Yadkin County
Land Use Plan Update

Rooted in Tradition, Prepared for Progress

PUBLIC MEETING

October 8th, 2026
Yadkin County Agricultural & Educational Building



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Scope, Schedule, & Website



Why Make a Plan?

- Check-in with the community
- Compliance with state statutes
- Enforce zoning and development regulations
- Future land use
- Align resources to maximize impact
- Unlock outside funding
- Work toward community goals
- Achieve more when we work together

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Our Presence

69

Comprehensive Plans

72

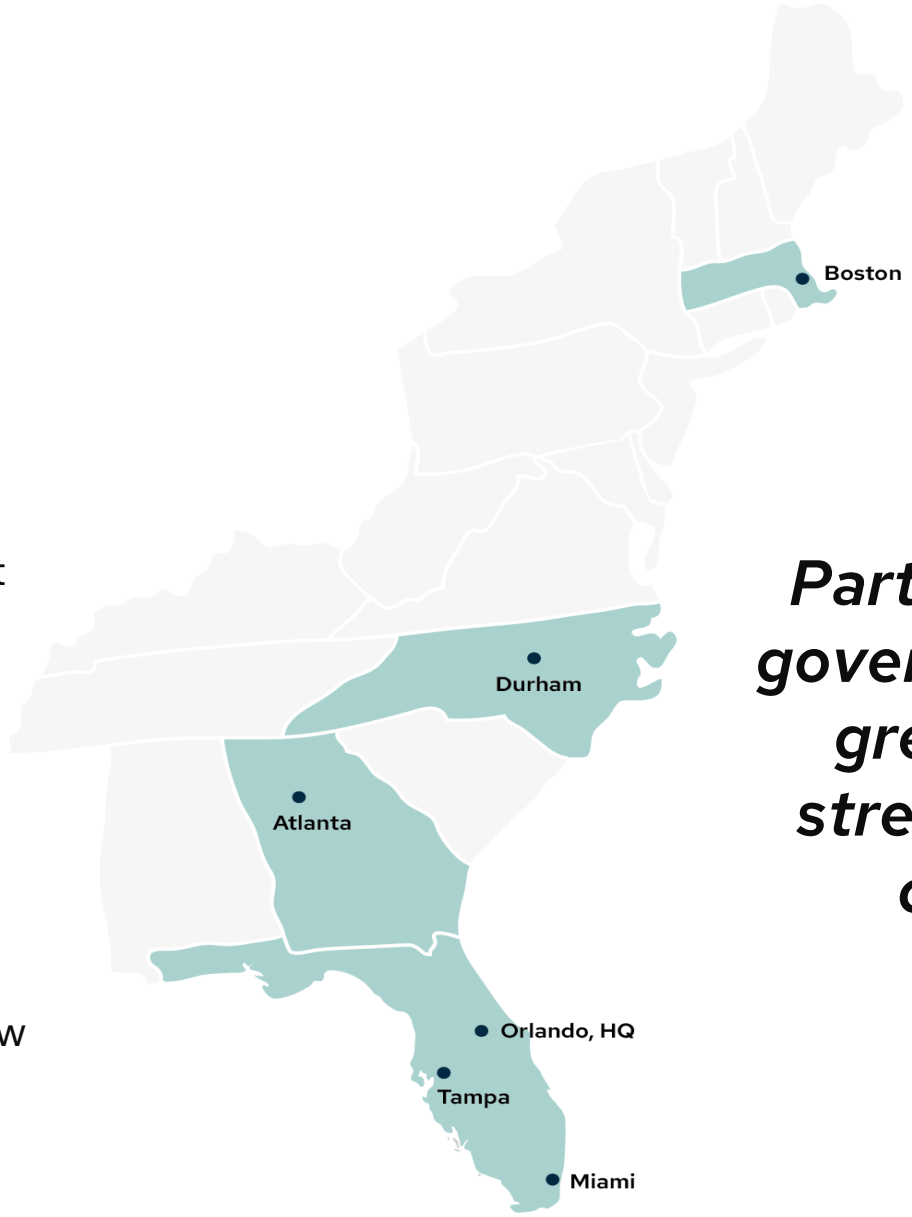
Land Development Code Projects

55

Redevelopment Projects

11

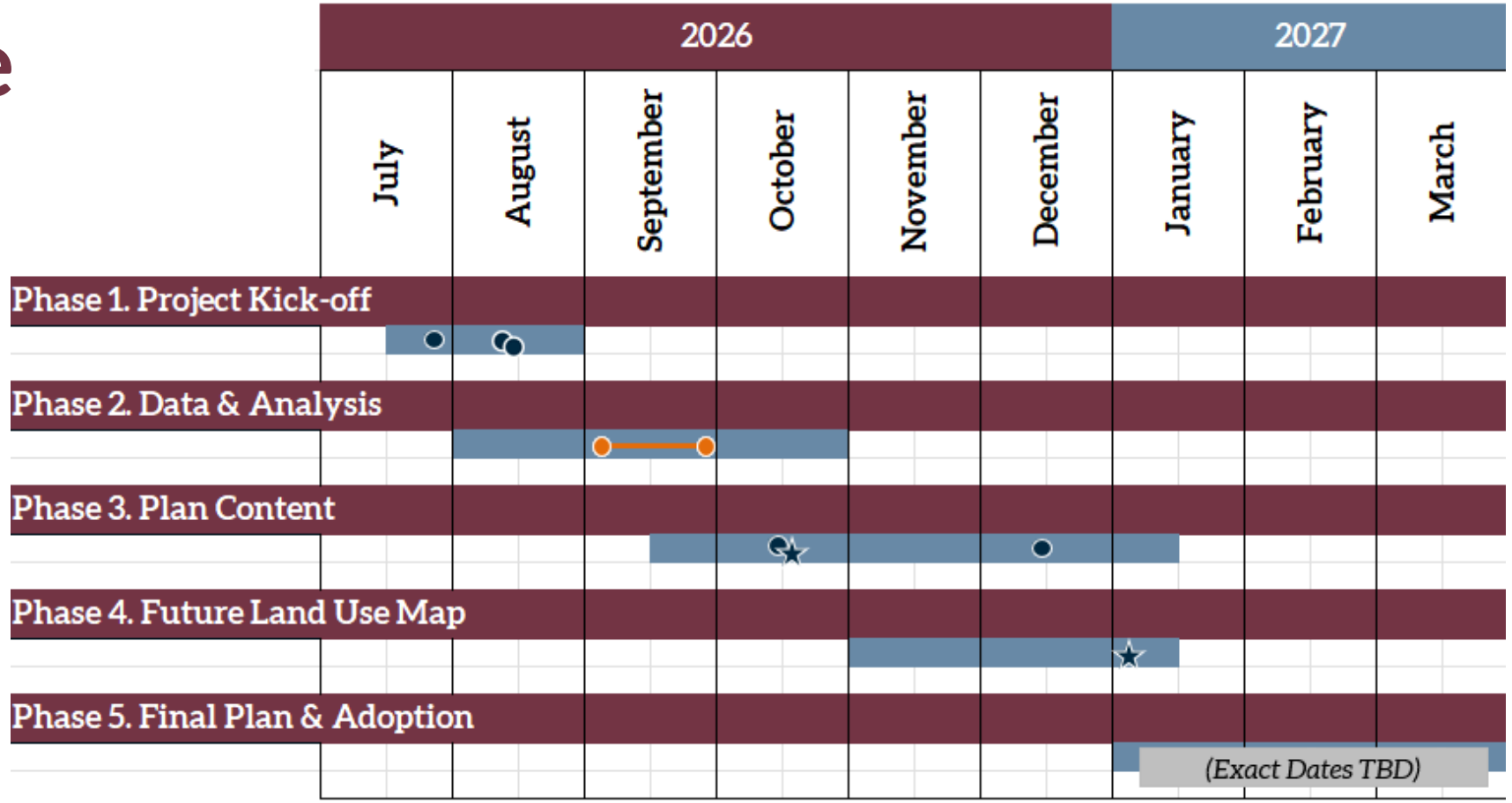
Development Review Projects



Inspire

Partnering with local governments to create great places, safe streets, and thriving communities.

Schedule



Key:

- Coordination & Production
- Staff or Steering Committee Meeting, or Public Hearing
- Public Open House or Public Meeting Presentation
- Public Survey or Sustained Outreach Event

Note: Staff and project team coordination meetings are also held at least monthly

Project Website & Online Engagement

- **Interactive:** Allows residents to contribute directly onto maps or surveys.
- **Document Library:** Drafts of plan content and maps available for feedback and review.
- **Real-time Updates:** The site remains up to date with all timelines, events, reports, and more.



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Key Issues and Opportunities



Yadkin County Key Strengths



Agritourism and farmland



Connections to nearby counties



Parks and recreational opportunities



Natural resources



Strong community cohesion

From 2023 community engagement surveys and workshops

Improving the Plan



Implementation Framework:

Refine the current plan's broad aspirations into actionable tools that staff, Planning Board, and Commissioners can confidently use to evaluate development.



Eliminating Uncertain Boundaries:

Correct areas of overlap or contradiction within the plan to give clear direction for future land use and zoning regulations. Update character areas.



Better Reflect Community Interests:

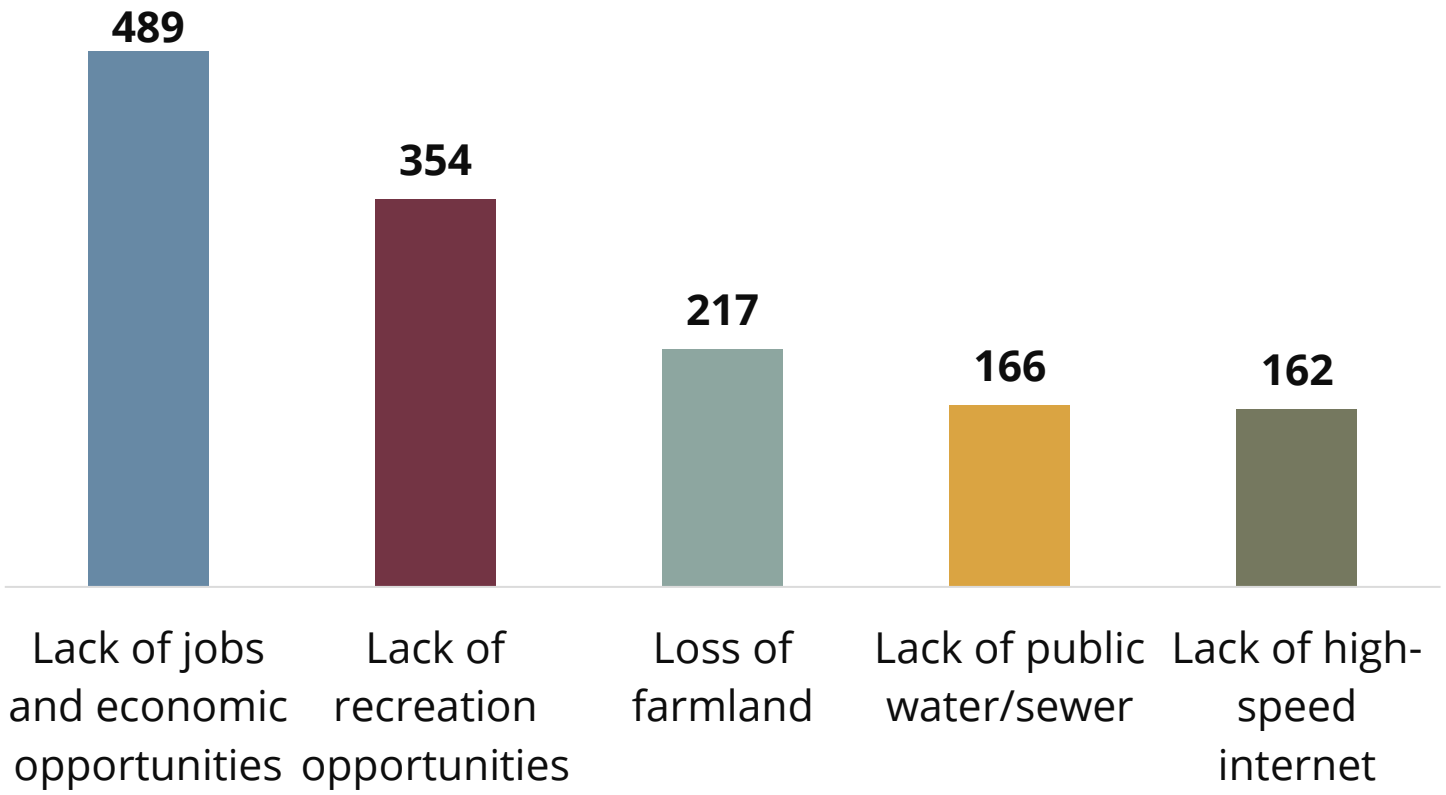
Work with residents to accurately represent the County’s economic needs, growth expectations, and community character.

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Input To-Date



Top Challenges Facing Yadkin County



Key Write-In Responses:

"Lack of quality shopping, restaurants, and grocery stores"

"Housing affordability"

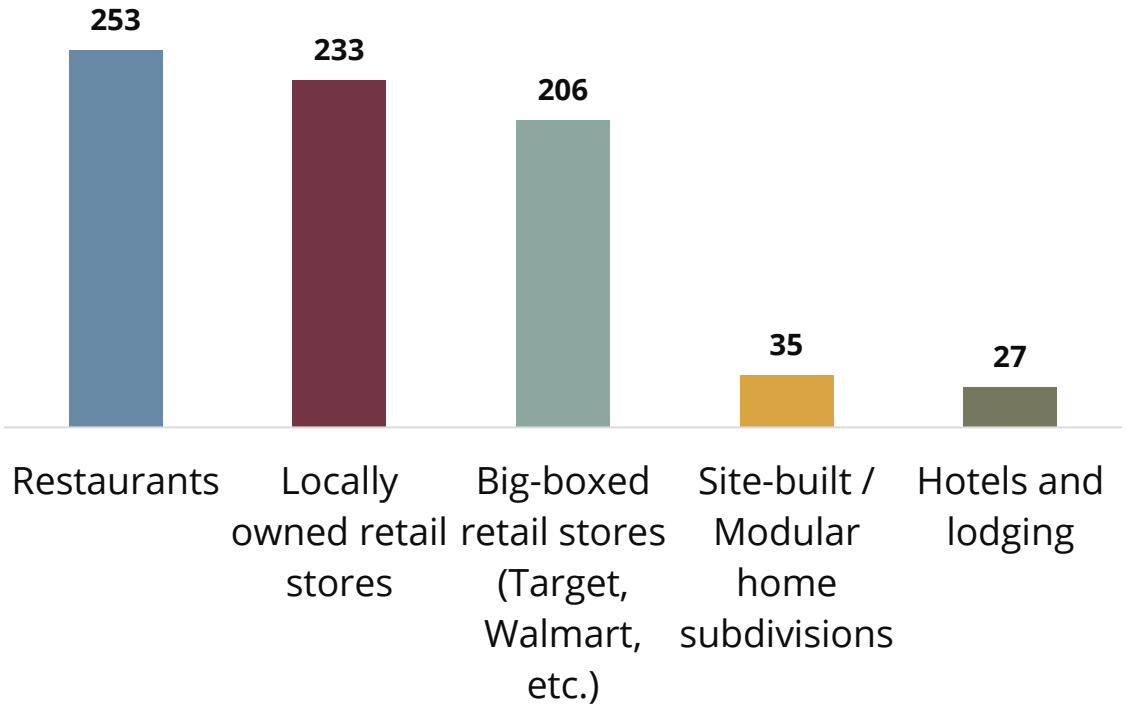
"Lack of funding for education or childcare support options"

"Activities for children and young people"

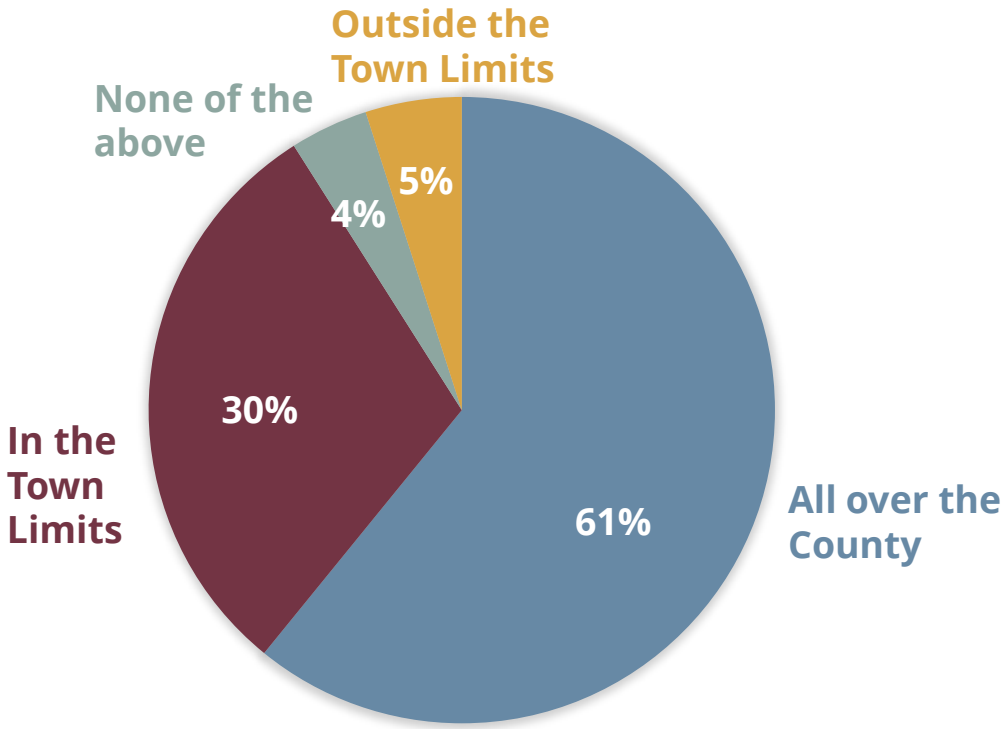
From 2023 community engagement surveys and workshops

Desired Development in Yadkin County

Top Types of Desired Development

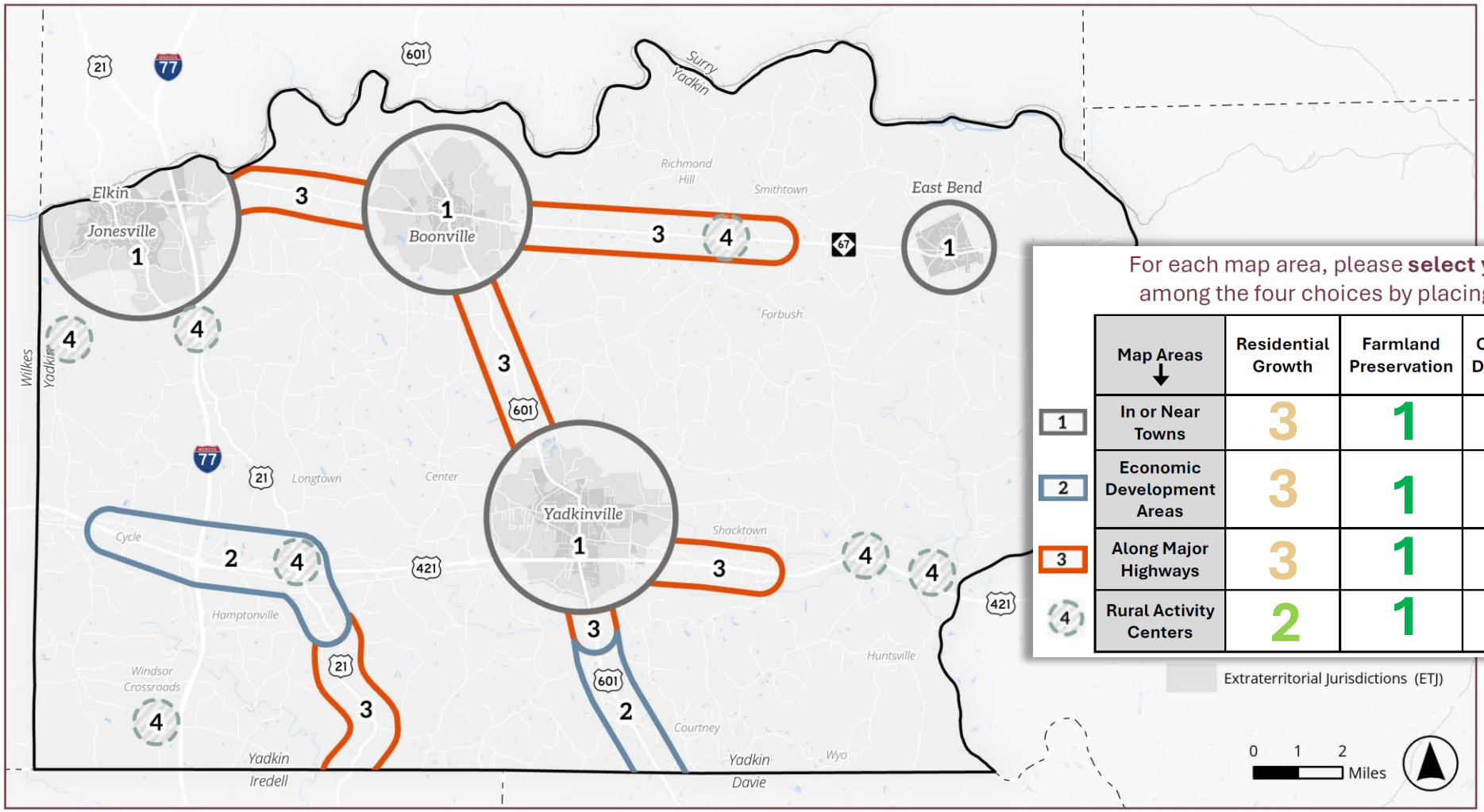


Where Residents Want More Development



From 2023 community engagement surveys and workshops

Current Survey Results



For each map area, please **select your top 2 priorities** among the four choices by placing a check mark (✓):

	Map Areas ↓	Residential Growth	Farmland Preservation	Commercial Development	Employment Centers
1	In or Near Towns	3	1	2	
2	Economic Development Areas	3	1	2	
3	Along Major Highways	3	1	2	
4	Rural Activity Centers	2	1	3	

Residential Growth: Neighborhoods, subdivisions, and new housing.
Farmland Preservation: Production agriculture, family farms, open spaces, and rural areas.
Commercial Development: Retail shops, dining, grocery stores, and everyday services.
Employment Centers: Industrial parks, logistics, manufacturing, and major employers.

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State of the County

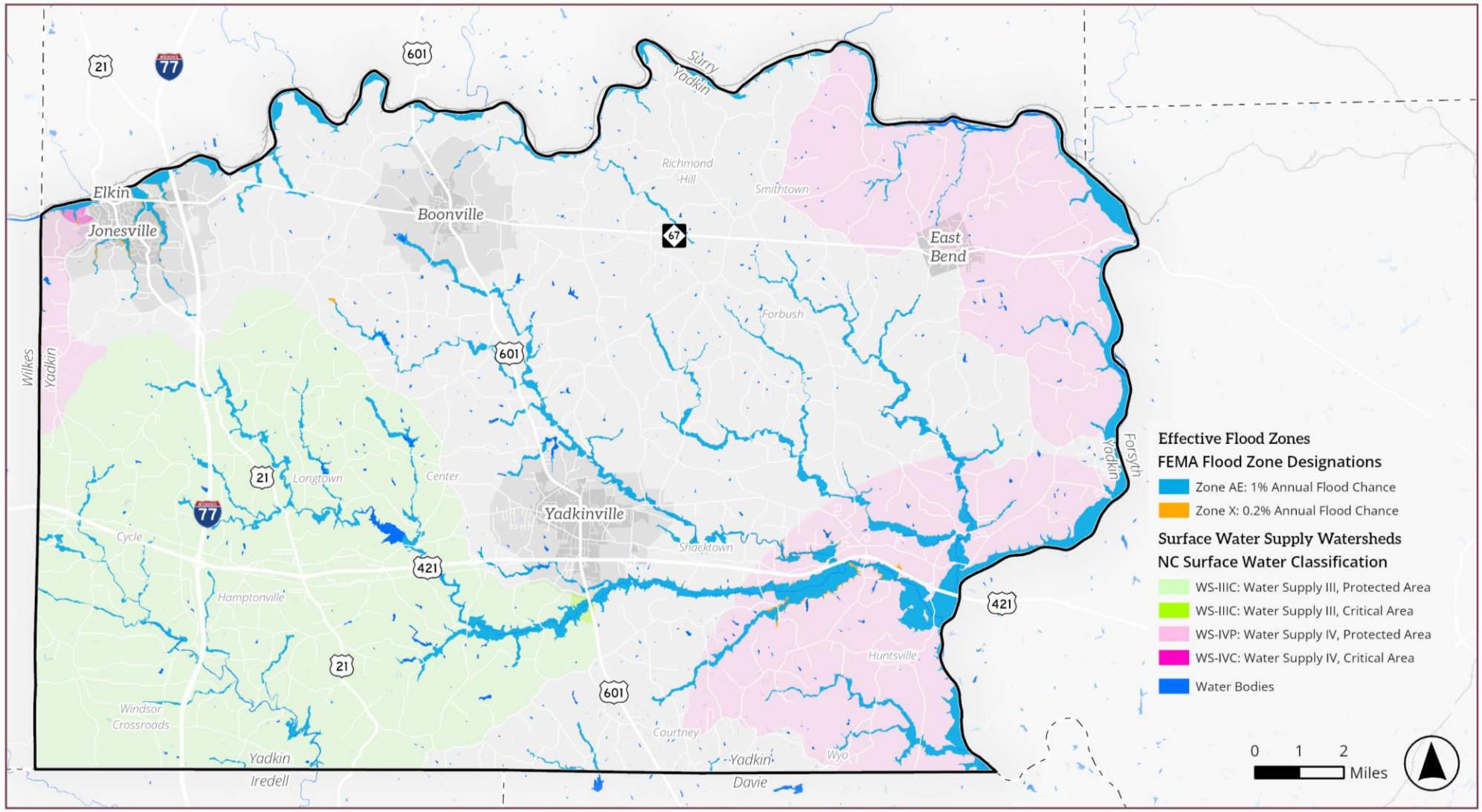


State of the County Report

- Existing conditions
- Mapping
- Demographics
- Socioeconomics
- Assets and challenges
- Setting the foundation

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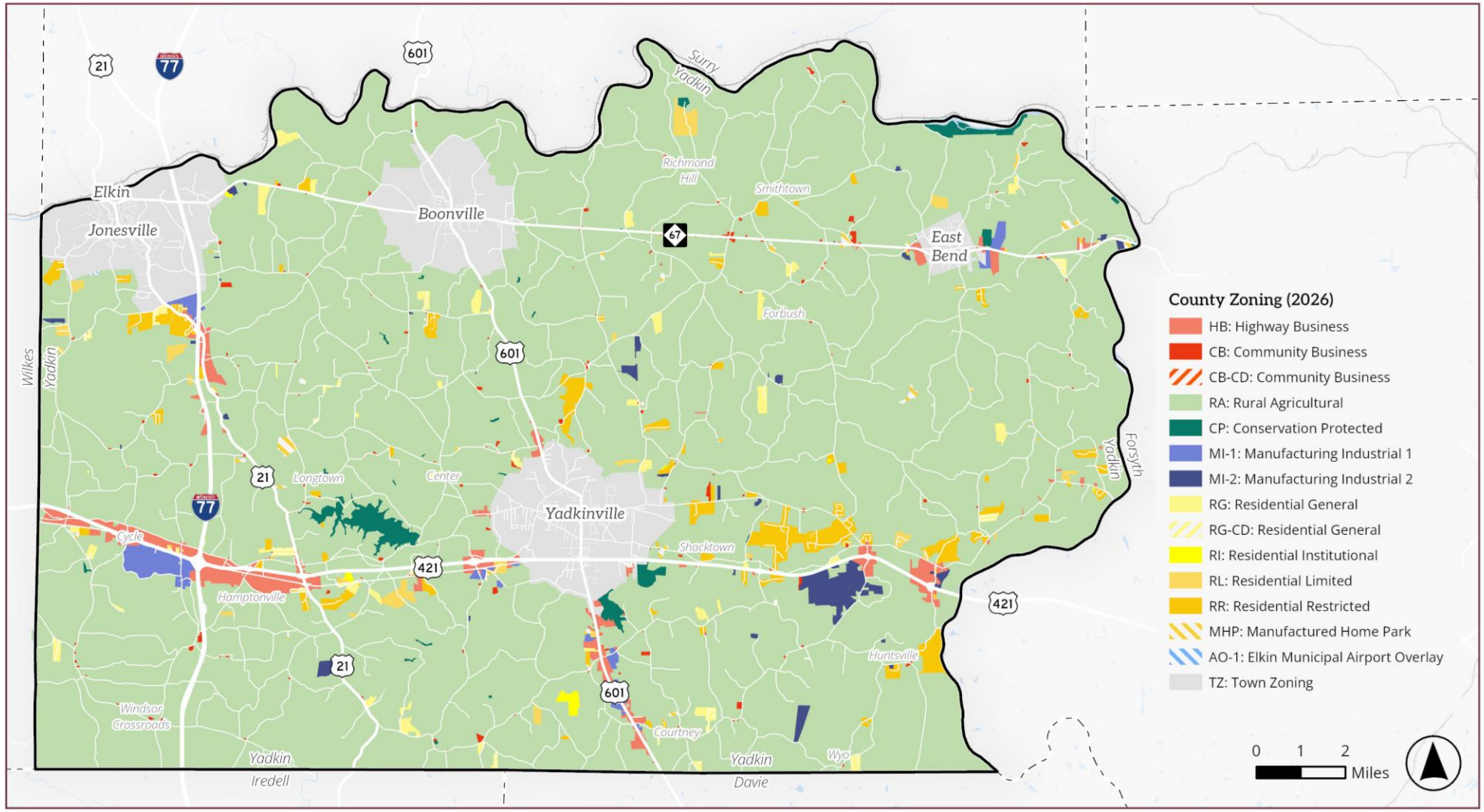
Land Use / Environmental Conflicts



Land Cover


NLCD Land Cover - 2024
Land Cover Classification
Open Water
Developed - Open Space
Developed - Low Intenstiy
Developed - Medium Intensity
Developed - High Intenstiy
Barren Land
Deciduous Forest
Evergreen Forest
Mixed Forest
Shrubland
Grassland
Pasture
Cultivated Crops/Agricultural
Woody Wetlands
Herbaceous Wetlands
0 1 2
Miles
Elkin
Jonesville
Boonville
Yadkinville
East Bend
Hamptonville
Windsor Crossroads
Courtney
Huntsville
Forbush
Smithtown
Richmond Hill
Longtown
Center
Shacktown
Cycle
Wyo
Surry
Yadkin
Wilkes
Iredell
Davie
Forsyth
21
77
601
67
421

Regulatory

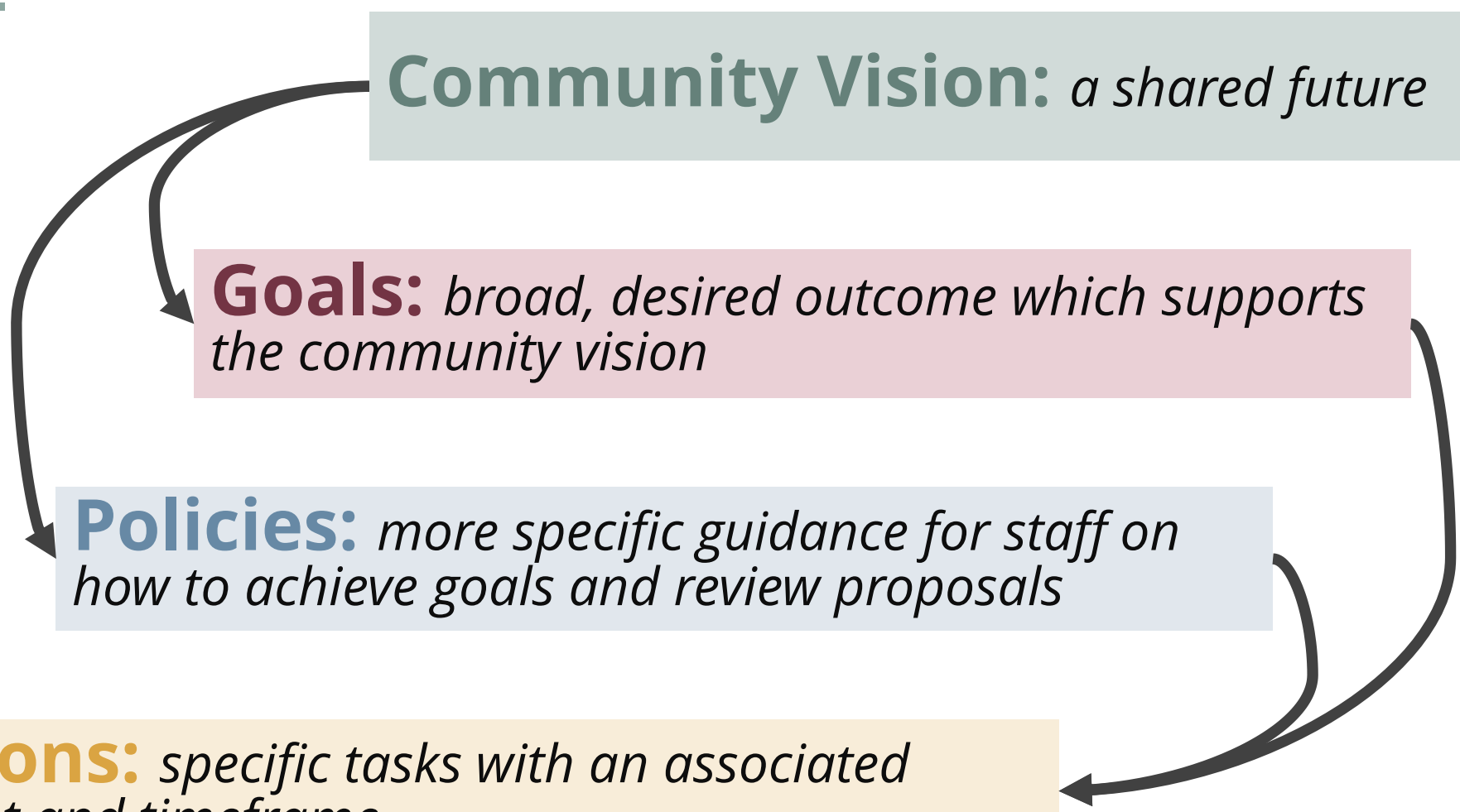

Elkin
Jonesville
Boonville
East Bend
Yadkinville
Richmond Hill
Smithtown
Forbush
Longtown
Center
Shacktown
Cycle
Hamptonville
Windsor Crossroads
Courtney
Huntsville
Wyo
Surry
Yadkin
Wilkes
Forsyth
Iredell
Davie
County Zoning (2026)
HB: Highway Business
CB: Community Business
CB-CD: Community Business
RA: Rural Agricultural
CP: Conservation Protected
MI-1: Manufacturing Industrial 1
MI-2: Manufacturing Industrial 2
RG: Residential General
RG-CD: Residential General
RI: Residential Institutional
RL: Residential Limited
RR: Residential Restricted
MHP: Manufactured Home Park
AO-1: Elkin Municipal Airport Overlay
TZ: Town Zoning
0 1 2
Miles

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Vision and Goals



Plan Framework



Draft Vision

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Yadkin County will preserve its agricultural heritage while maintaining a high quality of life, community, and health for its residents. The County will encourage well-placed economic development that blends well with agricultural lands. The County will prioritize sustainable growth and efficient and responsive public services that provide for the needs of the community.

Draft Goals

Land Use Compatibility

The County will ensure new growth is compatible with existing uses and maximizes infrastructure availability. New growth should not inhibit agricultural production or infringe on natural resources.

Agricultural Preservation

The County will prioritize the preservation of existing agricultural production and encourage the growth of new agricultural operations.

Responsive Governance

The County will ensure the planning process is transparent, fair, open, efficient, and responsive

Economic Development

The County will seek opportunities to expand and diversify the employment base in targeted areas.

Utilities

The County will improve, expand, and protect local infrastructure. The County will support strategic utility design and installation.

Recreation

The County will promote and increase recreational and entertainment opportunities for residents.

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Upcoming



Upcoming

- Incorporate input
- Review and revise vision, goals, policies, and actions
- Revise future land use map
- Draft Plan for public review
- Next in-person events: mid December / early January

Website:

https://www.inspire-engagement.com/yadkin-county-comp-plan



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