIC WORKSHOP - COMMUNITY IDENTITY & CHARACTER

Workshop participants were asked to complete the phrase “I love Yadkinville because. . .” and/or the phrase “In the future, I want Yadkinville to be. . .”. This was another opportunity to find out what matters most to Yadkinville’s citizens and what they think makes the Town a great place.

▼ IMAGE 2.2 COMMUNITY IDENTITY & CHARACTER



PUBLIC WORKSHOP - COMMUNITY APPEARANCE

Participants were asked to rank strategies regarding community appearance. This category focused how participants felt about the overall appearance of their community and what could be improved upon. The ranking results are provided in the below table.

▼ TABLE 2.3 COMMUNITY APPEARANCE

Category Rank	Strategy	Score	Overall Rank
1	Adopt building maintenance regulations and allocate funding for proactive code enforcement and zoning enforcement.	16	11
2	Improve landscaping, signage, and building design standards for new and expanding development to enhance and be compatible with surrounding development.	13	14
3 (tie)	Provide attractive landscaped signage at the Town's gateways and wayfinding signage for the Town's attractions.	6	19 (tie)
3 (tie)	Host additional festivals to encourage tourism throughout the year.	6	19 (tie)
Category Score/Rank		41	7

“ I love Yadkinville because of the small-town charm. ”

-Workshop Participant

“ In the future, I want Yadkinville to be a place where my son raises his kids. ”

-Workshop Participant

PUBLIC WORKSHOP - LAND USE & GROWTH MANAGEMENT

Participants were asked to rank four land use and growth management strategies. The ranking results are provided in the below table. Participants were also given the opportunity to write in a strategy or additional comments. The highlighted comment below is an example of one of these 'other' strategies.

▼ TABLE 2.4 LAND USE & GROWTH MANAGEMENT STRATEGIES

Category Rank	Strategy	Score	Overall Rank
1	Focus new development, redevelopment, and infill development in areas with existing infrastructure instead of fringe areas.	24	7
2	Encourage a mix of housing types within the community to accommodate residents in different stages of life.	23	8 (tie)
3	Encourage the revitalization and reuse of currently unused or underutilized structures and sites.	10	17 (tie)
4	Direct development away from environmentally sensitive areas and encourage conservation development that preserves natural features on a development site.	9	18

Category Score/Rank 66 4



PUBLIC WORKSHOP - ECONOMIC DEVELOPMENT

The strategies in the economic development category received the highest combined score among all categories at the workshop. The highest ranked economic development strategy was also the second highest ranked strategy overall. Participants felt that it is of great importance to conduct a market study to focus recruitment of retail businesses.

▼ TABLE 2.5 ECONOMIC DEVELOPMENT STRATEGIES

Category Rank	Strategy	Score	Overall Rank
1	Conduct a market study to identify and recruit retail sectors that would be successful in Yadkinville.	42	2
2	Work with the Yadkin Center of Surry Community College and local high schools to provide small business, vocational, and trade education and training to attract industry and encourage entrepreneurship.	27	5
3	Diversify the economic base through heritage and cultural tourism opportunities, while continuing to promote the Yadkin Cultural Arts Center.	26	6
4	Conduct a branding and marketing initiative to promote the Town of Yadkinville, including logo, motto, website, and social media strategy.	12	15

Category Score/Rank 107 1

▼ IMAGE 2.3 PUBLIC INPUT WORKSHOP



PUBLIC WORKSHOP -TRANSPORTATION

Of the four transportation strategies, the one ranked most important was to invest money in sidewalk construction. The strategy ranking is shown in the table below. Participants were also given the opportunity to write in a strategy or additional comments. The highlighted comment below is an example of one of these 'other' strategies.

▼ TABLE 2.6 TRANSPORTATION STRATEGIES

Category Rank	Strategy	Score	Overall Rank
1	Invest additional money in sidewalk construction to help implement the adopted Pedestrian Plan.	22	9
2	Work with NCDOT and the Rural Planning Organization to implement the adopted Comprehensive Transportation Plan.	15	12
3	Put town-maintained streets on a rotating paving schedule to ensure on-going maintenance.	6	19 (tie)
4	Provide access management through reduced curb cuts and streetyard landscaping requirements, and require connectivity between adjacent developments.	2	22 (tie)

Category Score/Rank 45 6



PUBLIC WORKSHOP - SERVICES & INFRASTRUCTURE

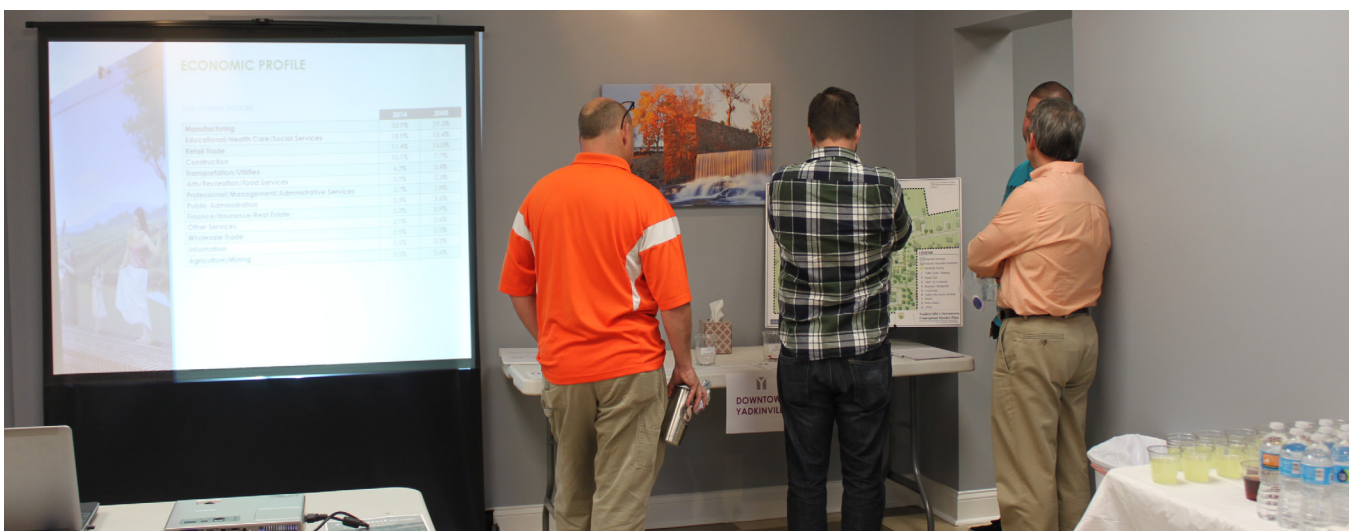
The highest ranked strategy of the services and infrastructure category also received the highest ranking overall. Workshop attendees emphasized the importance of encouraging new industry and businesses to locate in areas already served by adequate infrastructure while continuing to plan for infrastructure improvements to attract new industry and businesses.

▼ TABLE 2.7 SERVICES & INFRASTRUCTURE STRATEGIES

Category Rank	Strategy	Score	Overall Rank
1	Encourage new industry and businesses to locate in areas already served by adequate infrastructure and continue to plan for improvements to actively recruit industry and businesses.	51	1
2	Only provide utilities infrastructure to properties within the Town limits or those that annex into the Town limits.	10	17 (tie)
3	Update existing utilities infrastructure rather than expanding utilities infrastructure.	4	20 (tie)
4	Develop a Capital Improvements Program dedicating money annually to priority infrastructure projects.	2	22 (tie)

Category Score/Rank 67 3

▼ IMAGE 2.4 PUBLIC INPUT WORKSHOP



PUBLIC WORKSHOP - PARKS & RECREATION

Workshop participants ranked construction of a park extension to the Yadkin Arts Council Plaza as the most important parks and recreation strategy. The construction of the Yadkinville Multi-use Trail followed closely. These two strategies were ranked 8th and 10th overall.

▼ TABLE 2.8 PARKS & RECREATION STRATEGIES

Category Rank	Strategy	Score	Overall Rank
1	Construct park extension from Yadkin Arts Council Plaza.	23	8 (tie)
2	Construct the Yadkinville Multi-Use Trail.	21	10
3	Construct pocket park at intersection of Main Street and State Street.	4	20 (tie)
4	Provide additional recreational amenities in the existing Town Park and elsewhere in Town.	3	21

Category Score/Rank 51 5

▼ IMAGE 2.5 YADKINVILLE COMMUNITY PARK



PUBLIC WORKSHOP - DOWNTOWN

Participants were asked to rank four Downtown strategies. The ranking results are provided in the below table. Downtown was ranked the second most important category after economic development. Improving downtown appearance was the primary theme from the ranking of the strategies in this category.

▼ TABLE 2.9 DOWNTOWN

Category Rank	Strategy	Score	Overall Rank
1	Adopt ordinances and policies to improve the appearance of downtown including infill building design standards, building maintenance codes, active storefront requirements, and façade grants.	34	3
2	Provide streetscape enhancements including improved sidewalks, crosswalks, and street trees as shown in the Downtown Conceptual Master Plan	32	4
3	Implement the one-way street system as shown in the Downtown Master Conceptual Plan.	11	16
4	Explore a National Register Historic District to provide federal and state tax credit opportunities for downtown building rehabilitation.	4	20 (tie)

Category Score/Rank 81 2

Improve downtown parking, and make facade grants available to improve buildings.





03



03

VISION & GOALS

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

VISION

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

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

VISION STATEMENT

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

GOALS

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

COMMUNITY CHARACTER & IDENTITY

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

LAND USE & GROWTH MANAGEMENT

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

DOWNTOWN

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

ECONOMIC DEVELOPMENT

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

TRANSPORTATION

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

SERVICES & INFRASTRUCTURE

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



COMMUNITY CHARACTER AND IDENTITY



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

Goal Summary

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

Strategies

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

▼ IMAGE 3.1 YADKINVILLE: AWAKEN YOUR SENSES



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

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

▼ IMAGE 3.2 WITHOUT DESIGN STANDARDS



▼ IMAGE 3.3 WITH DESIGN STANDARDS



▼ IMAGE 3.4 WITHOUT SIGN STANDARDS



▼ IMAGE 3.5 WITH ROBUST SIGN STANDARDS



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

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

▼ IMAGE 3.6 EXISTING HIGHWAY 421 INTERCHANGE



▼ IMAGE 3.7 EXAMPLE GATEWAY IMPROVEMENTS TO HIGHWAY 421 INTERCHANGE



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



Source: Yadkin Valley Regional Wayfinding and Signage System Plan

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

▼ IMAGE 3.8 SHOPPING CENTER BEFORE IMPROVEMENTS



▼ IMAGE 3.9 EXAMPLE SHOPPING CENTER IMPROVEMENTS



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

▼ IMAGE 3.10 GRAPE FESTIVAL



▼ IMAGE 3.11 HARVEST FESTIVAL



Source: Yadkin Ripple

LAND USE & GROWTH MANAGEMENT



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

Goal Summary

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

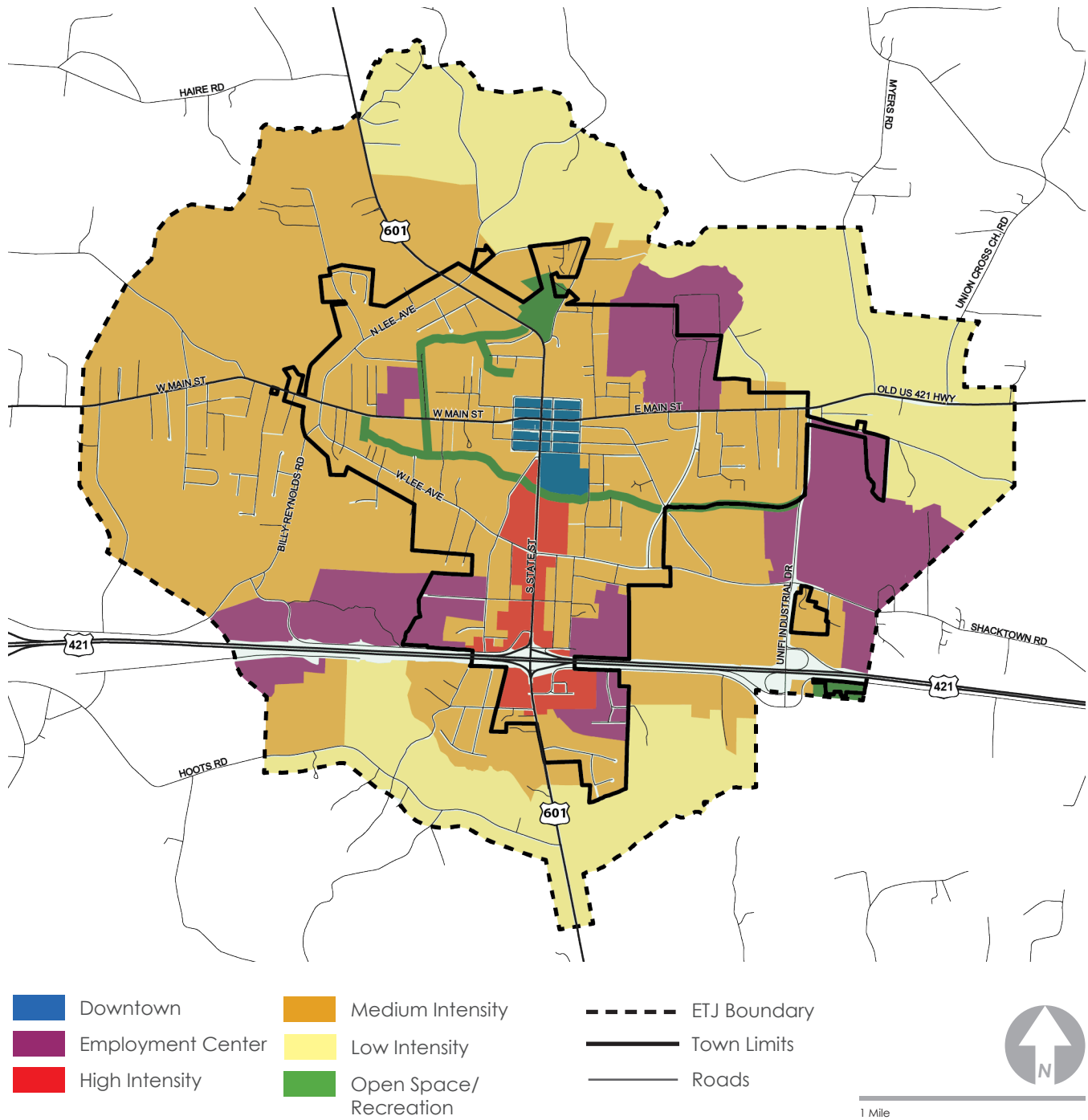
Strategies

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

What is Land Use?

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

▼ MAP 3.1 FUTURE LAND USE



LAND USE CATEGORIES

Downtown Core

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



Employment Center

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



Open space/Recreation

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



Low Intensity

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



Medium Intensity

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



High Intensity

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

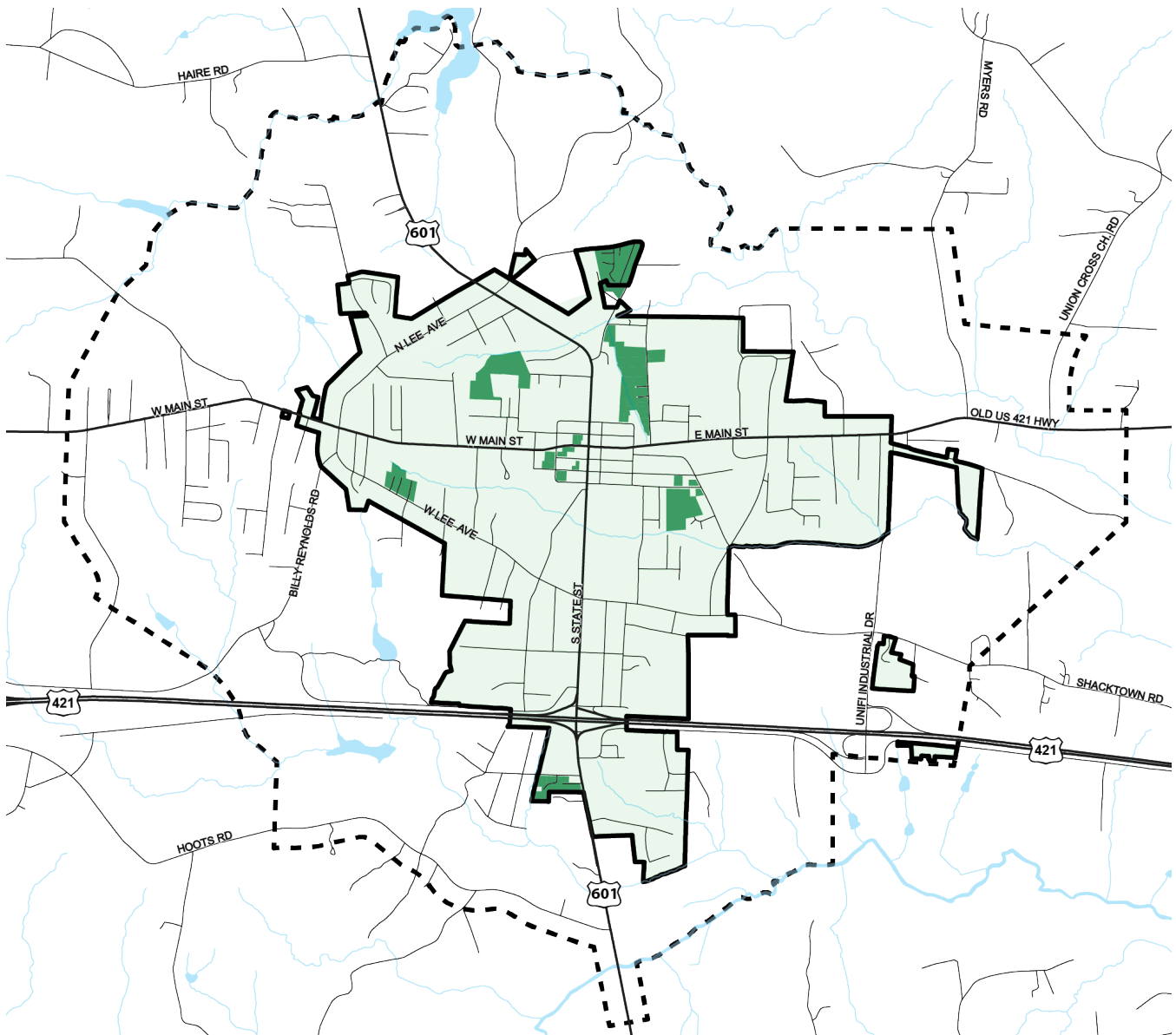


LU2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.

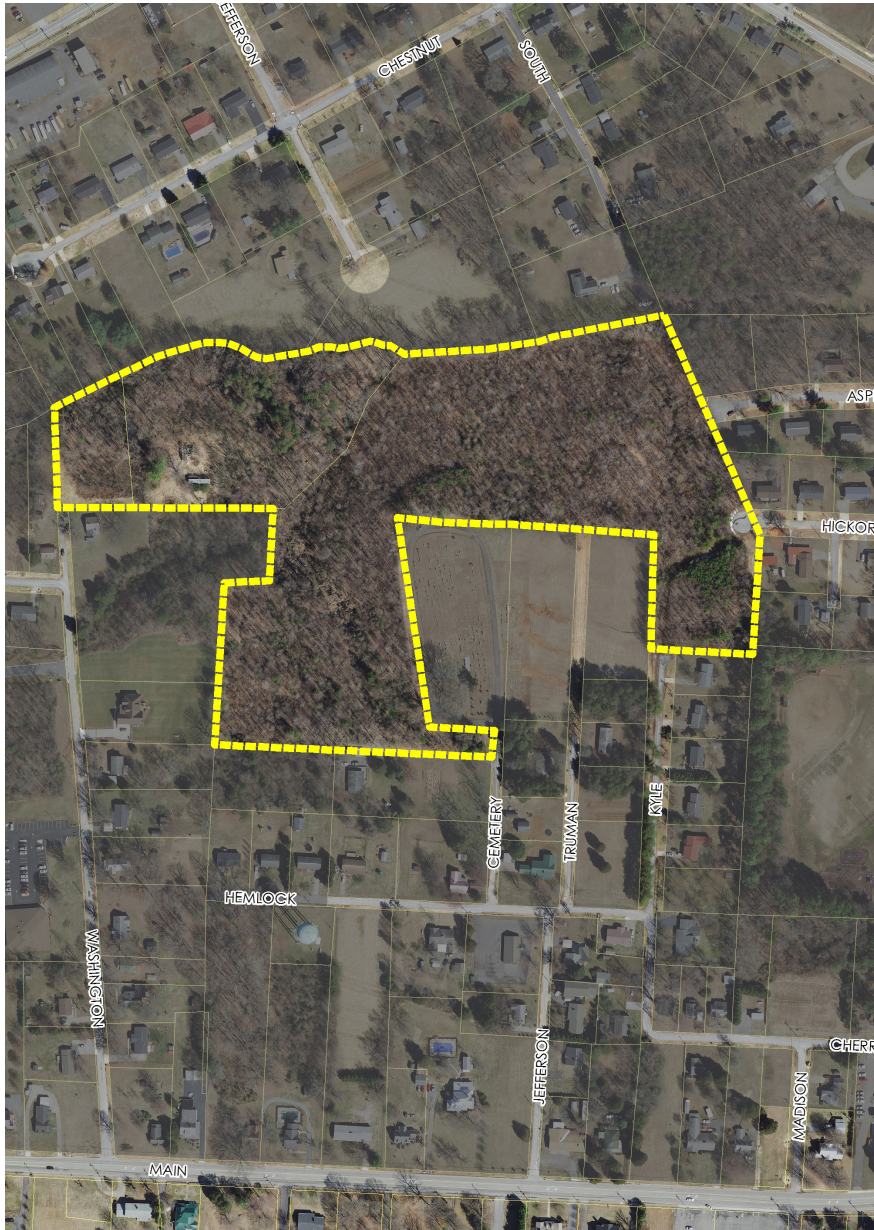
LU3. Promote additional infill residential development to support existing and future commercial development.

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

▼ MAP 3.2 POTENTIAL INFILL RESIDENTIAL LOCATIONS



▼ MAP 3.3 EXAMPLE OF POTENTIAL INFILL RESIDENTIAL SITE



▼ IMAGE 3.12 AREA STREET VIEWS



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



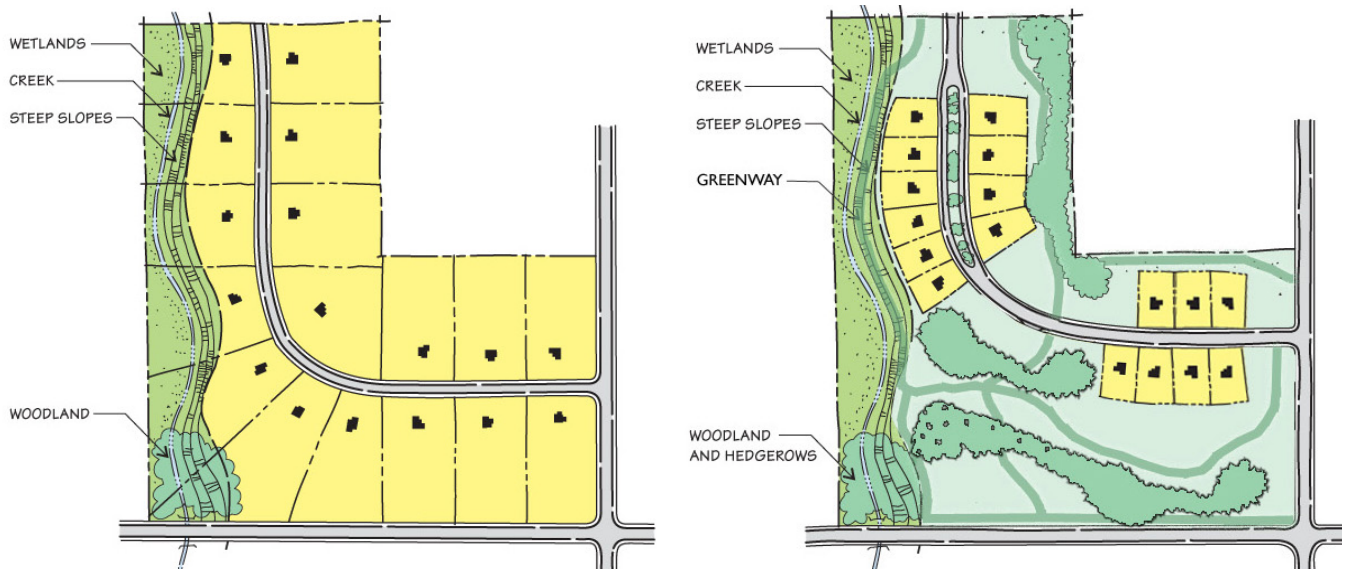
LU5. Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

▼ IMAGE 3.14 UNDERUTILIZED STRUCTURE ON MAIN STREET



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

▼ FIGURE 3.2 CONVENTIONAL DEVELOPMENT VS. CONSERVATION DEVELOPMENT





DOWNTOWN



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

Goal Summary

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

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

Jane Jacobs,
The Death and Life of
Great American Cities






Strategies

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

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

▼ TABLE 3.1 POTENTIAL BUILDING MAINTENANCE REGULATIONS

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

Source: UNC School of Government

▼ IMAGE 3.15 VACANT STOREFRONT



▼ IMAGE 3.16 ACTIVE STOREFRONT WITH ARTWORK



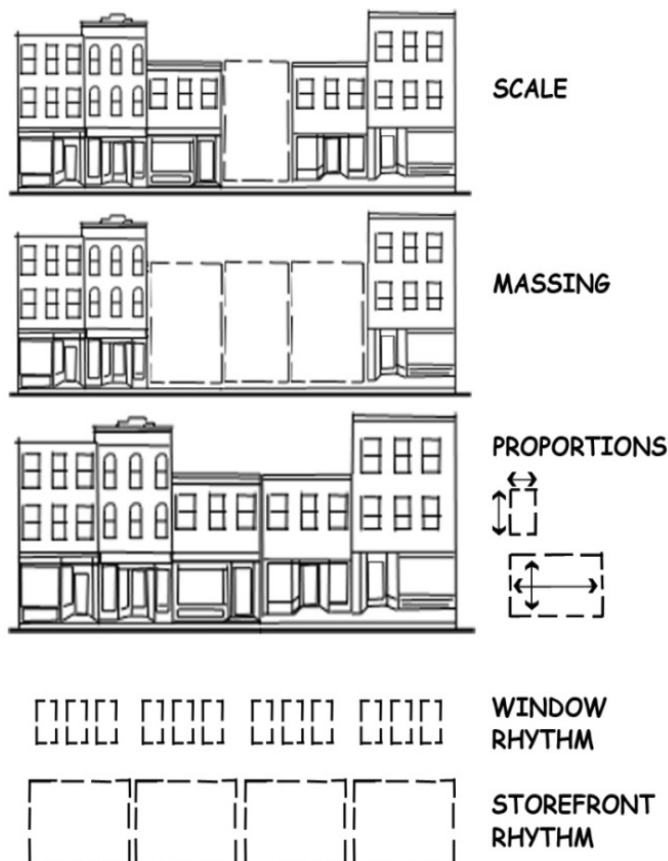
DT2. Adopt infill building design standards for new or expanding downtown buildings to complement the scale, rhythm, and materials of exemplary existing buildings.

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

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

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

▼ FIGURE 3.3 INFILL STANDARDS DIAGRAM



▼ IMAGE 3.17 POTENTIAL FACADE IMPROVEMENTS



Source: Yadkinville Downtown Conceptual Master Plan

Facade Grant Program Prototype

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

One Tier 1 grant annually

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

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

Two Tier 2 grants annually

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

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

Two Tier 3 grants annually

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

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

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

What is a Municipal Service District?

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

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

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

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

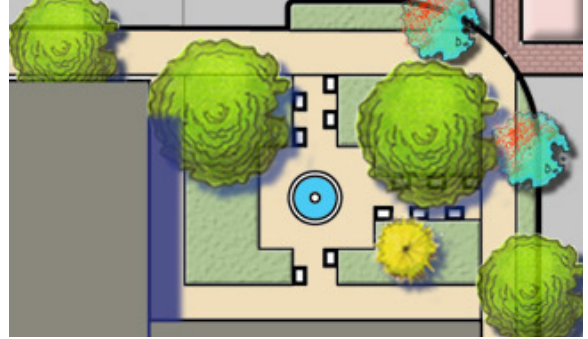


DT5. Work with Yadkin County to improve the façade aesthetics of the Courthouse, install surrounding streetscape improvements, and upgrade the pocket park as shown in the Downtown Conceptual Master Plan.

▼ IMAGE 3.18 CURRENT COURTHOUSE SQUARE



▼ IMAGE 3.19 PROPOSED POCKET PARK



Source: Yadkinville Downtown Conceptual Master Plan

▼ IMAGE 3.20 EXISTING COURTHOUSE ELM STREET FACADE

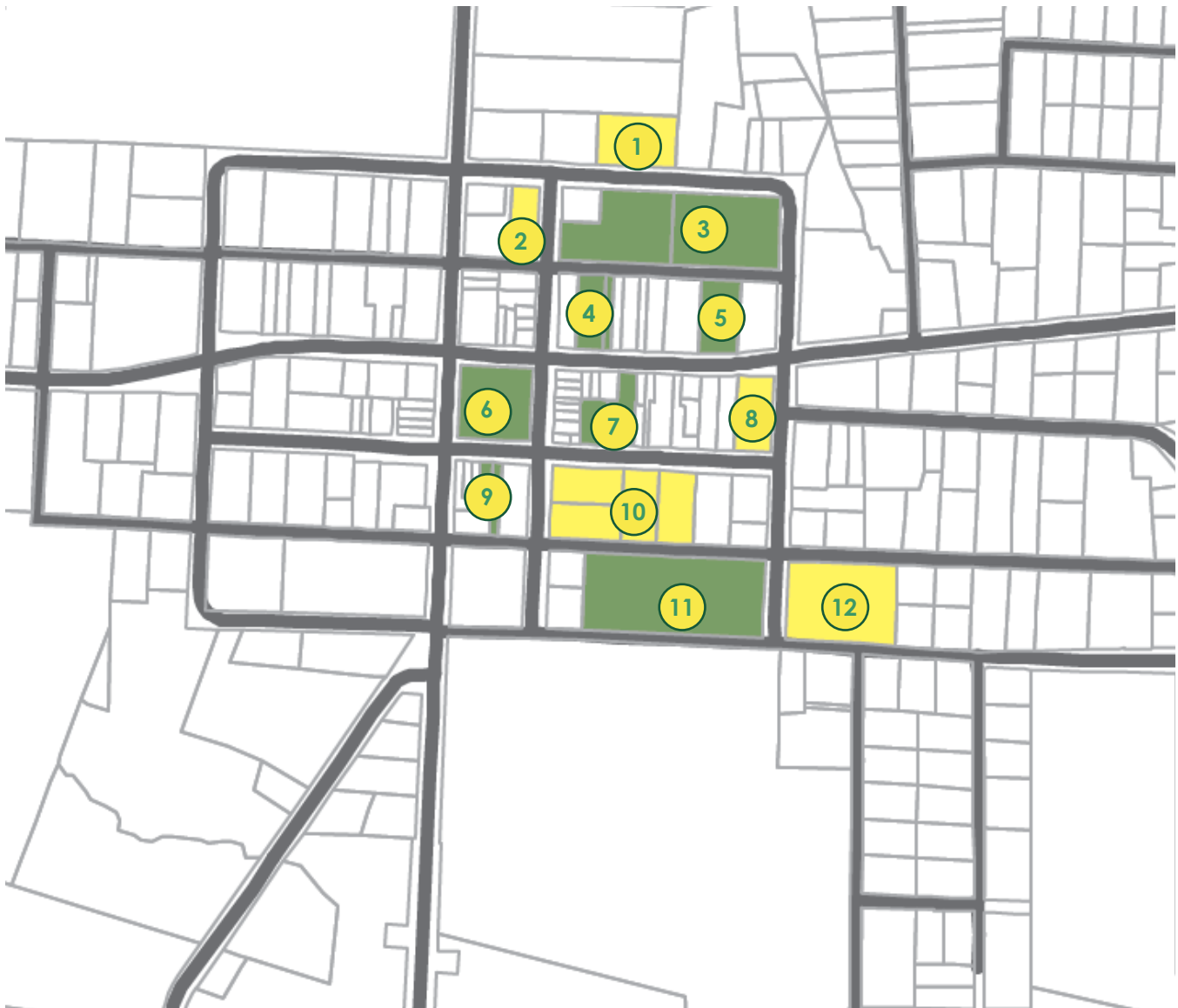


▼ IMAGE 3.21 EXAMPLE COURTHOUSE ELM STREET FACADE IMPROVEMENTS



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

▼ MAP 3.4 DOWNTOWN COUNTY & TOWN-OWNED FACILITIES



Facility List

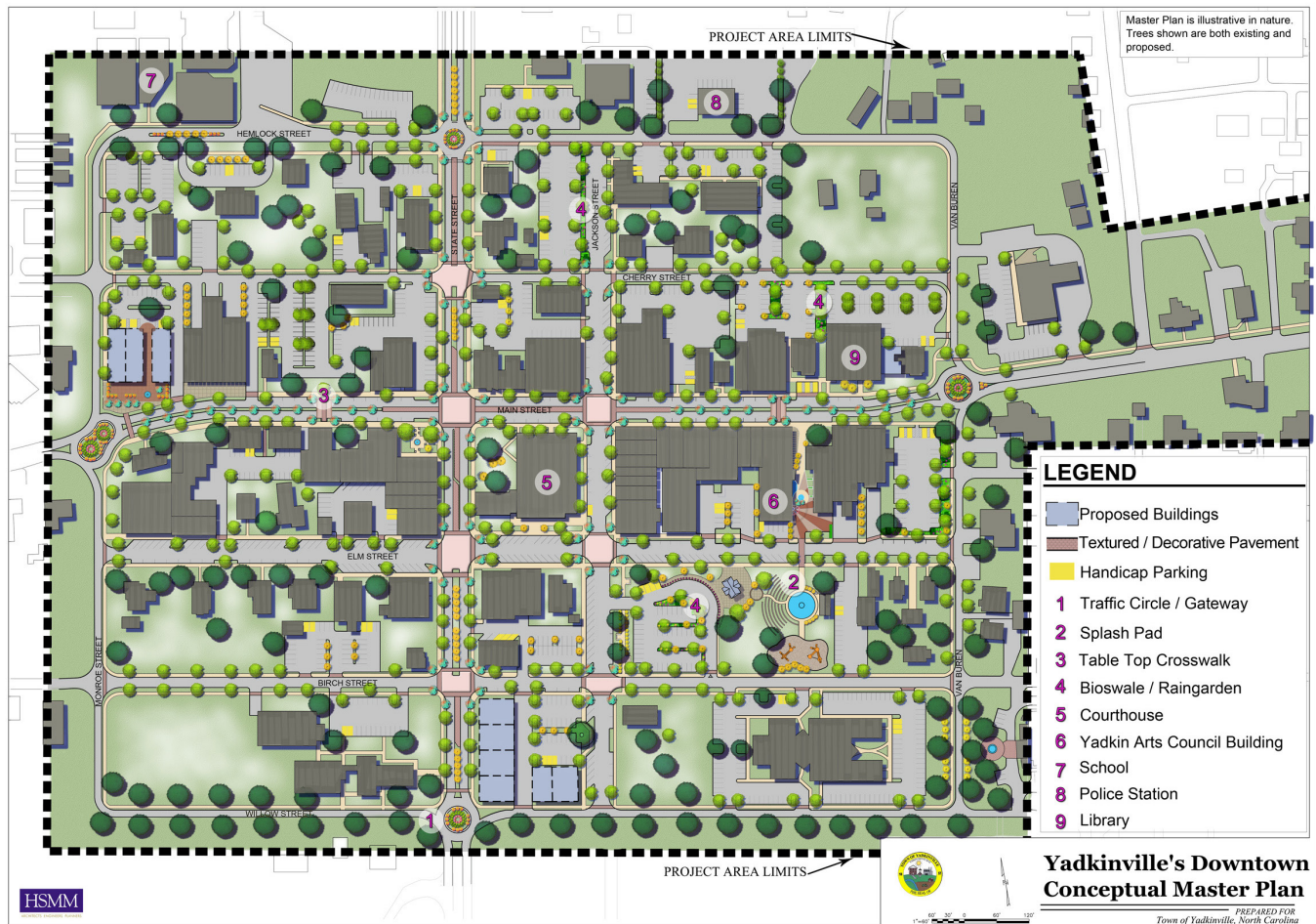
- | | | |
|-----------------------------|-------------------------|-----------------------------|
| 1 Town Police Dept. | 5 Library | 9 County Community Services |
| 2 Town Parking Lot | 6 Courthouse | 10 Chamber/Town Parking |
| 3 Sheriff's Annex | 7 County Planning Dept. | 11 County Admin. Offices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

▼ IMAGE 3.22 DOWNTOWN COUNTY & TOWN-OWNED FACILITIES



DT7. Provide streetscape enhancements including improved sidewalks, crosswalks, and street trees as shown in the Downtown Conceptual Master Plan. Work with utility providers to study the cost effectiveness of burying or relocating utility lines to improve aesthetics during streetscape improvements.

▼ MAP 3.5 DOWNTOWN CONCEPTUAL MASTER PLAN



▼ IMAGE 3.23 EXISTING STREETScape



▼ IMAGE 3.24 POTENTIAL IMPROVEMENTS



Source: Yadkinville Downtown Conceptual Master Plan

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

▼ IMAGE 3.25 YADKIN ARTS COUNCIL PLAZA PARK EXTENSION



Source: Yadkinville Downtown Conceptual Master Plan

▼ IMAGE 3.26 FUTURE PARKING DECK EXAMPLE



▼ IMAGE 3.27 SPLASH PAD EXAMPLE



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

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

▼ MAP 3.6 POTENTIAL DEVELOPMENT



▼ IMAGE 3.28 EVENT CENTER/HOTEL



▼ IMAGE 3.29 HIGH DENSITY RESIDENTIAL/MIXED USE



▼ IMAGE 3.30 CLASS A OFFICE SPACE



▼ IMAGE 3.31 RETAIL BUILT TO STREET





ECONOMIC DEVELOPMENT



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

Goal Summary

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

Strategies

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

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

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



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

Yadkinville Retail Market Snapshot

2016 Median Disposable Income: \$35,091

2016 Per Capita Income: \$21,435

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

5-minute Drive Retail Sector Leakage:

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

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

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

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

- Restaurants

Source: ESRI Business Analyst



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

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

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

▼ IMAGE 3.33 SURRY COMMUNITY COLLEGE-YADKIN CENTER





TRANSPORTATION



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

Goal Summary

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

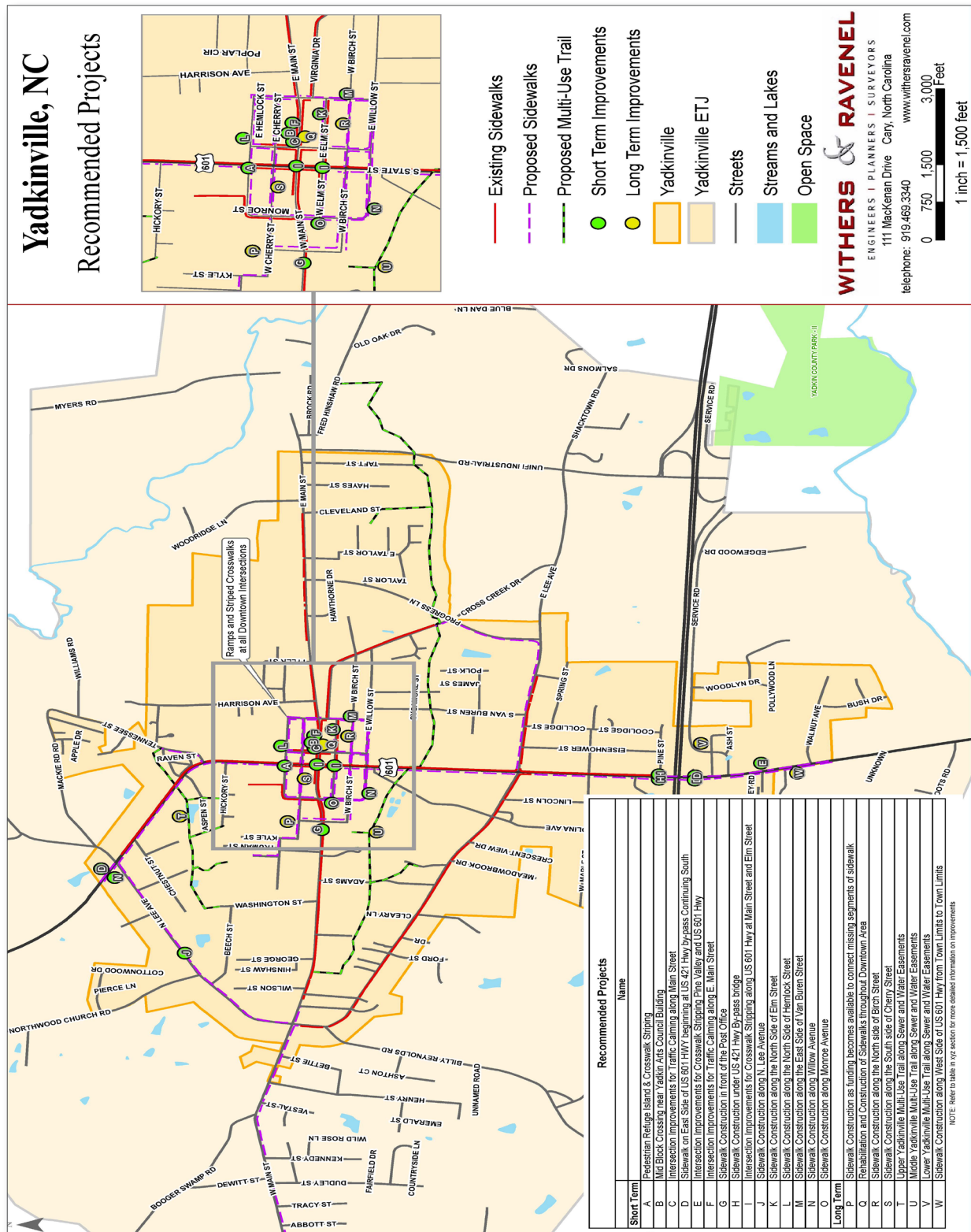
Strategies

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

▼ IMAGE 3.34 MULTI-USE PATH / GREENWAY EXAMPLE



▼ MAP 3.7 EXCERPT OF PEDESTRIAN MASTER PLAN - RECOMMENDED PROJECTS



Source: Yadkinville Pedestrian Master Plan

▼ TABLE 3.3 PEDESTRIAN MASTER PLAN PROJECT LISTS

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

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

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

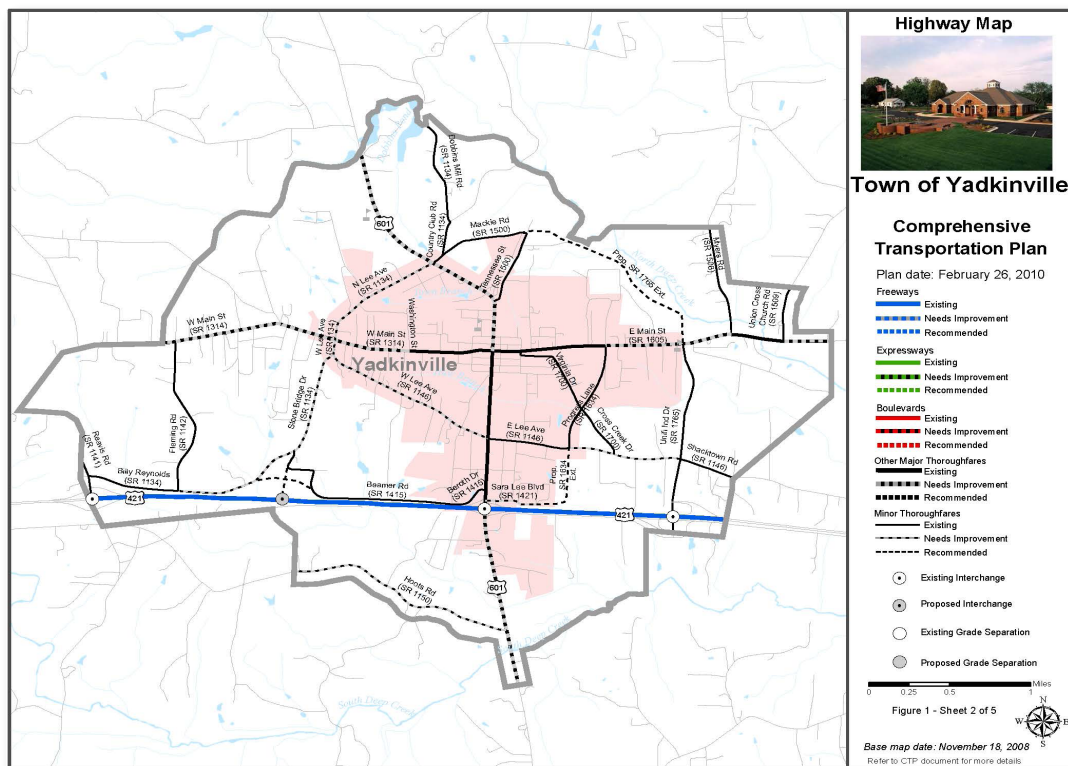
Tables 3.4 lists the transportation projects from the adopted Yadkinville CTP and State TIP. Maps 3.8 through 3.11 are excerpts from the adopted CTP. Figure 3.4 depicts TIP Project #U-5809 showing roundabouts at the intersections along State Street, while Figure 3.5 shows the preferred cross section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

▼ TABLE 3.4 TRANSPORTATION PROJECT LISTS

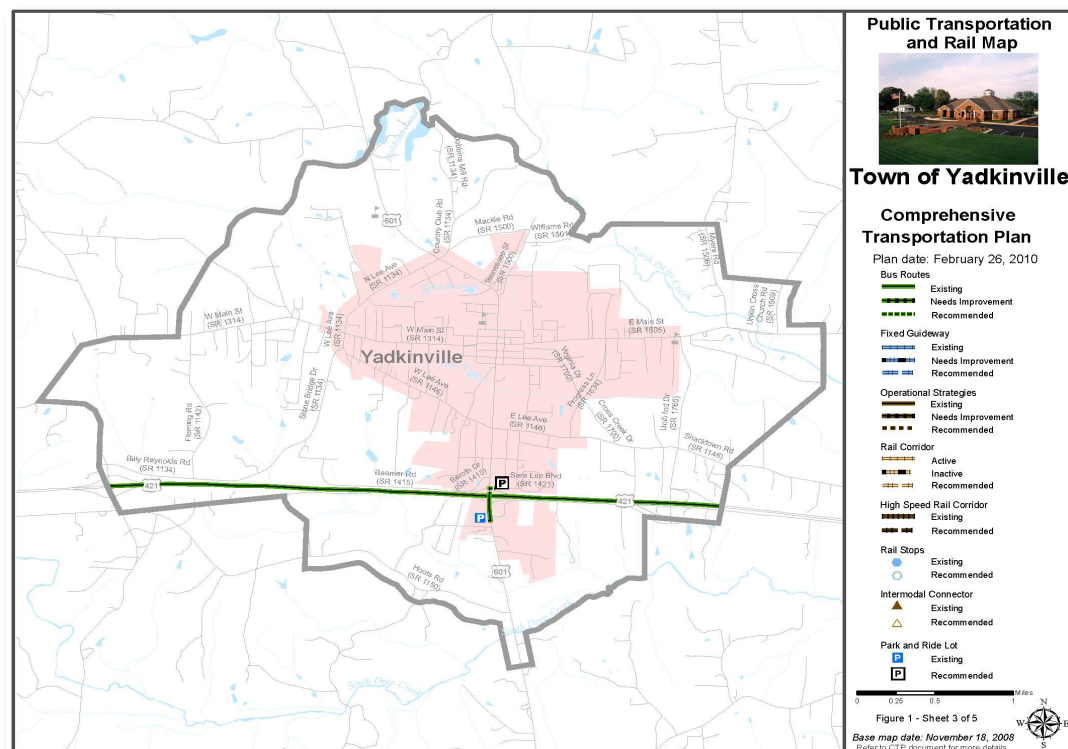
COMPREHENSIVE TRANSPORTATION PLAN (CTP) PROJECTS				
ID	PROJECT LOCATION	FROM	TO	IMPROVEMENTS NEEDED
1	US HWY 601 (STATE ST)	SOUTHERN PLANNING AREA BOUNDARY	US HWY 421	WIDEN TO 3 LANES WITH CENTER LANE
2	US HWY 601 (STATE ST)	MAIN ST	NORTHERN PLANNING AREA BOUNDARY	WIDEN TO 3 LANES WITH CENTER LANE
3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

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

▼ MAP 3.8 EXCERPT FROM CTP - HIGHWAY MAP

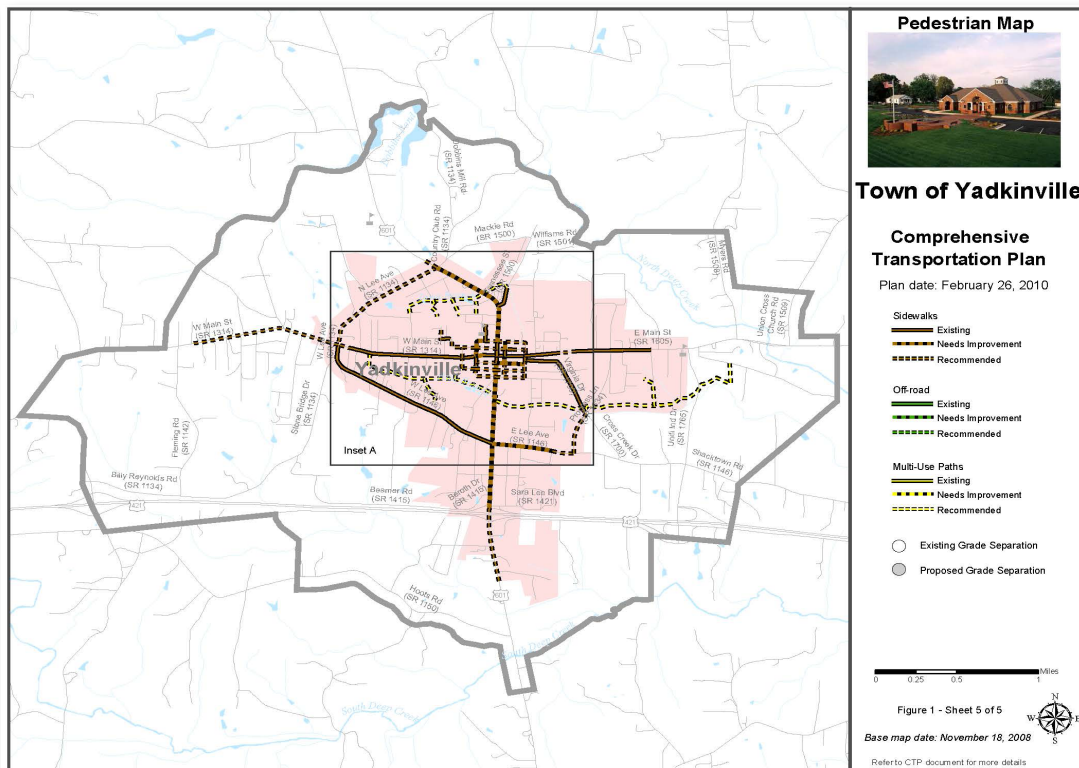


▼ MAP 3.9 EXCERPT FROM CTP - PUBLIC TRANSPORTATION MAP

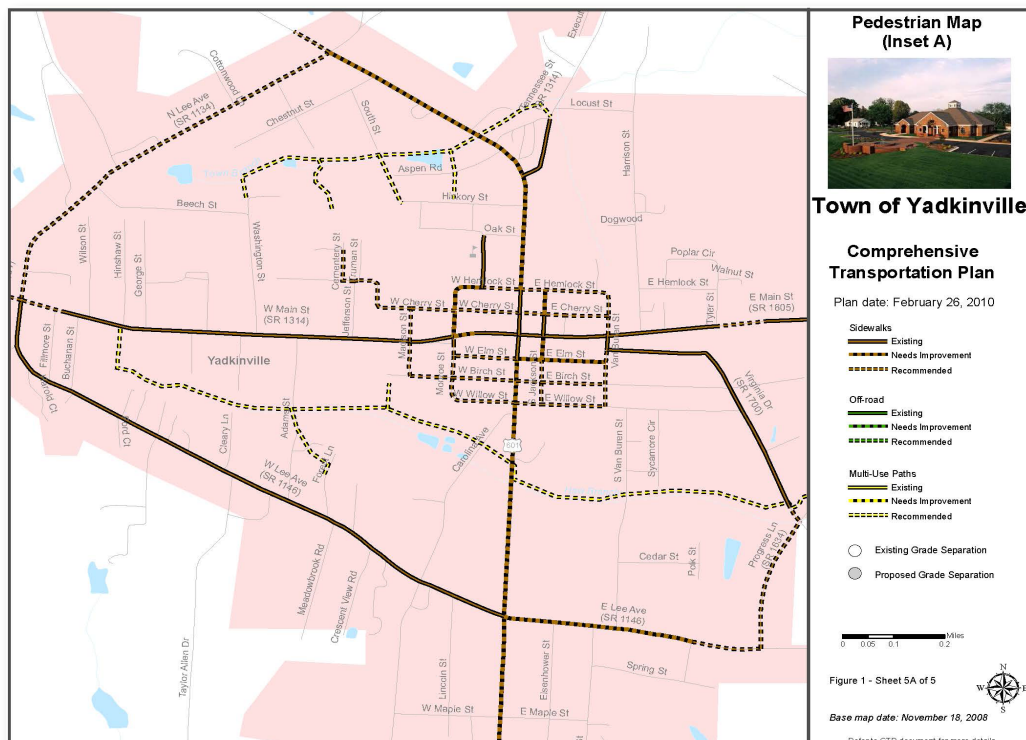


Source: Yadkinville Comprehensive Transportation Plan

▼ MAP 3.10 EXCERPT FROM CTP - PEDESTRIAN MAP

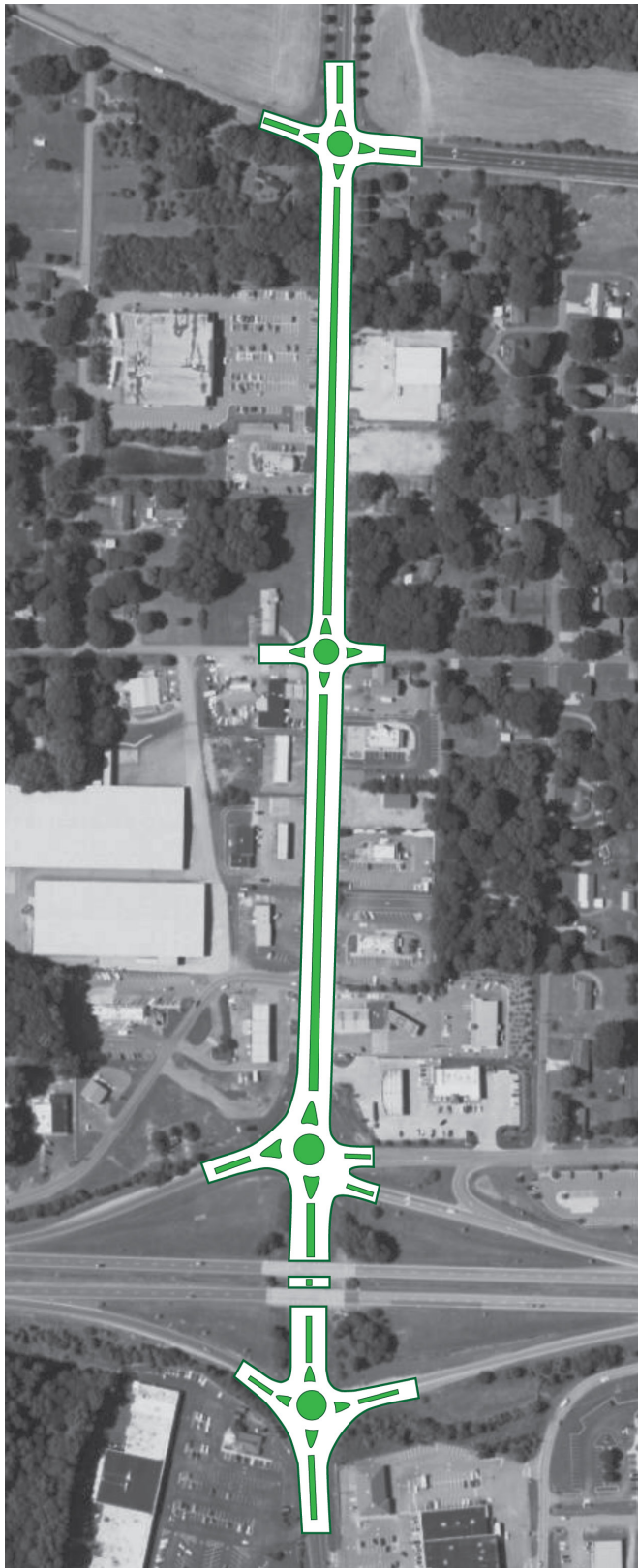


▼ MAP 3.11 EXCERPT FROM CTP - PEDESTRIAN DOWNTOWN INSET MAP



Source: Yadkinville Comprehensive Transportation Plan

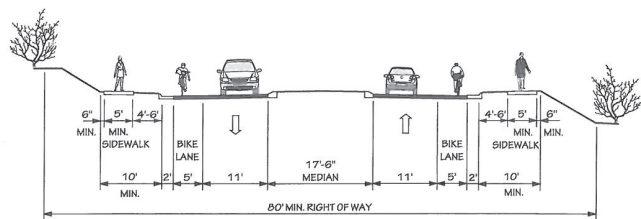
▼ FIGURE 3.4 TIP PROJECT U-5809 - STATE STREET



▼ IMAGE 3.36 STATE ST. - EXISTING CONDITIONS

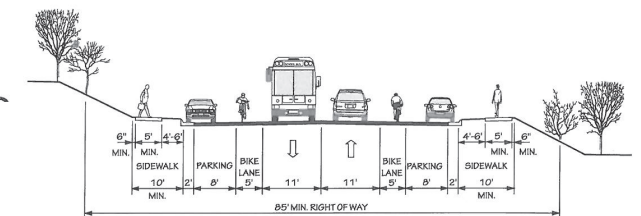


▼ FIGURE 3.5 STATE ST. PREFERRED CROSS SECTION



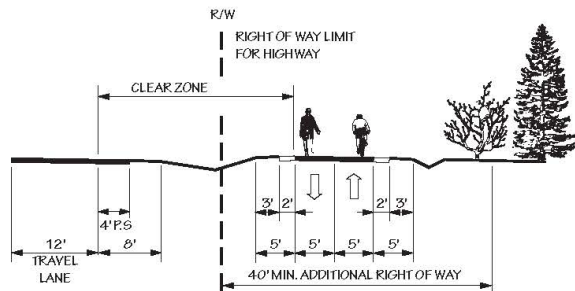
2 LANE DIVIDED (17'-6" RAISED MEDIAN)
WITH CURB & GUTTER, BIKE LANES, AND SIDEWALKS
POSTED SPEED 25-45 MPH

▼ FIGURE 3.6 MAIN ST. PREFERRED CROSS SECTION



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

▼ FIGURE 3.7 UNIFI BLVD. MODIFIED CROSS SECTION

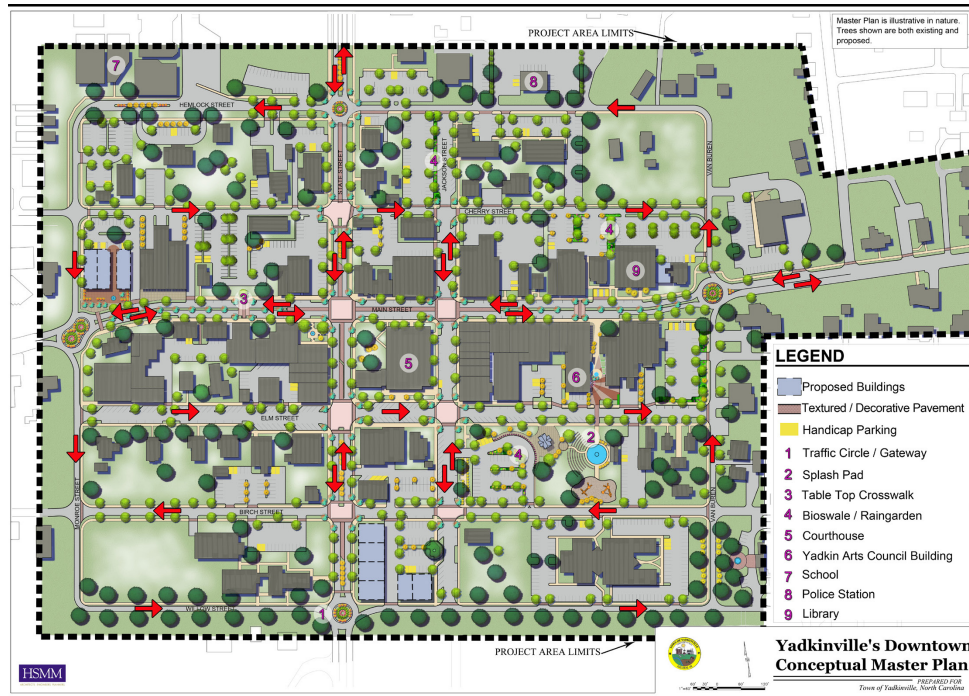


MULTI - USE PATH
ADJACENT TO RIGHT OF WAY OR SEPARATE PATHWAY

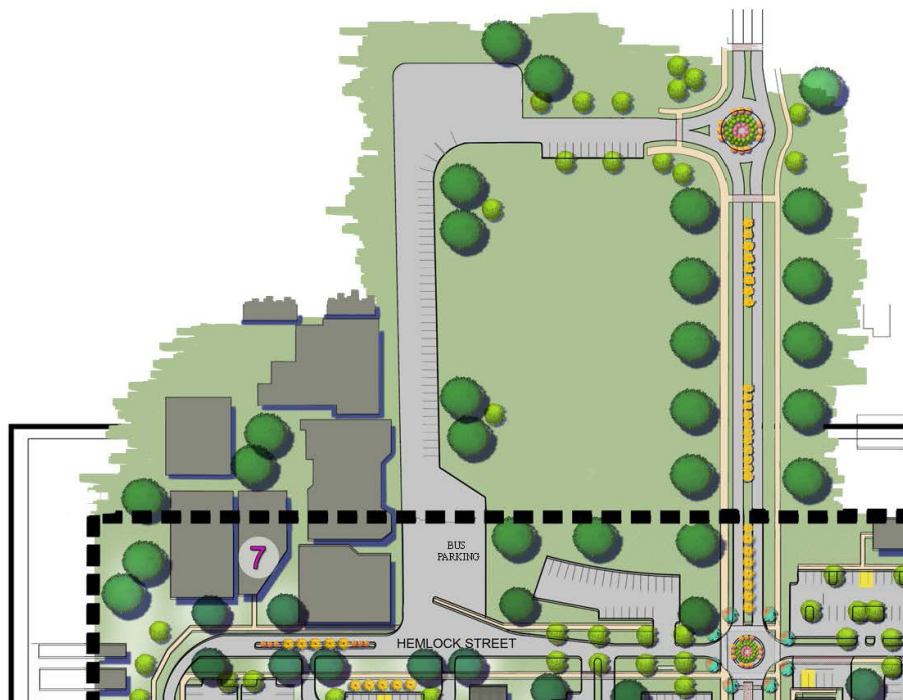
Source: Yadkinville Comprehensive Transportation Plan

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

▼ FIGURE 3.8 DOWNTOWN STREET IMPROVEMENTS



▼ FIGURE 3.9 SCHOOL ROUNDABOUT



Source: Yadkinville Downtown Conceptual Master Plan

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

▼ IMAGE 3.37 INTERSECTION OF WILLOW AND MONROE STREETS



Current Paving Needs List

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

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

▼ IMAGE 3.38 NO ACCESS MANAGEMENT



▼ IMAGE 3.39 CONTROL OF ACCESS RETROFIT



▼ IMAGE 3.40 NO STREETYARD LANDSCAPING



▼ IMAGE 3.41 STREETYARD LANDSCAPING



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

▼ FIGURE 3.9 POTENTIAL CONNECTIVITY





SERVICES & INFRASTRUCTURE



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

Goal Summary

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

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

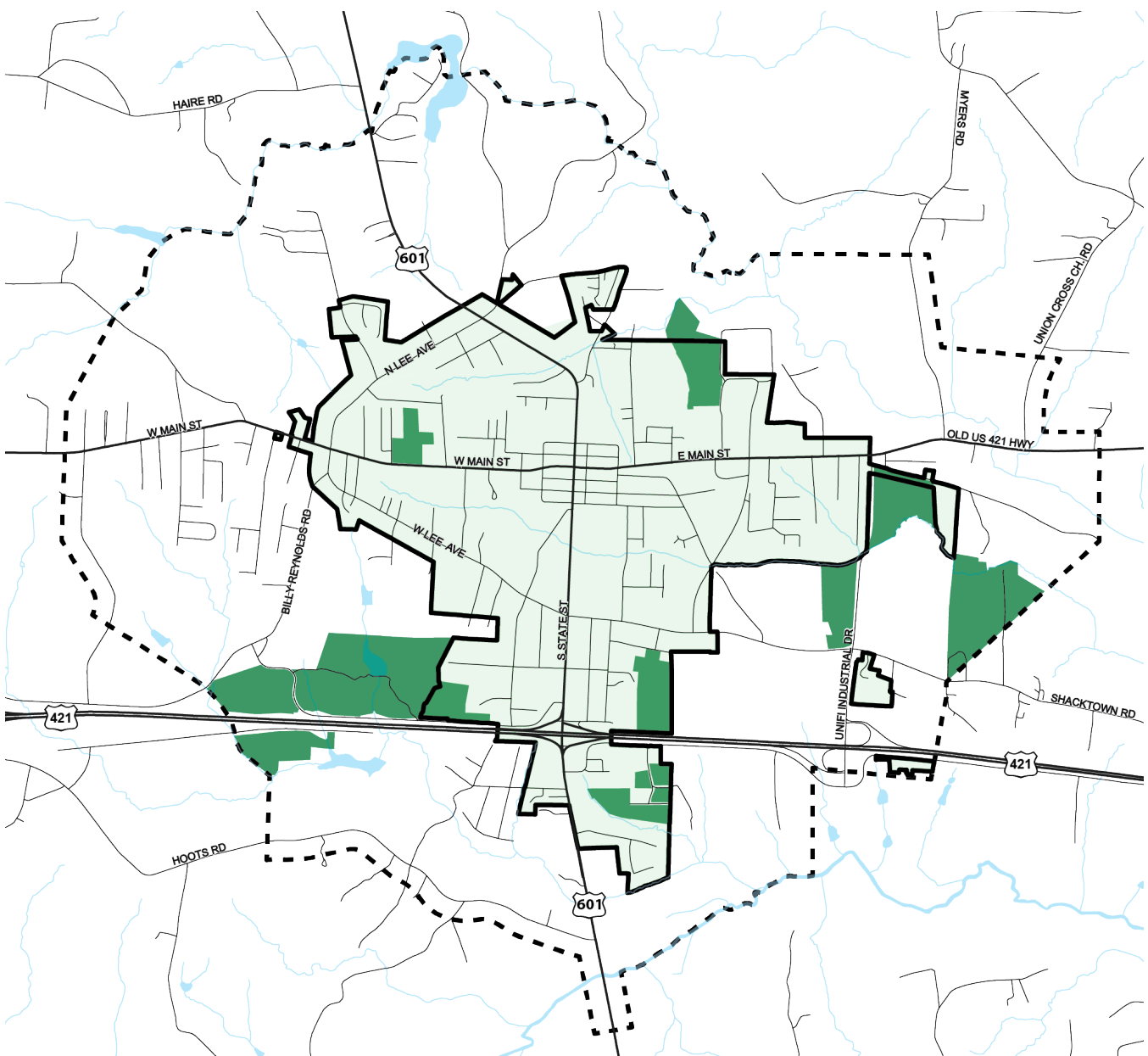
▼ IMAGE 3.42 YADKINVILLE TOWN HALL



Strategies

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

▼ MAP 3.12 INDUSTRY OPPORTUNITY SITES



S12. Adopt a policy to only provide utilities infrastructure to properties within the Town limits or those that annex into the Town limits in order to solidify the Town's tax base and ability to provide services.

S13. Place emphasis on updating existing utilities infrastructure rather than expanding utilities infrastructure, wherever possible.

S14. Develop a Capital Improvements Program dedicating funds annually to priority infrastructure projects.

EXAMPLE CAPITAL IMPROVEMENTS

▼ IMAGE 3.43 STREET IMPROVEMENTS



▼ IMAGE 3.44 MEDIAN/STREETSCAPE IMPROVEMENTS



▼ IMAGE 3.45 PARKS FACILITIES



▼ IMAGE 3.46 SIDEWALKS



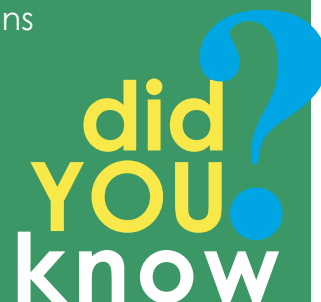
What is a Capital Improvements Plan (CIP)?

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

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

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

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



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

▼ IMAGE 3.47 YADKINVILLE POLICE DEPARTMENT

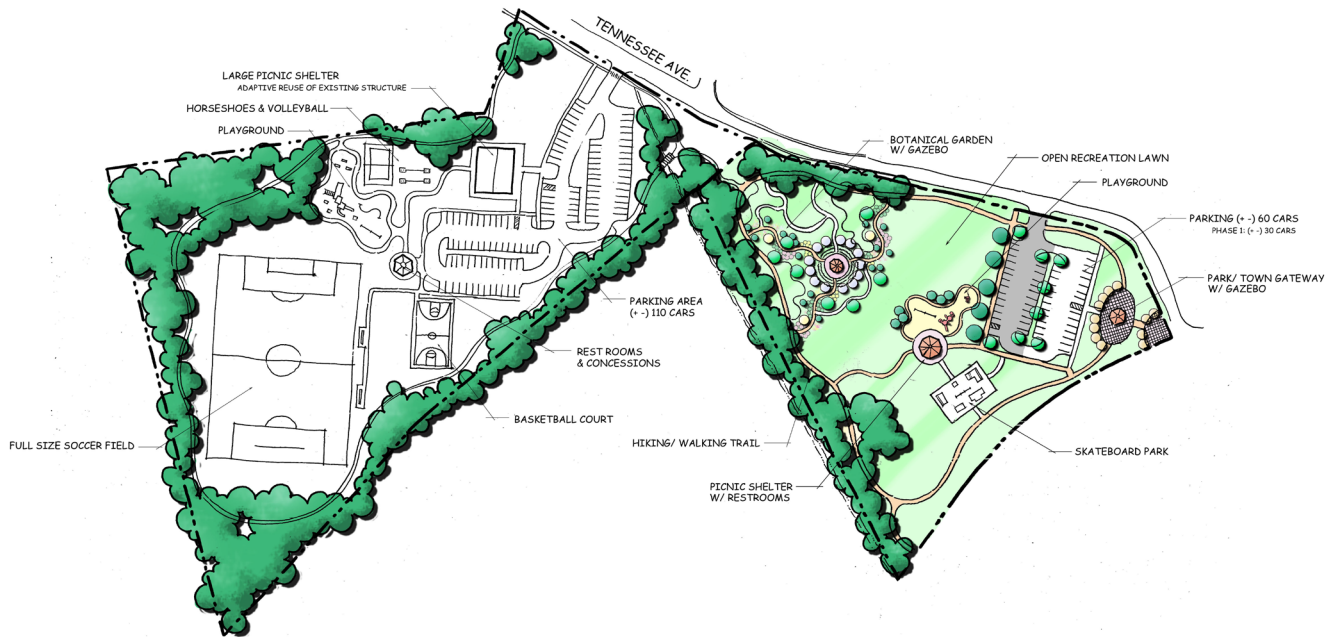


SI6. Provide the recreational amenities shown in the Yadkinville Community Park Master Plan and Downtown Conceptual Master Plan, and work with Yadkin County to provide additional recreational amenities and programs.

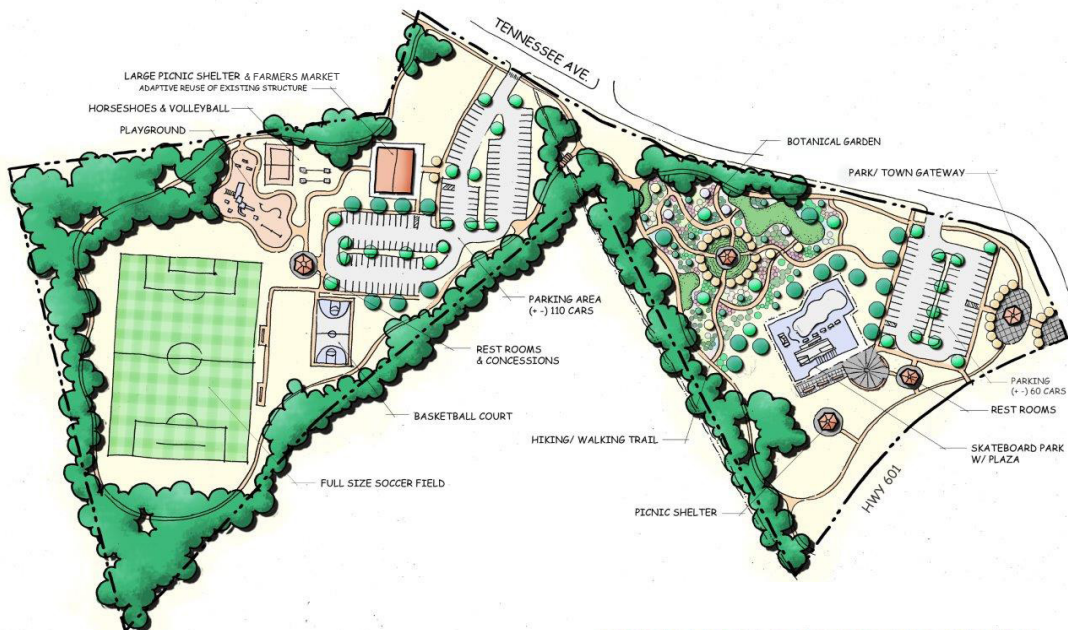
▼ TABLE 3.5 AREA RECREATIONAL AMENITIES

RECREATIONAL AMENITY	YADKINVILLE COMMUNITY PARK	HINSHAW GARDENS	YADKIN COUNTY PARK	YADKIN MEMORIAL/ LAKE HAMPTON
Amphitheater	1		1	
Baseball/Softball Field			2	
Basketball Court	1 (Future)			
Biking				1
Canoe/Kayak/Paddle Boat				1
Camping				
Dog Park			1	
Disc Golf			1	
Equestrian Trails/Amenities	1			
Farmer's Market				
Fishing			1	
Golf				
Garden	1	1		
Hunting				1
Playground	1		1	1
Picnic Area	1	1	1	2
Skateboard Park	1 (Future)			
Soccer fields	1 (Future)		6	
Swimming			1	
Tennis				
Volleyball	1 (Future)		1	
Walking Trails	1 + 1 (Future)		1	1

▼ FIGURE 3.10 YADKINVILLE COMMUNITY PARK PHASE 1



▼ FIGURE 3.11 YADKINVILLE COMMUNITY PARK MASTER PLAN



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

YADKINVILLE COMMUNITY PARK

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



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

How does Yadkinville's tax rate measure up?

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

▼ TABLE 3.5 FISCAL YEAR 2016-17 TAX RATE COMPARISON

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

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

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



04



04



IMPLEMENTATION STRATEGIES

Through the planning process, Yadkinville has produced a document that is intended to guide the actions of the Town's elected and appointed officials, staff, and community stakeholders, as they move forward. This is a plan of action, with a focus on strategies and corresponding action items to achieve Yadkinville's vision.

Moving forward, it will be necessary to continuously monitor the status of progress toward achieving the plan's vision. At a minimum, Town staff, the Planning Board, Long Range Planning Committee and Town Board of Commissioners should review progress on plan implementation on an annual basis. This will give the Board the opportunity to set priorities for implementation during each budget cycle to ensure that the budget includes the necessary funds or other resources needed to move forward with plan implementation.

The strategies and action items outlined in the plan were compiled into an implementation matrix to be used as a quick and easy reference for the community to review priorities and to allow the Town to monitor the progress in implementing the plan. The matrix assigns priorities, resources, timeframes and responsible parties to each action item, to help stakeholders understand the most effective approach to implementing the strategies.

***“Make big plans;
aim high in
hope and work,
remembering that
a noble, logical
diagram once
recorded will not
die, but long after
we are gone be a
living thing, asserting
itself with ever-
growing insistence.”***

-Daniel Burnham

IMPLEMENTATION OVERVIEW

Each action item was derived through the research of current conditions and input from stakeholders. Each action item will help the Town carry out each strategy and achieve the plan's vision. The following are descriptions of each of the categories in the implementation matrix:

PRIORITY

Due to the limited resources that are faced by all levels of government, priorities are identified for each action item to help guide the community toward achieving the strategies. Priorities are indicated as "high", "medium", or "low", with "high" being the most pressing or urgent. Since some high priority items may take longer to achieve than low priority items, the community may see some of those lower priority action items underway due to the quick turnaround associated with them or their ease of accomplishment. As resources become available, or as community needs or desires change during the implementation of the plan, decisions will likely be made to increase the priority of certain actions while decreasing the priority of others.

RESOURCES

Represents resources that are primarily related to financial resources necessary to complete the implementation action items. The tables uses the "\$" symbol to represent a theoretical range of necessary capital. Actual resources could be more or less depending on the final scope of the project or more detailed cost estimates. The ranges are as follows:

- \$ - Less than \$25,000
- \$\$\$ - \$100,000-\$500,000
- \$\$ - \$25,000-\$100,000
- \$\$\$\$ - More than \$500,000
- Policy – Not outside of normal annual budget expenditures

TIMEFRAME

Represents the timeframe in which each action step should be addressed. Generally, shorter timeframes infer a higher priority. Timeframes are indicated in the matrix as short-term, intermediate, or long-term. Below is a description of each timeframe.

- Short-term - can be achieved in less than two years
- Intermediate - can be achieved in two to five years
- Long-term - may take longer than five years to achieve
- Ongoing - Some action items are designated as "ongoing" due to need for constant efforts toward achieving the goal.

RESPONSIBLE PARTIES

This category identifies community partners who will share in the responsibility for the completion of each action step. The inclusion of a consultant or other outside party may be necessary to help implement and achieve certain objectives. The abbreviations for each responsible party listed in the matrix are listed below.

Town of Yadkinville

BC - Board of Commissioners

LRPC - Long Range Planning Committee

PB - Planning Board

TS - Town Staff

Partner Organizations

YC - Yadkin County

TDA - Yadkin Tourism Development Authority

EDC - Yadkin Economic Development Commission

CoC - Yadkin Chamber of Commerce

AC - Yadkin Arts Council

SCC - Surry Community College

RPO - Northwest Piedmont Regional Planning Organization

NCDOT - North Carolina Department of Transportation

Other Partners

PS - Private Sector (Developers, property owners)

PC - Private Consultant

IMPLEMENTATION MATRIX

COMMUNITY IDENTITY & CHARACTER

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

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
CC-1	Market Yadkinville as a place that stimulates the senses and allows visitors to experience visual and performing arts and the products of a robust viticultural and agricultural region with all the charms of small-town life.	MED	POLICY - \$\$	ONGOING	TS, TDA, EDC
CC-2	Enhance the appearance of the Town through the following methods: a. Adopt building maintenance regulations and allocate funding for proactive code enforcement. b. Improve building and site design standards for new and expanding development to enhance and be compatible with surrounding development. c. Improve sign regulations for commercial development to reduce visual clutter and enhance rather than detract from the built environment.	HIGH	POLICY	SHORT	TS, PB, BC, PC
CC-3	Provide welcoming Town gateways and wayfinding signage to direct visitors to the Town's attractions.	MED	\$\$	SHORT	TS, TDA, EDC, CoC, PC
CC-4	Work with existing developments to update and retrofit outdated buildings and sites with improved facades and landscaping.	MED	POLICY - \$\$	SHORT	TS, PS, PC
CC-5	Host additional community festivals in keeping with Yadkinville's branding related to art, music, agriculture and viticulture.	LOW	\$ - \$\$	SHORT	YC, TDA, EDC, CoC, AC

LAND USE & GROWTH MANAGEMENT

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

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
LU-1	Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over development of environmentally sensitive areas.	HIGH	POLICY	ONGOING	TS, PB, BC
LU-2	Focus new development, redevelopment, and infill development in areas with existing infrastructure instead of fringe areas.	HIGH	POLICY	ONGOING	TS, PB, BC
LU-3	Promote additional infill residential development to support existing and future commercial development.	MED	POLICY	ONGOING	TS, PB, BC
LU-4	Encourage a mix of housing types within the community to accommodate residents in different stages of life.	MED	POLICY	LONG	TS, PB, BC
LU-5	Encourage the revitalization and reuse of currently unused or underutilized structures and sites.	HIGH	POLICY-\$\$	MED	TS, PB, BC
LU-6	Establish open space requirements for new residential developments, placing emphasis on primary and secondary conservation areas, and allow conservation development as an option to cluster residential units in order to encourage the preservation of open space.	HIGH	POLICY	SHORT	TS, PB, BC

DOWNTOWN

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

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
DT-1	Adopt building maintenance codes and active storefront requirements to help improve the upkeep and appearance of Downtown. Work with the Arts Council to feature local artwork in vacant storefronts to reduce the appearance of vacancy.	HIGH	POLICY	SHORT	AC, TS, BC
DT-2	Adopt infill building design standards for new or expanding buildings to compliment the scale, rhythm, and materials of exemplary existing buildings.	HIGH	POLICY	SHORT	TS, PB, BC
DT-3	Implement a facade grant program to provide design and financial assistance to property owners making specified improvements to Downtown buildings that meet adopted building design standards.	HIGH	POLICY-\$	ONGOING	EDC, TS, BC
DT-4	Consider the creation of a Municipal Service District and implement an MSD tax program to help fund Downtown infrastructure improvements and a Downtown development corporation to promote the revitalization and activities of Downtown Yadkinville.	LOW	POLICY	ONGOING	TS, PS
DT-5	Work with Yadkin County to improve the facade aesthetics of the Courthouse, install surrounding streetscape improvements, and upgrade the pocket park as shown in the Downtown Conceptual Master Plan.	MED	\$\$\$	SHORT	YC, TS, PC, PS

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
DT-6	Work with Yadkin County to complete a facilities study and enhance the appearance of other County facilities as revitalization catalysts and help solidify a Downtown aesthetic.	HIGH	POLICY-\$\$	MED	YC, TS, PS
DT-7	Provide streetscape enhancements including improved sidewalks, crosswalks, and street trees as shown in the Downtown Conceptual Master Plan. Work with utility providers to study the cost effectiveness of burying or relocating utility lines to improve aesthetics during streetscape improvements.	HIGH	\$\$\$-\$\$\$\$	MED	PC, TS, BC, PS RPO, NCDOT
DT-8	Modify and construct the Arts Council Plaza park extension in the Downtown Conceptual Master Plan to allow for the potential for a future parking deck for courthouse and Downtown visitors. Install the park extension and surface parking area, and when enough parking demand is generated, work jointly with Yadkin County to construct a parking deck.	MED-LOW	\$\$\$-\$\$\$\$	LONG	YC, AC, TS, BC, PS, PC
DT-9	Work with property owners of the property immediately to the South of Downtown to create an events venue and base of operations for vineyard tours utilizing the historic farmhouse and buildings. Facilitate the property's future potential for a larger scale events/convention center, overnight accommodations, and related uses.	LOW	POLICY- \$\$\$\$	LONG	PS, TS, BC, TDA, CoC, PC

ECONOMIC DEVELOPMENT

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

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
ED-1	Work with the Yadkin Tourism and Development Authority to diversify the economic base through heritage, cultural, viticultural, and agricultural tourism opportunities while actively recruiting additional businesses that provide overnight accommodations to encourage multi-day visits to the area.	HIGH	POLICY	ONGOING	TS, BC, TDA, EDC, CoC
ED -2	Conduct a branding and marketing initiative to promote the Town of Yadkinville, including a logo, website, and social media strategy.	HIGH	\$	SHORT	TS, PC
ED-3	Conduct a more detailed market study to identify and recruit retail sectors that would be successful in Yadkinville.	MED	\$\$	SHORT	TS, EDC, CoC, PC
ED-4	Create a new Economic Development position to focus on economic development, tourism development, and Downtown redevelopment for the Town of Yadkinville.	HIGH	\$\$	SHORT	TS, BC
ED-5	Work with Yadkin County Economic Development Commission to maintain an up-to-date online inventory of available properties for large-scale development, economic development, and adaptive reuse and work to ensure proper zoning designations are in place to accommodate such uses.	MED	\$	SHORT	TS, EDC, CoC
ED-6	Work with the Yadkin Center of Surry Community College and local high schools to provide small business, vocational, and trade education and training to attract industry and encourage entrepreneurship.	MED	POLICY	ONGOING	YC, CS, CoC, SCC

TRANSPORTATION

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

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
TR-1	Budget for construction of pedestrian improvements annually to help implement the adopted Pedestrian Master Plan.	HIGH	\$\$\$	LONG	TS, BC, RPO, NCDOT
TR -2	Work with NCDOT and the Rural Planning Organization (RPO) to implement the adopted Comprehensive Transportation Plan.	HIGH	POLICY	LONG	TS, BC, RPO, NCDOT
TR -3	Implement the streetscape and transportation improvements in the adopted Downtown Conceptual Master Plan.	HIGH	\$\$\$	ONGOING	TS, BC, RPO, NCDOT
TR -4	Continue to evaluate town-maintained streets for immediate repair needs, scoring them based on condition, and place them on a rotating paving schedule to ensure on-going maintenance.	HIGH	\$\$\$	LONG	TS
TR -5	Pursue access management and aesthetic improvements through reduced curb cuts, streetyard landscaping requirements, and inter-parcel connectivity while utilizing the NCDOT Aesthetic Guidance Pattern Book.	HIGH	POLICY - \$\$	SHORT	TS, NCDOT
TR -6	Look for opportunities to increase connectivity and continue the Town's street grid through infill development.	MED	POLICY	ONGOING	TS, RPO, NCDOT

SERVICES AND INFRASTRUCTURE

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

ID	IMPLEMENTATION ACTION	PRIORITY	RESOURCES	TIMEFRAME	RESPONSIBILITY
SI-1	Encourage new industry and businesses to locate in areas already served by adequate infrastructure and continue to plan for improvements to actively recruit industry and businesses.	HIGH	POLICY-\$\$	ONGOING	YC, TS, BC, EDC, CoC
SI-2	Adopt a policy to only provide utilities infrastructure to properties within the Town limits or those that annex into the Town limits in order to solidify the Town's tax base and ability to provide services.	HIGH	POLICY	ONGOING	TS, BC
SI-3	Place emphasis on updating existing utilities infrastructure rather than expanding utilities infrastructure, wherever possible.	HIGH	POLICY-\$\$	ONGOING	TS, BC
SI-4	Develop a Capital Improvements Program dedicating funds annually to priority infrastructure projects.	HIGH	POLICY	SHORT	TS, BC
SI-5	Continue to support emergency services with adequate facilities, equipment, and technology to keep response times low and ensure the safety of the Town's citizens, businesses, and visitors.	MED	POLICY-\$\$\$	ONGOING	TS, BC
SI-6	Provide the recreational amenities shown in the Yadkinville Community Park Master Plan and Downtown Conceptual Master Plan, and work with Yadkin County to provide additional recreational amenities and programs.	MED	\$\$\$	LONG	YC, TS, BC
SI-7	Review tax rates and be mindful of the County's revaluation schedule and forecasts to ensure optimum use of taxpayer funds to provide an adequate level of service to the Town's residents and businesses while maintaining infrastructure and enhancing property values.	MED	POLICY	ONGOING	YC, TS

RESOURCE AVAILABILITY

ECONOMIC DEVELOPMENT

The State of North Carolina currently provides discretionary and tax incentives to qualifying businesses in Yadkin County based on its Tier 1 designation. The state's incentives include the following:

- One NC Fund Grant
- Job Development Investment Grants
- Green Business Fund
- Sales and Use Tax Exemptions, Refunds and Discounts
- Building Reuse Grant
- Community Development Block Grants
- Industrial Development Fund Grants
- Industrial Revenue Bonds

The State of North Carolina offers a wide variety of additional cost-saving incentives to help businesses:

- Foreign Trade Zones – Provides opportunities to defer, reduce and/or eliminate import duties
- Interactive Digital Media Tax Credit – Provide tax credit for developing interactive digital media.
- Road Access and Rail Access Programs – Provides funds for the construction of roads and rail access to new or expanded industrial facilities.
- Recycling Business Assistance Center –

Provides grants, tax credits and loans to businesses involved with recycling in North Carolina.

- North Carolina Biotechnology Center – Provides loans and matches to help leverage larger financial awards for biotechnology companies.
- The Commerce Finance Center, a division of the North Carolina Department of Commerce, offers information on financing programs available to qualifying companies that plan to locate or expand in the state.

North Carolina's Community Colleges and Workforce Development Boards offer economic development tools for job training and recruiting through the community colleges. The Surry Community College Customized Industrial Training Program allows for new grants and recurring employee training based on the company's direction and needs.

Website: <https://www.nccommerce.com/reasearch-publications/incentive-reports-direct>

UTILITIES INFRASTRUCTURE

USDA Rural Utilities Service

The United States Department of Agriculture's (USDA) Rural Utilities Service (RUS) administers programs that provide infrastructure or infrastructure improvements to rural communities. These include water and waste treatment, electric power and telecommunications services. All of these services play a critical role in helping to expand economic opportunities and improve the quality of life for rural residents. Utilities programs connect rural residents to the global economy by:

- Increasing access to broadband and 21st century telecommunications services;
- Funding sustainable renewable energy development and conservation;
- Financing reliable and affordable electric systems;
- Working to integrate electric smart grid technologies;
- Developing reliable and affordable rural water and wastewater systems.

These investments support the nation's long-term prosperity by ensuring that rural communities have the infrastructure to compete in the global economy.

The RUS team welcomes you to browse through this site for information about programs and services to help you and your community. Thank you for visiting.

Water and Environmental Programs (WEP) provides loans, grants and loan guarantees for drinking water, sanitary sewer, solid waste and storm drainage facilities in rural areas and cities and towns of 10,000 or less. Public bodies, non-profit organizations and recognized Indian tribes may qualify for assistance.

WEP also makes grants to non-profit organizations to provide technical assistance and training to help rural communities with their water, wastewater and solid waste problems.

The Electric Program provides capital and leadership to maintain, expand, upgrade and modernize America's vast rural electric infrastructure. The loans and loan guarantees finance the construction or improvement of electric distribution, transmission and generation facilities in rural areas. The Electric Program also provides funding to support demand-side management, energy efficiency and conservation programs, and on-and off-grid renewable energy systems.

Loans are made to cooperatives, corporations, states, territories, subdivisions, municipalities, utility districts and non-profit organizations.

The Telecommunications Program improves the quality of life in rural America by providing capital for the deployment of rural

telecommunications infrastructure. USDA Rural Development is committed to ensuring that rural areas have access to affordable, reliable, advanced telecommunications services comparable to those available throughout the rest of the United States. With this access, rural America will see improved educational opportunities, health care, safety and security and ultimately, higher employment.

Website: <https://www.rd.usda.gov/about-rd/agencies/rural-utilities-service>

NC Department of Environmental Quality

The Water Infrastructure division provides low interest loans and grants for local governments and certain other non-profit entities for water infrastructure through a number of programs. A brief description of each program is provided below:

- Clean Water State Revolving Fund (CWSRF): Provides low interest loans to local government units to fund wastewater collection and treatment facilities as well as programs associated with estuary and non-point sources.
- Drinking Water State Revolving Fund (DWSRF): Provides low interest loans to local government units and certain non-profit water corporations for projects to provide safe drinking water.
- Community Development Block Grant – Infrastructure: Provides grants to local

government units to address water and wastewater infrastructure needs in HUD qualified low to moderate income communities.

- State Wastewater & Drinking Water Reserve Programs: Provides grants for technical assistance and for construction of critical needs for wastewater collection systems, wastewater treatment works, and public water system projects.
- Merger/Regionalization Feasibility Grant Program: Provides grants for studies to evaluate the potential consolidation of two or more systems into one system and the potential physical interconnection with another system for regional wastewater treatment or regional water supply.
- Asset Inventory and Assessment Grant Program: Provides grants for developing asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management programs.

Website: <http://portal.ncdenr.org/web/wi//application-information>

BICYCLE & PEDESTRIAN INFRASTRUCTURE

US Department of Energy (DOE)

The Department of Energy's Energy Efficiency and Conservation Block Grants (EECBG) grants may be used to reduce energy use and fossil fuel emissions and for improvements in energy efficiency. Section 7 of the funding announcement states that these grants provide opportunities for the development and implementation of transportation programs to conserve energy used in transportation including development of infrastructure such as bike lanes and pathways and pedestrian walkways.

Website: <http://www.eecbg.energy.gov/>

MAP-21

The most likely source of funding for pedestrian projects would come from the North Carolina Department of Transportation (NCDOT) and the federal funding program MAP-21. Some of the sub-programs within MAP-21 and within NCDOT are listed below:

- **Strategic Mobility Formula:** The Strategic Mobility Formula component of the Strategic Transportation Investments bill (passed into law in 2013) outlines the general structure of NCDOT's project prioritization process. The formula includes three funding categories – Statewide Mobility, Regional Impact and Division Needs. Bike and pedestrian

are only eligible within the Division Needs category. Metropolitan Planning Organizations (MPOs), Rural Planning Organizations (RPOs), and NCDOT Divisions may submit projects through the prioritization process. Independent bike and pedestrian projects (shared-use paths, bike lanes, sidewalks, intersection improvements, etc.) are comparatively evaluated based on safety, access, demand/density, constructability, and benefit-cost criteria. Bike/pedestrian projects must compete with all other transportation modes with projects across all modes ranked collectively. Projects that score well are selected for programming in the State Transportation Improvement Program (TIP). This process occurs every two years. Priority projects are included in the developmental STIP (years 6 to 10) and the 10-year Program & Resource Plan.

Website: <https://connect.ncdot.gov/projects/planning/Pages/StrategicPrioritization.aspx>

- **NCDOT Discretionary Funds:** The Statewide Discretionary Fund consists of \$10 million and is administered by the Secretary of the Department of Transportation. This fund can be used on any project at any location within the State. Primary, urban, secondary, industrial access, and spot safety projects are eligible for this

funding. The Town would have to make a direct appeal to the Secretary of NCDOT to access these funds.

- **NCDOT Contingency Fund:** The Statewide Contingency Fund is a \$10 million fund administered by the Secretary of Transportation. Again, the Town would have to appeal directly to the Secretary.
- **Incidental Projects:** Bicycle and pedestrian accommodations such as bike lanes, sidewalks, intersection improvements, widened paved shoulders and bicycle and pedestrian-safe bridge design are frequently included as incidental features of highway projects.

In addition, bicycle-safe drainage grates are a standard feature of all highway construction. Most pedestrian safety accommodations built by NCDOT are included as part of scheduled highway improvement projects funded with a combination of federal and state roadway construction funds or with a local fund match. Incidental projects are often constructed as part of a larger transportation project, when they are justified by local plans that show these improvements as part of a larger, multi-modal system.

Website: <http://www.ncdot.gov/bikeped/funding/process/>

NC Recreation Trails & Adopt-A-Trail Grants

The State Trails Program is a section of the N.C. Division of Parks and Recreation. The program originated in 1973 with the North Carolina Trails System Act and is dedicated to helping citizens, organizations and agencies plan, develop and manage all types of trails ranging from greenways and trails for hiking, biking and horseback riding to river trails and off-highway vehicle trails. The Recreation Trails Program awards grants up to \$75,000 per project. The Adopt-A-Trail Program awards grants up to \$5,000 per project.

Website: <https://www.ncparks.gov/more-about-us/grants/trail-grants/recreational-trails-program>

Powell Bill Funds

Annually, State street-aid (Powell Bill) allocations are made to incorporated municipalities which establish their eligibility and qualify as provided by G.S. 136-41.1 through 136-41.4. Powell Bill funds shall be expended only for the purposes of maintaining, repairing, constructing, reconstructing or widening of local streets that are the responsibility of the municipalities or for planning, construction, and maintenance of bikeways or sidewalks along public streets and highways.

RECREATION INFRASTRUCTURE

Land and Water Conservation Trust Fund

The Land and Water Conservation Fund (LWCF) has historically been a primary funding source of the US Department of the Interior for outdoor recreation development and land acquisition by local governments and state agencies. In North Carolina, the program is administered by the Department of Environment and Natural Resources.

Website: <https://www.nps.gov/subjects/lwcf/index.htm>

N.C. Parks and Recreation Trust Fund (PARTF)

The Parks and Recreation Trust Fund (PARTF) provide dollar-for-dollar matching grants to local governments for parks and recreational projects to serve the general public. Counties, incorporated municipalities and public authorities, as defined by G.S. 159-7, are eligible applicants.

A local government can request a maximum of \$500,000 with each application. An applicant must match the grant dollar-for-dollar, 50% of the total cost of the project, and may contribute more than 50%. The appraised value of land to be donated to the applicant can be used as part of the match. The value of in-kind services, such as volunteer work, cannot be used as part of the match.

For more information, visit http://www.ncparks.gov/About/grants/partf_main.php

Safe Routes to School Program

Safe Routes to School (SRTS) is a program that enables and encourages children to walk and bike to school. The program helps make walking and bicycling to school a safe and more appealing method of transportation for children. SRTS facilitates the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of schools. The North Carolina Safe Routes to School Program is supported by federal funds through SAFETEA-LU and MAP-21 legislation. Please note that all SRTS projects "shall be treated as projects on a Federal-aid system under chapter 1 of title 23, United States Code." Although no local match is required and all SRTS projects are 100% federally funded under the SAFETEA-LU, agencies are encouraged to leverage other funding sources that may be available to them, including grant awards, local, state, or other federal funding. SRTS funds can be used for proposed projects that are within 2 miles of a school public or private, K-8, in a municipality or in the county jurisdiction. In response to the Strategic Transportation Investments law of June 2013, proposed SRTS projects will be considered as part of the Bicycle and Pedestrian project input with Strategic Prioritization Office for funding consideration. Most of the types of eligible SRTS projects include sidewalks or a shared-use path. However, intersection improvements (i.e. signalization, marking/

upgrading crosswalks, etc.), on street bicycle facilities (bike lanes, wide paved shoulders, etc.) or off-street shared-use paths are also eligible for SRTS funds. For a more inclusive list, please visit the FHWA SRTS program.

Website: <https://www.ncdot.gov/bikeped/safetyeducation/safeRoutesToSchools/>

Rural Planning Organization

The Northwestern Piedmont Rural Planning Organization (RPO) manages the transportation planning process required by Federal law. The RPO plans for the area's surface transportation needs, including highways, transit, bicycle, and pedestrian facilities. There are two subcommittees of the RPO: the Technical Advisory Committee and the Technical Coordinating Committee. An important part of the transportation planning process is to identify transportation needs and to explore feasible alternatives to meet those needs. Plans and programs are often conducted in partnership with the NC Department of Transportation to identify needs and projects to enhance Clinton's transportation infrastructure.

It is suggested that the Town work closely with the RPO on getting the projects outlined in this plan listed on the TIP since this may be the primary source of funding for the project. Typically, projects on this list require a 20% local match.

Town of Yadkinville Options

The Town of Yadkinville may have funding available to support some elements of construction or repair of pedestrian infrastructure. Other local funding options include:

- Bonds/Loans
- Taxes
- Impact fees
- Exactions

PRIVATE SECTOR RESOURCES

Land for Tomorrow Campaign

Land for Tomorrow is a diverse partnership of businesses, conservationists, farmers, environmental groups, health professionals and community groups committed to securing support from the public and General Assembly for protecting land, water and historic places. The campaign is asking the North Carolina General Assembly to support issuance of a bond for \$200 million a year for five years to preserve and protect its special land and water resources. Land for Tomorrow will enable North Carolina to reach a goal of ensuring that working farms and forests; sanctuaries for wildlife; land bordering streams, parks and greenways; land that helps strengthen communities and promotes job growth; historic downtowns and neighborhoods; and more, will be there to enhance the quality of life for generations to come.

Website: <http://www.landfortomorrow.org/>

The Robert Wood Johnson Foundation

The Robert Wood Johnson Foundation was established as a national philanthropy in 1972 and today it is the largest U.S. foundation devoted to improving the health and health care of all Americans. Grant making is concentrated in four areas:

- To assure that all Americans have access to basic health care at a reasonable cost
- To improve care and support for people with chronic health conditions
- To promote healthy communities and lifestyles
- To reduce the personal, social and economic harm caused by substance abuse: tobacco, alcohol, and illicit drugs

Website: <http://www.rwjf.org/applications/>

North Carolina Community Foundation

The North Carolina Community Foundation, established in 1988, is a statewide foundation seeking gifts from individuals, corporations, and other foundations to build endowments and ensure financial security for nonprofit organizations and institutions throughout the state. Based in Raleigh, North Carolina, the foundation also manages a number of community affiliates throughout North Carolina, that make grants in the areas of human services, education, health, arts, religion, civic affairs, and the conservation and preservation of historical, cultural, and environmental resources. The foundation also manages various scholarship programs

statewide.

Website:

www.nccommunityfoundation.org/

or

www.nccommunityfoundation.org/yadkin

Z. Smith Reynolds Foundation

This Winston-Salem-based Foundation has been assisting the environmental projects of local governments and non-profits in North Carolina for many years. They have two grant cycles per year and generally do not fund land acquisition. However, they may be able to offer support in other areas of open space and greenways development.

Website: www.zsr.org

Bank of America Charitable Foundation, Inc.

The Bank of America Charitable Foundation is one of the largest in the nation. The primary grants program is called Neighborhood Excellence, which seeks to identify critical issues in local communities. Another program that applies to greenways is the Community Development Programs, and specifically the Program Related Investments. This program targets low and moderate income communities and serves to encourage entrepreneurial business development.

Website: www.bankofamerica.com/foundation.

Duke Energy Foundation

Funded by Duke Energy shareholders, this non-profit organization makes charitable grants to selected non-profits or governmental subdivisions. The grant program has three focus areas: environment and energy efficiency, economic development, and community vitality. The Foundation would support programs that support conservation, training and research around environmental and energy efficiency initiatives. Each annual grant must have an internal Duke Energy business "sponsor" and a clear business reason for making the contribution.

Website: <http://www.duke-energy.com/community/foundation.asp>

American Greenways Eastman Kodak Awards

The Conservation Fund's American Greenways Program has teamed with the Eastman Kodak Corporation and the National Geographic Society to award small grants (\$250 to \$2,000) to stimulate the planning, design and development of greenways. These grants can be used for activities such as mapping, conducting ecological assessments, surveying land, holding conferences, developing brochures, producing interpretive displays, incorporating land trusts, and building trails.

Website: www.conservationfund.org

National Trails Fund

American Hiking Society created the National Trails Fund in 1998, providing funding to grassroots organizations working toward establishing, protecting and maintaining foot trails in America. National Trails Fund grants help give local organizations the resources they need to secure access, volunteers, tools and materials to protect America's cherished public trails. To date, American Hiking has granted funding for trails across the U.S. for land acquisition, constituency building campaigns, and traditional trail work projects. Micro-grant awards of up to \$3,000 are available to member organizations.

Projects the American Hiking Society will consider include:

- Securing trail lands, including acquisition of trails and trail corridors, and the costs associated with acquiring conservation easements.
- Building and maintaining trails which will result in visible and substantial ease of access, improved hiker safety, and/or avoidance of environmental damage.
- Constituency building surrounding specific trail projects - including volunteer recruitment and support.

Website: www.americanhiking.org/alliance/fund.html

The Conservation Alliance

The Conservation Alliance is a non-profit organization of outdoor businesses whose collective annual membership dues support grassroots citizen-action groups and their efforts to protect wild and natural areas. One hundred percent of its member companies' dues go directly to diverse, local community groups across the nation - groups like Southern Utah Wilderness Alliance, Alliance for the Wild Rockies, The Greater Yellowstone Coalition, the South Yuba River Citizens' League, RESTORE: The North Woods and the Sinkyone Wilderness Council (a Native American-owned/operated wilderness park). For these groups, who seek to protect the last great wild lands and waterways from resource extraction and commercial development, the Alliance's grants are substantial in size (about \$35,000 each), and have often made the difference between success and defeat. Since its inception in 1989, The Conservation Alliance has contributed \$4,775,059 to grassroots environmental groups across the nation, and its member companies are proud of the results: To date the groups funded have saved over 34 million acres of wild lands and 14 dams have been either prevented or removed-all through grassroots community efforts.

The Conservation Alliance is a unique funding source for grassroots environmental groups. It is the only environmental grant maker whose funds come from a potent yet largely

untapped constituency for protection of ecosystems - the non-motorized outdoor recreation industry and its customers. This industry has great incentive to protect the places in which people use the clothing, hiking boots, tents and backpacks it sells. The industry is also uniquely positioned to educate outdoor enthusiasts about threats to wild places, and engage them to take action. Finally, when it comes to decision-makers - especially those in the Forest Service, National Park Service, and Bureau of Land Management, this industry has clout - an important tool that small advocacy groups can wield.

The project should be focused primarily on direct citizen action to protect and enhance our natural resources for recreation. All projects should be quantifiable, with specific goals, objectives and action plans and should include a measure for evaluating success. The project should have a good chance for closure or significant measurable results over a fairly short term (one to two years). Funding emphasis may not be on general operating expenses or staff payroll.

Website: www.conservationalliance.com/

The Trust for Public Land

Land conservation is central to the mission of the Trust for Public Land (TPL). Founded in 1972, the Trust for Public Land is the only national nonprofit working exclusively to

protect land for human enjoyment and well being. TPL helps conserve land for recreation and spiritual nourishment and to improve the health and quality of life of American communities. TPL's legal and real estate specialists work with landowners, government agencies, and community groups to:

- Create urban parks, gardens, greenways, and riverways
- Build livable communities by setting aside open space in the path of growth
- Conserve land for watershed protection, scenic beauty, and close-to home recreation safeguard the character of communities by preserving historic landmarks and landscapes.

The following are TPL's Conservation Services:

- Conservation Vision: TPL helps agencies and communities define conservation priorities, identify lands to be protected, and plan networks of conserved land that meet public need.
- Conservation Finance: TPL helps agencies and communities identify and raise funds for conservation from federal, state, local, and philanthropic sources.
- Conservation Transactions: TPL helps structure, negotiate, and complete land transactions that create parks, playgrounds, and protected natural areas.
- Research and Education: TPL acquires and shares knowledge of conservation issues and techniques to improve the

practice of conservation and promote its public benefits.

- TPL has worked with willing landowners, community groups, and national, state, and local agencies to complete more than 3,000 land conservation projects in 46 states, protecting more than 2 million acres.

Website: <http://www.tpl.org/>

Blue Cross Blue Shield of North Carolina (BCBSNC) Foundation

Blue Cross Blue Shield of North Carolina (BCBSNC) focuses on programs that use an outcome approach to improve the health and well-being of residents. The Health of Vulnerable Populations grants program focuses on improving health outcomes for at-risk populations. The Healthy Active Communities grant concentrates on increased physical activity and healthy eating habits. Eligible grant applicants must be located in North Carolina, be able to provide recent tax forms and, depending on the size of the nonprofit, provide an audit.

Website: <http://www.bcbsncfoundation.org>

05



05



APPENDIX

Public Input Survey respondents were given the opportunity to provide open-ended responses and additional comments on multiple questions. The comments from all survey responses are shown verbatim and unedited on the following pages.

Question 5

What do you like about the Town of Yadkinville? (Choose top three)

16 'other' responses

- Farmland
- Yadkin Arts Center (3)
- Low crime rate, or the appearance of low crime rate (2)
- Emergency services
- Small Businesses
- Nothing (2)
- Restaurants
- People
- Quiet
- It's home
- My family is here and near here
- Affordable housing

Question 6

Please rank the top three items in order of importance as they relate to Yadkinville's future.

4 'other' responses

- Life-style opportunities has been the largest challenge to my recruiting staff into small town companies
- Employment opportunities
- We would like to see other restaurants come in along with other businesses this town needs to start growing
- Do something with the appearance of the town buildings on Main Street

Question 7

Every community has its shortcomings. Which of the following do you think apply to the Town of Yadkinville? (Check all that apply)

34 'other' responses

- Downtown area is depressing compared to nearby small towns
- Downtown eyesores
- No Wendy's
- Above ground power lines (2)
- No disaster plan
- Post office parking lot
- Messy property
- No hospital (2)
- The new fire marshall is a real nuisance
- zoning issues throughout the county
- I would like to see downtown updated. The Arts Council is out guideline to move towards State Street and beautify the streets with flowers/plants and updated store fronts
- Post office and vacant buildings
- In regard to the roads, I have not understood the change along 601 in the downtown portion. I had wondered if some of the stoplights would have would have switched to appropriate size roundabouts.
- Cooks rundown
- Restaurants
- Animals roaming around and making lots of noise
- Paved roads in ETJ
- The bicycle land in town was a waste of money, time and road space
- The downtown is not attractive, the new Arts Center is great, everything else needs to be freshened up downtown. Would love to see Yadkinville downtown alive like the town of Mount Airy, NC. We need to promote a way to bring outside people downtown, make a new business out of our downtown
- Bike lanes, really. I have never seen them being used and go through town once or twice daily
- The intersection of Unifi Industrial and Shacktown Road needs either either a roundabout or a traffic light
- Expansion of infrastructure and county expansion of jobs, quality housing, and aesthetic appeal
- A few years back, an old rock wall had to be removed to put in more traffic lanes and now the lanes are put back to one. Someone is going to be hit head on where you turn to go to the Police Department by people pulling into middle lane to turn left and it is not a left turn lane
- Motorists driving recklessly down side streets and revving their engines. Noise pollution in the middle of the night from commercial construction, as well as Unifi
- Lack of natural gas lines
- Need better options to eat (2)
- Local government
- My kids have no future here so why would they want to stay here
- The lack of downtown charm and the lack of local support for small businesses is very

detrimental to our businesses that are trying to offer local shopping. Also, our downtown is not exactly shopper friendly with the probation office and bail bond business right in the middle of Main Street

- More dog friendly restaurants

Question 9

In the future, what types of development should the Town encourage? (Check all that apply)

30 'other' responses

- Restaurants that have sidewalk cafe, encouraging dog walkers, more night openings in downtown of cafes or stores. More health fairs or food festivals. Quilt shows
- Community and tax-base growth will be most influenced upon growing family life-style options...largely those now absent shopping, eating and inviting community appearance
- Theater
- Steakhouse (3)
- Senior entertainment (3)
- High-end tapas restaurant
- You have a goldmine right near I-77 and 421 intersection. Tons of traffic through that cross. We need to give people a reason to get off the highway, if only for 30 minutes. If you spruce up the downtown so it doesn't look like a forgotten, poor dump...then maybe people will want to move here. And for God's sake, fix the traffic mess on 601 north of 421. There is no thought to the traffic flow from there all the way to Lee Street
- Cleaners and laundry
- Post-secondary expansion, possibly seek for one-night adult learning (possibly from ASU or Catawba; University of Mt. Olive uses this model to expand learning)
- Affordable homes, repairing and maintaining what is already here
- Transportation, entertainment
- Any development
- Entertainment venues (theater, bowling, bars, coffee shops) (2)
- Mass transit
- Wendy's
- Healthy food options like Trader Joe's and Whole foods. Organic farming.
- Small, entrepreneurial retail and/or service businesses in downtown to fill some of the existing, empty, unused, in need of remodel/repair buildings
- We need more restaurants and shopping choices so we do not go to the surrounding towns (Winston-Salem, Mocksville, Elkin) and support their economy instead of Yadkinville's
- The town needs something like K-Mart, Target, Walmart or Belk so that the residents will have somewhere to buy necessities like food and clothes (5)
- No more pizza restaurants or dollar stores!!!
- Maybe find something for younger folks to do. They need something to keep them busy and away from drugs
- Bars
- Dog friendly businesses
- Could use less gas stations instead of having so many right in the same little spot

Question 10

In the future, what types of development should the Town discourage? (Check all that apply)

32 'other' responses

- Banks
- Businesses that would discourage downtown retail; Shady motels or cheap motels; tatoo parlors, vapor shops.
- Additional development that enforces the depressed and struggling appearance of the downtown area.
- Dollar Stores (4)
- Car Washes (3)
- Chicken or hog farms
- Any community/town investments should be welcome as long as it doesn't get too far out of balance
- Anything that brings REVENUE and PEOPLE into the town, and adds value to NOT going to Winston (or Mocksville/Lewisville for that matter) is worth it.
- Gas Stations
- Bars (4)
- Development should not be discouraged. Utilize space, such as from the old Dollar General area (at the post office)
- Any development that harms the environment or the residents
- Storage
- Trailer parks
- For Seniors
- None (7)
- Trailer Parks (2)
- Anything that causes more noise pollution, and pollution in general
- Gas stations
- Adult living facilities. Skilled nursing is needed, but not assisted living
- Low-income apartments (2)

Question 12

What do you like most about Downtown Yadkinville? (Check all that apply)

47 'other' responses

- Re-purposed structures
- Yadkin Arts Center (17)
- Lamp posts (4)
- There is nothing appealing...it looks old and desperately needs paint, benches, flowers. I am new and was shocked to know that this was the county seat. I feel the intersection of 421 and 601 looks so sad. The town looks as though everyone has given up.
- Opportunities for improvement
- Nothing (10)
- Accessibility
- I think alot could be done to create a charming downtown with retail and fine dining opportunities, especially with all the vineyards in the surrounding county. I believe there can still be small-town charm with elements of stronger economic development
- The classic buildings keep the history alive while it is ok to modernize/create some additional buildings or help those buildings in need
- Library
- Location
- Small town
- Street layout
- Small town feel (2)
- Third Branch Cafe
- The family feel
- Church and restaurants
- A few of the businesses who actually make an effort to be neat in appearance. I can't say this applies to all businesses
- Size

Question 13

What do you like least about Downtown Yadkinville? (Check all that apply)

50 'other' responses

- First impressions are lasting impressions. My first impressions of Yadkinville was forsaken. The downtown area seemed old and forgotten. There is no unity in the appearances; the small flags are faded and I feel every pole should have new fresh flags for different seasons to show the community that we are alive and well. Little lights provide life and excitement. History would be a great theme for all the building to unify and use storefront to display
- Incredibly uninviting and unhealthy appearance of the downtown area to a visitor or potential investor in the community
- Post office building
- Narrow roads that are not paved well
- Lack of improvement
- Post office parking lot
- Enact an IMMEDIATE ordinance that prevents any LED displays to be anything but the LOWEST intensity (this goes to you, cultural center and that methodist church down the street...) because super-bright displays are BLINDING to drivers. And lose the Mayberry-esque look of tall, flat store fronts. That appeal disappeared when the Andy Griffith show went off the air. And for God's sake, do NOT put bail bonds offices prominently or easily seen... that COMPLETELY gives the impression that the downtown is criminal and poverty central. Bailbonds locations should never be visible from any main thoroughfare. Speaking of courts and such, the county seat is HIDEOUS. The grassy area next to 601 and Main Street is a completely wasted opportunity... keep the tree but add a water feature, benches, seating area, and FLOWER DISPLAYS. Flowering plants should also be planted all around the building... the combination of tan paint and dense green foliage everywhere else looks cheap and un-inviting
- I clicked buildings again due to some look like they need cleaning/power washed and/or need additional lighting when
- Dark outside
- Empty buildings
- Overhead utilities
- Lack of restaurants
- Nothing open after 5PM; it's like a ghost town
- Roads, traffic signalization
- It's not an attractive downtown
- Old looking
- It's all ok
- We need more buisness downtown, not sure what type of business but we need to do something to attract new business, office space, retail space, tourism space. Maybe we promote our wine and create a coop downtown, or some type of attractive place that people want to visit, spend time and money
- Traffic patterns
- Bike lanes (4)
- All development has been at one end

- There is nothing to do in downtown Yadkinville.. you have to go out of the county to get a decent meal. look at Mocksville their downtown is nice. Very welcoming
- The DMV has no sign advertising what it is. Makes it hard to find
- The amount of unused & in need of repair/remodeling businesses
- small town feel :) too empty on nights and weekends
- Harrison Ave Residents
- The courthouse is a major eyesore. It's the heart and focal point of so many small towns but the Yadkinville courthouse has dated and hideous architecture.
- Aesthetics are lacking. Awnings or something similar would make the downtown look nicer, quainter. Painting the courthouse was a huge improvement.
- I think that there should be more sidewalks
- Not enough restaurants and shops (5)
- Homeless people begging at storefronts
- There is not many buildings that are everyday usable
- Color of courthouse
- Everything looks outdated. The rest of the town should keep up with the modern look of the Arts Council
- The big 'In God We Trust' on the courthouse, ironically, does not send the most welcoming message
- The buildings need to be more appealing to the eye and they look run down (6)
- Downtown doesn't seem friendly
- Sidewalks are unsafe in the winter and not maintained

Question 14

What uses do you think are crucial for a successful downtown? (Check all that apply)

14 'other' responses

- Provide more nightlife activities with fresh small cafe tables and activities
- Improve overall appearance and recruitment of retail business (antique, restaurant, etc.) that will attract visitors from surrounding areas
- Industry
- Quality retail
- Family-oriented activities
- Senior living communities
- People
- Pubs
- The dog park is a wonderful addition but it still needs seating and lights.
- A hospital with a fully functional emergency room
- Would love upper-story residential units. Would add a lot of appeal to the area
- Safer pedestrian crossings
- We need local support
- Habitable buildings and a streetscape that will attract small unique businesses

Question 15

What physical features do you think are crucial for a successful downtown? (Check all that apply)

11 'other' responses

- Events specifically intended (and publicized) to attract visitors from outside Yadkinville
- No tacky storefronts
- Food truck events
- Colorful awnings and more murals
- Bullzode ugly buildings and require facades to look a certain way and add color
- Senior living communities
- People
- Businesses and other opportunities for people aged 21-35
- You must have solid businesses in the area
- Downtown should have a historical vibe to it.
- Benches for people to stop and rest if walking all sidewalks need lifting

Question 16

Describe a vision that you feel embodies the future “look and feel” of the Town of Yadkinville or list any physical attributes that you want to see.

143 responses

- A community that promotes health - healthy restaurant, safe areas for fitness, biking and jogging. Being able to have a base of family oriented entertainment eating retail without having to travel to Winston for services and shopping.
- A more vibrant appearance with updated and repaired buildings. Also need a large retailer.
- Need a Walmart or higher end restaurants.
- Look at downtown W-S or Charlotte. Lots of entertainment, music, restaurants.
- They are headed in the right direction. Small town feel, places to feature local arts, crafts, wines, beers, and farmer's produce.
- Keep buildings neat and clean with more landscaping.
- More retail of all types.
- Movie house, sit down restaurant that you could get a cocktail if you wanted one.
- landscaping around courthouse is unattractive.
- name-brand sit-down restaurants, functioning hospital, sidewalks on both sides of roads going from town park to new 421 and from Unifi to the stoplight above the hospital, have a museum.
- Modernization of existing store fronts. Bike paths from Unifi/Lee Ave. to 601 and a new greenway to Lake Hampton.
- Bike path should continue to the park on 601 and south past lowes grocery store. Make downtown pedestrian friendly.
- I love the area around the Willingham. The festivals being held are great and bring people to yadkinville. A roundabout being at the library and church would make that area a little safer.

- I have watched other cities in our area grow and develop while Yadkinville seems to be going backwards. The other cities have big revenue from Walmart and additional stores. We have to go elsewhere to spend our money.
- I would love to see Yadkinville with concerts outside of local high schools in the park. In the summer, have outdoor free movie nights. Food trucks to cater and outdoor activities. In the winter, have an ice skating rink for downtown activities for families. Another suggestion: Those beautiful Bradford pear trees lining the main street into Yadkinville, would be lovely lighted up for the holidays. Each church or business could sponsor lighting a tree as a symbol of community unity. Have all the same color. The cost could also be figured into supporting the beauty of our community.
- I would love to bring the people together to celebrate different occasions: agriculture, schools, health fairs, religion, seasons.
- The growth or further decline of the Town of Yadkinville will depend upon the success of community leaders creating a reason for a casual visitor to want to come to downtown Yadkinville. NONE now exists. To grow the closely tied job growth and supporting businesses demands a central town area that is inviting. This is based upon a very long career at the senior executive level in large business with many facilities. Several years ago, I added several dozen senior people to my staff at a company in a very small city. They all elected to commute up to an hour rather than move their spouse or families to a community with few after-work community opportunities.
- There are too many vacant old buildings that need to be torn down or occupied.
- Being more business friendly with liberal use of common sense. Continue efforts to clean up derelict and abandoned buildings in downtown.
- More industry - things to do - restaurants.
- I would like to see Yadkinville maintain its down-home charm and yet make room for business growth and more job opportunities. We have several great restaurants that many people visit but we need more diverse retail i.e. better antique shops. Just something that would draw people to Yadkinville more. I feel that both parks offer great recreational venues for young adults as well as established families. I would like to see us explore a possible movie theater option or a drive in option that we could tie in with the cruise-ins. It would have to appeal to kids as well.
- Encourage more bicycle riders to park and ride their bikes in the park areas. Perhaps a small history museum to encourage exploration of Yadkin County History.
- A nicer clean grocery store. Prohibit farming in city limits. An upscale retail store for home goods.
- Need a Lowe's Hardware and Walmart and nice sit-down restaurants and nice fast food restaurants, nice sports bar and restaurant for entertainment. As of now, everyone that lives in Yadkinville has to go to Mocksville, Winston, etc. to go to the abovementioned places. Yadkinville needs what all other towns have around us so that other people will want to come here and spend their money here instead of us spending out money in other towns. Appearance of our town means everything for success. Yadkinville needs places and things that people want to come here instead of going elsewhere.
- We need retail and nice sit-down restaurants. All downtown is lawyers and no retail.
- Keep Yadkinville's Christian faith for all that have made us great. Don't let outsiders change our value system.

- We need more quality sit-down restaurants.
- Enhance the look of downtown. Need a nice sit-down steakhouse, landmarks, and monuments. Something for people to come and see and to come back for again and again.
- I just moved to Yadkinville in 2016. If we want to watch a movie, we go to Jonesville. If we want wings and beer we go to Winston. It would be nice if we could walk downtown and have dinner after work. There is zero entertainment in Yadkinville for families and singles.
- Go visit Mocksville or Elkin.
- We need nicer restaurants. It would be nice to have a walmart
- Davie and Surry are growing but the town of Yadkinville just stands still. Nothing new. Same old same old. Why do we have to spend money in other areas why cant we spend our money in town? I've lived here for 51 years. Nothing has changed other than fast food restaurants that pay no money to make a living or pay our taxes. We can do better than this. Tell me why we have to drive 30 minutes away to make a living.
- The town I think needs really good sit-down restaurants. The look of buildings downtown is really bad, parking is bad. We also need turn signals at Jones & Jones.
- Need more office space, need hospital, more industry outside of town. No Walmart - would ruin the grocery stores we already have.
- Should look like everybody's downtown or hometown. A look that screams 'welcome'!
- Need a fine restaurant with capability of having rooms for civic clubs and other groups can meet. Utilities downtown put underground Storefronts remodeled-with encouraging more retail businesses or offices. Need entertainment for young and older people-Bowling and/or movie theater in old shopping center near post office. Additional restaurants downtown Streets maintained properly and cleanliness.
- Yadkinville as the opportunity to be considered a 'quaint town'. The vision should be to become like Elkin or Lewisville. Elkin has a reputation of being an upscale small town. It offers a traditional downtown with thriving small businesses and restaurants. Elkin also offers expansion outside of downtown such as walmart, belk, bath and body works, etc.
- Yadkinville is in a great location close to Winston-Salem. Yadkinville should strive to be considered a suburb of Winston-Salem. Right now, Yadkinville is considered a low-income area. Look at the apartments beside Hardees, they are a disgrace. The trailers on Lee are horrible. The new car lot beside KFC is horrible looking. The shopping center where Lowes is located needs a new face lift. The housing across from Yadkin Lumber is horrible looking. The bottom line is if Yadkinville is to prosper and bring in upper middle class to upper class then Yadkinville has to look the part. Development is all about visual appeal. Doesn't matter what is offered in a place if it doesnt look the part. Owners of rental property should be held accountable.
- I envision a vibrant downtown with new retail stores, good restaurant, beer brewery company. Try to get businesses off Main Street. No empty storefronts. Maintain and add to beauty of small town and designate someone who keeps it up, i.e. flower boxes, murals, etc.
- Yadkinville needs to brand itself. Signs coming into town, welcoming the public to downtown.
- A downtown that pulls people to walk around and visit restaurants, shopping, and tasting rooms.

- Littering is a big-time problem in Yadkinville.
- We would like to see a more modern post office, better maintained for handicapped access. City streets widened and marked center lines. Eliminate or rehabilitate derelict properties.
- Sit-down restaurants are needed. Landscaping that does not impede traffic. Big box retailers.
- The town hall and cultural center look completely out of place because none of the other buildings even compare. So the "look and feel" of the town requires bull-doing and replacement of the ugly, shabby, cheap-looking, dated and faded buildings from downtown all the way down 601 to 421. Either use eminent domain and TAKE that land on either side of 601 north of Lee Street, or do something similar over by the YMCA or south of 421. PLAN how you will use the land, if you aren't going to bulldoze that nasty downtown area, so you will have something that looks modern and has APPEAL to it. We MUST change or this county will stagnate for another 50 years, and that is unacceptable. What about inviting all these H1B visa companies to build out-sourcing centers that are here in NC instead of overseas? Like that mega-call-center that Lowe's has in Wilkesboro, except tech staffing firms can use it to feed large companies with local tech labor (that has HIGH-INCOME and VERY TAXABLE income). WE NEED TO BRING MONEY INTO YADKIN, and push away the traditional people who hoard the money and don't spend any of it back into Yadkin County. Families that hoard their money do nothing to stimulate growth of the community or population. So unless you like large transient populations and trailer parks, then let's start pushing the hoarders OUT and bringing in people with DISPOSABLE INCOME.
- I would like to see restaurants that you can go into to eat and sit down and have a drink and they don't close at 9PM. More retail stores it is not right to have to ride to another city to buy a pair of blue jeans and taxes goes to other cities. We need someone to recruit business to our town. You say you have someone that does that, but you don't. We need a hospital here. We are the county seat. We also live in the city limits and I don't want a business across from me either but if you live here in city limits you need to understand this can happen regardless of what your last name is. Thank you for getting rid of the mobile home park on Lee. For 50 years we have been told 'when the old people die things will change' but now were the old people.
- More lighting and sidewalks in pedestrian and residential areas. lots of beautiful landscaping intertwined with past and future development. Add recycling in multi-family areas. We need small town and major chain stores with balance - jobs that pay better than minimum wage
- Hospital, community growth, need retail stores large and small
- Maintain the plants in the planters - why plant something in it and let it die? Dead plants looks worse than nothing being there.
- Property on Highway 601 from one city limit sign to the other should be zoned highway business for tax purposes. This could bring in additional revenue to be used for development and improvement. While all development is focused on the 421 interchange, local residents would like to see development such as nice restaurants and they do not have to be near 421.
- More sit-down restaurants (no more fast-food). Do something with empty buildings (fix or tear down)

- Put some guidelines on updating buildings - don't allow upfitting to be the cheapest way. We have a hodgepodge of crappy trash cans, black street lighting, and a mix of sidewalk types. There needs to be uniformity!
- More care in the residential areas. clean up of drainage ditches owned by city.
- I would like to see signage (directional) to : health facilities, future hospice home, Surry Community College, Arts Council, Courthouse, Law Enforcement areas, Parks, Shopping Centers. Rename Shacktown Rd. and Booger Swamp Rd.
- Small town charm that is welcoming to its citizens and encourages residents to want to come downtown
- Doing a good job
- Having a Walmart.
- Clean, historic (with authentic historic trail/walk), modern, open-minded, cultural competent/accepted, and opportunity for food service growth.
- More restaurants, walmart supercenter, Lowe's, more factories (lower taxes). If you want to grow, bring a Walmart here. Look at Mocksville.
- Some buildings need a facelift and we need a few more retail spaces.
- Pedestrian friendly, landscaping, building maintenance
- More shops like dress and shoes shops we don't have anything like that we have to go somewhere to buy things that we need and that not helping out town.
- I would like to see senior living communities with housing that include all the maintenance and services that seniors need at a reasonable price.
- Would love to see more green spaces and power lines underground.
- I would like to see a downtown that people live close to. Walk to shops and to eat. Small business will make a small downtown thrive.
- Small town atmosphere is good but must balance that with some growth to maintain vitality of the town.
- Build another courthouse, the one we have now is shameful; rejuvenate hospital; keep areas of grass and trees suitable for sitting and walking kids and dogs.
- Fixed and/or low income persons, especially single senior females, could certainly use assistance with lawn and tree pruning and heavy lifting problems. I have to seek high and low for affordable assistance for downed trees, household repairs and maintenance in utility rooms for cleaning and/or organization.
- Most buildings downtown look like they did 40 years ago. No improvements have been made.
- Some people try to change things. The beauty of a small town life is in Yadkinville. People move away from crowded, busy places for comfort then try to change everything that was the reason for moving. It is what it is - Yadkinville is a small town and it needs to stay that way.
- More places to shop and restaurants with different kinds of food.
- The world passed Yadkinville years ago. Leaders have not come forth and people who who attempted to lead were woefully lacking. It has always been a town full of nice people and little else.
- The Arts Council has brought some of our downtown back to life again. Would love to see more along the lines of entertainment, beautification, dining and retail.

- Friendly, clean, nature mixed in, tourism, range of activities.
- As a citizen in the 21-30 age range, I feel that the downtown area needs entertainment as well as shopping options other than small family owned restaurants and shops as well as fast food. We need major retail shopping opportunities for this town. We have to travel to do any type of shopping/entertainment because there are no options in the town. For this town to grow and survive we need to think in the future and present. We need growth and to keep our rural heritage as well. It is what is charming about Yadkinville but also its downfall. We need sit down restaurants as well as bars and coffee shops to attract younger people. This town needs a younger vision and a more modern mindset. We need the growth and we need it soon. We have nothing here. Farming is no longer the mainstay to Yadkinville. We need change and we need positive growth in order for our town to survive.
- 18 wheelers redirected to avoid downtown/Main St.; updated stop lights (why do 2 intersections have to change) more roundabouts and less stop signs. Compared to the Arts Center, the rest of downtown looks trashy, old. Make use of existing land (with homes) for sale (i.e. old trailer park areas). Think of more and better ways to improve traffic flow. Going from 4 to 2 lanes with bike lanes is a bad idea. More trees in green areas.
- More businesses with up-to-date buildings - looks like a ghosttown
- Roundabouts for better traffic flow, need a hospital, more retail
- 75 events going on at least monthly that encourage families to come out; variety of businesses so that it isn't necessary to go out of town to find what you need; more job opportunities for young citizens
- A substantial community where young professionals and/or spouses can meet, entertain, and live. We need an area where people can eat, shop, and be able to walk to these places from where they live. Focus on what people aged 18-35 are interested in and develop those things. We need to be able to retain people that we have living here and recruit others.
- Jobs, housing, restaurants, entertainment.
- Small town appeal, friendly folks, the town is as I hope it will stay.
- Need more commercial businesses or small businesses. The job market is too small and we depend on Unifi and Lydall too much.
- A revitalization of buildings and unique in retail shops with decent restaurants. I feel like we have made some headway with the addition of Allison Oaks and Yadkin Arts, but not near enough. No more dollar stores or pizza places. A grocery store with diverse selections. Would like to see us grow like Mt. Airy and Clemmons.
- In my opinion we need a clean, well maintained downtown. Buildings need to be restored and painted. We need gathering places or a public square downtown like our arts council area. I see Yadkinville as a nice town to visit with great local merchants promoting the local talents of agriculture, wine, tobacco, arts, gift shops, sort of like Mt Airy,nc. I would like to duplicate the downtown area to have business that thrive and compete well with stores in Winston-Salem like a Mast General store, or like the Live Oak Building in downtown Mt Airy, local drug stores with food stands inside, like Elkin has. Good local restaurants for people to enjoy here instead of going to Winston-Salem
- Needs more character
- Need to build upon what the Arts Council has started.

- A quaint mix of old and new, with housing, business, and food/entertainment facilities. We need more developed infrastructure, and a large capacity venue for concerts, sporting events, etc.
- Simply put: my vision is that Yadkinville will grow and offer everything found in a big city, while maintaining its traditional, conservative values. If Yadkinville is to grow, it must become more aggressive in its pursuit of businesses. Neighboring Mocksville has exploded with growth while Yadkinville has become somewhat stagnant. There is no reason for this happening. Many fear that growth will lead to a loss of values. Not so! I graduated with my Masters from Liberty University. It has an enrollment for over 100,000 students, 25,000 or more taking residential programs. While the school has become the largest Christian university in the world, Forbes magazine recently listed it as being the most conservative in the nation (which pleased me tremendously). For Yadkinville to accomplish this growth, incentives will need to be offered for businesses to come. Yadkinville must look beyond Unifi. The town needs to attract major retail companies like, but not necessarily, a Walmart and possibly chains like Lowes Hardware. The town should consider entertainment options that include a movie theater and the like. The town should continue to grow and expand its parks and recreation systems. (By the way, the town showed it's excellence with Lake Hampton, although the hours should be extended.) The town must move past it's fears of growing. If the town does not develop and grow it will wither and die. That's the cold-hard reality before us. As a citizen of this town, I think too much of this community to keep silent. Let's make Yadkinville a force to be reckoned with. Thank you for the opportunity to share my thoughts.
- Keep it clean, pretty landscaping. More retail shops, sit-down restaurants.
- More of a community feel. More retail and dining.
- A place that people want to come to instead of away from. Make it a welcoming environment that you can go out and have fun and have a decent meal without worrying about the residents of the nearby nursing homes harassing you while you eat.
- A classic downtown that provides a historical filling with sense of community. The buildings would be wooden and complement one another. The businesses would be useful and functional with a old town charm. The town's agenda would be more focused on tourism. There would be town sponsored events, festivals, and events geared towards the arts year round. Not just for holidays. The key would be to bring in tourist. So classic bed and breakfast would be a necessity. And family runs stores, providing arts and crafts made locally. There would definitely be a coffee shop straight out of the nineties, with couches and fluffy chairs. Providing poetry reading and live music. The post office would be located right downtown, where people visiting could send postcards home. The eyesore buildings would have to go, and the town would have to be maintained. No more rundown, downtown. And there should be a distinctive town center encompassing a small park with a gazebo that can host live music and shows during the festivals. The music that's heard should provide mellow rock too coffee shop pop. And a pond nearby for fishing and romantic row boat rides. There would be a nearby dance studio, that teaches, swing dance, and classic dance such as mambo and the two step. The downtown area would be pedestrian friendly. Walking and bicycle tours would be a nice business opportunity. The key would be to provide charm and a friendly atmosphere, while providing a beautiful

place to live for the residents that are already here.

- Small town, art, clean, flowers, trees, anything to do with the foothills of North Carolina
- Historical refurbishing, small town atmosphere with a concentration on arts, music, entrepreneurs, & hard working service/trade fields.
- A place where people come to work AND play. to shop AND to eat. where there is activity and people walking the
- streets during business and non-business hours. the type of feel that people (especially the younger generation) doesn't feel that they have to go out of the county to have a good time.
- Yadkinville needs to create the welcoming characteristics as Elkin and Mocksville have. We have enough manufacturing operations, dollar stores and fast food supplies. We need to create a middle class area with shopping, 2-3 nice sit down restaurants and an all supply store such as a Lowes, Home Depot or Walmart.
- Embrace the small town feel of the current downtown and try bringing in more retail shops and restaurants. The arts building is wonderful. The courthouse is the worst thing about downtown
- I really wish this town would start growing. The only growth Ive seen is a car wash recently. We need businesses to dine at and shop. All we have are fast food joints and dollar/ discount stores. Im sorry, but it isnt enough. I work here and go elsewhere to spend the money I earn. On 601 between downtown and Food Lion, there is WAY too much road frontage dedicated to crops and farming. This should be businesses.
- Need to keep the roots of how the town should look. Modern but still have the small town feel. Love the winery and cafe. Need more areas like this. Kinda like Elkin is found downtown. Keeping the old buildings but making into something great.
- Neatness, symmetry, "cared for" appearance. welcoming street lights, outdoor sculpture, benches, storefronts that are inviting. Biking and hiking, parks.
- New business to downtown area retail shops clean defined store fronts .
- Very boring needs to be in the 2010's.
- More businesses, more retail boutiques for all ages and genders, social venues for all ages, safe lighting andwalkways to accommodate the able and disabled, events to attract all ages and more business, restaurants that offer ahealthy menu at an affordable price. A variety in business and retail....not too many with same merchandise or calling card.
- I want a small town feel with regulations that keep it unified. I do not want big box stores or more chain restaurants. The town needs to crack down on property owners about maintains the appearance of homes or business.
- Remodel or paint buildings, outline buildings with snake lights, plants, flowers, benches, ect.
- Would love to see the town of Yadkinville grow with new and modern retail stores, restaurants, and other activities that other small towns have to keep our revenue in Yadkin County.
- Update sidewalks.
- It would be nice if some of the buildings had some upkeep done. Love the "old" building look, but don't want people to be afraid they will fall through the floor if they walk in.
- Updating the look of current buildings, repave side roads/public parking, just cleaning up "downtown" Some areas look horrible, unoccupied buildings look trashy.

- More money needs to go to the schools. Our class rooms lack books and are working with broken equipment.
- I would like to see more sit down restaurants nice ones more retail for clothing,house hold items grow this community.
- Simply we need to have an Area that encourages all to visit, stay to enjoy local food and maybe a glass of wine or a beer made here in Yadkinville. Unfortunately we spend our money and time in surrounding areas because there's nothing in Yadkinville.
- A fun family filled environment with a lot of places to eat. Something like downtown Winston Salem.
- The park is beautiful and the downtown is as well. It would be nice to enhance on it and make it more alive with things that people enjoy doing and will come out and enjoy the downtown area.
- Small town feel. Side walks. Community events.
- Updated downtown buildings. For instance the Arts building looks very out of place for our town!
- More attention to downtown and better restaurants.
- I think improving the image of town will draw in new businesses and attract new residents. While I love the small town feel, I think there is opportunity for successful growth. This could be helped along by investing in beautifying town (underground utilities in high traffic areas, improved road markings and elevated street signs on power lines, improved storefronts). Little things that make the town more pedestrian friendly would also help (landscaping, pedestrian walk/don't walk signs, pocket parks, roundabouts). A thriving downtown will be attractive to prospective residents and businesses. The key is to promote controlled growth, not excessive growth that will overwork current logistics and feasibility.
- This town used to have a lot to offer people used to have movie theater skating rink Putt-Putt courses lots of things for people to do over the years you have took away all of that now all we have is dollar stores fast food and a couple of big companies my kids when they go to college will never return to this town for that reason there's nothing here for them.
- Less governmental buildings on Main Street.
- We live in one of the most beautiful parts of the state The new Arts Center and studios play to this. A welcoming and warm country town with small shops and Mom and Pop restaurants We should be concentrating on a school of arts, music, pottery, paintings, street theater. A real movie theater. Out door concerts with all types of music, Country, Rock, Blue Grass, and Gospel. Out door plays. Coffee shop with poetry readings.
- One that encourages unity throughout the town.
- Enhance small town looks and values. Encourage walking to destinations such as parks or attractions. Revitalize the nostalgic looks of a classic small town, not ones that got stuck in 1970's fashion.
- I believe the Town of Mocksville could be a good role model. Downtown should be a destination that people want to come and stroll thru on a lazy afternoon.
- Keep the small town feel while improving and updating the look of the area. Work to bring in more businesses, as well as affordable single family housing, condos and apartments. Bring in more entertainment here so there would be less need to leave the area-more

- restaurants, pubs, coffee shops, etc. Once again though, keeping the small town feel is essential. Make the town a real destination point for everyone living in the general vicinity as well as for those just visiting the area. As Winston grows, showcase Yadkin County as a great bedroom community for the city-an easy commute for work. Promote the area as an affordable place for young families. Add more cultural events. Slow but steady growth that invigorates the area without changing its innate character...
- Would love to sit a more old town feel to show off the city's history. 10/26/2016 10:49 AM
 - Yadkinville needs to take advantage of the historic/vintage nature of the downtown. Currently, spaces are haphazardly occupied with various business. The key to successful downtowns appear to be sit-down restaurants, entertainment, and mixed entrepreneurial businesses. It has started to head in that direction, but the revitalization of downtown Winston (5th street) should be a shining example.
 - I would like to see the down town continue to improve its appearance with lighting, landscaping, and sitting areas. I also think the addition of better dining options (sit-down and fat food) would be great.
 - Would like to have more sit down restaurants and more retail so if I want a nice meal or some kind of electronics for example I want have to drive to Winston or Elkin.
 - Clean spaces, updated areas.
 - Yadkinville needs to update. I know there is some historical small town charm but downtown has been allowed to show its age and needs a facelift. More needs to be done to draw in more people to visit from the surrounding area. I went to harvest festival as I have done for several years. This year it seemed to be getting more of a flea market vibe than the craft market feel that it has had in the past.
 - Updated storefronts of business. Well maintained sidewalks. Cutting ties with outdated businesses. Think downtown Elkin, but with more emphasis on entertainment, events, and one-stop activities.
 - We need things for the young people to do. 10/26/2016 9:30 AM
 - I would like to see building that keep the character but also have some updates to color and appearance. I would like to see rustic and old lighting post with a small town feel. I think that we could eliminate so many fast food restaurants and have more sit down restaurants
 - I love the parks. So glad they added a dog park. I love the arts center. We need more growth in the arts and dog friendly areas. We have the farmers market but it and the park are to separated from downtown. Better conection of the two areas would in enhance the downtown and park experience. Development of the side streets would help to conection the areas bringing them together as one place. More studio apartment over the shops would be a great way to bring more activity into downtown.
 - I would love to see a more cohesive and well-maintained downtown. An eclectic and charming look would be nice. Would love to see retail on main street instead of people on probation yelling profanity. It would be nice for there to be a true concerted effort to encourage and support local businesses. I would also hope that the people who own the buildings that refuse to maintain them or allow retail to move in would be strongly encouraged to restore the buildings and reconsider allowing retail or sell the buildings to people who had an plan for retail that would draw in business, preferably not vape shops.

- I want to see more choices of stores... a Target, Ross or a Super Walmart. And more sit down restaurants. It's a shame that we have to go to another town to have a decent bite after church on Sunday because the few we have are packed. We want to spend our money here in our county.
- I would like to see Yadkinville as a whole welcome new businesses such as sit-down restaurants (Such as K&W, Cracker Barrel, Golden Corral) and new retail (Such as a Walmart Neighborhood Market). It would be nice to have a downtown area with lots of unique shops and cafes within walking distance. Yadkinville needs areas and activities to keep the residents healthy and kids need places to go (such as a skate park).
- More dine in restaurants, more places to shop that aren't dollar stores, more local entertainment so we don't always have to drive to Winston or Elkin and can instead feed our own economy.
- We need to grow yadkinville. Promote new business growth. Look at Mocksville for example. We DO NOT need more fast food or car washes!!!! We need to get more local business owners here and some nice restaurants.
- Updated buildings Smoother side roads and parking lots.
- Rehabbed buildings with cute storefronts. Level accessible sidewalks. Underground utilities allowing for small trees. Unique businesses that will attract people.
- Store/business fronts must be well maintained and not look like a rummage sale or if they are vacant. Hours businesses are open invites residents to shop after dinner. Need nice restaurants that make a name for themselves. The neighborhoods must be well maintained and look like quality housing, not rundown. Lastly, the new post lamps are beautiful but the street utility lights overpower them - why both? Thank you for caring enough to ask.
- Right now, I feel there is a great opportunity for pedestrians to walk around and experience downtown Yadkinville, however there aren't any small bookstores or coffee shops or things of that nature to draw them in. There is the Arts Center, which is great, and a few other small small shops, but to me, downtown lacks a "welcoming warmth".
- We need sit down restaurants in Yadkinville. When I think of a good dinner on date night, I will NOT think about eating in Yadkinville. I always go towards Winston for that. We have plenty of fast food restaurants. This is OK if you want a quick bite to eat, but in the long run, I think more sit down restaurants would be good. I understand that the small businesses will probably be impacted by these types, but we are losing out on major money to neighboring counties. I do love the small town appeal. I have lived here all my life. I feel as though we need something to entertain us here. We go elsewhere for entertainment.
- Updating spaces to encourage more businesses to come in.
- While businesses are different, a consistent look is appealing to visitors and residents. Better sidewalks are needed.

Question 17

Please share any additional input that you think is important to the future of the Town of Yadkinville.

84 responses

- Clean up and develop beneficial business in the Post Office shopping area. IT IS AN EYESORE.
- Need a major retailer and a variety of small businesses. Otherwise Yadkinville might decline into a 'bedroom community'.
- Big city look with small city feel. Music and nice restaurants attract people and that means money.
- Have a nice sit-down restaurant and a community center/auditorium to hold high school graduations.
- Everyone needs to take pride in their own home and yard and keep them neat. Need hospital to open. Why do we not get a Walmart?
- A good police force and feel safe where I live and know I can get help quick if I need it.
- Re-open the hospital, this is a must for the hospital.
- Would encourage fitness for children and adults. When we moved here we did so thinking there was a hospital where we could go for emergencies. That is gone. I hope it comes back. Winston is a long way to go if you're having a stroke or heart attack or if you've broken something. Maybe there is a local garden club that would take on downtown beautification.
- Growth has been stagnant in the area. Dine-in restaurant businesses would give jobs which are needed greatly. Would also like to see a florist open downtown. Emergency services should be better paid.
- The important issue to growth is giving people a reason to come into the Town of Yadkinville. Entertainment that bring families to shop, eat and have fun will certainly bring in currency and businesses. I think the future rest upon businesses. Businesses bring growth and revenue. Keeping taxes low toward business is vital.
- A facelift is absolutely essential for the downtown area. Growth (including an increased tax base) will not happen unless there is sometime that will cause a driving through to say: "that was a nice little town... I would like to spend more time there." While it is now too late for this year, even something like a very major uplift to the town's Christmas decorations would draw visitors. Alternately, town maintained decorations, flags, banners, signs... indicate a sense of "community" that is now completely non-existent. Give visitors or even residents a reason to want to regularly come to Yadkinville's downtown.
- Arts center can be the anchor for a beautiful and vibrant downtown. Continue to support it.
- Encourage industry and businesses or this town will become a ghost town.
- Please get rid of bean fields and let Yadkinville grow.
- I would like to see the town park named for Hubert Gregory.
- We need some growth.
- I love being a part of Yadkinville and it's future.
- Keep the vision that you have.
- There needs to be sidewalks down Progress Lane. We live off of it, and there are always

people walking up the busy road. It would also connect E. Lee, Virginia Drive, and E. Main. The Town should support the fire department with money to allow them to have 24-hour staffing.

- Chili's, Applebees, Best Buy, and (ugh) Walmart would be a start. And a HOME DEPOT would send a message to Lowe's that they completely ignored Yadkin county for decades. If you build locations that require jobs, it will be like a vacuum to the surrounding counties, drawing people IN. They will look for HOUSING and thus a demand for such will stimulate the county's growth. What have you people been thinking? Do you want to be like Hamptonville or Jonesville? WE ARE THE COUNTY SEAT for crying out loud. WE NEED TO BE THE EXAMPLE for the rest of the county. WE MUST COMPLETELY REMOVE OLD (RICH) THINKING from the board of development... because they've done NOTHING for town. NOTHING.
- The post office is an eye-sore and needs to be torn down. Our downtown area needs to grow more restaurants and boutiques and bars for a community hang out. Would love our town to grow.
- Recruiting more business to locate in Yadkinville. All other is useless without places to work.
- Buildings need a face lift.
- Need a buffet restaurant. Better sign enforcement. Need cleaners and laundry business. I think that one of the most important things is that the Town needs to look at the condition of some of the streets not just some of them because after all everyone has to pay their town taxes if they live within the city limit. I live on a street that we paid to have paved the first and only time it has ever been paved. I guess because it is a dead end street and because it is in the location it is in that it doesn't matter, but we pay taxes as well as anyone else on other streets. This street is Spruce St.
- Please consider modernization while keeping history, too. Too much sticking to the past may result in an unprogressive feel.
- The Town should encourage mixed use in the downtown, a mixture of uses including office, retail, entertainment, dining, etc Promote a walkable setting for these uses and in close proximity to adjacent neighborhoods. I think the downtown should be linked to the commercial area at US 421 by promoting more commercial uses and mixed use along State St. and create a Boulevard feel.
- No fracking should be allowed. Water and protection from pollution should be a priority.
- Younger leadership.
- Develop Hoots Rd. area.
- More of everything good shopping.
- Start over.
- We need to keep our downtown charming and inviting for residents and visitors.
- Build trails.
- I strongly believe leash laws should be set up to control wandering dogs. Animal licensing to cut down on over population. This would improve animal and people safety as well.
- I realize I do not live in the Town but I do have a comment. From the moment one gets off 421 - in either direction - there is NOTHING that says "Welcome to Yadkinville" or identifies Yadkinville as the place where one is!!! We get calls regularly from visitors to the Yadkin Valley asking for directions or clarification of where they are And its because

there is NOTHING that identifies that a visitor is in Yadkinville until one reaches the 601/421 intersection. Also, as the majority of visitors enter Yadkinville via 601 N, the town is presented in its least attractive way as one first sees the backs of several offices, the courthouse is obvious the center of town and is very poorly identified. Yadkinville is missing a great opportunity to make visitors feel welcome and entice visitors to stop and see what the town has to offer.

- Business brings taxes.
- It feels to me that updates are usually downgrades in the town. Over the recent years I've seen traffic get worse and worse yet the ease of flow is restricted more and more. Less travel lanes, more stop signs. We need an overhauled traffic plan! There are lots of available lots already available with run down homes for sale. We need to clean these up and attract more businesses. Waffle House, Cook-Out, Golden Corral. Not pizza, crafts, or jewelry stores. I know it's outside the town planning area, but I'd like to add a word about the Yadkin County Park. Why do the updates there get abandoned? The nature trail looks like an old LANDFILL. There is no more shade on the walking trail. It used to be lined with an abundance of trees. Everytime there is a 5k race on the nature trail more and more graffiti on the trees. The frisbee golf signs look like a middle school project. I'm ashamed to tell people to go.
- We have a great start on making our community desirable. The YMCA, the Hospice House, The Arts Council, however we need a good restaurant or 2 that is inviting and events that get people out of their homes without leaving town.
- Neither the Town of Yadkinville nor Yadkin County can afford any more industrial growth. We cannot find the people we need today. If one industry moved to this area and started paying wages of 20 dollars an hour, others would have to move out. We need to have the foresight to be looking at this issue now before we get too far behind the curve.
- Why not add a 100 Acres +/- to the new park and make it a state park to collect the revenue of camping etc. There are also no options on entertainment for younger demographic. I remember growing up we would have to go to Winston or Elkin just to have fun. Would be nice to see something done that everyone can enjoy doing.
- Yadkinville needs to be able to grow, and allowing new businesses in is a great start. I know that walmart had a bid in, but it was turned down due to fear of Lowes Foods and Food Lion closing down, and I for one know that they wont close, or lose much business, but Walmart would bring more business. It would bring other companies here and that would bring plenty of revenue to the city, and the town.
- We need a High end sit down restaurant in the vicinity.
- The most pressing issues include: the need for major retailers, the need for sit-down restaurants, and the need for more employment opportunities.
- Like Yadkin County as a whole, Yadkinville must take advantage of being the county's flagship town. Improved and expanded water and sewer infrastructure has propelled Yadkinville to a position in which positive expansion and progress can originate. Quality and affordable housing beyond low-income must happen. Employment opportunities must be attracted to the area beyond a handful of manufacturing/warehousing jobs. Employment that attracts families and the younger generation of America. Yadkin County as a whole has existed in the dark age for too long. It is time we step forward and act truly

as a Gateway to the Yadkin Valley.

- We need more jobs. If Unifi ever leaves we're screwed.
- The streets should be made safer. At the moment almost every day there is a motorcyclist driving down the side streets at approximately 60 to 75 miles an hour. Not only is this causing unsafe conditions for pedestrians and children playing, it's also causing horrendous noise pollution. It's typically on weekends and during the week at 3:00 PM to 5:00 PM. Also drivers tend to leave the grocery store and cross the street to a fast food restaurant without stopping. I've almost been hit straight in my driver's side door on more than one occasion. Also I am finding it difficult to sleep at night with all the construction going on after 9:00 PM. As well as the noise coming from Unifi in the middle of the night, on various days. I really enjoy living in the town of Yadkinville. However it's losing its small town charm. People are becoming more rude, and driving more recklessly. It would definitely be nice to see the town turn into a tourist destination. It is a perfect location, being easy to get too from I 40 or I 77. Replacing the old rundown buildings with classic wooden storefronts, and the shops to match. Could make Yadkinville a destination for family vacations, couples on a romantic getaways, or people just wanting to spend some time with small town charm. If the town takes a good look at what establishments they allow to occupy the downtown, I'm sure Yadkinville can make a wonderful place to visit, and live once again.
- Anything to draw people in to spend time and money in downtown.
- I love Yadkinville mostly as it is! I would love to see some of the older buildings that are not in use restored & used as housing, retail, service, &/or restaurant space. I do not want to see Yadkinville become a Clemmons like hub of activity & traffic. We have a Walmart within 20 minutes in three directions. I would like to see very little new franchise businesses (Walgreens, Walmart, Staples, Ruby Tuesdays) rather an up-rise in advertisement, praise, & support of our small businesses that offer some of the same services as these big chain stores. Examples; Quality Hardware, Williams Printing, Yadkin Lumber, Cain & Baity Tires, Car Care Automotive, Yadkin Valley Pharmacy, Third Branch, etc.
- Thanks for your work.
- In order to attract these type places, we have to make accommodations for them through zoning, water and sewer.
- See above.
- Having more retail options equals more jobs and tax revenue to help fund the necessary services for the residents such as Fire and Police.
- Celebrate the mix of rural / urban life.
- Marketing and growth that reaches out to all ages, all incomes and promotes healthy living and safety. Consolidate public service businesses, medical offices and social agencies to one locale or area off the main street (side streets or back streets in a business complex buildings) Reserve the main street for shops, restaurants, arts, entertainment and chamber of commerce/welcome center.
- Grow at pace that is not to fast and not to slow. The town of Yadkinville does not need anymore car lots, car washes or fast food!!!
- Dan Beck area needs improvement.
- Not just the town of Yadkinville, but Yadkin County in general needs something for our younger folks. If they don't stay busy they end up getting into mischief and drugs.

- Need to paint the court house - the grey looks sad.
- People who know how to grow this town.
- Fixing the roads so traffic can flow more smoothly. Especially that long stretch that went from a 4 lane down to a 2 lane and turning lane when there is hardly anywhere to turn
- If you want people to stay local there needs to be more sit down restaurants and shops.
- Retail options and sit-down restaurants.
- A few additional restaurants and retail options along with entertainment offerings would also go a long way.
- There's an very old saying in business. If your not growing, your dying. I have watched this town or county recede for years. We had four(4) barbecue rest. Now we have one(1). We had two car dealerships, now none. We a burned out building next to the Post Office that is still an eye sore. It should have been torn down years ago. We had a large
- hardware store. Now we have one half it size. We put a gas station where a fine steakhouse stood. Thank heavens a new steak houses open, but it is rural Yadkin, not downtown. We need to encourage new business to locate in Yadkinville We love to go to sit down restaurants. New office space and retail or repair facilities (small engine or lawn
- mower repair. A garden center. A coffee shop and book store, Old time movie theater.)
- Additional retail is very important. But it must also be inviting. "Quaint" Peaceful. Relaxing. Convenient.
- I think it's important for the growth of Yadkinville to bring in big box stores like Walmart and target. Also to bring in upscale restaurants like Chilis, Applebees and seafood or steakhouses.
- We moved here for the small town feel but we feel like there is alot of low class now that we're settled in. Love to see more development on the city in hopes of more people coming for the same reason we did. Needs to be more law enforcement on the beggers outside of the stores. My family can not go into a store without someone asking us for money.
- I feel like we should work on growing businesses inside the town limits, but keep it rural outside of town limits.
- Don't be afraid of change, the past was the past of a reason. New companies, residents and the town would all benefit.
- Yadkinville needs more better paying jobs and a wider variety of retail, restaurant and entertainment spaces. These improvements would draw in more people and help the current residents to have more places to shop instead of going to Elkin, Wilkesboro, Winston Salem, or Mount Airy.
- Seeing transitions from tobacco to wine, the new arts council, and the older population losing control, now is the time for Yadkinville to embrace change. Take notes from successful towns like Elkin and Mount Airy, and towns from other parts of the state like Waynesville or Matthews. Improve and update businesses first, and watch new businesses come in!
- Retail stores are needed.
- It would be great to see more happening the with amphitheaters. We have to get more business moving into the county making jobs and bringing people into the area. The future is in ower children. We have to look to see where their interests lie and develop to those

interest.

- Please seriously consider my suggestions. If other small towns can have beautiful and thriving downtowns, there is no reason that Yadkinville can't as well. I have spoken with many locals who feel the same way and have voiced the same concerns.
- Let the town grow or you are going to end up with all senior citizens and the younger people leaving to bigger cities.
- Please discourage any more Dollar Generals and pizza places. I am a fan of both, but we seem to be getting overrun with these two business types. It is critical to have commissioners and leaders of Yadkinville who are WILLING to allow the town to grow and evolve.
- Allowing WalMart to build in the town. We are CONSTANTLY traveling out of county for basic need supplies. County/town is losing TONS of revenue. Become more open minded when it comes to allowing chain businesses to build in our town. More revenue= more jobs= more facilities.
- I think that we cannot be scared to grow. It seems like maybe local restaurants are afraid of competition. However, some of them are in desperate need for some healthy competition - they've settled and become stagnant.
- Stop being so afraid of change!
- Building owners need to be made responsible for bringing buildings up to code for both safety and appearance purposes.
- Food, quality shopping and events keep people coming to downtown. As a homeowner, I am extremely dissatisfied with government subsidized housing on "Progress Lane". I will be seeking reduced evaluation because this will reduce property value.
- Growth is important to Yadkinville. We need more options here for entertainment, sit down restaurants, and more jobs as well.
- Encourage more small businesses.

