



**TOWN OF YADKINVILLE
LONG-RANGE PLANNING COMMITTEE
MEETING MINUTES
OCTOBER 18, 2016
12:00 P.M.
TOWN HALL – COMMISSIONERS CHAMBERS
213 VAN BUREN STREET, YADKINVILLE NC 27055**

COMMITTEE MEMBERS

(PRESENT/ABSENT):

Monta Davis-Oliver – Chairwoman
Leonard Brown
Virgil Dodson
Chris Matthews
Scott Winebarger

TOWN OFFICIALS

PRESENT:

Perry Williams – Town Manager
Shelia Weathers – Town Clerk
Richard Smith – Planning Advisor
Will Linville – Planning Advisor

A quorum was declared to conduct Long Range Planning business.

1. MEETING CALLED TO ORDER

Chairman Monta Davis-Oliver called the meeting to order at 12:01 p.m.

2. APPROVAL OF MINUTES

Mr. Scott Winebarger made a motion to approve the March 28, 2016 minutes. Mrs. Chris Matthews seconded the motion and passed unanimously.

Vote: 5/0

3. PUBLIC COMMENTS

No one signed up for public comments.

4. NEW BUSINESS

Planning Advisor Richard Smith introduced Ms. Erin Burriss from Benchmark Planning to the committee. He noted that Ms. Burriss responsibility was to revise the Town's Comprehensive Plan.

- **Comprehensive Plan: (Attachment #1)**

Ms. Burriss gave a presentation on the Comprehensive Plan to the Long Range Planning Committee.

1. INTRODUCTION

The introduction stated that the Comprehensive Plan establishes action-oriented

strategies to establish a strong and vibrant future. The Plan looks at past and current development trends and plans, analyzes demographics and economic data, captures an image of what the community desires, and presents prioritized methods to fulfill the vision.

2. PURPOSE OF THE PLAN

The Comprehensive Plan sets a “blueprint” for the future of Yadkinville through what the community wants to become and steps to accomplish the vision. The Plan is comprised of goals and strategies that set the framework for decision-making and allocation of resources as they relate to the long-term development of the Town. The Plan also builds upon existing assets and implemented over time through annual budgeting, departmental work programs, zoning decisions and development projects.

3. TOWN CONTEXT

The Town of Yadkinville is located in the Yadkin Valley at the intersection of Highway 421 and Highway 601 in Yadkin County. In January 28, 1851, an act was passed to establish a county seat for Yadkin County. A 50-acre tract located at the center of the County was selected as the site of the new town.

The planning area included the Yadkinville extraterritorial jurisdiction (ETJ). The total size of this area is 4,317 acres. The town limits makes up 1,818 acres of 29% of the planning area. The total area of the planning area in parcels, excluding street right-of-way is 6,165 acres.

4. DEMOGRAPHIC PROFILE

Yadkinville’s population has seen a slight gain since 1980 and remained flat since 2000 while losing a small amount of people from 2010 to 2014. The majority of growth occurred through 1950 and 1970 nearly quadrupling over those decades. Yadkinville has a younger median age of 38.4 years.

5. HOUSING PROFILE

Approximately 1,226 homes with the Town limits, 40% were built between 1970 and 1989. From 2010 to present, the building activity has slowed down considerably. Home ownership declined has occurred with an increase of vacant homes from 4% in 1990 to nearly 13% in 2014.

Single-family homes remain the predominate housing type in Town, with duplex construction slightly increased to 7% of total 2014 housing stock and a slight decrease in mobile homes. The median value of homes in 2014 is \$130,800, lower than the statewide median of \$165,300 and slight higher than countywide of \$129,400.

6. ECONOMIC PROFILE

The percentage of people that attained a bachelor’s degree or higher increased from nearly 10% in 2000 to 14% in 2014, which is lower than state and nation of 28% and other municipalities in the region.

Median household income is lower than the nation, state, county, and every municipality other than Jonesville, NC. A slower increase of income (8%) occurred from 2000 to 2014 than the nation and state, but outperformed the County.

Principal employment are the manufacturing industry (33.9%), educational services (19.9%) and retail trade (11.4%). Manufacturing saw the largest employment increase 19.3% in 2000 to nearly 34% in 2014. The unemployment rate in Yadkin County is lower than the state average and adjacent counties.

The majority of Yadkinville's citizens work inside Yadkin County with 40% working outside the County and less than 1% outside the state. Travel time to work is 24.5 minutes each way.

7. EXISTING CONDITIONS PROFILE

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 small streams (South Deep Creek, Town Branch and Haw Branch) that eventually feed into the Yadkin River. The majority of the flood hazard areas are located within the Town's ETJ that comprises 402.83 acres (6%) and approximately 22 acres located inside the municipal limits.

Land Use:

The planning area contains 5,652.58 acres excluding street right-of-ways. Of that area, "Rural/Vacant" makes up the largest percentage of land use. Residential land uses make up one-quarter, while industrial land comprises 8% or 440 acres. Commercial and downtown business district combined only makes up 5% of land.

Zoning:

The Town of Yadkinville has 10 base zoning districts.

B-1, B-2 and B-3 zoning districts – primarily commercial uses
R-10, R-20 and R-8A – residential uses
M-1 and M-2 – industrial uses

Commercial Zoning comprises 8.2% of total parcels
Industrial Zoning comprises 9.6% of total parcels
Residential Zoning accounts comprise majority 82.1%

Existing Utilities and Infrastructure:

The majority of the planning area is served by water and sewer. The areas that lack water/sewer service will be harder to develop. The Town maintains approximately 18.36 miles of streets with 11.2-mile network of sidewalks located in central business area. The Town has 1.4 miles of dedicated bike lanes located on State Street between Lee Avenue and Hemlock Street.

Recreational Facilities:

The majority of recreational facilities are located in the Yadkin County Park. The Yadkinville Community Park is located on Tennessee Avenue. Outside the planning

area is the newly constructed Yadkin Memorial Park and Lake Hampton.

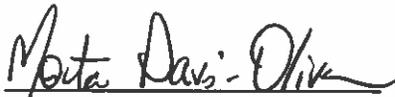
Ms. Burris presented the Committee with a draft of the "Public Input Survey." She polled the Committee about the distribution and advertisement of the survey and the upcoming community workshop. Upon further assessment, the Committee decided to mail the "Public Input Survey," post on the Town's Facebook page, website, and water bills. Posters will be placed at various strategic locations within the Town. The consensus of the Committee was to schedule the workshop on Tuesday, November 15 from 4:00 to 7:00 p.m. at the Yadkin Cultural Arts Center (upon permission from Mr. Willingham).

Ms. Burris concluded her presentation with a "Summary and Status of Previous Plans" spreadsheet. She asked that each committee member look over the sheets and let her know if any status changes have occurred in the "Note" section.

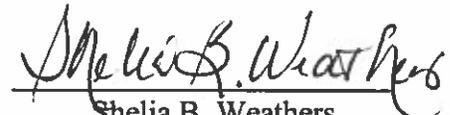
5. ADJOURNMENT

With no further business to discuss, Mr. Virgil Dodson made a motion to adjourn at 1:02 p.m. Mr. Leonard Brown seconded the motion and approved unanimously.

Vote: 5/0



Monta Davis-Oliver
Chairwoman



Shelia B. Weathers
Town Clerk