



Y **YADKINVILLE** North Carolina

Comprehensive Plan
Background Report

October 18, 2016

01



INTRODUCTION

The Town of Yadkinville Comprehensive Plan establishes action-oriented implementation strategies for achieving the broad vision and goals of the community to 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 in the Yadkin Valley 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. The County 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 for Yadkin County. 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 the town Yadkinville.

Yadkinville and Yadkin County were originally farming communities with flue-cured tobacco as the major cash crop. By 1881, there were seventeen 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.

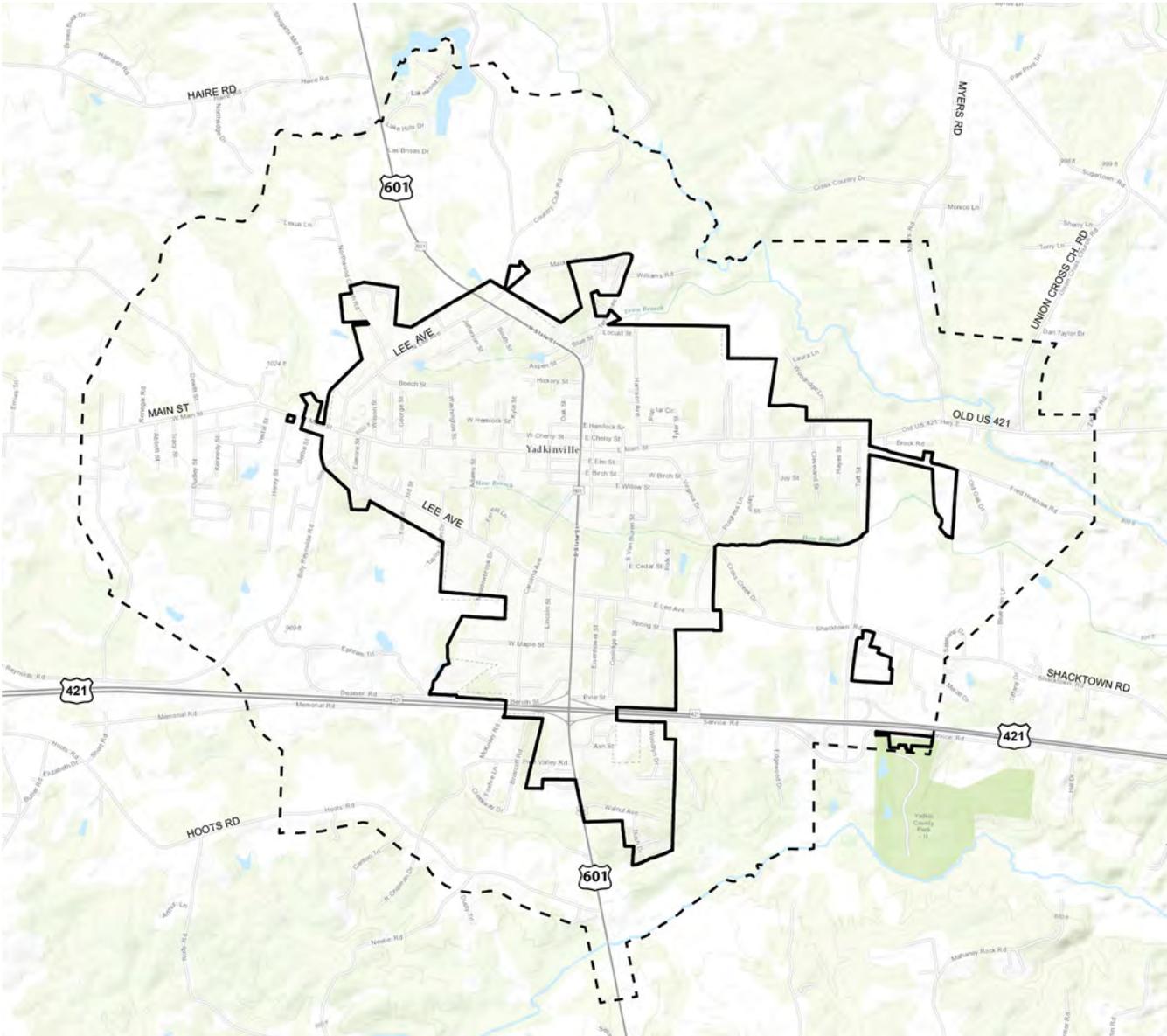
While it began as an agricultural center and remains primarily rural in character, today Yadkinville and the surrounding county combine a farming economy with growing industrial development. Yadkinville is located in the Yadkin Valley American Viticultural Area, well-known for its vineyards and wineries. Because of this, tourism is a growing economic force for Yadkinville and the surrounding area.

The planning area includes the Yadkinville extraterritorial jurisdiction (ETJ). The city limits makes up 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).

Sources:
Town of Yadkinville website: www.yadkinville.org

▼ MAP 1.1 PLANNING AREA

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



- ETJ Boundary
- Town Limits
- Roads

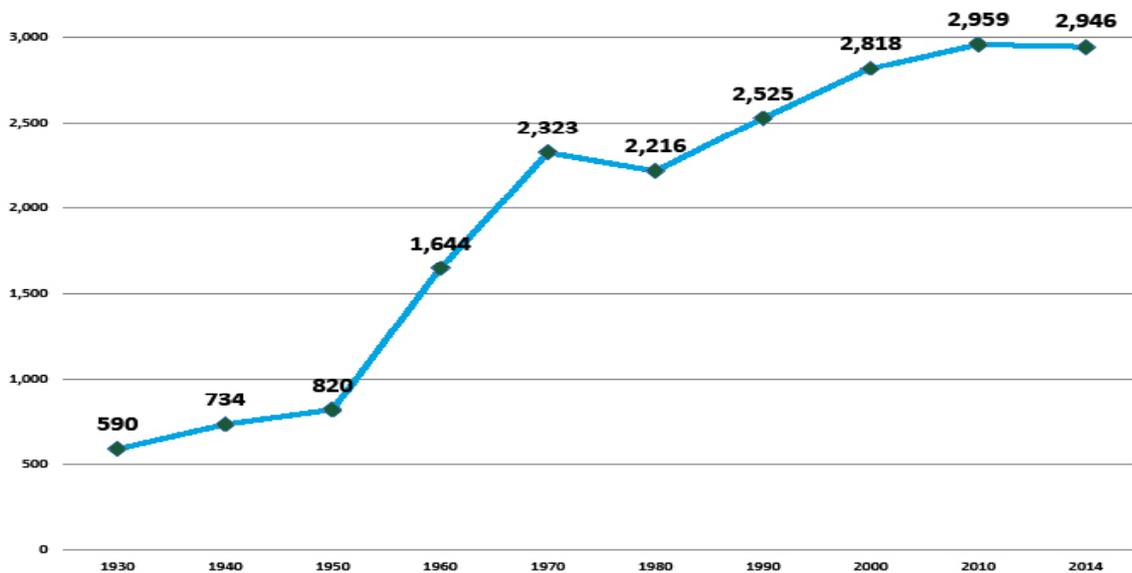


1 Mile

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 any similar towns in the region.

▼ FIGURE 1.1 POPULATION DATA
Source: US Census Bureau



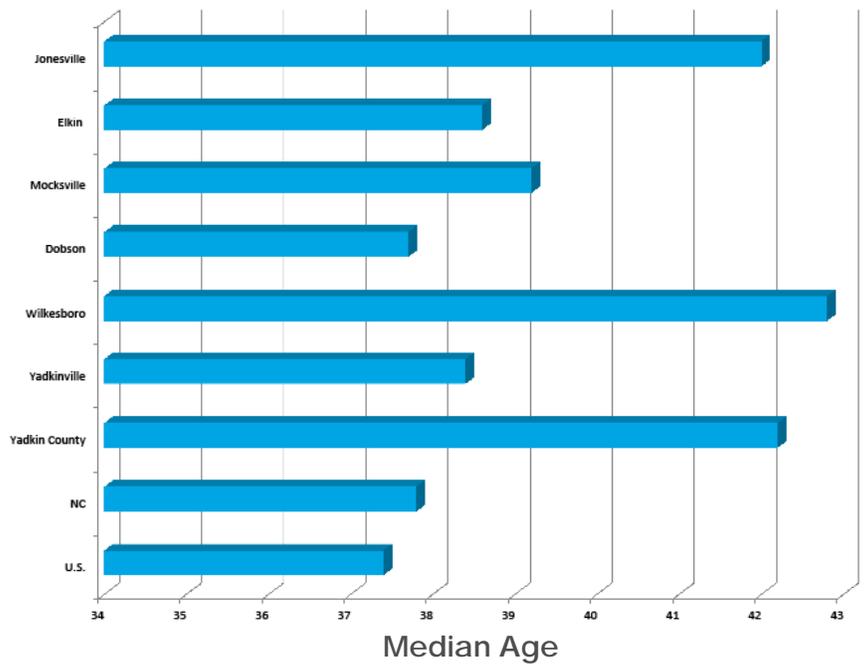
▼ TABLE 1.1 POPULATION DATA COMPARISON
Source: US Census Bureau, American Community Survey 2009-2014

	2000	% CHANGE 2000-2010	2010	% CHANGE 2010-2014	2014 ESTIMATE
NORTH CAROLINA	8,049,313	18%	9,535,483	2%	9,750,405
YADKIN COUNTRY	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, a similarly small downtick in the workforce population, while the percentage of those retired remained static.

▼ FIGURE 1.2 MEDIAN AGE COMPARISON
Source: American Community Survey 2010-2014

U.S.	37.4
North Carolina	37.8
Yadkin County	42.2
Yadkinville	38.4
Wilkesboro	42.8
Dobson	37.7
Mocksville	39.2
Elkin	38.6
Jonesville	42



▼ 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 preceding 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.

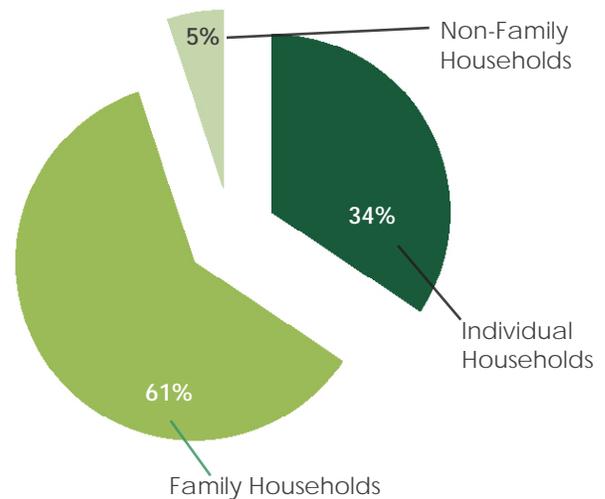
▼ TABLE 1.2 HOUSEHOLD TYPES

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 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 countywide 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%	.1%
Duplex	4.4%	2.8%	7%	2.6%
Multi-Family	9.2%	5.2%	10%	.8%
Mobile Home	12.3%	13.8%	9%	-3.3%

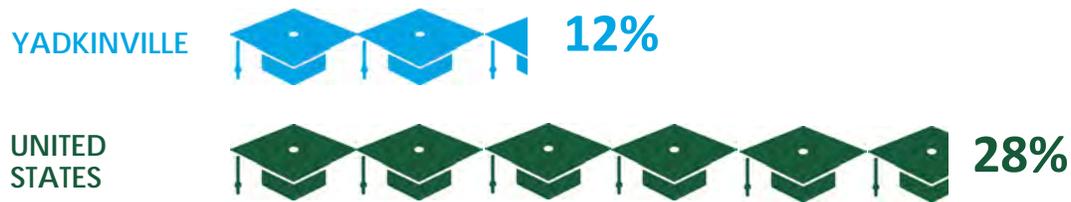
ECONOMIC PROFILE

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



	No High School Diploma	High School Graduate	Some College & Associate College	Bachelor’s Degree	Graduate or Professional Degree
Education Attainment	26%	36%	25%	12%	2%

▼ TABLE 1.7 COMPARISON OF EDUCATIONAL ATTAINMENT

Source: American Community Survey 2010-2014

	No High School Diploma	High School Graduate	Some College & Associate College	Bachelor’s Degree	Graduate or 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 CITY COMPARISON OF HOUSEHOLD INCOME

Source: American Community Survey 2010-2014

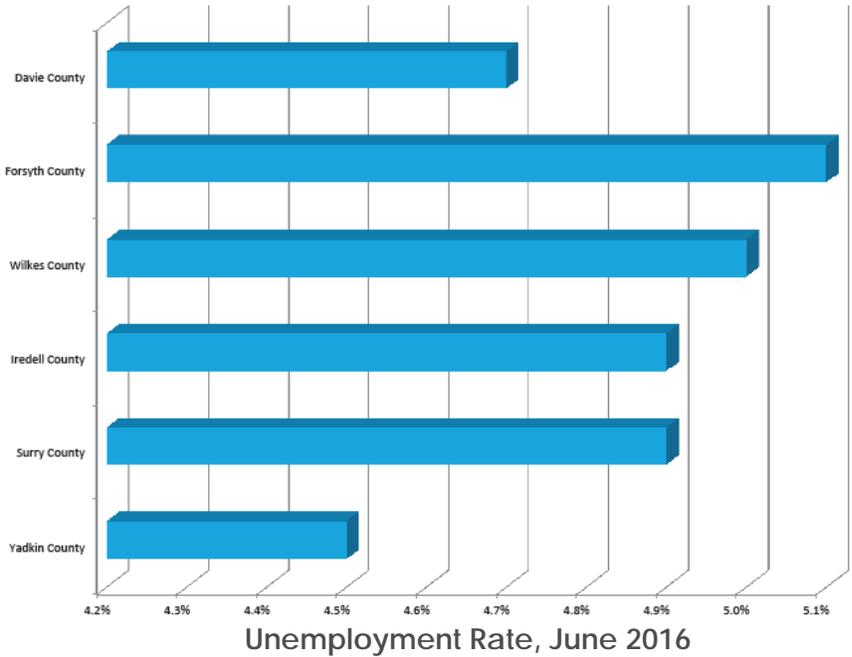
	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
Yadkinville	\$33,793	\$18,526
Dobson	\$27,143	\$16,720
Elkin	\$36,000	\$19,480
Jonesville	\$24,947	\$15,746
Mocksville	\$37,484	\$20,303
Wilkesboro	\$29,902	\$24,388

The principal employment sectors within the planning area are the manufacturing industry (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 percent 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

Surry County	4.9
Iredell County	4.9
Wilkes County	5.0
Yadkin County	4.5
Forsyth County	5.1
Davie County	4.7



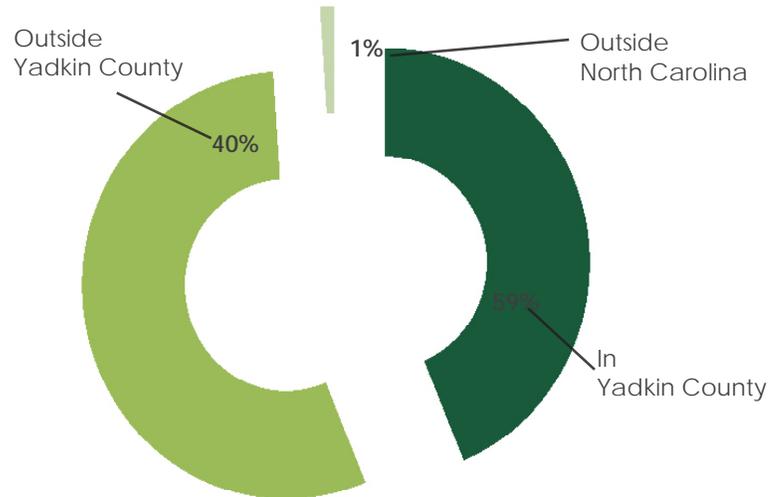
▼ TABLE 1.9 EMPLOYMENT BY INDUSTRY SECTOR

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

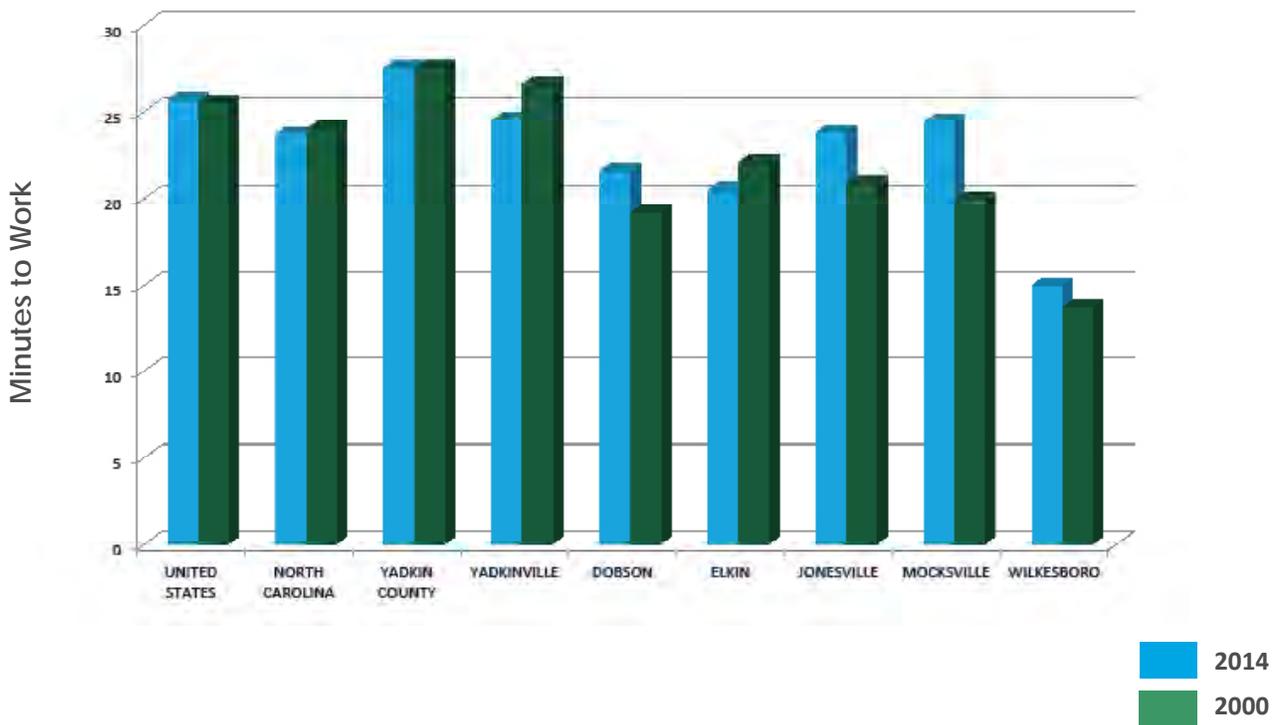
	2014	2000
Manufacturing	33.9%	19.3%
Educational/Health Care/Social Services	18.9%	15.4%
Retail Trade	11.4%	15.0%
Construction	10.1%	7.7%
Transportation/Utilities	4.2%	5.4%
Arts/Recreation/Food Services	3.9%	5.3%
Professional/Management/Administrative Services	3.7%	7.8%
Public Administration	3.3%	3.6%
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 percent 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, “Rural/Vacant” makes up 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 percent, or 440 acres. Interestingly, the Town’s commercial areas and downtown business district combined make up only 5 percent 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	5652.58	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 are existing water and sewer 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 network of sidewalks. 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.

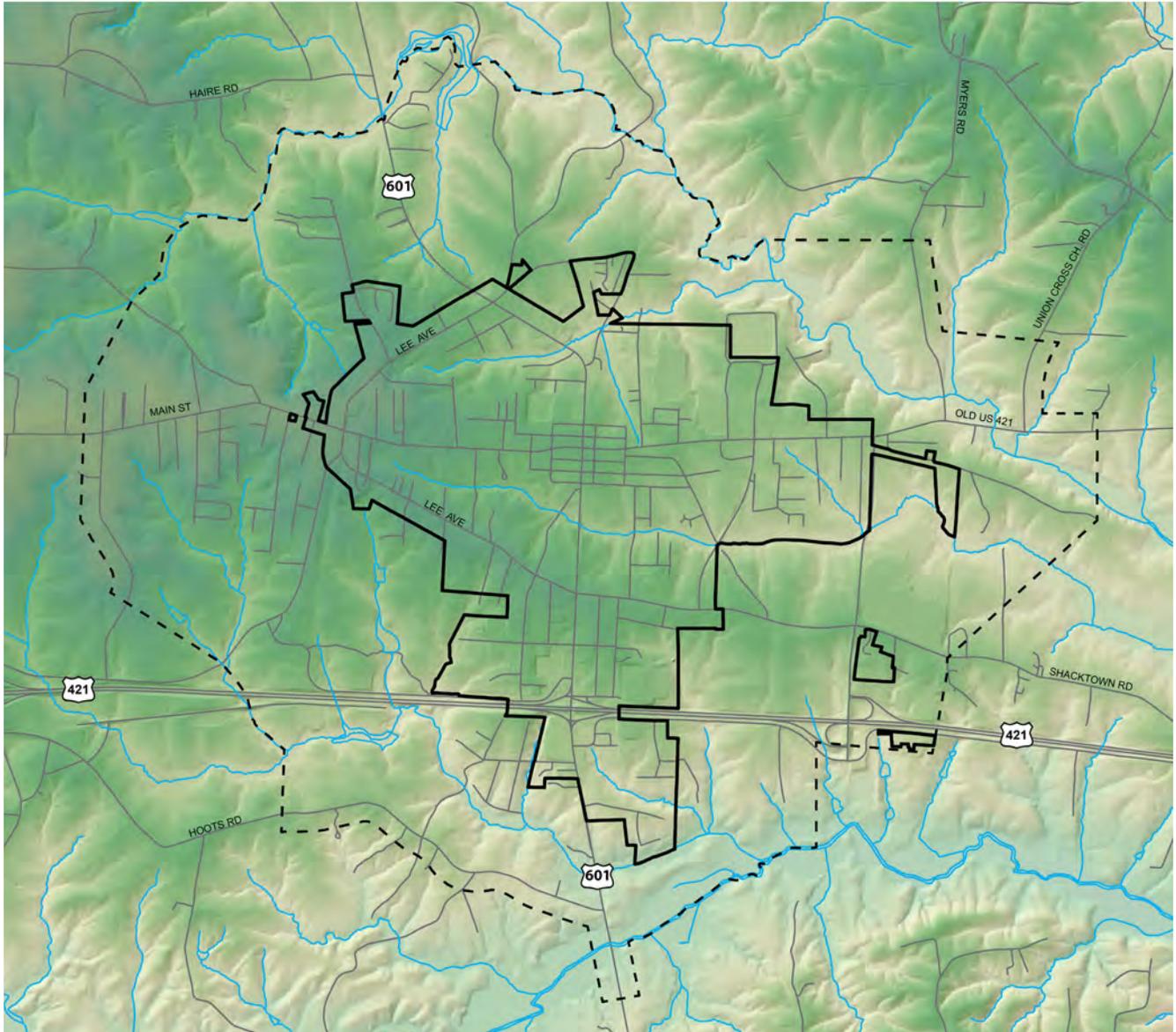
Recreational Facilities

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, a 140-acre facility with shelters, a boat ramp, two fishing piers, and public restrooms.

Introduction

▼ MAP 1.2 TOPOGRAPY/HYDROGRAPHY

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



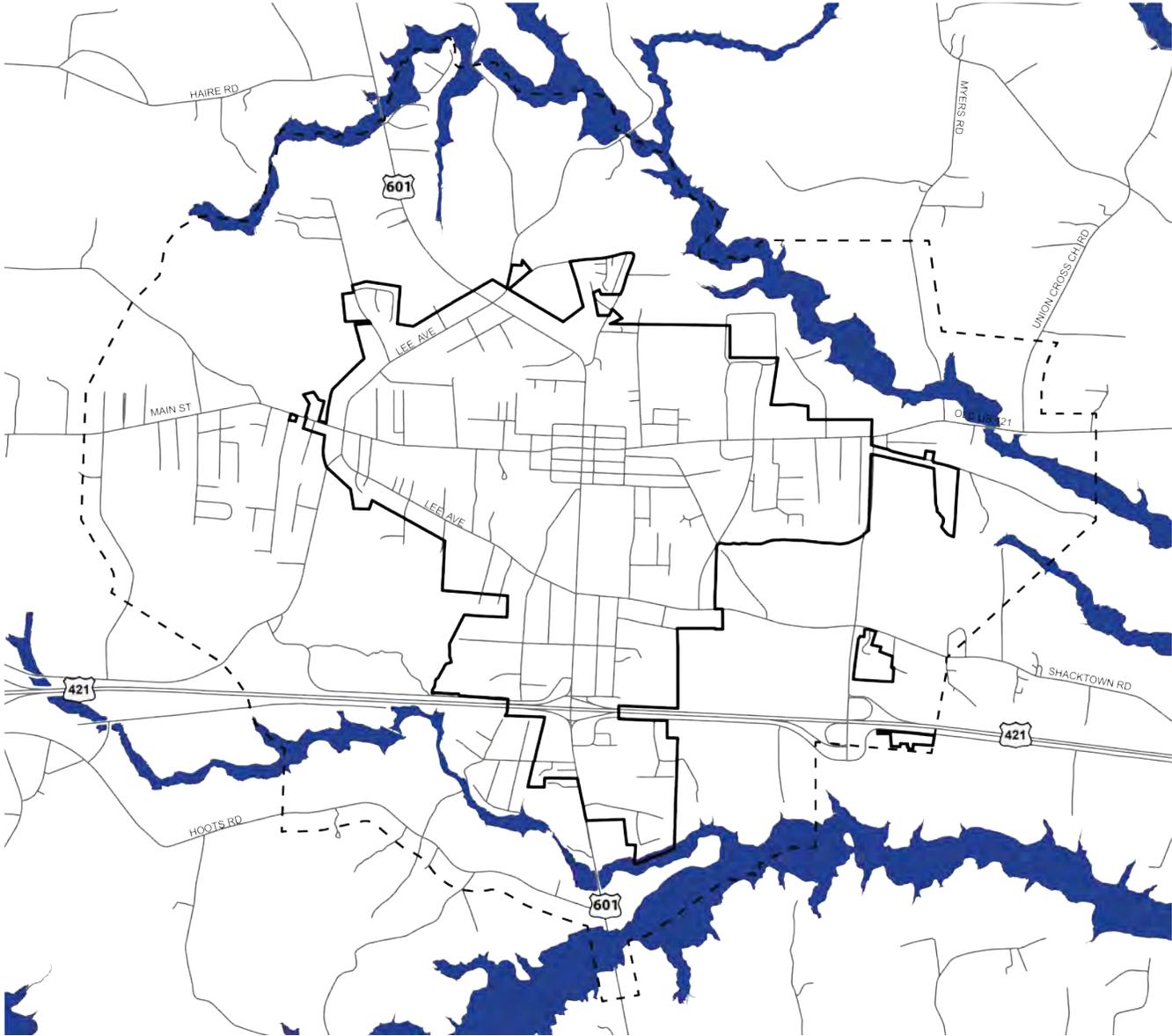
-  Water Feature
-  ETJ Boundary
-  Town Limits
-  Roads



1 Mile

▼ MAP 1.3 FLOOD HAZARD AREAS

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



- 100 Year Floodplain
- ETJ Boundary
- Town Limits
- Roads

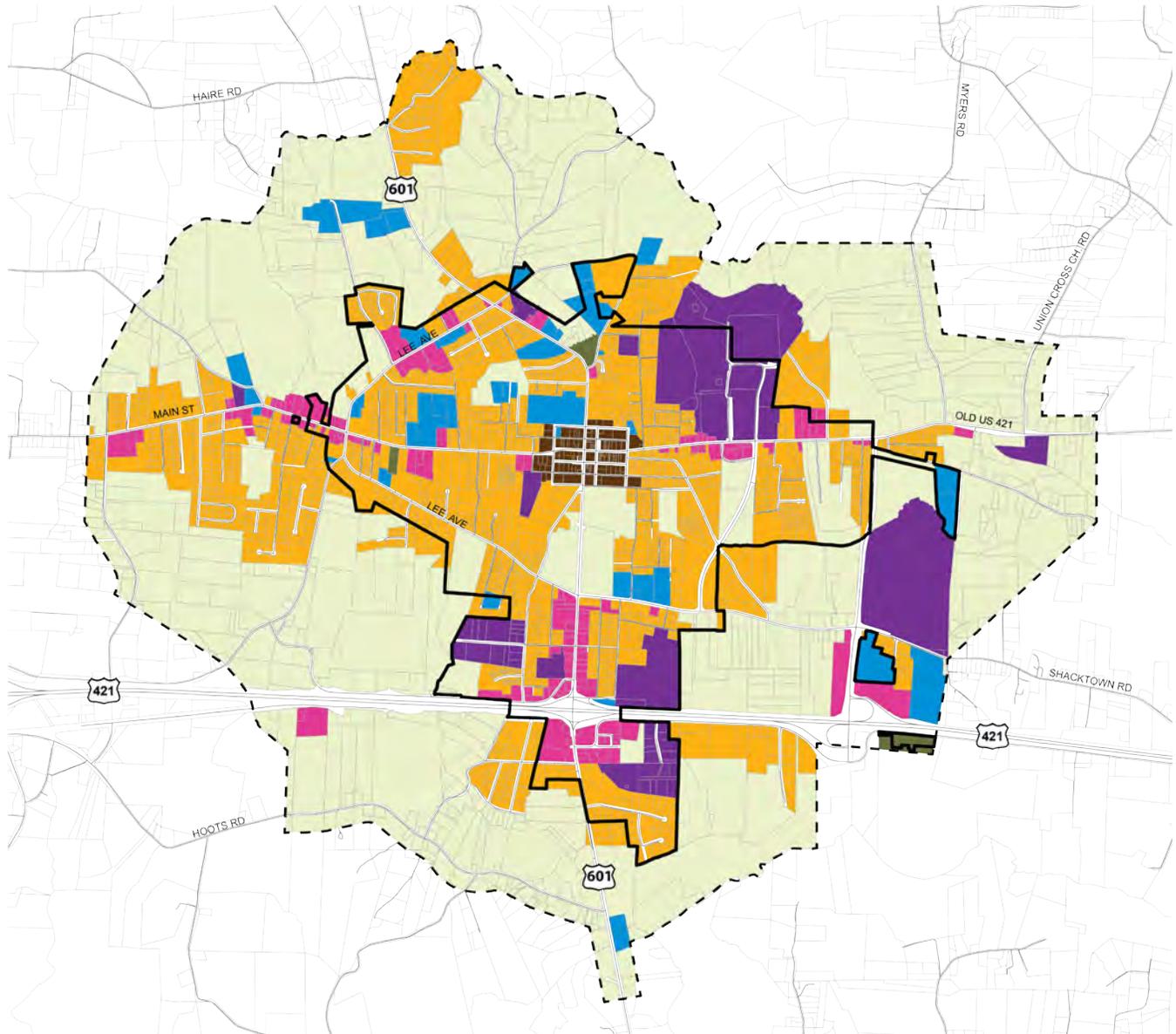


1 Mile

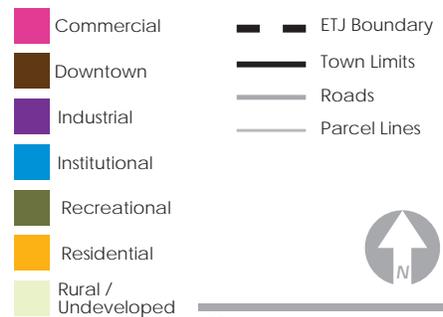
Introduction

▼ MAP 1.4 EXISTING LAND USE

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



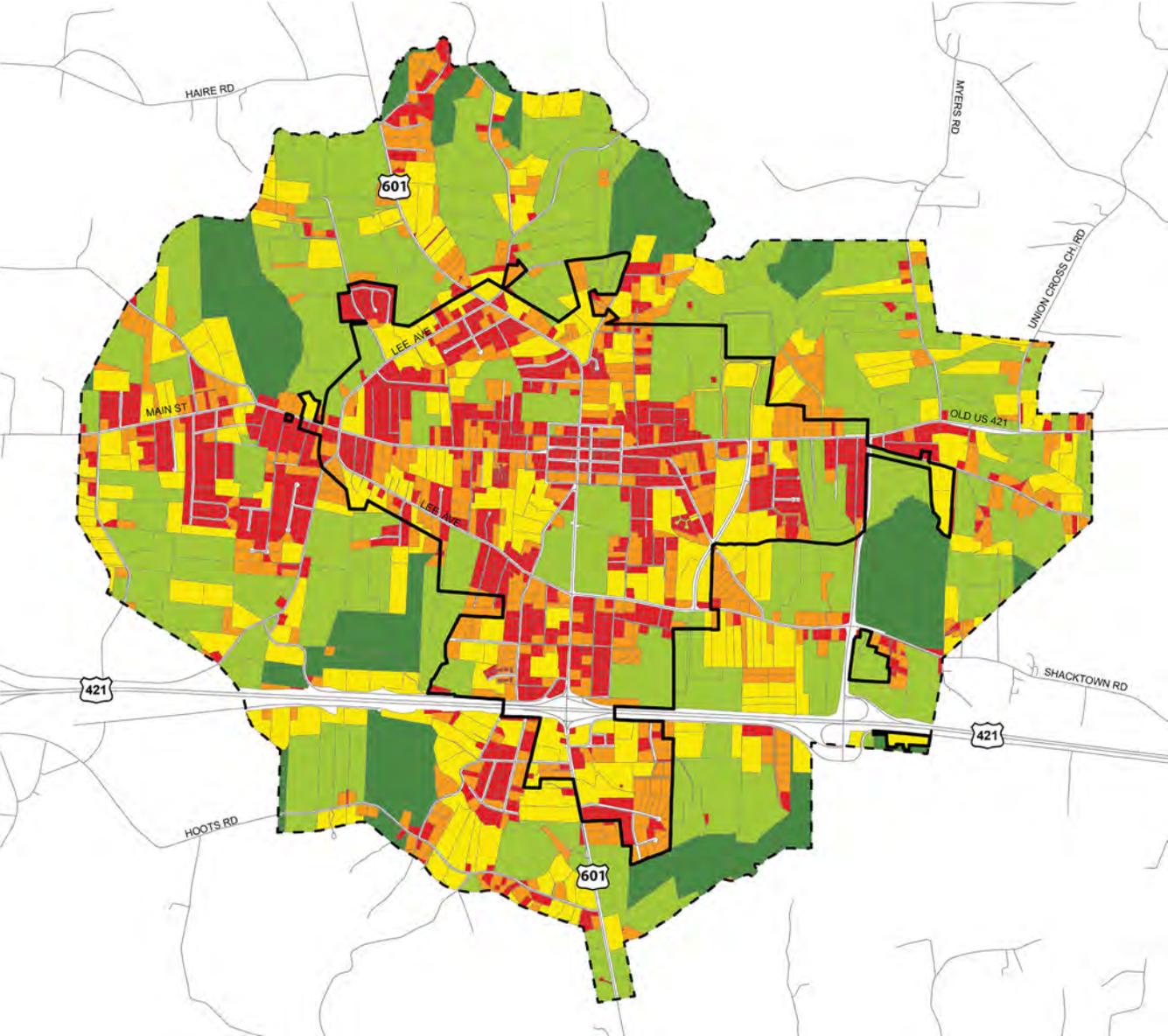
	ACRES	% OF TOTAL
Commercial	212.80	3.8%
Downtown	44.39	0.8%
Industrial	440.08	7.8%
Institutional	213.36	3.8%
Recreational	18.52	0.3%
Residential	1,430.27	25.3%
Rural / Undeveloped	3,293.15	58.3%
	5,652.58	100%



Note: Total acreage does not include rights-of-way.

▼ MAP 1.5 LAND SUBDIVISION

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



	# OF PARCELS	% OF TOTAL
Less than 1 acre	1,791	68%
1 to 3 acres	505	19%
3 to 10 acres	226	8.6%
10-50 acres	112	4.2%
Greater than 50 acres	6	0.2%
	2,640	100%

- < 1 Acre
- 1 - 3 Acres
- 3 - 10 Acres
- 10 - 50 Acres
- Over 50 Acres
- ETJ Boundary
- Town Limits
- Roads
- Parcel Lines

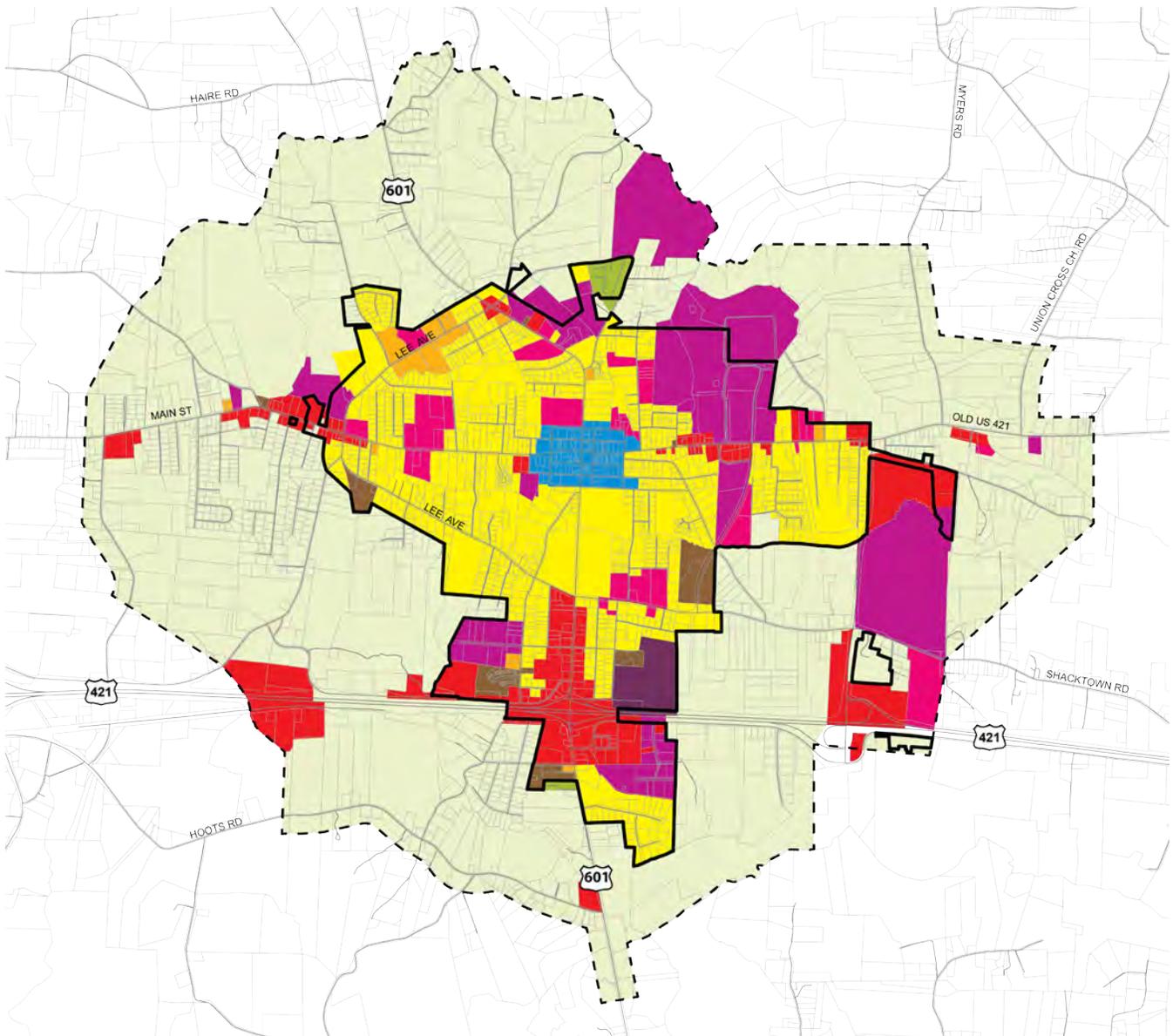


1 Mile

Introduction

▼ MAP 1.6 ZONING

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



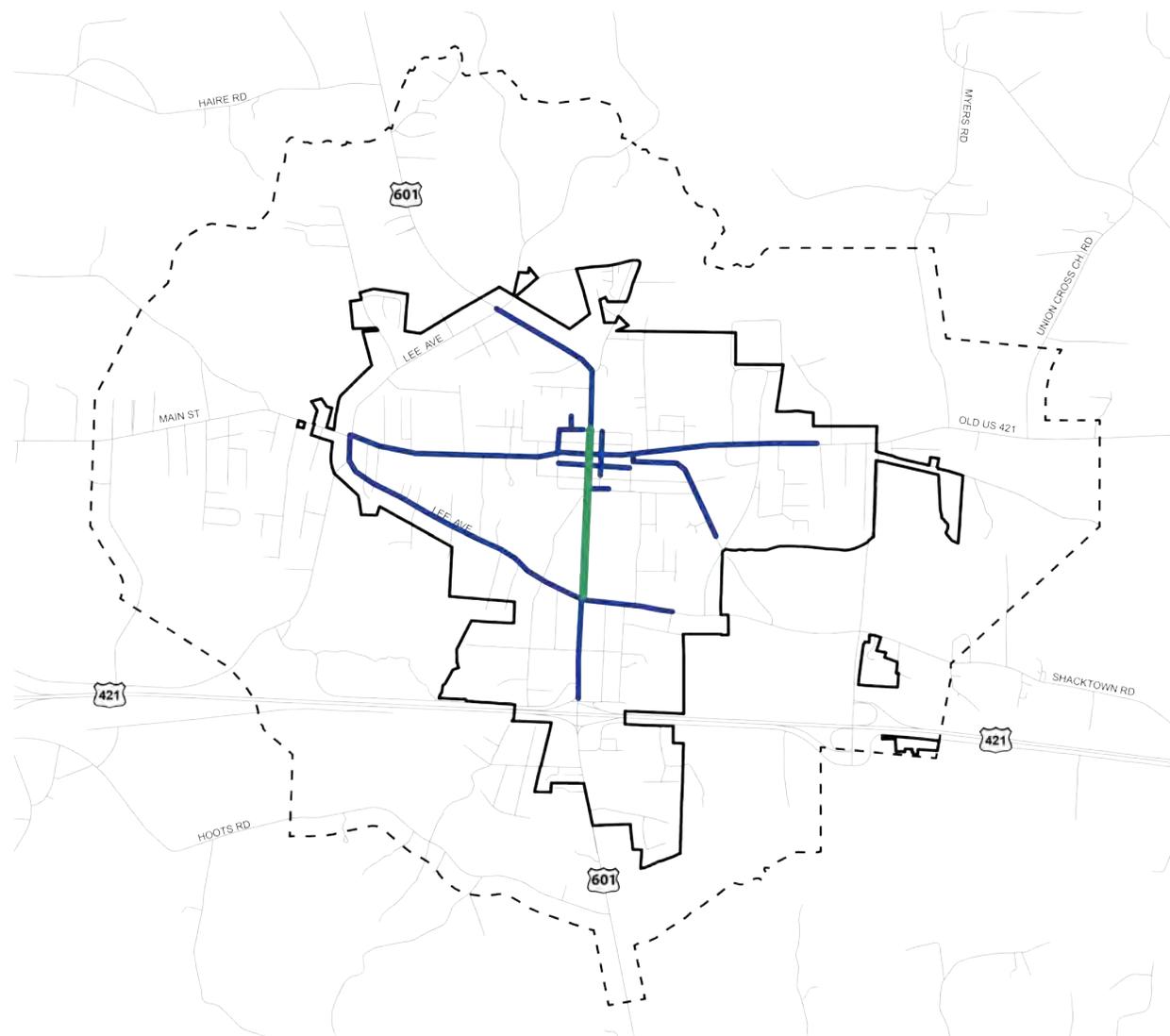
	ACRES	% OF TOTAL
B-1	42.23	0.7%
B-2	398.83	6.5%
B-3	63.86	1.0%
M-1	547.15	8.9%
M-2	43.17	0.7%
R-0	151.01	2.5%
R-10	1,005.85	16.4%
R-20	3,794.12	61.9%
R8-A	59.6	1.0%
R MH	19.64	0.3%
	6,125.46	100%

 B-1	 R-0	 ETJ Boundary
 B-2	 R-10	 Town Limits
 B-3	 R-20	 Roads
 M-1	 R8-A	 Parcel Lines
 M-2	 R MH	




▼ MAP 1.7 EXISTING TRANSPORTATION INFRASTRUCTURE

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



- Sidewalks
- Bicycle Lanes
- - - ETJ Boundary
- Town Limits
- Roads

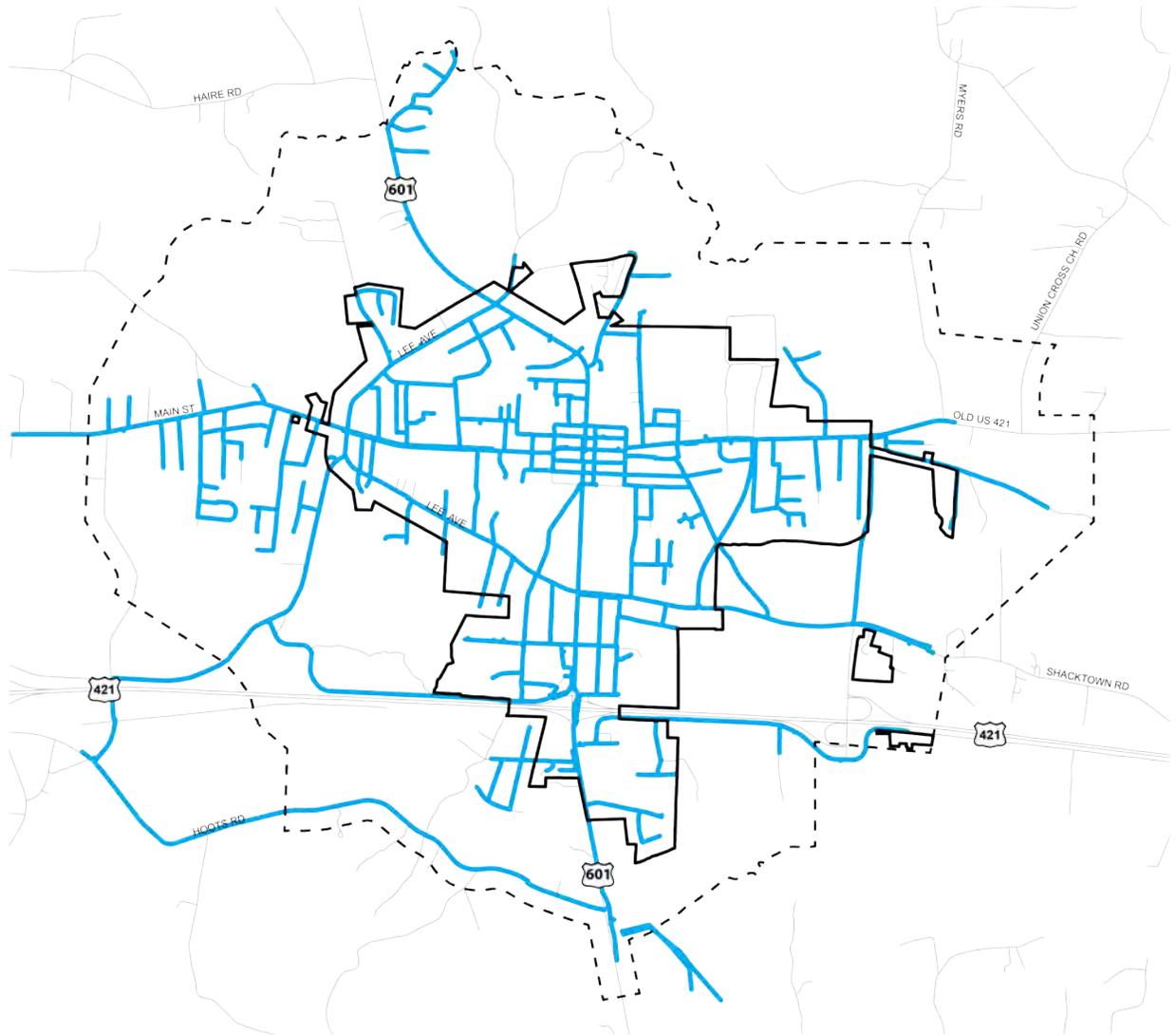


1 Mile

Introduction

▼ MAP 1.8 PUBLIC UTILITIES

This map illustrates the water lines within the planning area.



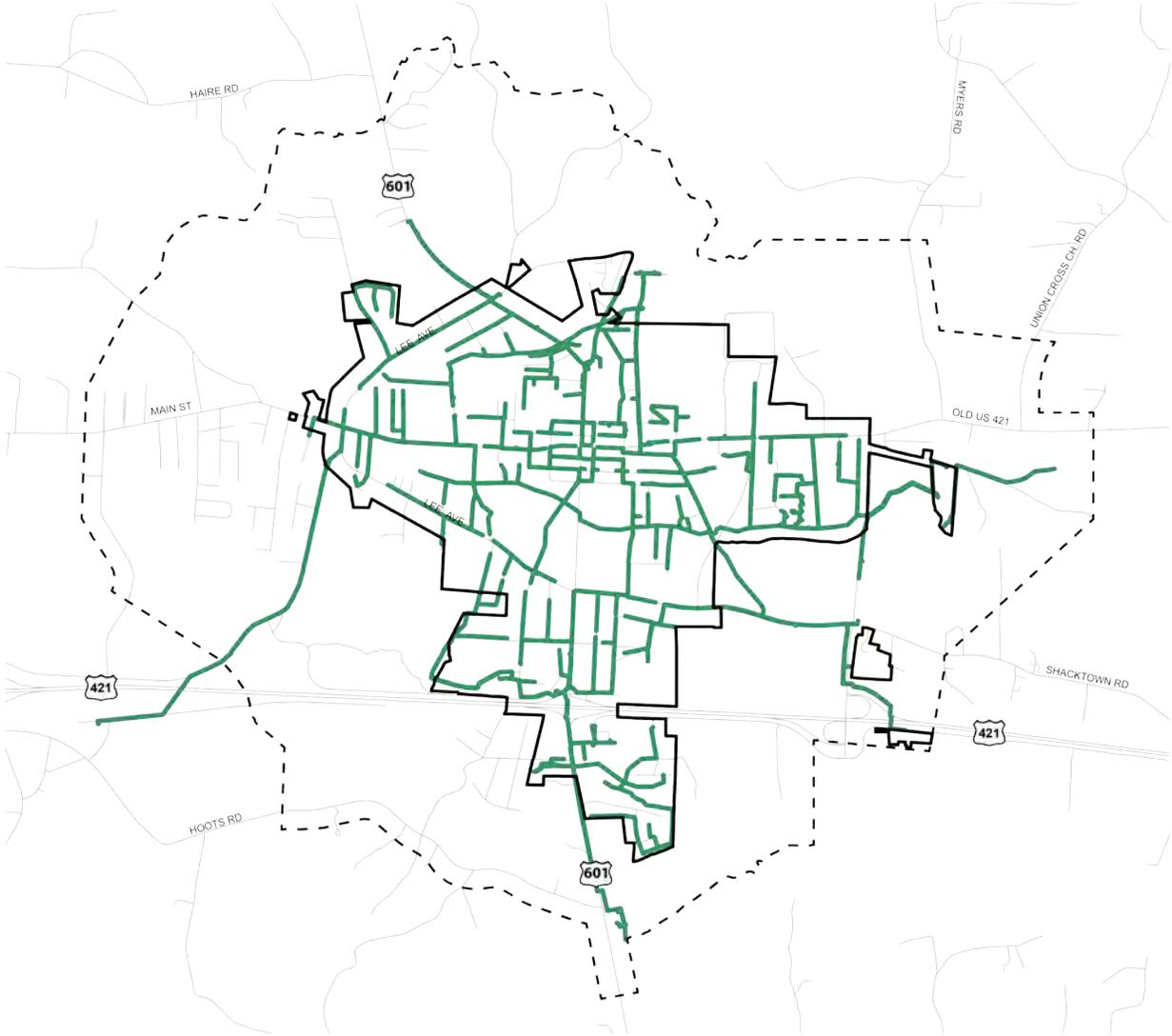
- Water Line
- ETJ Boundary
- Town Limits
- Roads



1 Mile

▼ MAP 1.9 PUBLIC UTILITIES

This map illustrates sewer lines within the planning area.



- Sewer Line
- - - ETJ Boundary
- Town Limits
- Roads

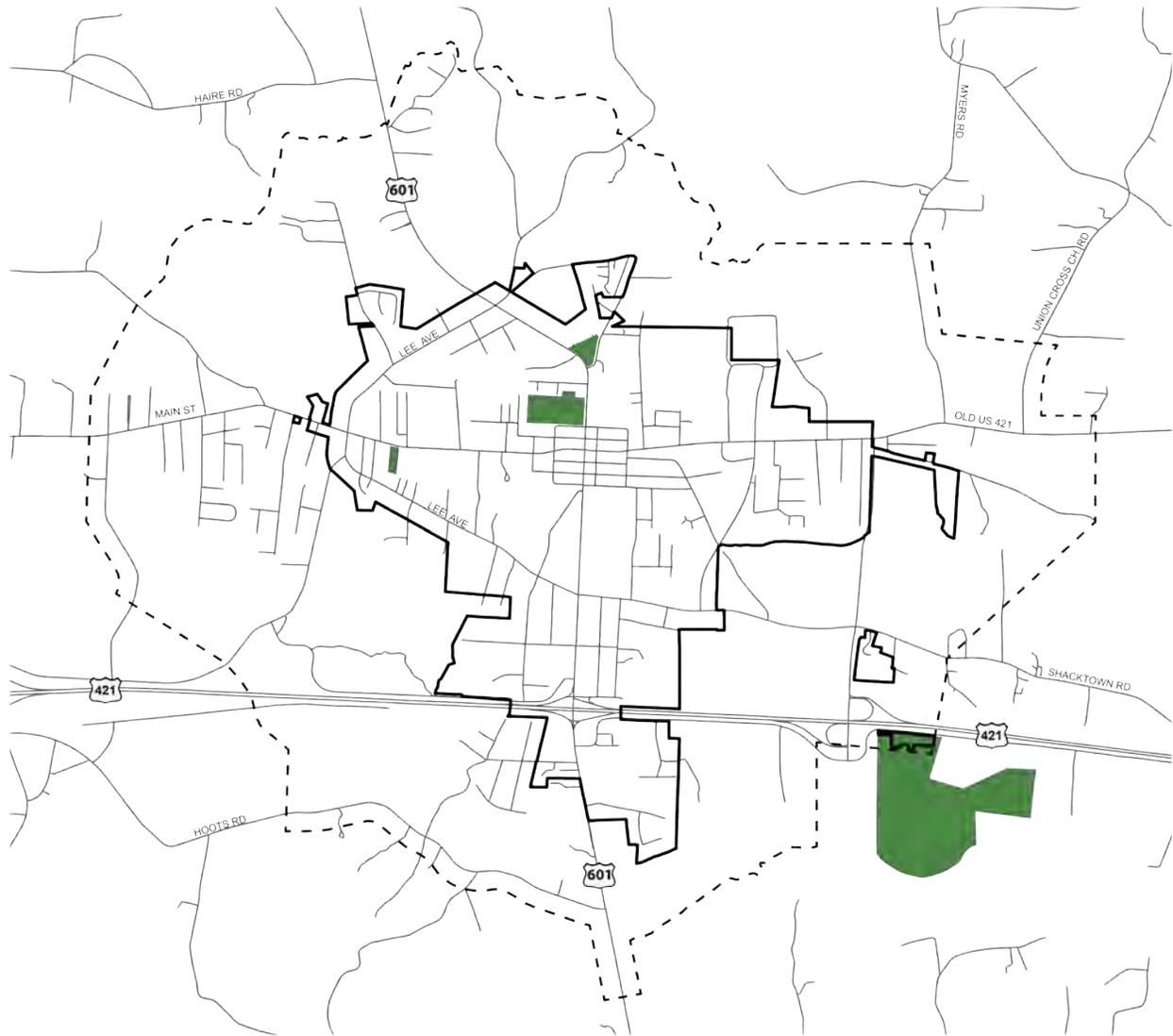


1 Mile

Introduction

▼ 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

■ Recreational Facility - - - ETJ Boundary
— Roads ——— Town Limits



1 Mile