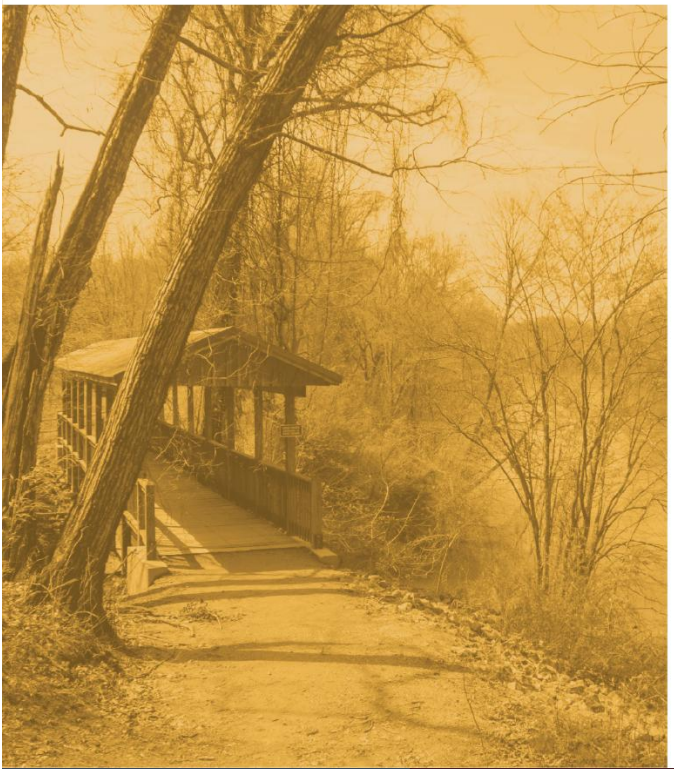
Yadkin County Land Use Plan

STATE OF THE COUNTY

September 2026







Yadkin County
c/o Planning and Zoning
P.O. Box 220
217 East Willow Street
Yadkinville, NC 27055
https://www.yadkincountync.gov/163/Planning



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ACKNOWLEDGEMENTS

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Yadkin County, NC	Draft 10/07/2026	Inspire Placemaking Collective

EXISTING CONDITIONS 04

BACKGROUND

Location

Yadkin County is in the Piedmont region of central North Carolina, encompassing approximately 337 square miles, including about 2 square miles of water. The county is bordered by Surry, Forsyth, Wilkes, Davie, and Iredell Counties. Yadkin County's western portion contains the Brushy Mountains and the Yadkin River forms much of the northern and eastern boundaries.

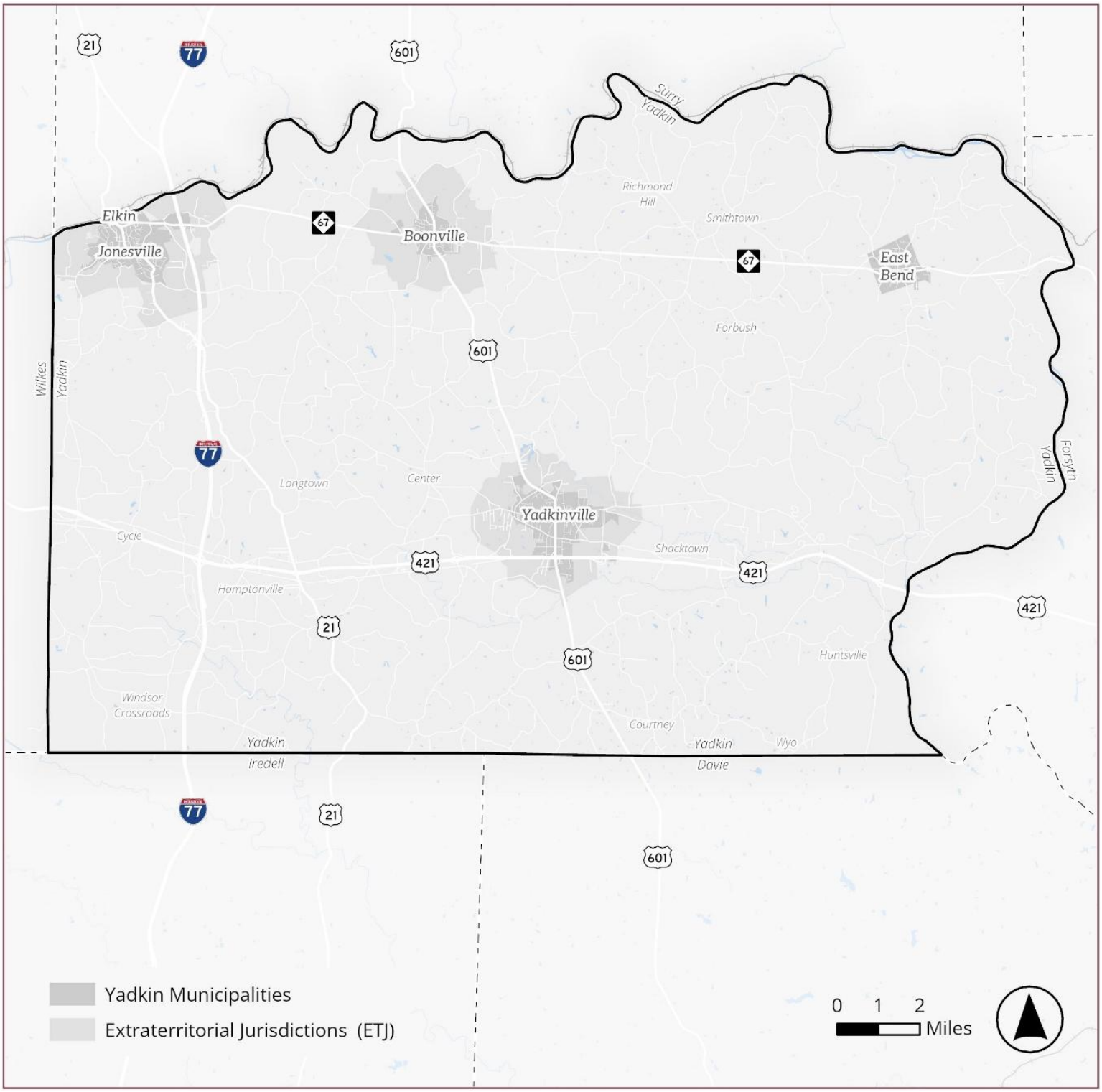
Yadkin County is divided into 12 townships:

- Boonville
- Deep Creek
- East Bend
- Forbush
- North Buck Shoals
- North Fall Creek
- North Knobs
- North Liberty
- South Buck Shoals
- South Fall Creek
- South Knobs
- South Liberty

Yadkin County has four incorporated municipalities: Boonville, East Bend, Jonesville, and Yadkinville (the county seat). Ther are a number of unincorporated communities, which include the following:

- Barney Hill
- Branon
- Brooks Crossroads
- Buck Shoals
- Center
- Courtney
- Enon
- Flint Hill
- Footville
- Forbush
- Hamptonville
- Huntsville
- Lone Hickory
- Longtown
- Marler
- Richmond Hill
- Swan Creek
- Union Hill
- Windsor Crossroads
- Wyo

Map 1. Yadkin County Boundaries and Municipalities



Source: Yadkin County, 2026

History

Yadkin County's original inhabitants were Indigenous American farmers, including members of the Cherokee, Cheraw, Keyauwee, Tutelo, Saponi, and Catawba nations. In the late 1600s, European traders established trade routes throughout the region, followed by the arrival of the European settlers in the 1750s. These settlers included Germans from Pennsylvania, Virginians of English and Scotch-Irish descent, Moravians from Salem, and Quakers migrating from eastern counties. Yadkin County as it is now known was created in 1850 from portions of Surry County, deriving its name from the Yadkin River. The county seat of Yadkinville was chartered in 1857 with the erection of the local courthouse and named after the county.

Early commerce was dominated by agricultural operations; most notably grain and flue cured tobacco. As the region industrialized, Yadkin County developed small-scale manufacturing including tobacco baskets, lumber, and textile mills. By the mid-20th century, dairy farming had risen to prominence.

Although manufacturing has since declined in favor of distribution and service industries, agriculture remains a significant part of the local economy. Farming in the region has diversified over the years and now includes the largest concentration of active vineyards in the State, with the Yadkin Valley Wine Region being the first federally designated wine producing region in North Carolina.



First Yadkin County Courthouse in Yadkinville. Source: National Press, 1958

COMMUNITY PROFILE

Population

According to the North Carolina Office of State Budget and Management (NC OSBM), Yadkin County's population in 2024 was estimated to be 37,955. The County's population during the U.S. Census Bureau's last Decennial Census in 2020 was 37,213. The NC OSBM's estimated 2024 population thus represents an approximately 2% increase since the last official count by the U.S. Census Bureau. The following maps show population density across Census block groups in Yadkin County, illustrating that the County's population is mostly concentrated around the incorporated municipalities and major roadways. The next map shows the percent change in population from 2020 to 2024 for each Census block group, illustrating that some areas of the County have increased in population while others have decreased.

The County's population has grown around 4% over the past 25 years, and nearly ¾ of that growth was within the service areas of the four municipalities.

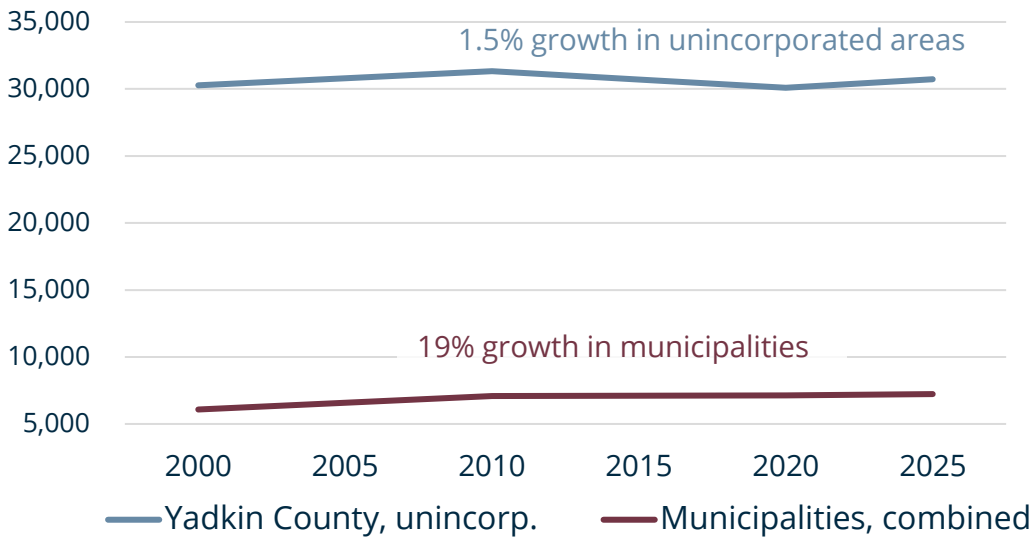
Population change over the recent past has favored development in the municipalities. In 2024, the municipalities represented around 19.2% of Yadkin County's total population, with the remaining 80.8% living in the unincorporated areas of the County. The following table and figure show the change in population since 2000 for Yadkin County as a whole, its incorporated municipalities, and the unincorporated areas. While Yadkin County's total population grew by around 4% since 2000, the municipalities' combined population grew 19%, and the unincorporated area grew in population by 1.5%. This means that homes are mostly locating in areas where they receive municipal services. This trend has also helped preserve rural areas from sprawling residential growth.

Table 1. Municipalities and Unincorporated Area Population, 2000-2024

Geography	2000	2010	2020	2024
Yadkinville	2,885	2,959	2,995	3,063
Boonville	1,184	1,222	1,185	1,219
Jonesville	2,244	2,285	2,308	2,354
East Bend	657	612	634	649
Unincorporated County	29,378	31,328	30,091	30,670
Yadkin County, total	36,348	38,406	37,213	37,955

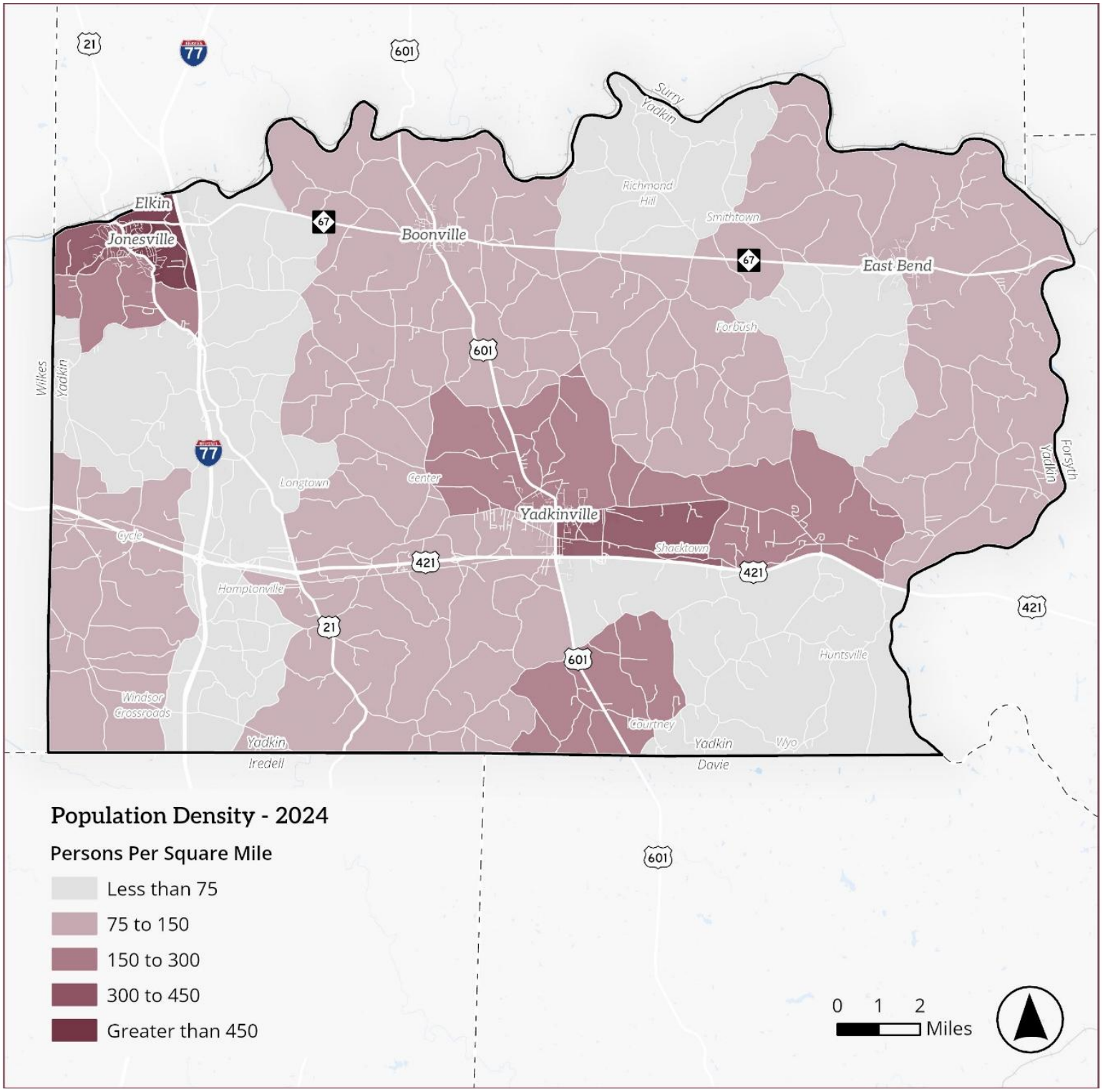
Source: U.S. Census Bureau, 2000-2020; NC Office of State Budget and Management, 2024

Figure 1. Yadkin County Population Change Over Time



Source: U.S. Census Bureau, 2000-2020; NC Office of State Budget and Management, 2024

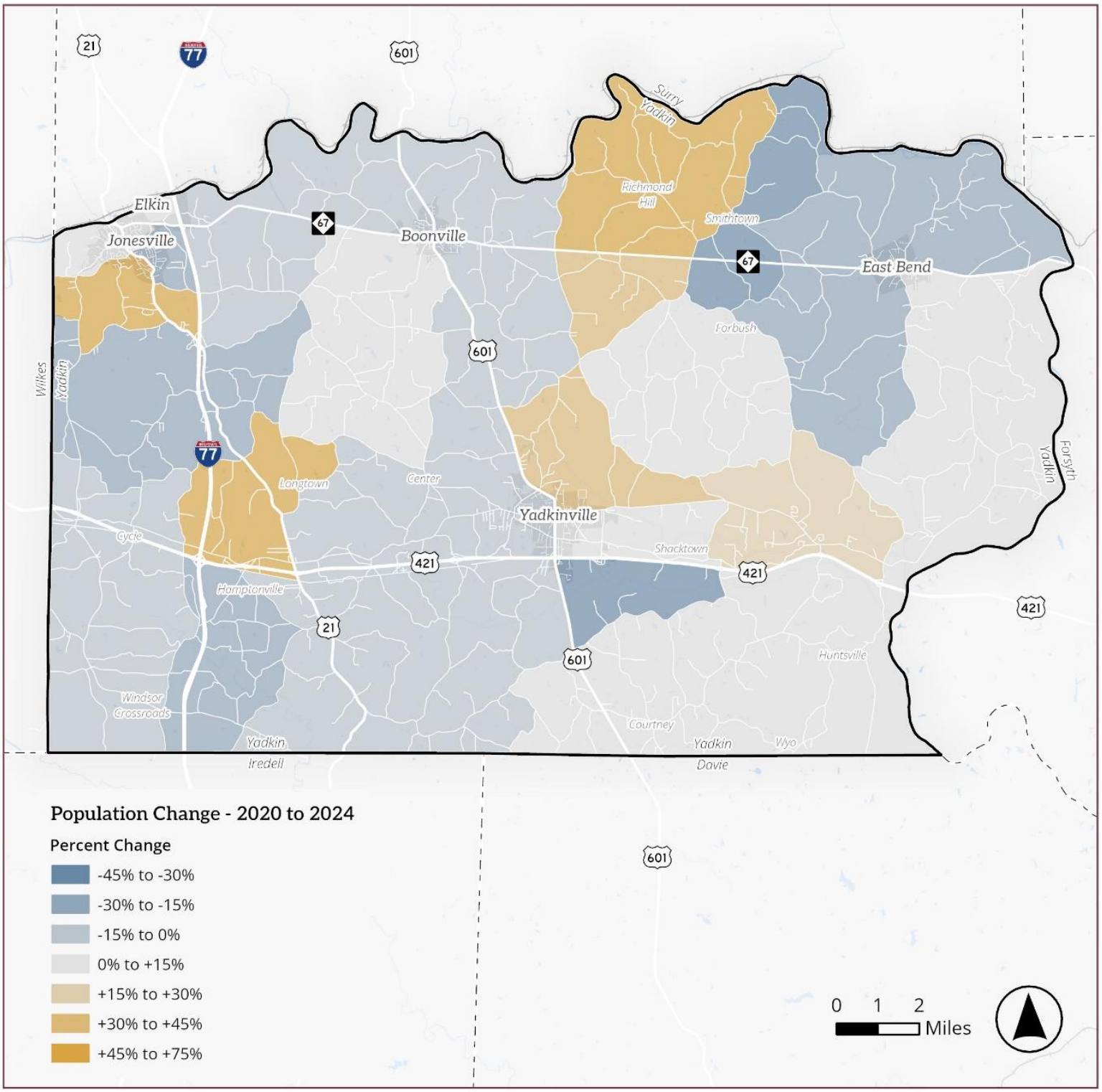
Map 2. Population Density by Census Block Group



Source: U.S. Census Bureau, 2020-2024 American Community Survey Estimates

Higher population densities (by Census block group) occur in and around the towns, with some moderately dense areas also north of eastern Hwy 421.

Map 3. Percent Change in Population by Census Block Group



Source: U.S. Census Bureau, 2020-2024 American Community Survey Estimates

Population (as a percentage) has primarily increased in areas within or surrounding the towns.

Population Projections

The NC OSBM State Demographer publishes population projections annually for each county using complex methodology tailored to each county's birth, death, and in/out migration rates. The OSBM projects that Yadkin County's population will be mostly stable over the next 30 years. The following table and figure show these projected populations for Yadkin County compared to Surry County and Stokes County, nearby counties of similar size and geography, as well as projections for North Carolina. The OSBM projections project that Surry and Stokes Counties will also remain mostly stable, while the state as a whole will experience a dramatic population increase by almost 25%.

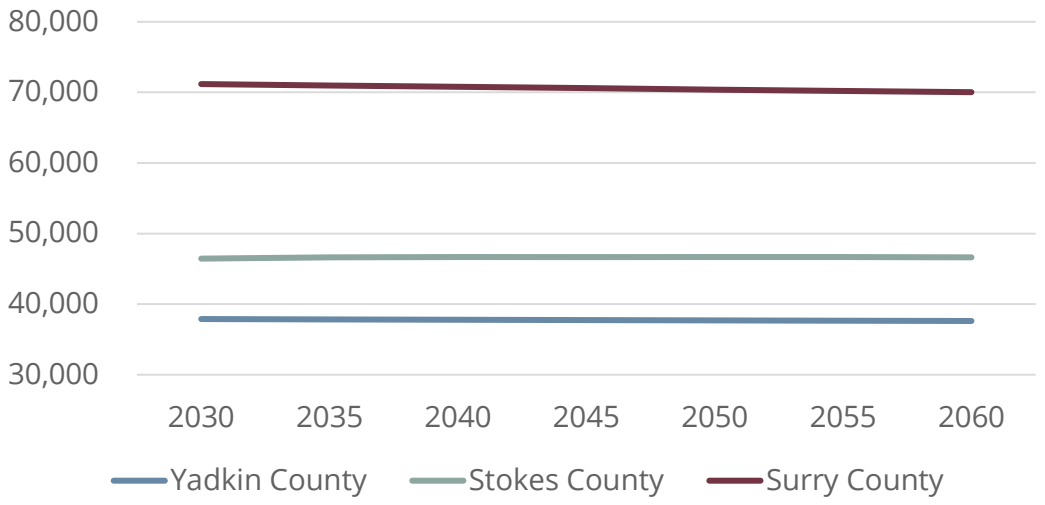
The State of North Carolina Office of State Budget and Management (OSBM) projects that Yadkin County's population will be mostly stable over the next 30 years.

Table 2. Projected Population Across Comparison Geographies

Year	Yadkin County	Stokes County	Surry County	North Carolina
2030	37,891	46,450	71,176	11,695,306
2035	37,847	46,622	70,982	12,171,710
2040	37,797	46,664	70,788	12,652,298
2045	37,752	46,668	70,596	13,123,190
2050	37,707	46,663	70,404	13,585,935
2055	37,663	46,654	70,216	14,050,786
2060	37,616	46,646	70,028	14,511,374

Source: North Carolina Office of State Budget and Management, 2026

Figure 2. Population Projections – Yadkin, Stokes, and Surry Counties



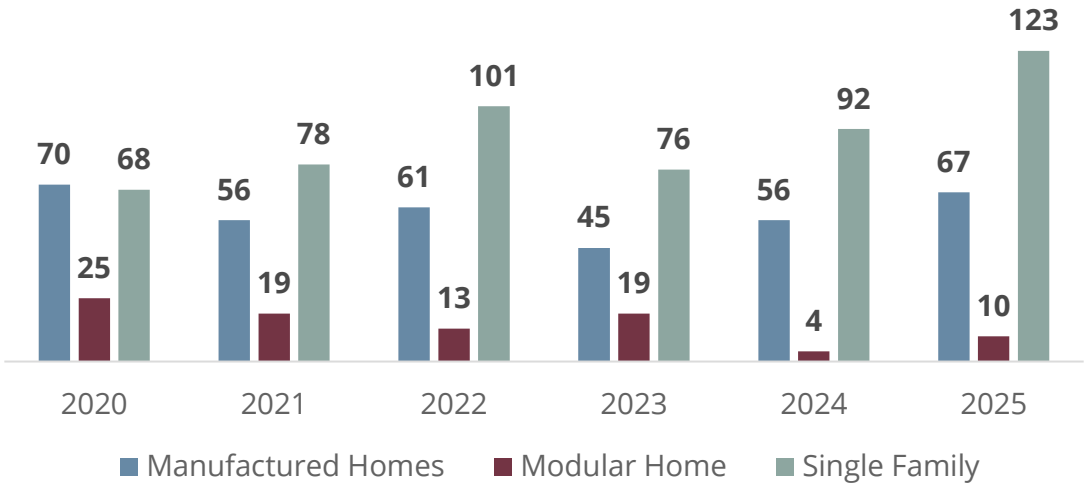
Source: North Carolina Office of State Budget and Management, 2026

Building Permit Trends

Yadkin County's recent building permit data suggests possible future growth. In 2022, Yadkin County processed 175 new residential building permits and 1 residential demolition, indicating 174 new households. In 2025, the County processed 200 new residential building permits and 3 demolitions, suggesting 197 new households. This increase could indicate an upward trend for future development and population growth across the County. Building permit data in recent years is summarized in the following figure.

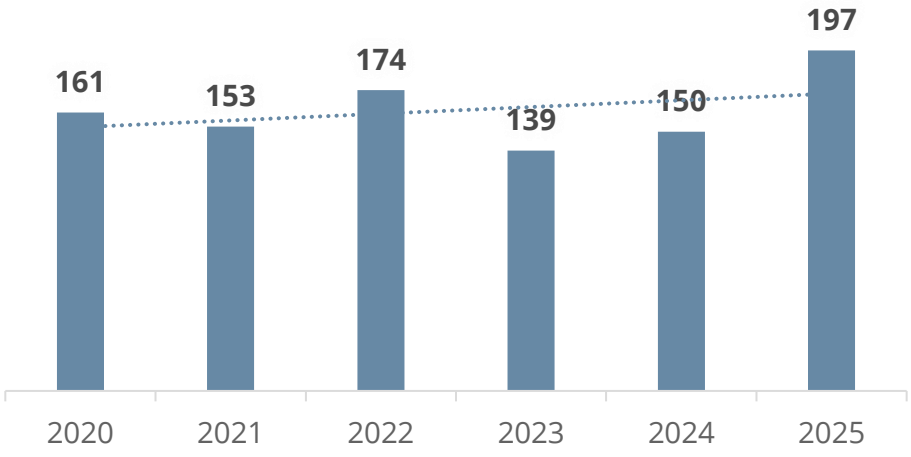
The number of new home residential building permits increased by over 30% from 2024 to 2025.

Figure 3. New Residential Building Permits by Type



Source: Yadkin County, 2020-2025

Figure 4. New Households by Residential Building Permits and Demolitions



Source: Yadkin County, 2020-2025

Age Distribution

According to the 2024 American Community Survey, the proportion of children ages 17 or younger decreased, while the proportion of older adults ages 65 and over increased since 2014. Yadkin County has a higher median age than the state. The median age of Yadkin County compared to similar counties and North Carolina.

Table 3. Median Age (Years)

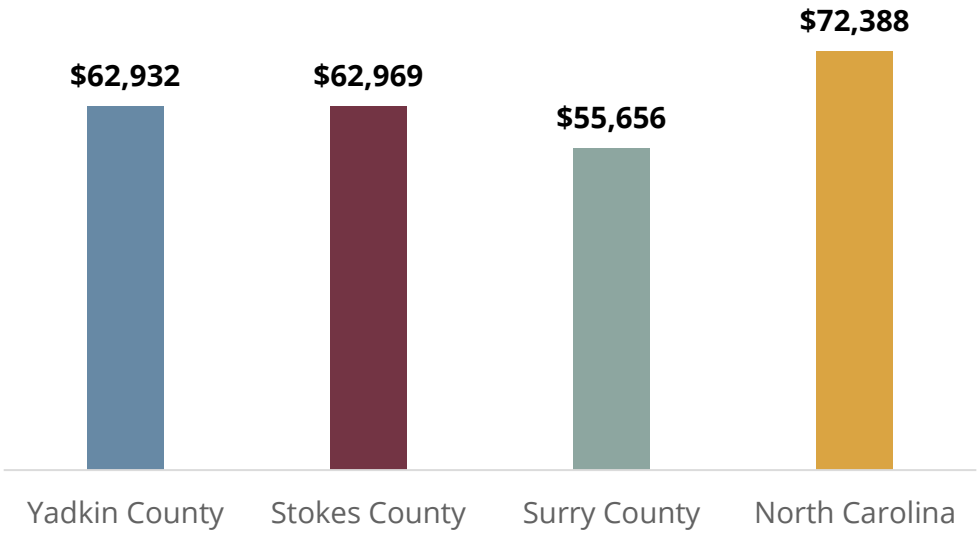
Yadkin County	Stokes County	Surry County	North Carolina
44.3	49.1	43.8	39.1

Source: U.S. Census Bureau, 2020-2024 American Community Survey

Household Income

According to the most currently available data from the 2024 American Community Survey, the median household income for Yadkin County is $62,932. The figure below shows Yadkin County's median household income compared to North Carolina and neighboring counties.

Figure 5. Median Household Income for Comparison Geographies



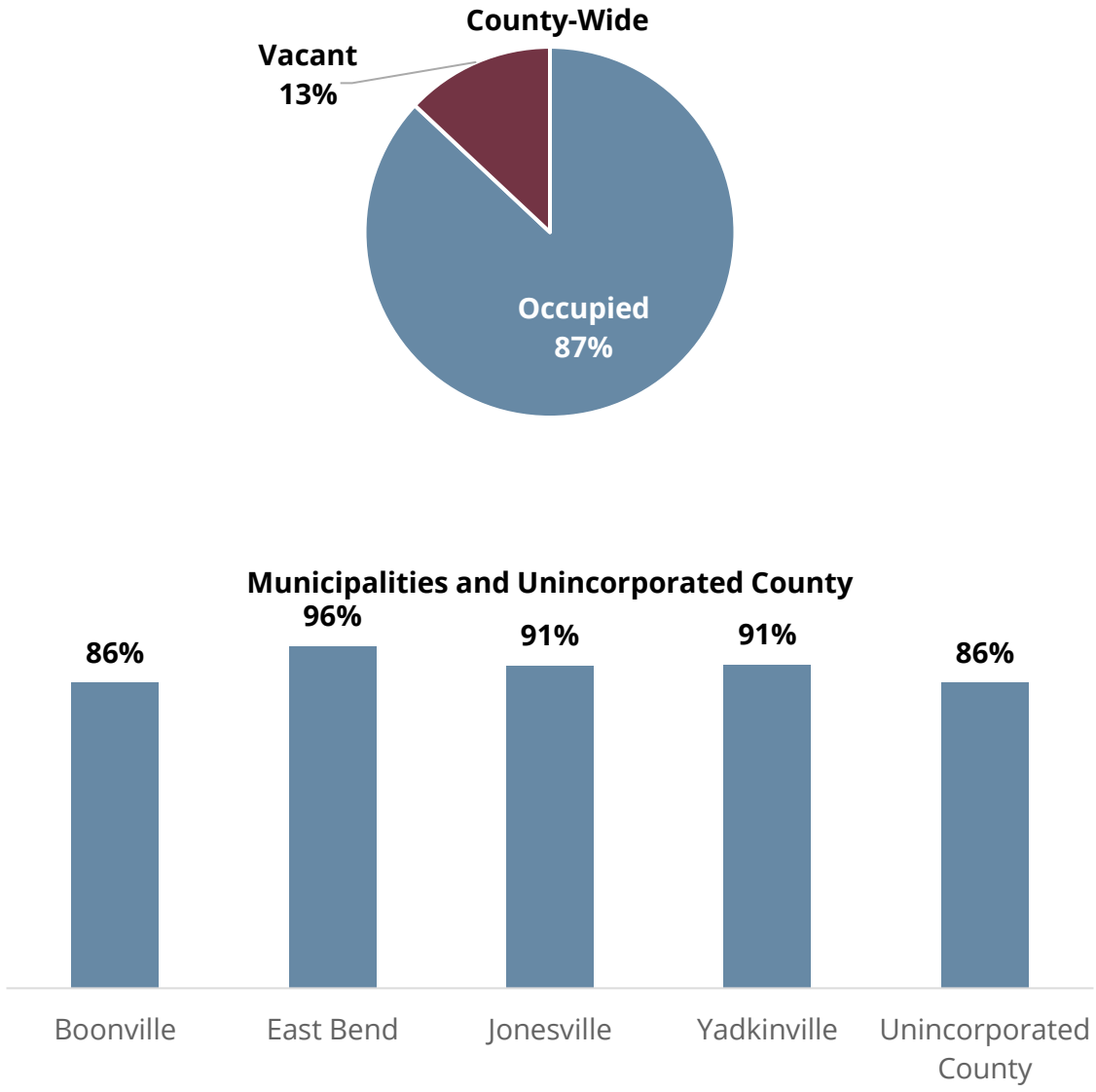
Source: U.S. Census Bureau, 2020-2024 American Community Survey Estimates

HOUSING

Housing Occupancy

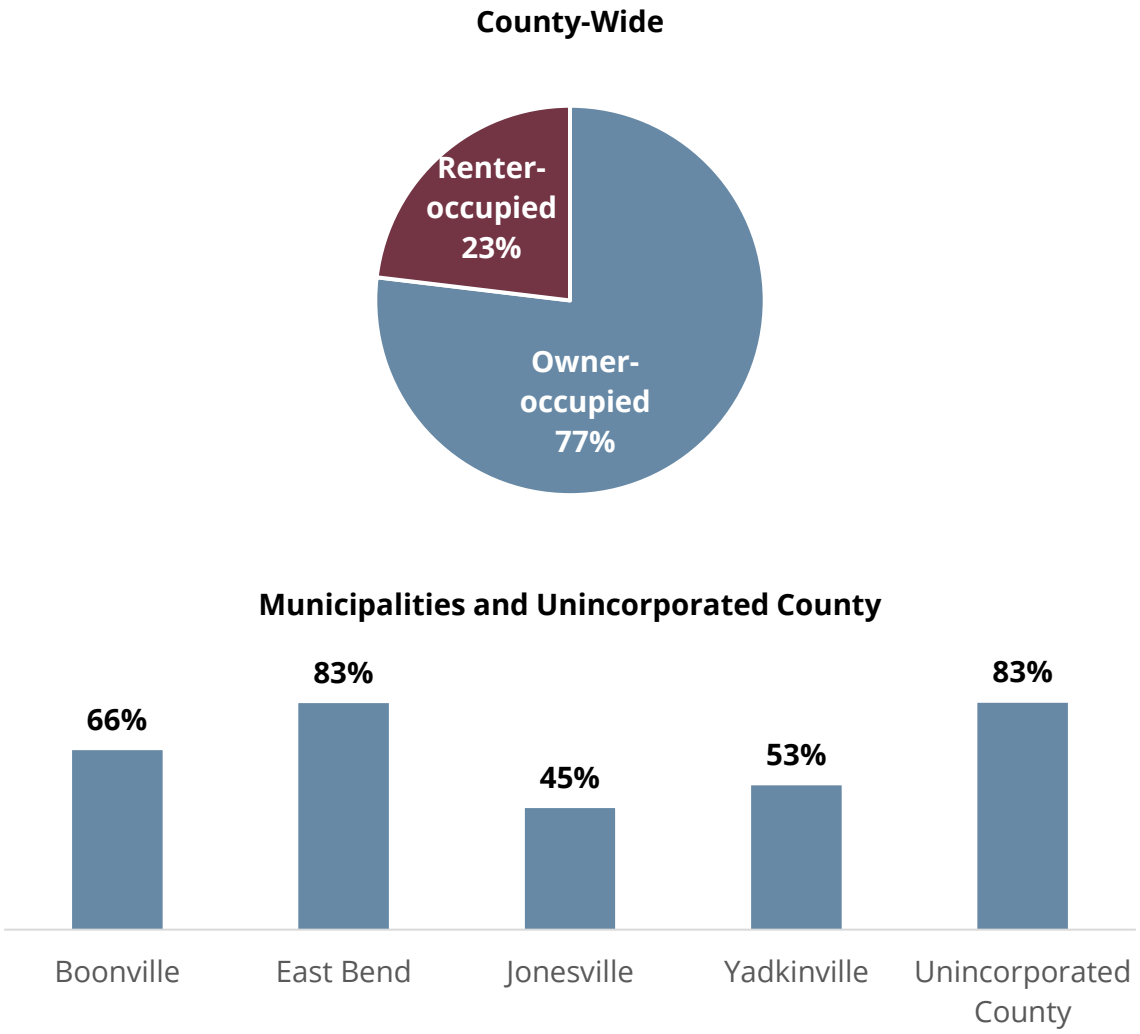
In 2024, the American Community Survey approximately 17,253 total housing units across Yadkin County. The figures below summarize occupancy and homeownership rates for Yadkin County and its municipalities.

Figure 6. Occupancy Rates Across Yadkin County Housing Units



Source: U.S. Census Bureau, American Community Survey 2020-2024 Estimates

Figure 7. Owner-Occupied Housing Units (Homeownership Rate)



Source: U.S. Census Bureau, American Community Survey 2020-2024 Estimates

Yadkin County has 10% more owner-occupied housing than the state average.

Generally, homeownership rates are higher in the unincorporated county than the municipalities in Yadkin County. As a whole, Yadkin County has a higher percentage of property owners occupying residential units (77%, which has been consistent since 2014) when compared to the state's percentage of owner-occupied units, which is 67%. Being higher than the state indicates a stable population.

Housing Costs

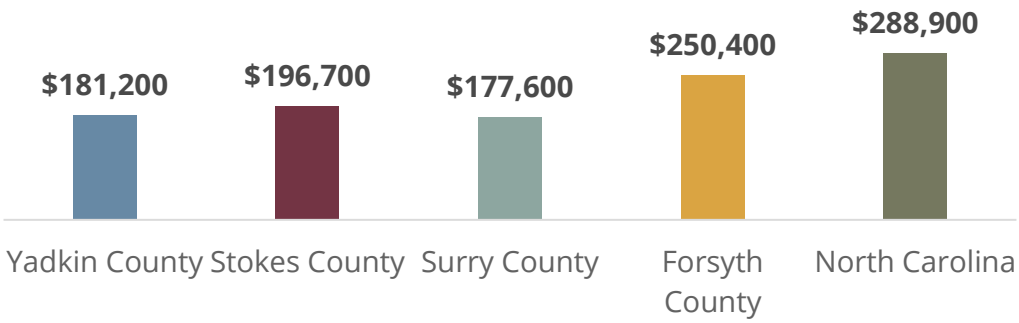
Housing affordability and availability has received a lot of attention nationally in recent year. Since housing in the County generally must utilize on-site septic systems, the density of housing is usually restricted by the acreage needed for a septic system. Generally speaking, this is in alignment with other County goals, like keeping production agriculture insulated from sprawling residential developments. There are also other reasons (policy, community concerns, cost of providing services, etc.) for restricting housing developments in the rural, unincorporated areas of the County.

Property Value

According to the 2024 American Community Survey, the median home value for owner-occupied housing in Yadkin County was $181,200. The following figure shows how the median home value compares to the state and similar counties. Yadkin County has a lower median property value than the state median, suggesting relative affordability. It is significantly lower than Forsyth County.

Yadkin County's median home value is significantly more affordable than those in neighboring Forsyth County, and comparable to Stokes and Surry Counties.

Figure 8. Median Property Values of Occupied Housing Units

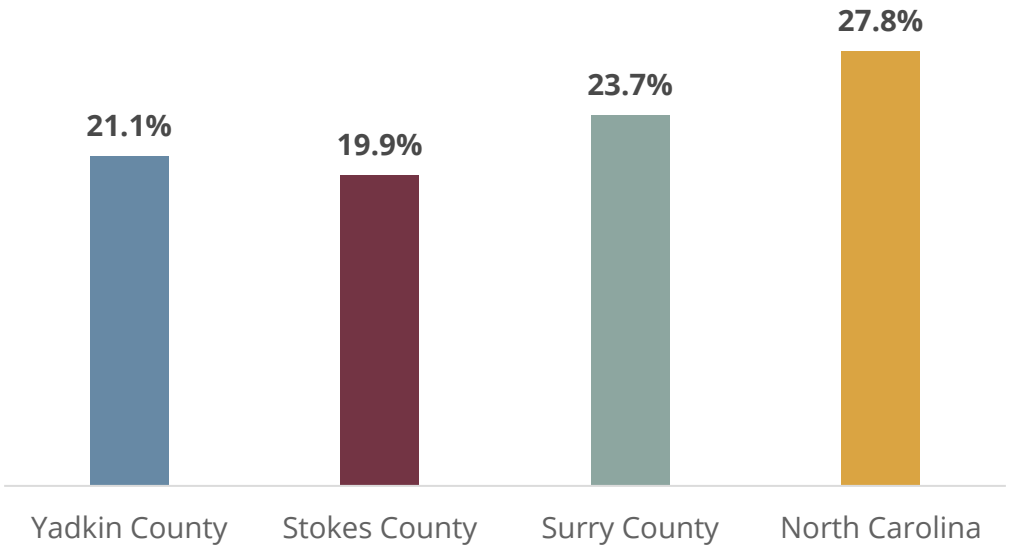


Source: U.S. Census Bureau, American Community Survey 2020-2024 Estimates

Cost-Burdened Households

Households that pay 30% or more of their monthly income on housing costs are considered "cost burdened". According to data from the 2024 American Community Survey, about 21% of households in Yadkin County are burdened by housing costs. The figure below shows Yadkin County's percentage of households burdened by monthly housing costs compared to North Carolina and similar counties. As the figure illustrates, households in Yadkin County are generally less burdened by housing costs than the state average. Although Yadkin County has a lower median household income than the state (as shown in a previous section), the data reinforces that housing is generally more affordable for residents in Yadkin County.

Figure 9. Cost-Burdened Households Comparison



Source: U.S. Census Bureau, 2020-2024 American Community Survey Estimates

Many fewer households in Yadkin County are considered "cost burdened" than in neighboring Forsyth County.

Housing Types

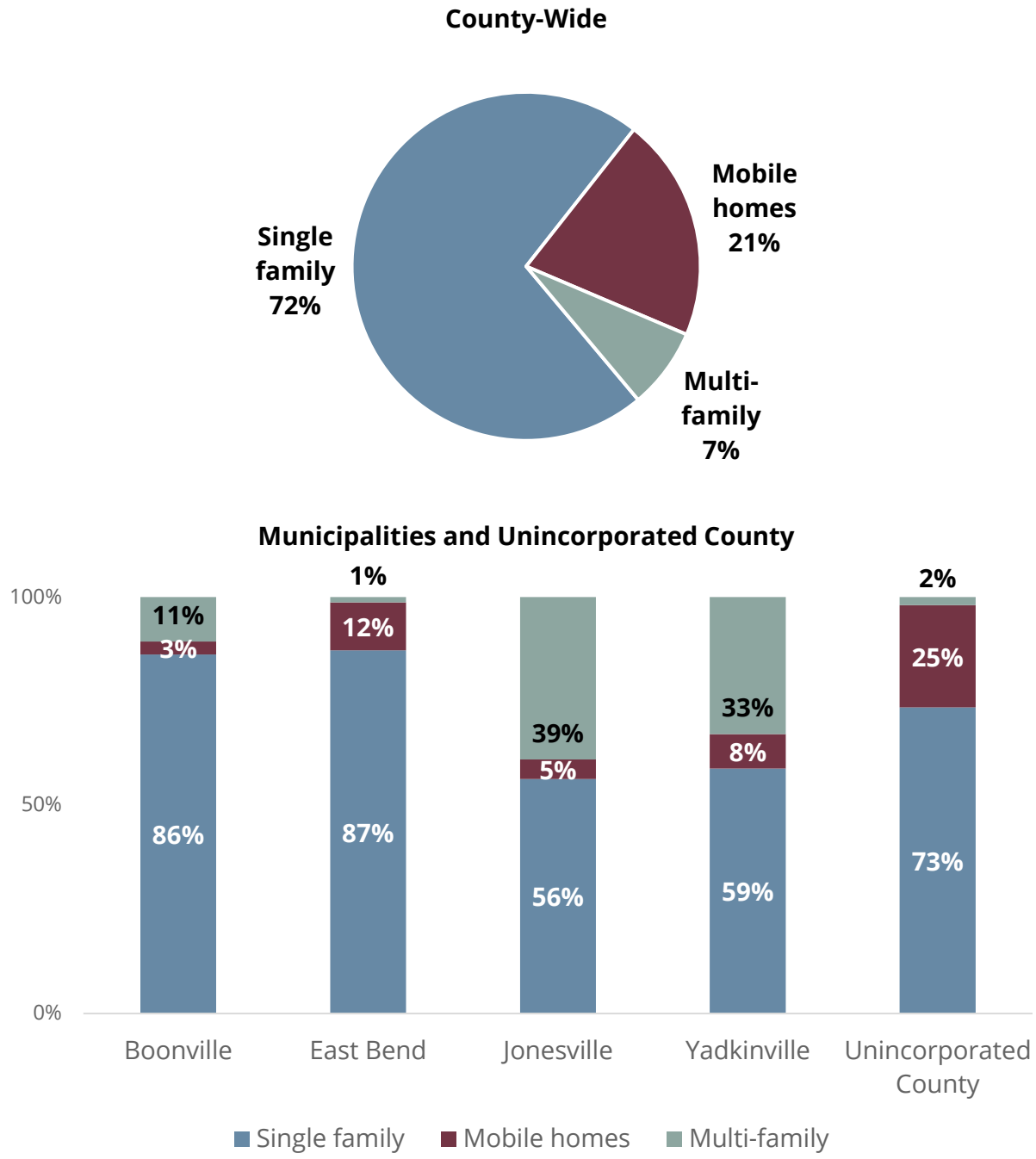
Of Yadkin County's estimated 17,253 housing units, 72% are single-family houses, 7% are in multi-family buildings of two or more units, and 21% are mobile homes. The figure below shows the percentage of housing types across Yadkin County, its municipalities, and the unincorporated areas of the county. Unincorporated areas of the county have a higher percentage of mobile homes than the municipalities, while the municipalities (excluding East Bend) have higher percentages of multi-family housing units than the unincorporated areas. Dense multi-family housing almost always requires access to centralized wastewater treatment (sewer) and so these types of housing are expected to be almost exclusively found in towns and cities.





Typical housing types: new construction and rural farmstead

Figure 10. Housing Types Across Yadkin County



Source: U.S. Census Bureau, 2020-2024 American Community Survey

EDUCATION

Schooling

According to the 2024 American Community Survey, among Yadkin County residents aged 25 years and older, 86.6% have at least a high school education or equivalent and 17.5% have a bachelor's degree or higher. Yadkin County Schools have a slightly higher average four-year graduation rate (91.4%) than the State of North Carolina's current average (87.8%) (North Carolina Department of Public Instruction's 2024-2025 School Report Card). Yadkin County public schools include:

- Boonville Elementary
- Courtney Elementary
- East Bend Elementary
- Fall Creek Elementary
- Forbush Elementary
- Forbush Middle
- Forbush High
- Jonesville Elementary
- Starmount Middle
- Starmount High
- West Yadkin Elementary
- Yadkinville Elementary
- Yadkin Early College
- Yadkin Success Academy

Higher Education and Workforce Training

Surry Community College – Yadkin Center is a public community college located in the heart of Yadkin County. It offers thirty-six areas of study with options of associates degrees, diplomas, or certifications, and online degree programs. The facility in Yadkin County is one of four satellite campuses operated by the college.



Surry Community College Yadkin Center. Source: Surry Community College website.

Colleges and Universities

Nearby colleges and universities include:

- Davidson-Davie Community College (DCCC)
- Forsyth Technical Community College
- Winston-Salem State University (WSSU)
- Wilkes Community College (WCC)
- Wake Forest University (WFU)
- The University of North Carolina at Greensboro (UNC-G)
- Appalachian State University (ASU).



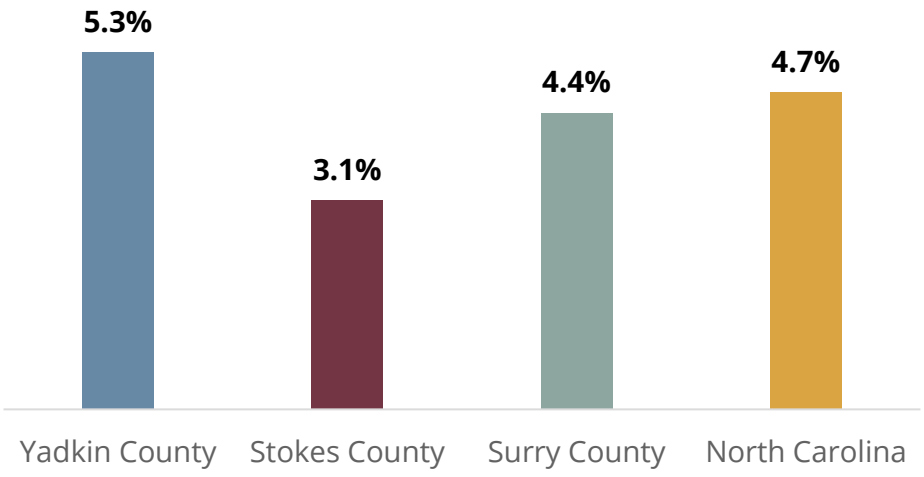
Figure 11. Distance to Universities

ECONOMY

Employment

The 2024 American Community Survey reported 58.6% of Yadkin County's population age 16 and over are in the civilian labor force (17,904 people). The data shown below includes the unemployment spike that occurred during the pandemic and so is not necessarily representative of the typical level of unemployment for the County, which is usually in the 3.0 to 3.5% range.

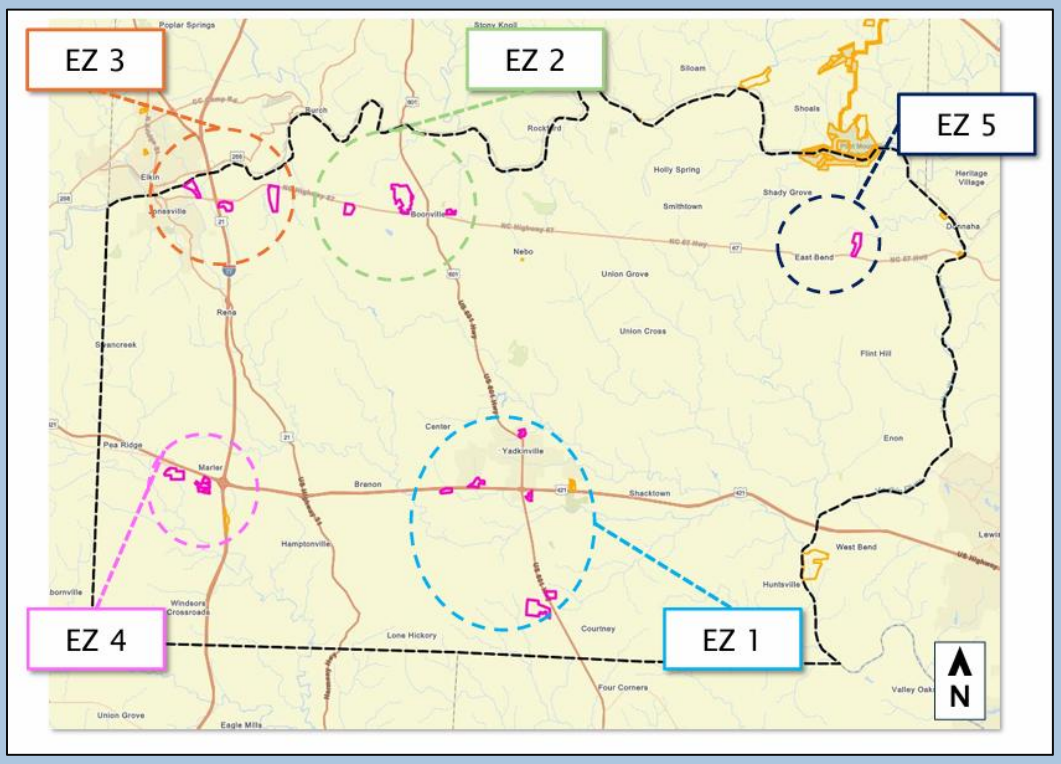
Figure 12. Unemployment Rate Comparison



Source: U.S. Census Bureau, 2020-2024 American Community Survey

Future Employment

In 2026, potential industrial sites were identified in Yadkin County through the Golden LEAF Foundation's SITE Identification Program. The analysis highlighted five future Exploration Zones (EZs) based on criteria such as access to utilities, property acquisition, land use and environmental suitability, etc. EZ 1 in the area surrounding Yadkinville and EZ 4 near the I-77 exchange are particular areas of interest for the County.



Source: Golden Leaf Foundation SITE ID Program Report, Strategic Development Group, 2026

Private Sector Industry and Employment

The table below shows Yadkin County's private industry sectors in 2024, as reported by the U.S. Bureau of Labor Statistics (BLS). The data is organized by the North American Industry Classification System (NAICS) 2-digit sector code, and it includes information on the annual average number of employees and the number

of establishments or businesses within each sector. These estimates exclude public sector employers, such as people working for public schools or government offices.

Table 4. Private Industry Sectors, Employment and Establishments

Industry Sector	Annual Average Employment	Annual Establishments
Manufacturing	2,465	48
Construction	1,030	106
Accommodation and food services	933	70
Retail trade	905	110
Transportation and warehousing	810	21
Health care and social assistance	675	62
Administrative and support and waste management and remediation services	629	63
Information	174	12
Other services (except public administration)	152	66
Finance and insurance	132	38
Arts, entertainment, and recreation	109	12
Agriculture, forestry, fishing and hunting	86	14
Real estate and rental and leasing	33	26
Educational services	12	6
Unclassified	1	1

Source: U.S. Bureau of Labor Statistics, 2024

The BLS also calculates location quotients, which is a measure of how prevalent a particular industry is within an area compared to the entire nation. Location quotients greater than 1 indicate that the industry takes up a greater percentage of employment in an area than the industry does nationwide. The top 5 industries in Yadkin County by location quotient of employment are listed below, by the more specific NAICS 5-digit industry code.

Table 5. Top 5 Industries by Location Quotient of Employment

Industry	Location Quotient of Employment
Fuel dealers	17.47
All other support services	9.85
Wineries	8.99
Poured concrete structure contractors	7.17
Machine shops	5.17

Source: U.S. Bureau of Labor Statistics, 2024

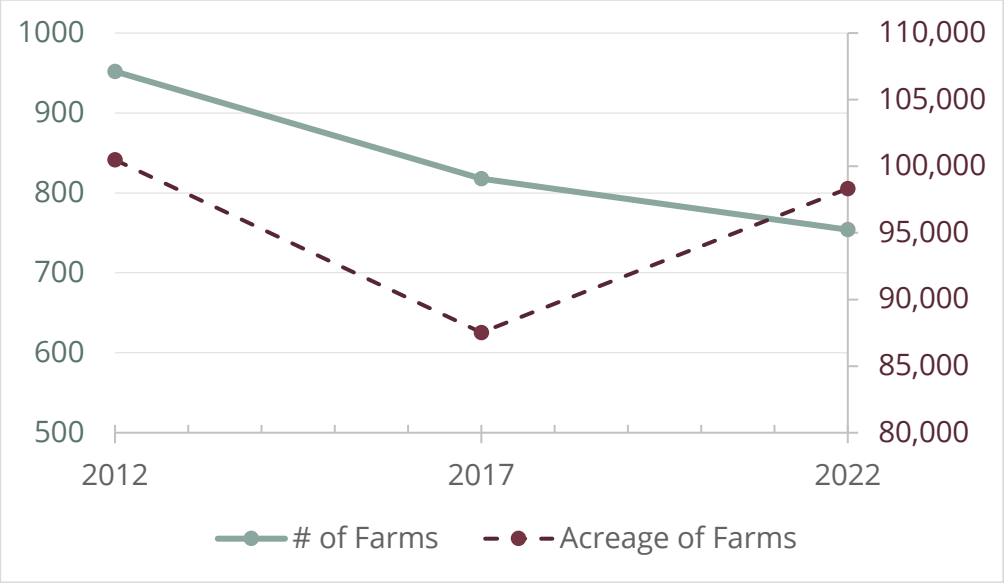
The data above indicates that fuel dealers, various support services, wineries, poured concrete structure contractors, and machine shops employ vastly greater shares of workers in Yadkin County than elsewhere in the nation. This is backed up by local knowledge of these industries and their employment base.

Agriculture accounts for nearly 20% of the GDP of the County.

AGRICULTURE

Agriculture plays a significant role in the culture and economy of North Carolina, standing as a multi-billion-dollar industry within the state's economy. Although agriculture continues to hold a major presence in Yadkin County, the number of farms has declined significantly over the last decade. According to the 2022 U.S. Census of Agriculture, there were approximately 754 farms in the Yadkin County covering a total of 98,329 acres of land, approximately 46% of the County, with an average farm size of 130 acres.

Figure 13. Farms and Agricultural Acreage over Time



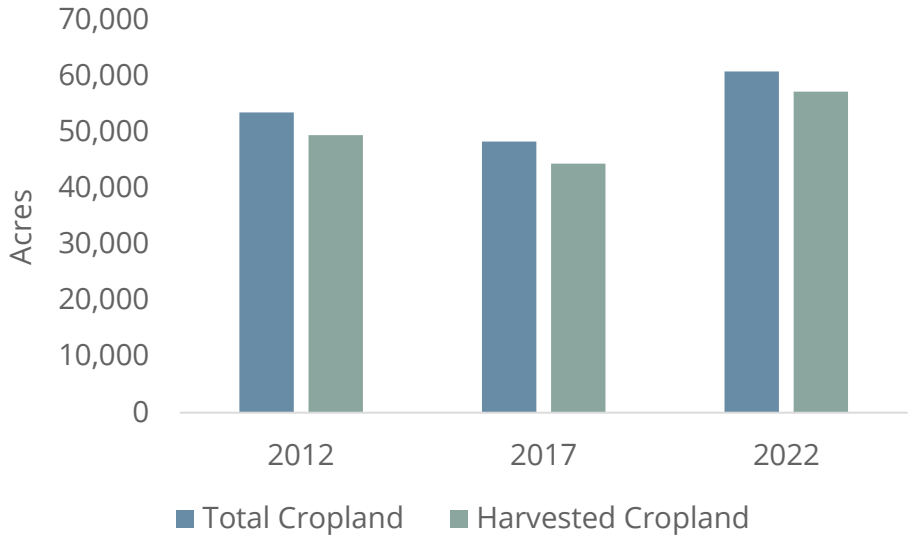
Source: The U.S Census of Agriculture; 2012, 2017, 2022

Consolidation has resulted in an estimated 21% decrease in the number of farms over the past decade, but the overall acreage has remained fairly similar.

From 2012 to 2022, Yadkin County experienced a 21% decrease in the total number of farms. Despite this decline, agriculture continues to play a vital role in the County's economy and land-use. Approximately 57,188 acres are classified as

harvested cropland, representing more than 90% of the total cropland area devoted to agricultural activities.

Figure 14. Cropland Acreage 2021-2022



Source: The U.S Census of Agriculture; 2012, 2017, 2022; North Carolina Agricultural Statistics; 2022, 2024

These trends highlight the importance of understanding and addressing the challenges faced by Yadkin County, including rising production costs, development pressures, and labor shortages, and increased climate vulnerability and natural disasters. If these trends continue, they can place additional pressure on the county's agricultural operations and contribute to a continued loss of farmland. Supporting the long-term viability of local farms is essential to preserving Yadkin's economic and rural character.



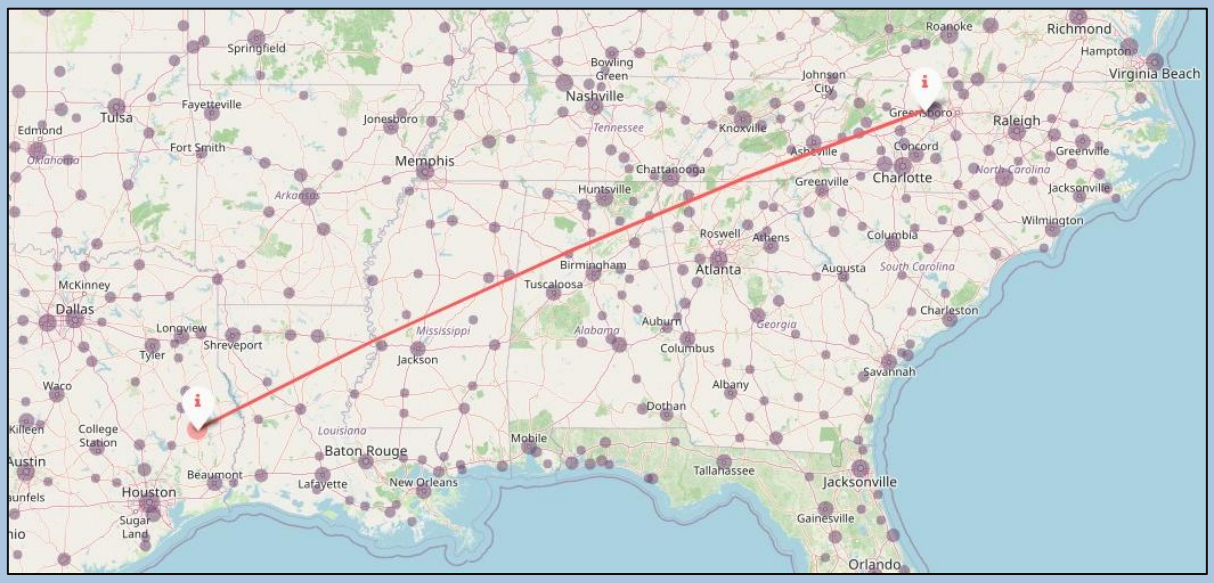
Cropland and farm buildings are a common sight.

Vineyards and Wineries

All of Yadkin County is included in an area known as the *Yadkin Valley AVA*, an American Viticulture Area recognized by the federal government as a unique grape-growing region. The AVA includes land in seven counties (Yadkin, Wilkes Surry, Davie, Davidson, Forsyth, and Stokes) of northwestern North Carolina. Together, they encompass approximately 1,400,000 acres of land area in and around the Yadkin Valley, which is home to 47 wineries. Wines such as Chardonnay, Cabernet Sauvignon, Merlot, Viognier, and Chambourcin regularly win awards in competitions throughout the nation. Currently, Yadkin County is home to 12 vineyards/wineries.

A Warming Climate

In 60 years, the University of Maryland Center for Environmental Science predicts that the climate in Yadkin County will be like the climate just north of Houston, TX. Summers are projected to be 10 degrees Fahrenheit warmer and 12% wetter. Winters will be 8.5 degrees Fahrenheit warmer and 21% wetter. Infrastructure built today with an expected lifespan of 60 years or more should start being designed to accommodate these anticipated future conditions.



Source: University of Maryland Center for Environmental Science

Agri-Tourism

Together, many separate agricultural businesses, events, and visitor experiences contribute to Yadkin County's agricultural economy and tourism industry. They provide agricultural workers with opportunities to generate supplemental income and strengthen local agriculture production to the county's broader economy. Note that this section is not intended to be an exhaustive list of activities in Yadkin County, but provides a representative snapshot of some of the more prominent attractions.

Wine and Vinyard Tourism

- **Yadkin Winter Reds** is held annually in February where visitors can tour participating wineries while sampling red wines with food. The event allows participants to explore multiple wineries throughout the county as part of a self-guided wine tour.
- **Yadkin Yuletide Sippin' Tour** is a seasonal tour held during the winter holiday season. Participating wineries offer tasting and visitors receive a custom holiday ornament.
- Individual wineries also host seasonal events including wine tasting, food and wine pairings, live music, dinners, and other activities that provide visitors with a look into the County's agricultural operations.





Source: Dynamis Estate Wines Property Website

Agricultural Festivals and Events

- **Yadkin Valley Grape Festival** highlights the wines being produced by Yadkin Valley wineries and vineyards. The event also features live entertainment, specialty crafts, and food. The festival is held annually in October.
- **Yadkin Valley Harvest Festival** is an annual fall festival held in Yadkinville that celebrates the community's agricultural and cultural heritage and features agricultural displays, local vendors, food, crafts, live music, and family-oriented activities.
- **Yadkin Valley Roots Festival** showcases the area's Appalachian heritage, agricultural roots, and close-knit communities by inviting local artisans, live entertainment, and competitions to create new memories and show community pride.

Farm Experiences and Other Seasonal Attractions

- **Alpha and Omega** is a 20-acre agritourism complex in Hamptonville that features maze trails, hayrides, horse drawn wagon rides, farm animals, pumpkins, inflatables, and other seasonal activities.
- **Farmers Market** is a seasonal market that operates May through October featuring locally grown produce, locally raised and butchered meats, vegetation, and other agricultural and handmade goods.

NATURAL RESOURCES

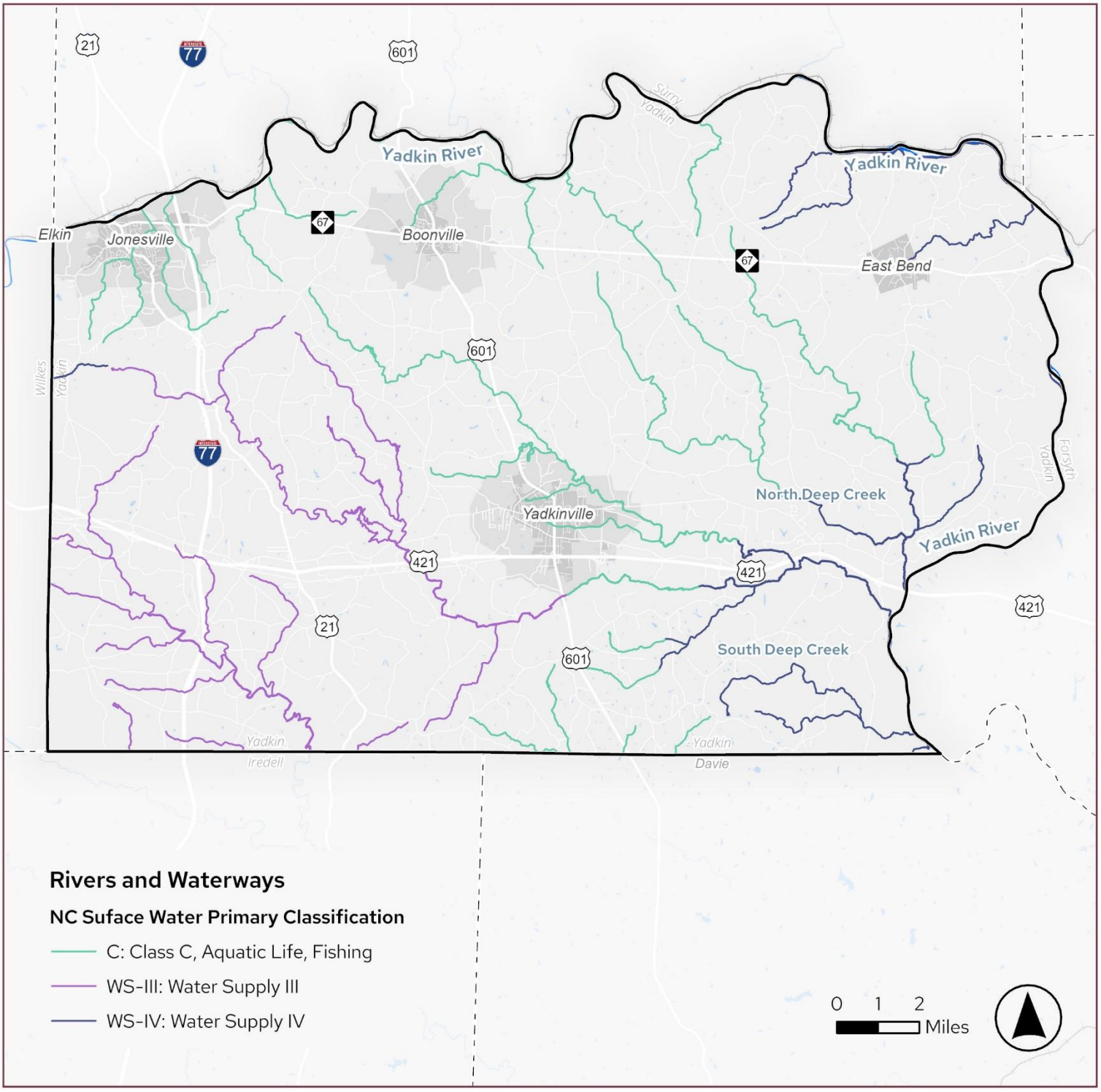
Water Resources

Water resources provide recreational, ecological, and life-sustaining resources for Yadkin County and the surrounding region. Yadkin County's surface-water network includes the Yadkin River and several major tributaries including the Mitchell River, Fisher River, Deep Creek (North and South), Forbush Creek, Logan Creek, Hunting Creek, and Rocky Creek.

Surface waters in Yadkin are classified by the North Carolina Division of Water Resources (DWR) based on their uses and applicable water-quality standards. Classifications identified within the County are Class C, *Water Supply III (WS-III), and Water Supply IV (WS-IV)*, and are defined as follows:

- **Class C Waters**: Waters protected for uses such as secondary recreation, fishing, wildlife, fish consumption, aquatic life including propagation, survival and maintenance of biological integrity, and agriculture. Secondary recreation includes wading, boating, and other uses involving human body contact with water where such activities take place in an infrequent, unorganized, or incidental manner.
- **WS-III Waters**: Waters used as sources of water supply for drinking, culinary, or food processing purposes where a more protective WS-I or II classification is not feasible. These waters are also protected for Class C uses. WS-III waters are generally in low to moderately developed watersheds.
- **WS-IV waterways**: Waters used as sources of water supply for drinking, culinary, or food processing purposes where a WS-I, II or III classification is not feasible. These waters are also protected for Class C uses. WS-IV waters are generally in moderately to highly developed watersheds or Protected Areas.

Map 4. Rivers and Waterways



Source: North Carolina Department of Environmental Quality

Water bodies designated as Class C are primarily common in the County's larger townships.

Yadkin-Pee Dee River Basin

Yadkin County is located within the Yadkin–Pee Dee River Basin, the second largest basin in North Carolina. According to the 2025 Yadkin River Basin Modeling Report, the basin encompasses approximately 7,221 square miles, spans three states, and drains 18,864 square miles of land that originates from a dense network of headwater streams in the Blue Ridge Mountains of southern Virginia and northwestern North Carolina and ends in the Atlantic Ocean in South Carolina.

The Yadkin-Pee Dee River Basin emphasizes the importance of watershed management as it acts as a cross municipal and county resource that requires coordination amongst local government, state agencies, and regional partners.

Coordinated Water Resource Management

The Yadkin-Pee Dee Water Management Group (YPDWMG) is a 501(c)(3) non- profit organization developed by a workgroup of governmental, public water utility, and reservoir operator parties providing service within the Yadkin-Pee Dee Basin. The YPDWMG fosters regional collaboration by water supply managers toward the goal of jointly planning for the sustainable use of water. The YPDWMG is currently working on development of a long-range Water Resources Plan. The plan is intended to be a living document to guide regional collaboration by defining the basin's role in ensuring a long-term sustainable and secure regional water supply for the Yadkin-Pee Dee region. This will be achieved through principles of sustainable water supply, environmental stewardship, mutual and collective benefit, shared responsibility, equal representation, and financial stability.

YADKIN-PEE DEE Water Management Group

Source: Yadkin-Pee Dee Water Management Group, https://www.ypdwater.org/

Watershed Regulations

Water Supply Watersheds are areas that drain to water bodies used as public drinking water. North Carolina's Water Supply Watershed Protection Program establishes development regulations to protect these water supplies from contamination. Depending on their classification and applicable local ordinances, regulations may address land use restrictions, development density, stormwater management, and riparian buffers. Yadkin County contains portions of multiple designated Water Supply Watersheds, including Yadkin River, Deep Creek, and Hunting Creek watersheds.

Significant acreage in the County is designated by the state as important for protecting drinking water quality for surface water intakes.

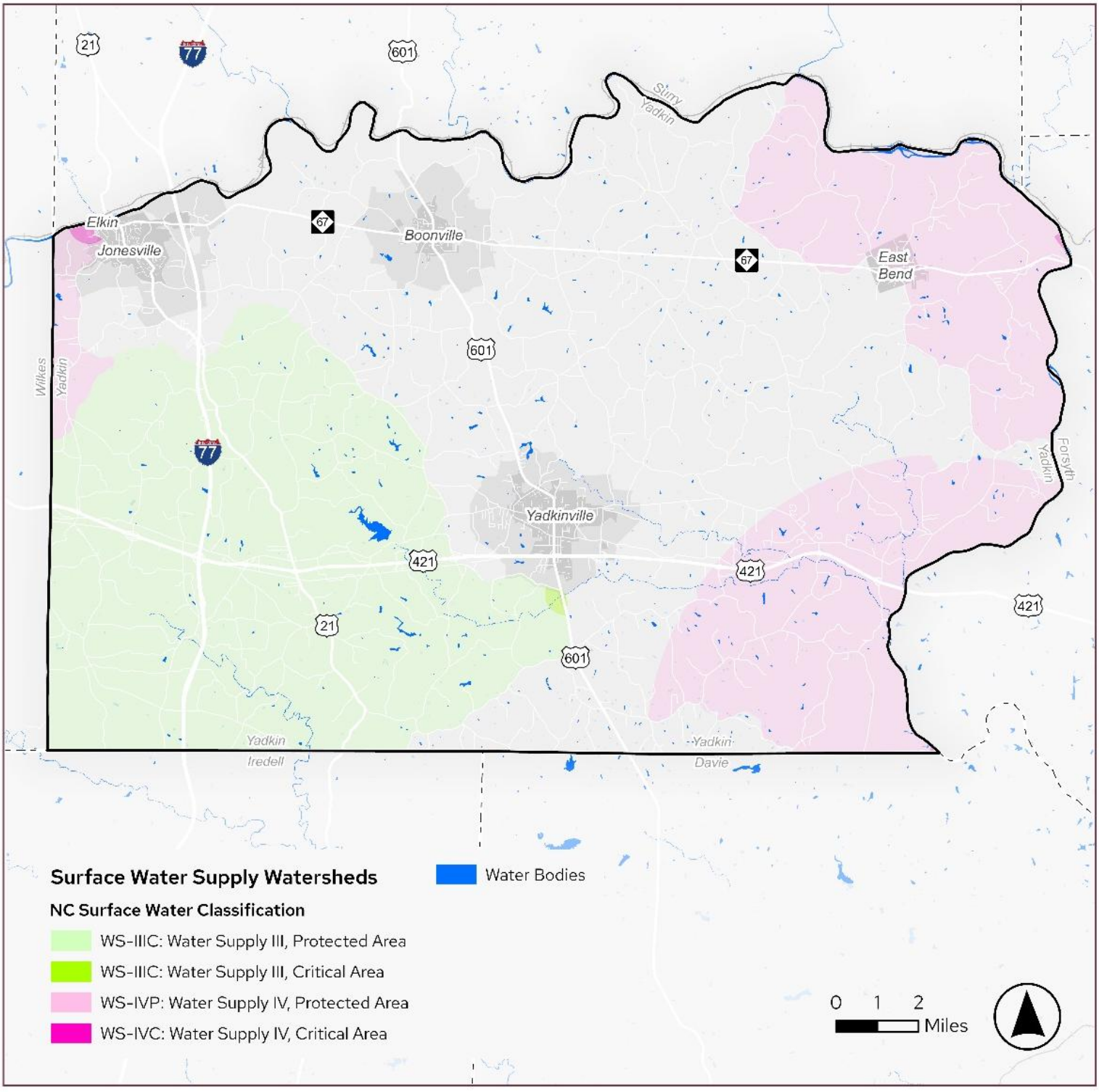
Lake Hampton Reservoir

Created over a decade ago, Yadkin County's newest major water body is a 140-acre reservoir named Lake Hampton. This massive water body provides floodwater mitigation and water storage. It is also a major recreational resource (https://www.yadkincountync.gov/407/Yadkin-Memorial-Park). It is considered a potential potable water source for the future and could potentially yield 6 MGD.



Lake Hampton. Source: Yadkin County.

Map 5. Surface Water Supply Watersheds



Source: North Carolina Department of Environmental Quality

The largest Water Supply Watersheds are in protected areas, while the smallest are in critical areas.

Nutrient-Sensitive Waters

The North Carolina Department of Environmental Quality classifies waters as 'Nutrient Sensitive Water (NSW) if they need additional nutrient management due to quality concerns such as excessive algal growth or other ecological concerns. None of the major water features within Yadkin County have been designated as Nutrient Sensitive Water by the state.

Water Quality

Water quality in Yadkin County is monitored through state and regional stations that track physical, chemical, and biological conditions in surface waters. Monitoring can include parameters such as water temperature, specific conductance, turbidity, total suspended residue, dissolved oxygen, metals, fecal coliform, and weather conditions. There are several water-quality monitoring stations located within Yadkin County, including stations along Deep Creek and the Yadkin River.

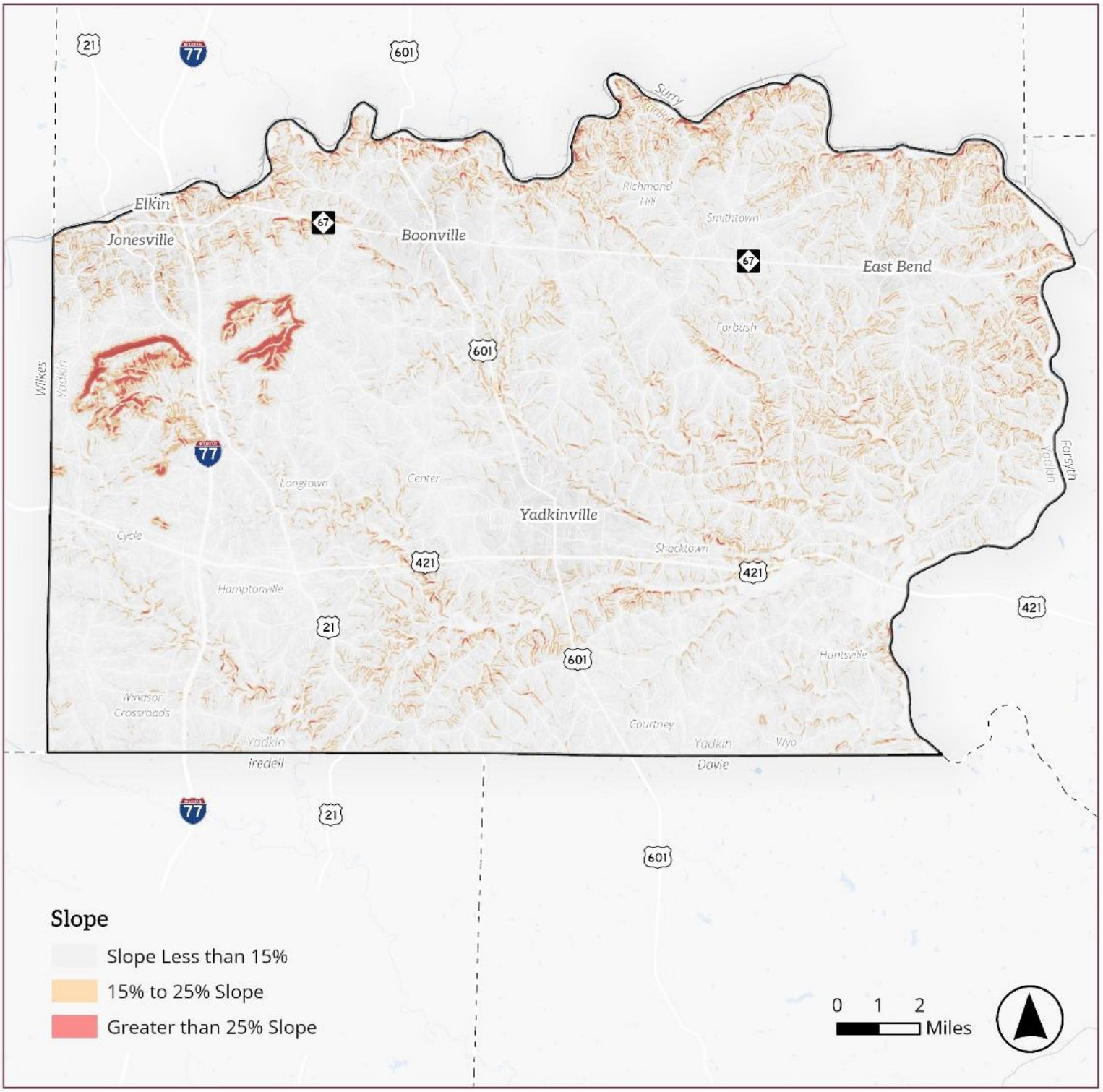
Land Resources and Geography

Slope

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

Very few areas in the County have slopes steep enough to pose a challenge to development.

Map 6. Slopes Across Yadkin County



Source: Yadkin County, 2026

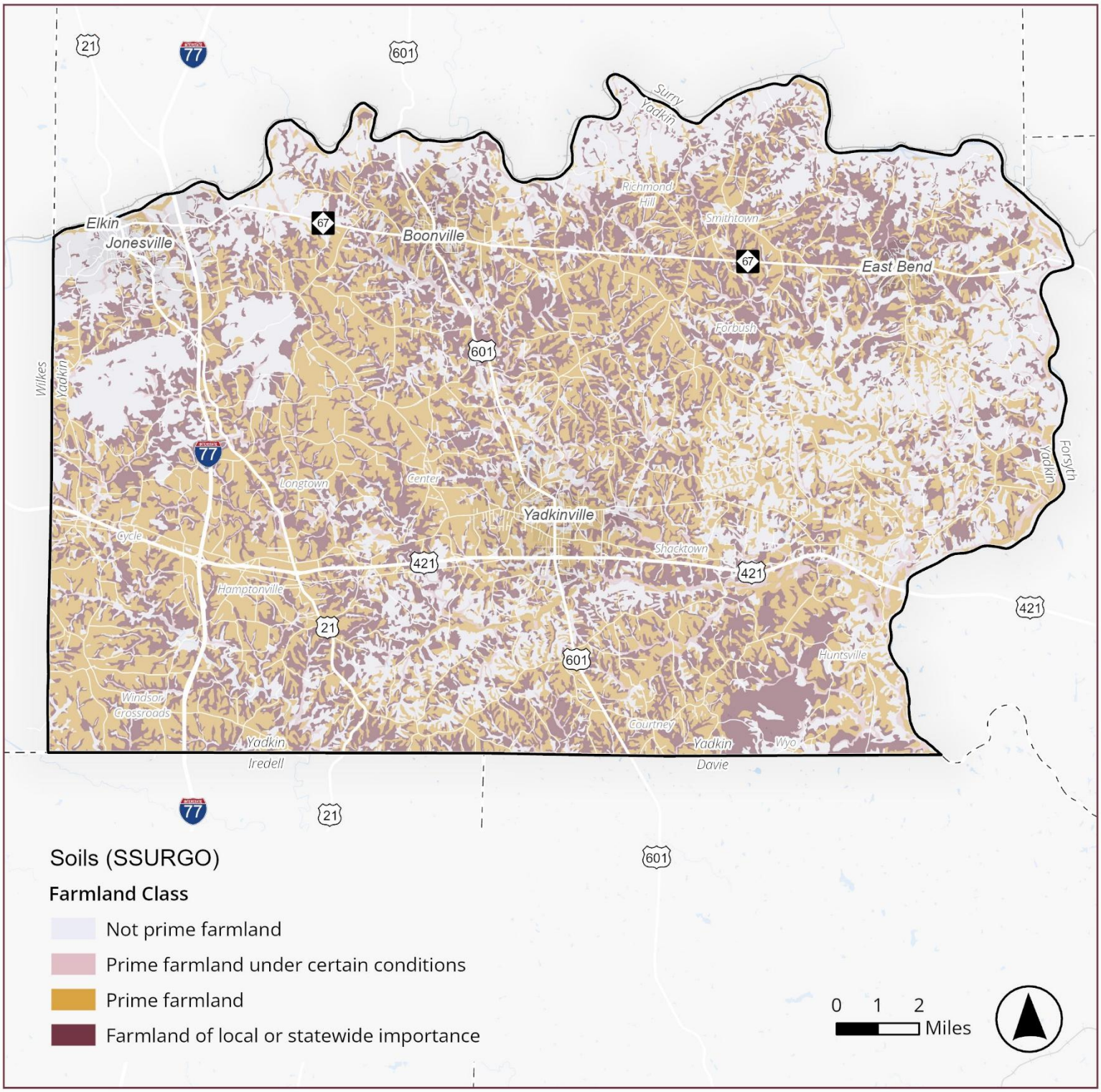
Very limited areas in the northwestern portion of the County have steep slopes.

Soils

Soils throughout the region is generally considered 'good' for agricultural activities except for 'Madison' soils, which can be extremely acidic and have a moderate capacity for holding water. There are minimal limitations imposed on development by the soil in the county. Some soils have identified/defined septic tank limitation due to existing high-water tables and/or poor percolation. The following maps show an analysis of the County's soils by their suitability for agriculture, septic tank absorption fields, and development of buildings without basements.

Most areas throughout the County have soil that is considered suitable for agriculture.

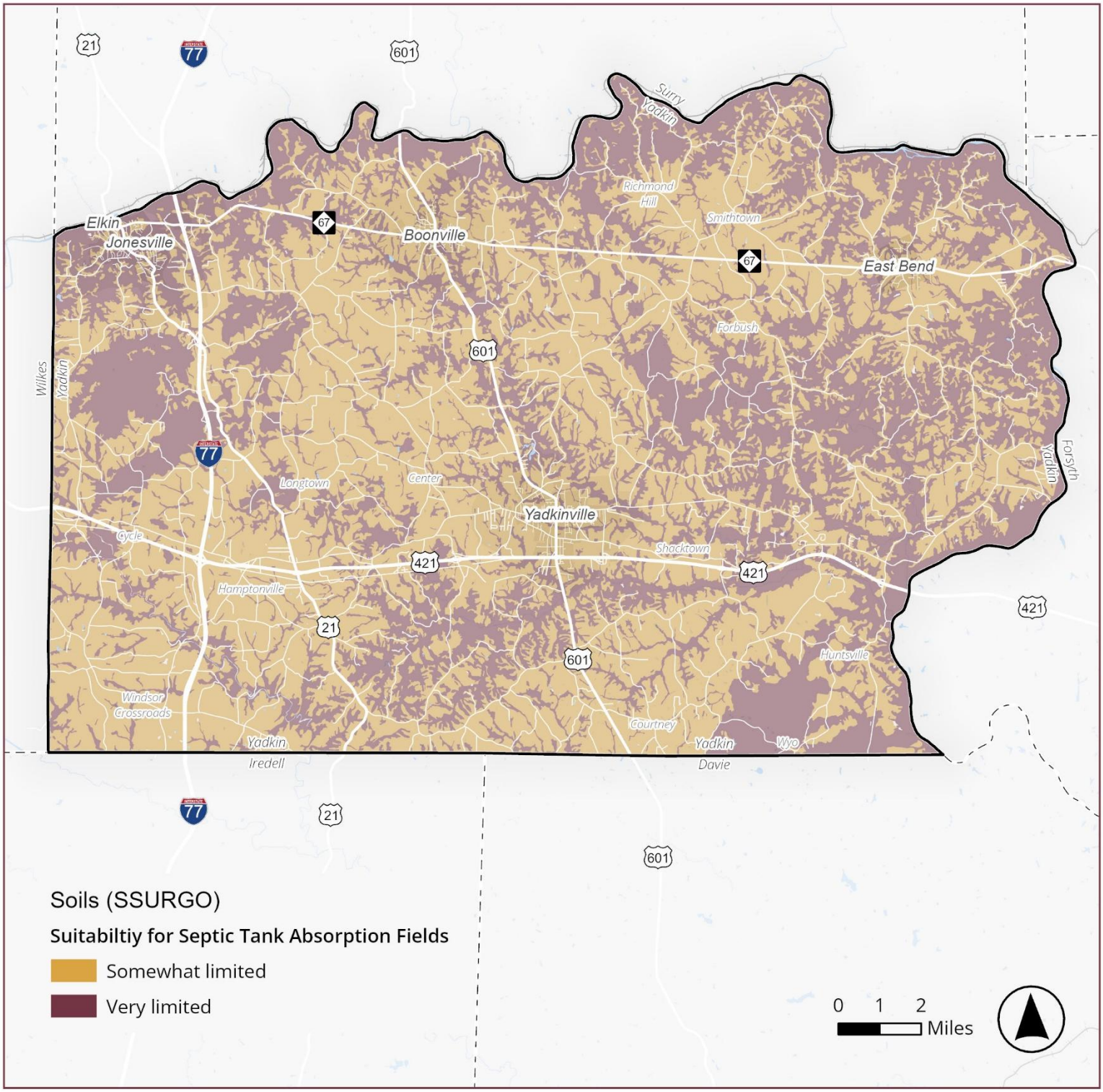
Map 7. Soils by Farmland Class



Source: USDA Natural Resources Conservation Service Soil Survey Geographic Database

Most of Yadkin County is considered prime farmland or farmland of local or statewide importance, while soils not suited for farmland are along the borders.

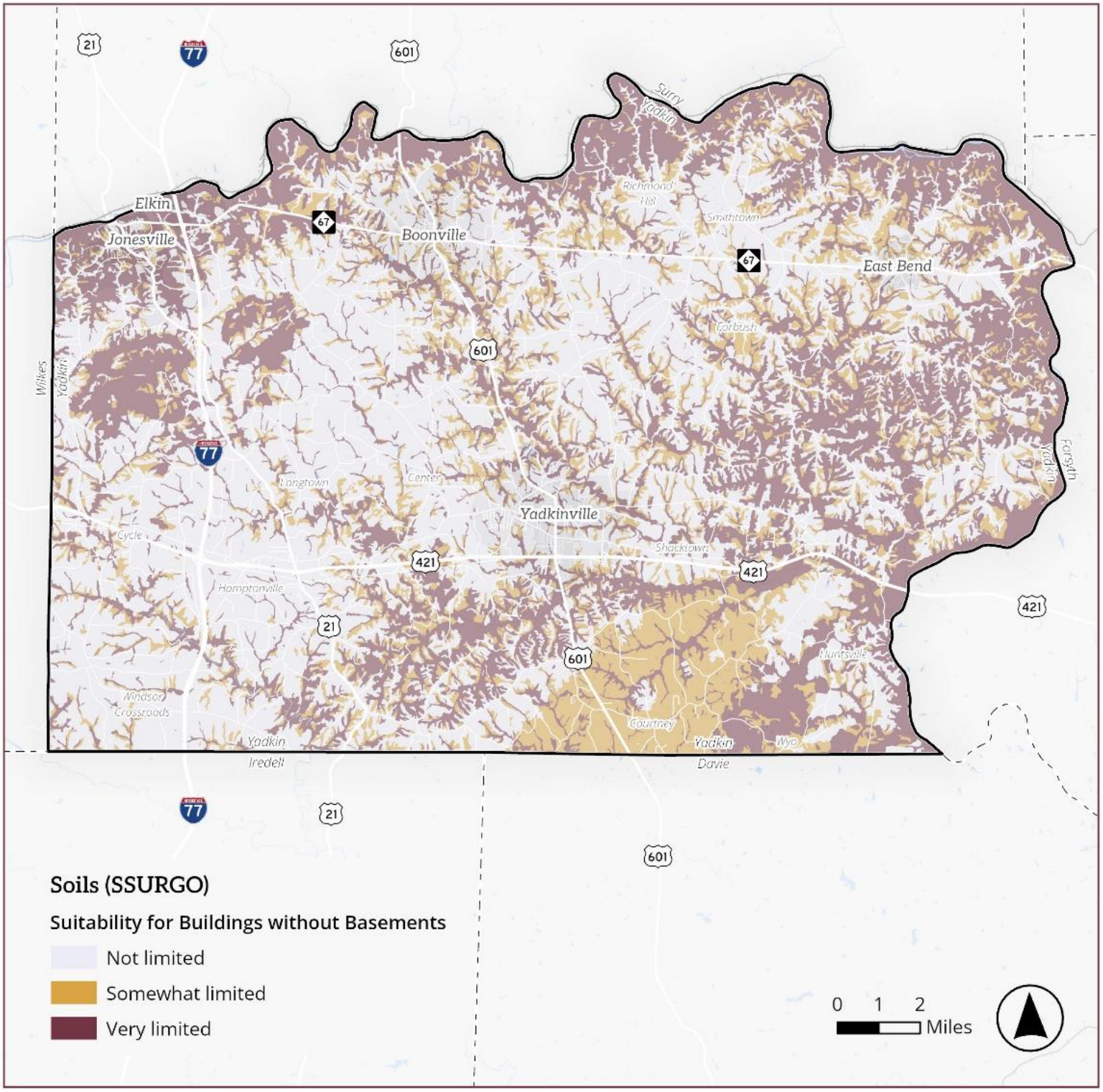
Map 8. Soils by Suitability for Septic Tank Absorption Fields



Source: USDA Natural Resources Conservation Service Soil Survey Geographic Database

Some areas along the County's borders are unsuited for septic tank absorption fields, likely due to high-water tables and/or poor percolation.

Map 9. Soils by Suitability for Buildings Without Basements



Source: USDA Natural Resources Conservation Service Soil Survey Geographic Database

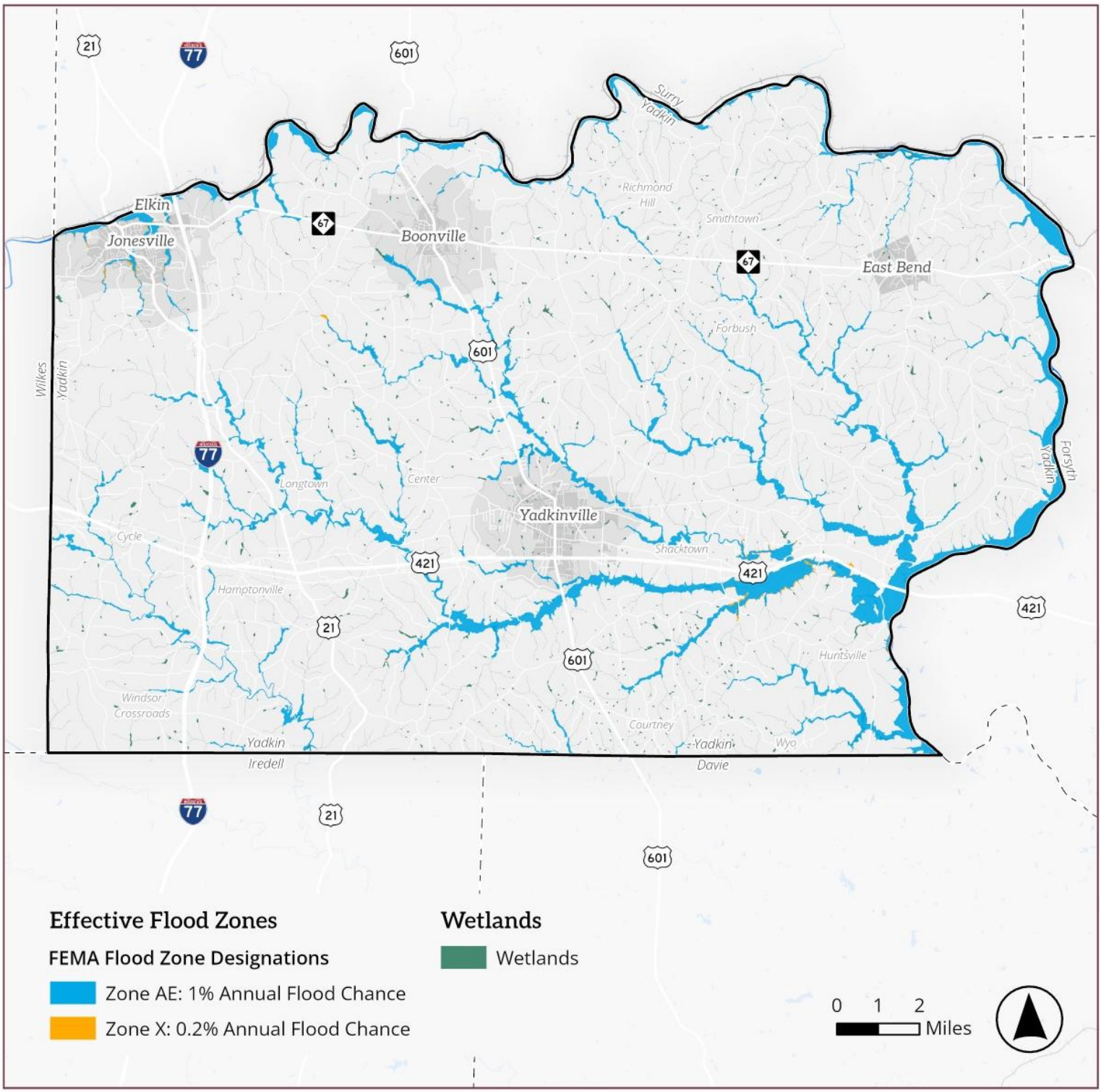
Suitability for building without basements is limited along the county's borders.

Floodplain and Wetlands

There are areas of the county encumbered by floodplain/Special Flood Hazard Area (SFHA) (the 1% annual flood chance area) as defined by FEMA. In general, SFHA has been identified/mapped around major water features throughout the county. Soil in these areas are characterized as poorly drained and are not suitable to support various forms of development activity (i.e., residential or non-residential). Future development on property encumbered by SFHA is restricted by the County's Flood Damage Prevention regulations.

Wetlands in Yadkin County consist mainly of freshwater ponds. The Harding Riparian Area/Deep Creek Wetlands, a significant wetland area, are currently under a conservation trust managed by the Piedmont Land Conservancy. This tract, along a tributary of the Yadkin River, contains 70 acres of wetlands restored to their natural state providing vital habitat for migrating waterfowl and songbirds and a natural filtering system to help maintain water quality.

Map 10. Flood Zones and Wetlands



Source: North Carolina Flood Risk Inventory System (NC FRIS)

Flood Zone designations are most prominent close to existing water bodies.

RECREATION

Parks

Numerous amenities are offered in County-managed parks, including but not limited to picnic shelters and tables, walking and biking trails, playgrounds, sports fields, swimming pools, restrooms, camping areas, fishing, hunting, boating, and disc golf courses. The County Parks and Recreation Department manages the following park facilities:

- Yadkin County Park
- Historic Richmond Hill
- Shore-Styers Mill Nature Park
- Yadkin Memorial Park
- Yadkin Memorial Park East
- Yadkin River Trail



Yadkin County Park. Source: Yadkin County Parks and Recreation.

Combined with the parks operated by the Towns and state, there are numerous recreational opportunities in Yadkin County.

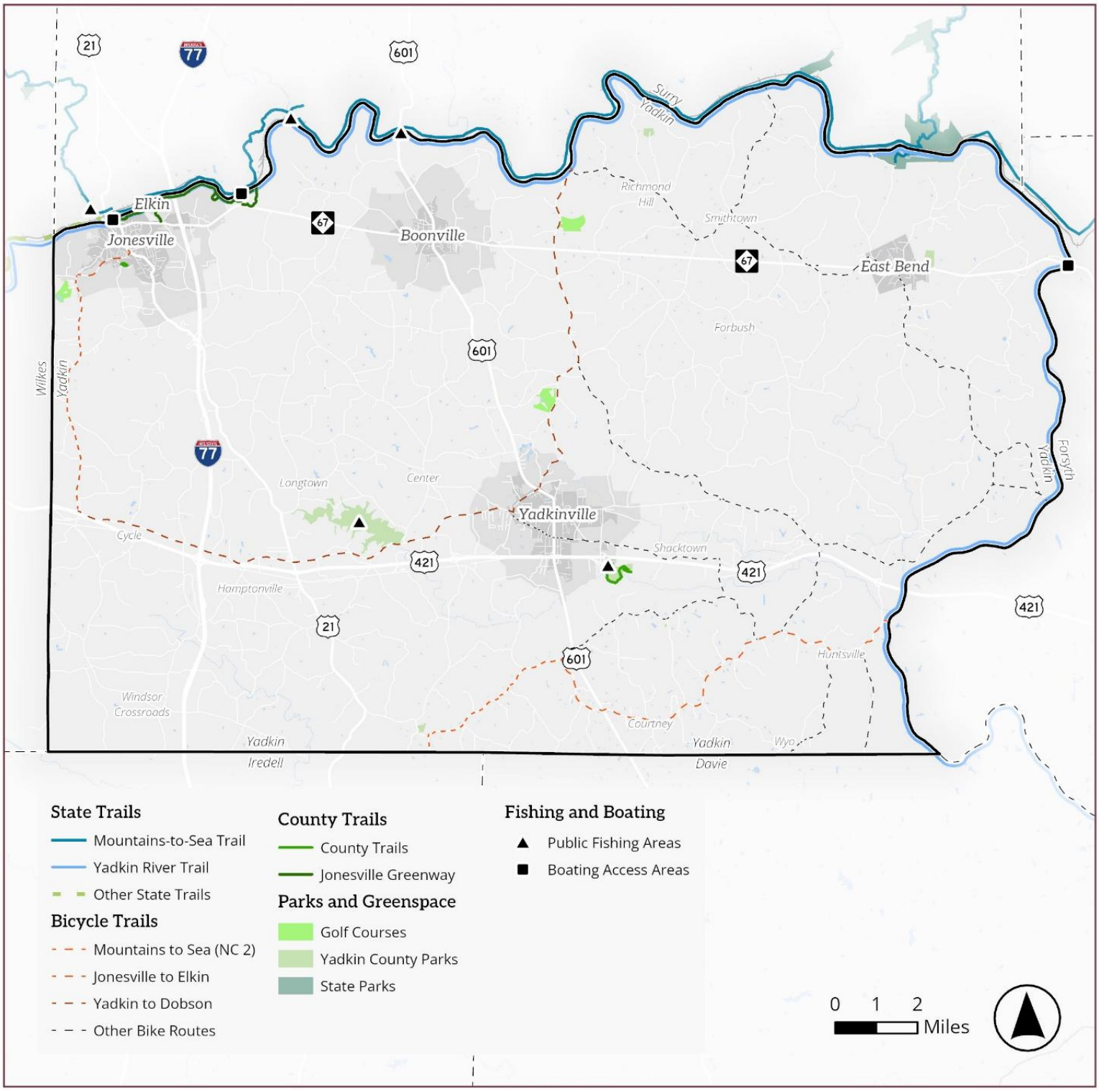
Water-based recreational opportunities are abundant throughout the County. Fishing piers are available in Yadkin County Park and Yadkin Memorial Park. Additionally, the following state- and County-managed areas provide river access for boating and other water-based recreational activities:

- Yadkin Memorial Park
- Donnaha River Access Park
- Shores River Access
- Huntsville River Access
- Pilot Mountain State Park



Falls in Shores-Styers Mill Park (left) and Yadkin River access (right). Source: Yadkin County.

Map 11. Yadkin County Recreational Resources

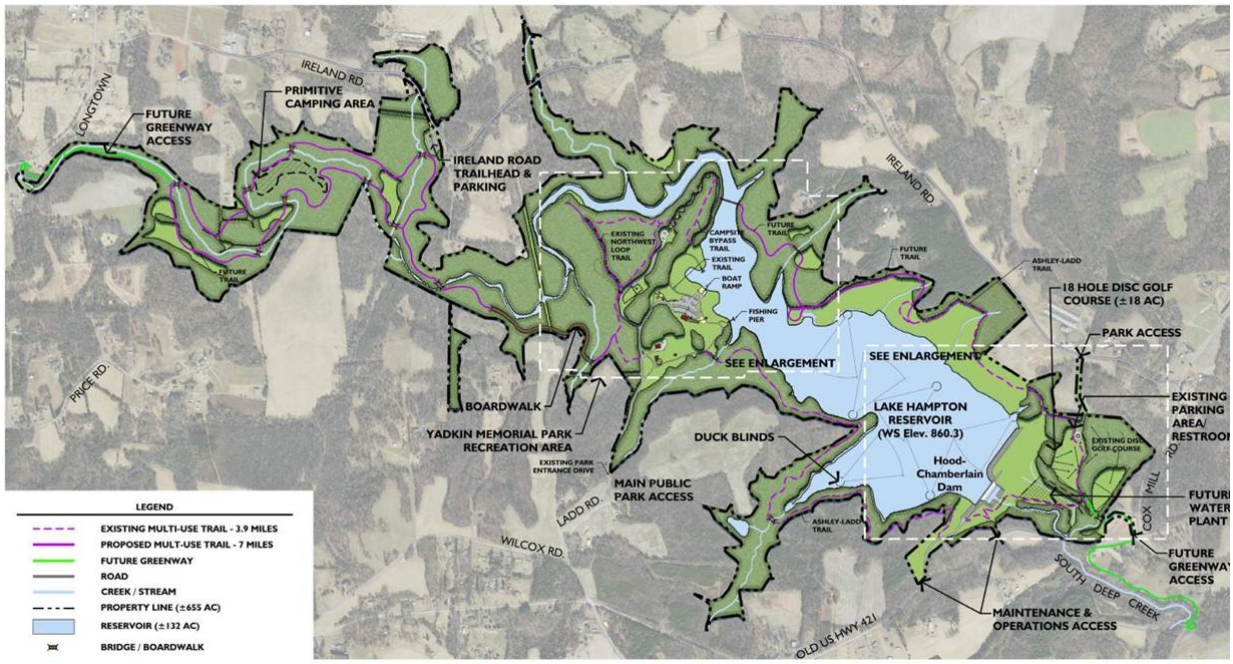


Source: Yadkin County, 2026

This map shows only the County-managed parks and recreational facilities.

Yadkin Memorial Park

The newest jewel in the Yadkin County Parks and Recreation crown is Yadkin Memorial Park, which includes Lake Hampton. A master plan for this park was recently completed in 2025 even though progress has been ongoing since well before then. Additional details can be found at: https://www.yadkincountync.gov/407/Yadkin-Memorial-Park.



Yadkin Memorial Park Master Plan, by Benesch, 2025.

Trails

Yadkin County features a number of designated pedestrian, cycling, and multi-use trails, shown in the map above. These include major trails like the Mountains-to-Sea Trail, Yadkin River Trail, Jonesville Greenway, and NC 2 (Mountains to Sea) cycling route. These trails offer an important recreational and transportation amenity for County residents.

Yadkin River Trail

The Yadkin River Trail is a Blueway Trail, which is a water path developed with boat/kayak launch points, camping locations, and other points of cultural/historical interest or significance for users. The Yadkin River is designated as a State Blueway Trail and includes High Rock Lake, Tuckertown Reservoir and Lake Tillery, and a connected series of river access points from Wilkes County to Montgomery County, including four in Yadkin County.

Yadkin County maintains three river access sites along the Yadkin River, specifically the Donnaha Yadkin River Access, Shores Yadkin River Access, and the Huntsville Yadkin River Access. The Donnaha and Huntsville River access areas are located on property not owned by the County but controlled by long term leases and include property owned by NC Department of Transportation.

The Yadkin River is a state-designated Blueway Trail and the County manages recreational launch points and facilities along the route.



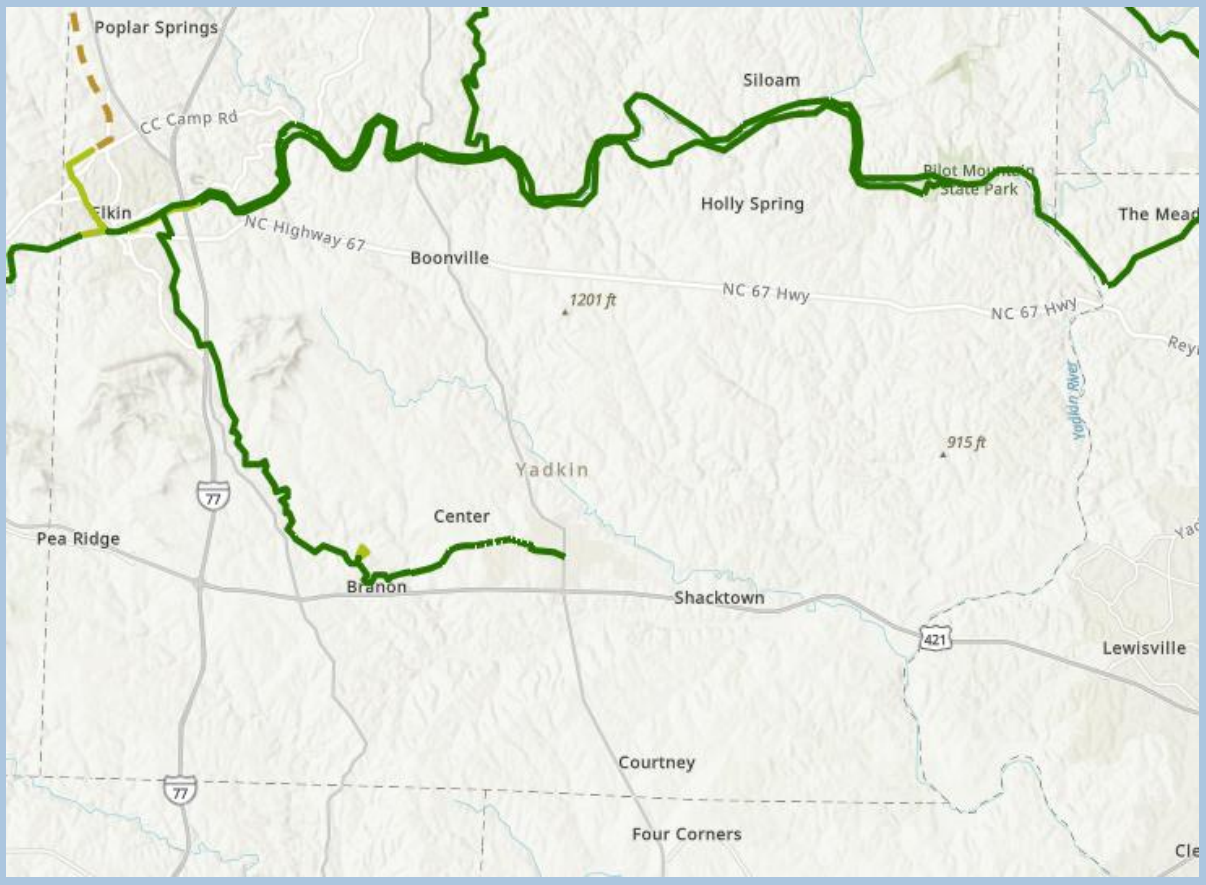
Shores Yadkin River Access. Source: Yadkin County.

Mountain to Sea Trail (MST)

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

Great Trails State Plan (2022)

North Carolina's plan to connect major origins, destinations, and all 100 county seats by a multi-use trail system includes a connection to Yadkinville. Development of this trail system largely skirts Yadkin County, but the route is still not yet finalized in many locations, providing an opportunity to increase local recreation opportunities and recreational tourism.



Source: NCDOT Integrated Mobility Division, https://www.ncdot.gov/divisions/integrated-mobility/multimodal-planning/great-trails-state/Pages/default.aspx

Portions of the MST are just north in Surry County (north of Jonesville) along the Yadkin River. There are connecting trails within the Pilot Mountain State Park within the county, also served by the Ivy Bluffs trail head. The Jonesville Greenway has proposed plans to formally connect the Mountains to Sea Trail into the County's trail system. The MST's adjacency to Jonesville and Boonesville provides an opportunity for the creation of spur connection trails to better connect Yadkin County to the MST.

Jonesville Greenway

The Jonesville Greenway is a 3.9-mile multi-use trail located along the Yadkin River, connecting into the Double Bluff Recreation Area. The long-term plan for the trail is to extend it, turning it into a 32-mile trail starting in Jonesville and ending in Rockford. This proposed trail will include connections to the Yadkin River Canoe Trail, the Overmountain Victory Trail, and the Mountains to Sea Trail.

Designated Bike Routes

Yadkin County includes three primary designated bike routes, including one state designated bike route (Mountains to Sea/NC 2). Other County designated bike routes include the Yadkin to Dobson Route, which follows NC 1314 (Old US 421); and Jonesville to Elkin, which follows NC 1300 (Swan Creek Road). While these routes are designated as bike routes for the County, they do not have dedicated facilities or right-of-way for cyclists. Cyclists on these routes are expected to move in mixed-traffic, in the general travel lanes.

Planned Trails

The Northwest Piedmont Rural Planning Organization (NWPRPO) is currently studying the feasibility of a 13.5-mile trail bridging the existing Jonesville Greenway to Rockford Rd, following the Yadkin River. This route has been identified and proposed in the Yadkin Valley Regional Bike Plan (2020), the Jonesville Pedestrian Transportation Plan (2014), and the Davie, Surry, Yadkin Counties Regional Comprehensive Transportation Plan (CTP; 2023-2025).

HISTORIC AND CULTURAL RESOURCES

Heritage Preservation

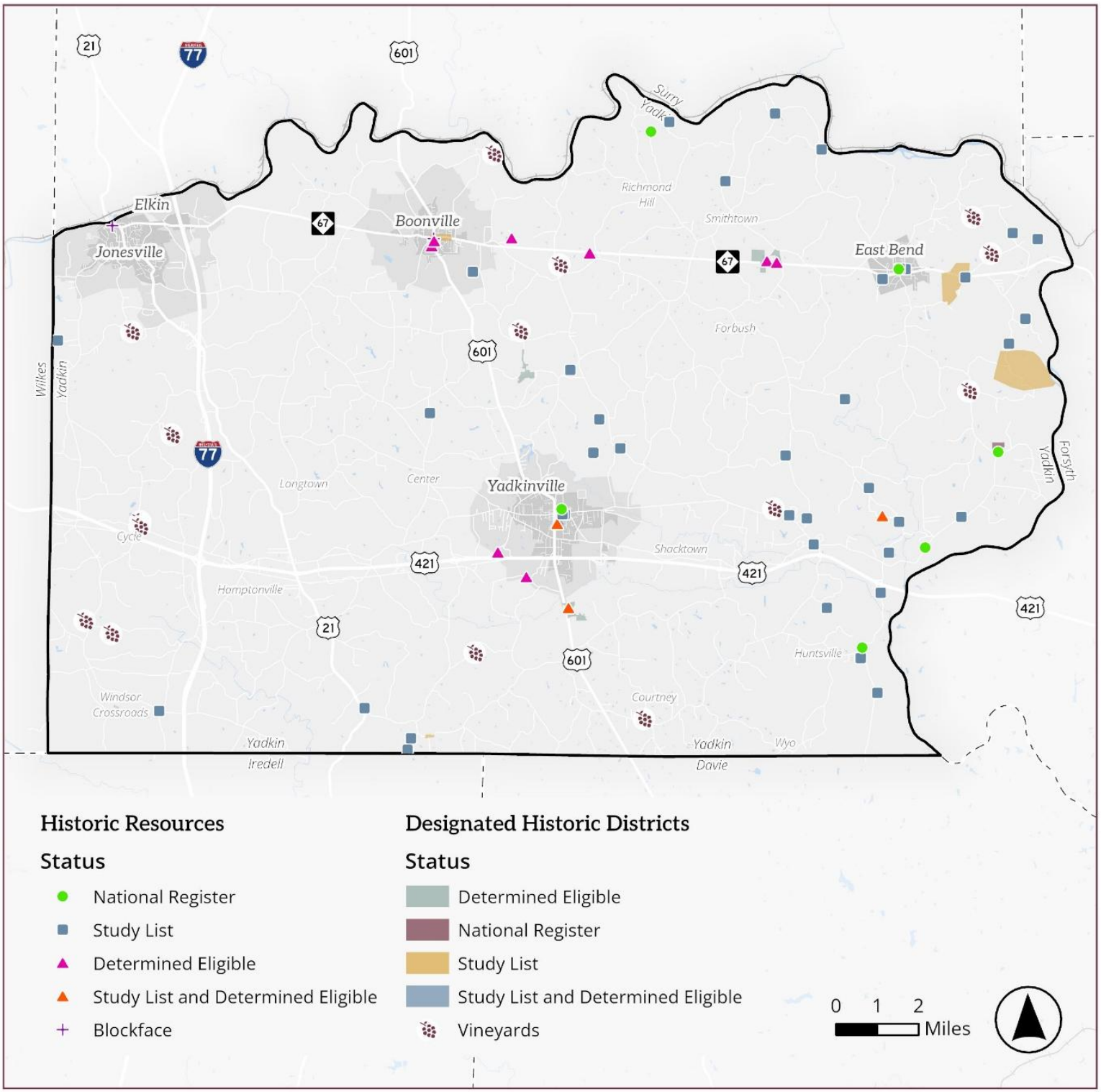
Among the County's notable historic properties is the Donnaha site, which is located along the banks of the Yadkin River near East Bend. Listed on the Register in 1978, the Donnaha site is an archaeological site that includes well-preserved organic remains from an Indigenous American village occupied between 1000 and 1500 AD. The Richmond Hill Law School, in East Bend, was one of two major law schools in North Carolina before, during, and after the Civil War. Another notable historic property is the Davis Brothers Store, a general store located in East Bend that was built in 1913. The two-story brick commercial building features intact storefronts and a one-story shed-roofed porch. It was listed on the Register in 1994.

There are eight properties in the County listed on the National Register of Historic Places.



Davis Brothers Store. Source: G Keith Hall, 2009, via Wikimedia Commons.

Map 12. Historic and Cultural Resources



Source: North Carolina State Historic Preservation Office (SHPO); Yadkin County, 2026

Study List status is primarily clustered in the eastern portion of the County.

Arts and Culture

Yadkin County has various unique arts and cultural resources, including the Yadkin Arts Council, the Lone Hickory Indoor Area, and the Yadkin County Quilt Trail.

Located in downtown Yadkinville, the Yadkin Cultural Arts Center includes the 193-seat Willingham Theater, the YARD resident artist studios, The Willingham Performing Arts Academy, the Center Bistro, the Welborn Gallery, the Spark Costume Shop, meeting spaces and classrooms, and the versatile Front Yard meeting space. The Yadkin Cultural Arts Center is home to the Yadkin Arts Council, a nonprofit organization dedicated to advancing the arts in Yadkin County.

The Lone Hickory Indoor Arena is a 200 ft. by 300 ft. equine/agricultural center located in Yadkinville. It is available for the booking of small- and large-scale events.

The Yadkin County Quilt Trail features over 50 quilt blocks painted on barns, houses, and businesses across the County. This initiative honors and showcases local quilting traditions in the area. The Quilt Trail is sponsored by the Yadkin County Tourism Development Authority and the Yadkin Arts Council.



Yadkin County Quilt Trail site. Source: Blue Ridge National Heritage Area website

WATER AND SEWER SYSTEMS

Water Supply

Yadkin County's incorporated municipalities use the following water systems:

- **Yadkinville**: The Town operates a water system and provides services to some county residents just outside of local town limits. This system, initially constructed in 1940, currently has about 44 miles of water mains ranging in diameter from 2 to 12 inches. The Town treats an average of 850,000 gallons per day at the Yadkinville Water Treatment Plant on South State Street (Highway 601) with the capacity to treat 1.67 million gallons per day. The Town draws its water from South Deep Creek. The current storage capacity for treated water is 600,000 gallons, which includes 300,000 gallons at the water plant and 300,000 gallons in an elevated tank.
- **Jonesville**: The Town operates its own water system, comprised of approximately 48 miles of water lines and a water treatment plant, capable of treating 1.5 million gallons of water per day. The current average amount treated per day is approximately 365,000 gallons. Water is pulled from the Yadkin River into an 8-million-gallon reservoir for treatment and then gravity fed to two conventional style filters for distribution into the system.
- **Boonville**: Relies on municipal wells for its water supply.
- **East Bend**: The Town purchases water from Yadkin County for their water system through the East Bend Water Line. Water is purchased by the County from Winston-Salem/Forsyth County Utility Commission to serve the Town of East Bend.

The County constructed the Hood Chamberlain Dam in 2010, creating Lake Hampton, which can be used as a drinking water source for future needs.

Yadkin County currently has three operating water systems, although most residents are on individual wells. The County's three water systems constructed and operated by the County are locally known as Highway 21 Waterline, Highway 601 Waterline, and East Bend Waterline.

- **Highway 21 Waterline**: This waterline services residents along Highway 21 between Little Mountain Road and Old US 421 Highway, turning right onto Old US 421 Highway and running just past Andrew Road and along a portion of Buck Shoals Road, Rocky Branch Road and Hoots Road. The waterline also runs along Rock House Mountain Road turning right onto Longtown Road in front of Starmount Middle and Starmount High Schools.
- **Highway 601 Waterline**: This waterline services residents along Highway 601 between Hoots Road just past Courtney Huntsville Road. As previously indicated, the County constructed this line and leases it to the Town of Yadkinville. The operation and use of the line is governed by an existing agreement, renewable every 3 years, and both entities share pre-defined expenditures associated with the system. Expansion of the system must be approved by both elected bodies. The Town, with acknowledgement and permission from the County, has previously notified the State the line has been 'combined' with their system.
- **East Bend Water Line**: This 10-mile line outside of the Town of East Bend loops near Taylor Road, primarily providing services to residents of the Town and residents along Flint Hill Rd. and Taylor Rd. since 2018. Water is provided by the Winston-Salem/Forsyth County Utility Commission. Funding for the construction of the line was through a state loan with Yadkin County paying debt service for the project. County staff operate and maintain the system.
- **Hood-Chamberlain Dam**: Construction of the Hood-Chamberlain Dam over South Deep Creek was completed in 2010, creating the 140-acre Lake Hampton. While originally proposed for flood control, the feature includes water supply storage for a safe yield of up to six million gallons per day of potable water. The County maintains control of the property, reserving the area as a future water source.

Wastewater Service

Yadkin County

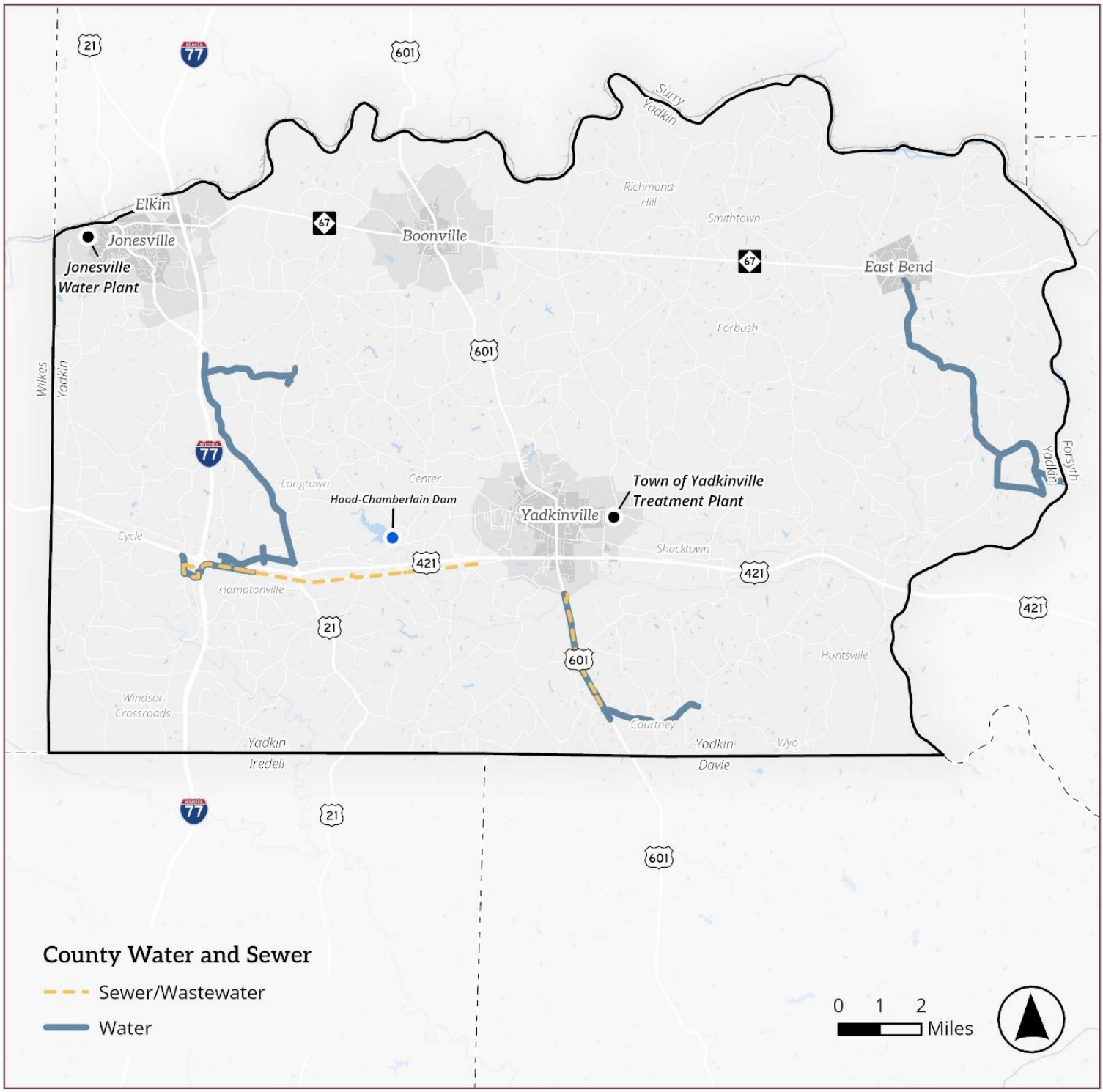
The County owns and leases two small wastewater collection systems to the Town of Yadkinville: one along Old U.S. 421 and another along U.S. 601, between South Deep Creek and the Courtney-Huntsville Road intersection. The operation and maintenance of both systems is completed by the Town of Yadkinville, consistent with the current lease agreement. Both systems are tied to the Town's wastewater collection system for conveyance and treatment at the Yadkinville Wastewater Treatment Plant.

The first system consists of a pumping station with an average daily flow capacity of 60,000 gallons. The second system consists of two pumping stations, each providing an average daily flow capacity of 104,000 gallons serving seven customers, including four single-family residential customers and three industrial customers. This represents approximately 2% of this system's capacity. Approximately 34 miles of wastewater pipeline owned by the County is connected to these systems.

An interlocal agreement authorizes the discharge of up to 100,000 gallons per day of wastewater from the Yadkin County systems to the Town of Yadkinville for treatment.

The four towns also operate their own wastewater collection and treatment systems. These have varying degrees of capacity.

Map 13. County Water and Sewer Lines



Source: Yadkin County, 2026

The major wastewater infrastructure in the unincorporated areas is primarily reserved for economic development and industry..

TRANSPORTATION

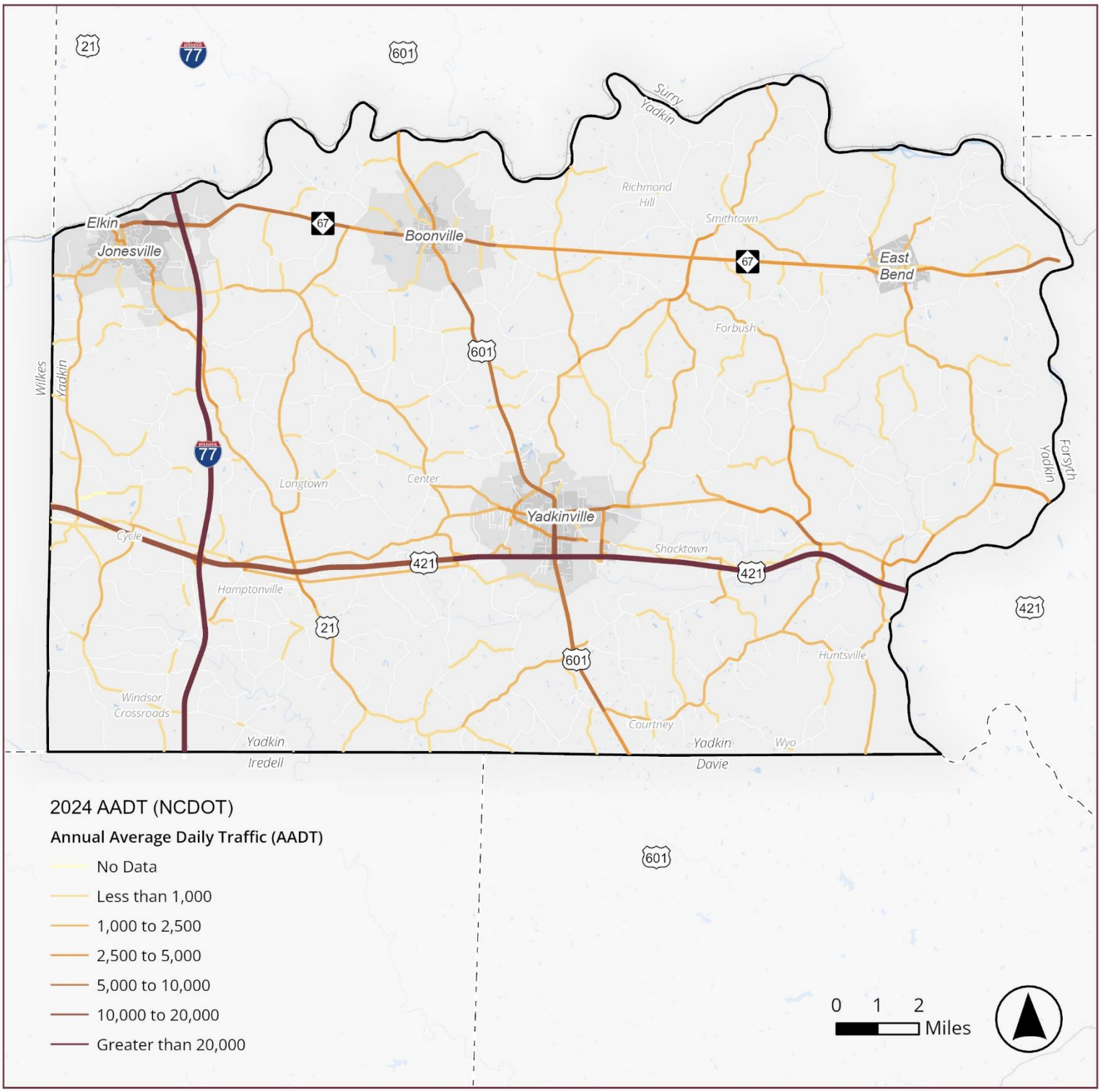
Yadkin County's road system is framed by six primary roadways, including:

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

Roadway volumes are highest on two primary corridors: 1) Interstate 77, which sees roughly 32,000 to 35,000 daily trips; and 2) U.S. 421, which sees roughly 18,500 to 27,000 daily trips. The U.S. 601 and N.C. 67 corridors represent secondary arterials, accounting for 3,000 to 16,000 (U.S. 601) and 3,000 to 12,000 daily trips (N.C. 67), respectively. Outside of these four corridors, all other roadways have AADTs less than 6,000 as of 2024.

Yadkin County has roughly 1,100 centerline miles of roadway. Per North Carolina state law, Yadkin County does not own or maintain any roads within the County. Roughly 60% of centerline miles are owned and maintained by the State; another 11% are interstates or US highways; 5% are owned by Cities, and the remaining 24% are privately owned and operated.

Map 14. Roadways by Annual Average Daily Traffic (AADT)



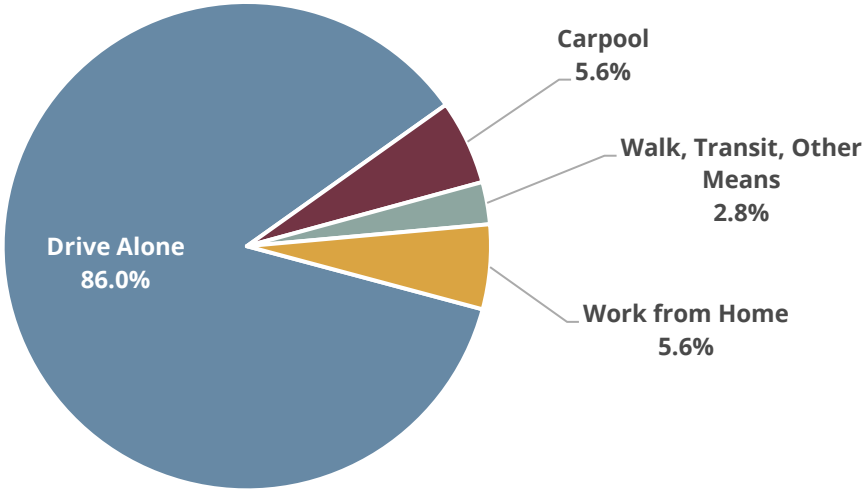
Source: North Carolina Department of Transportation, 2024

The greatest annual average daily traffic is along major roadways and in proximity to the larger towns.

Commuting Patterns

Across Yadkin County, an estimated 86% of workers drove to work alone and 5.6% carpooled. Among those who commuted to work, it took them on average 29.6 minutes to get to work.

Figure 15. Commuting Methods Among Yadkin County Residents



Source: U.S. Census Bureau, American Community Survey 2020-2024 Estimates

Planned and Programmed Projects

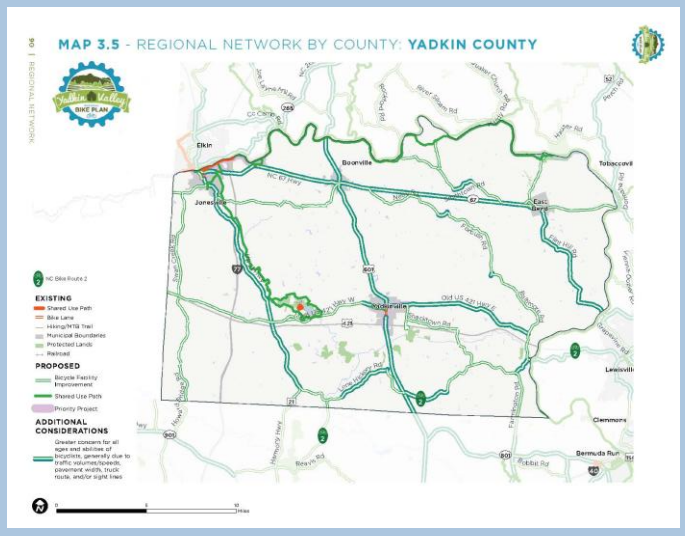
Transportation matters for the region are handled through the Northwest Piedmont Rural Planning Organization (NWPRPO), an organization providing long-range transportation planning services and technical assistance to Davie, Stokes, Surry, and Yadkin counties. The Piedmont Triad Regional Council (PTRC)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

Yadkin Valley Regional Bike Plan (2020/2021)

The Yadkin Valley Regional Bike Plan is the primary bicycle/pedestrian planning document for the Yadkin Valley region. The plan assessed the existing conditions of the regional and provided a list of prioritized bicycle/pedestrian enhancement projects, focusing on regional connectivity. The plan includes four project recommendations for Yadkin County:

- Elkin & Jonesville Yadkin River Greenway (MST)
- Downtown Jonesville Trail
- Jonesville Circulation
- Downtown Yadkinville Connectors





Source: PTRC and NCDOT, https://connect.ncdot.gov/municipalities/PlanningGrants/Documents/Yadkin%20Valley%20Regional%20Bike%20Plan.pdf

Statewide Transportation Improvement Program (STIP)

The Statewide Transportation Improvement Program (STIP) is a 10-year state and federally-mandated plan produced by NCDOT that identifies and schedules programmed transportation projects throughout the state. These program projects are those that have received state or federal funding and are scheduled for construction within the 10-year period of the plan. The 2026 – 2035 STIP includes 19 projects – all highway or bridge projects. Two projects are listed as complete, a bridge replacement over South Deep Creek (BR-0127) and a pavement rehabilitation project (I-2808A). Five projects are listed under construction, and the remaining twelve are in ROW acquisition or scheduled for future construction. In total, the 19 projects represent over $265M in investment for roads and bridges within the County.

Table 6. Statewide Transportation Improvement Plan (STIP) Projects – Yadkin County – 2026 - 2035

TIP #	Route	Description	Mode	Construction Year	Project Cost
BR-0200	SR 1152 (Neelie Road)	Bridge 980020 over South Deep Creek. Replace bridge.	Highway	2019	$ 850K
B-4979	US 21 BUS	Bridge 980059 over Jonesville Creek. Replace bridge.	Highway	2021	$ 1.6M
B-5825	NC 67	Bridge 980035 over Yadkin River. Replace bridge.	Highway	2021	$ 12.4M
BR-0127	SR 1325 (Mountain View Church Road)	Bridge 980189 over South Deep Creek. Replace bridge.	Highway	2021	$ 895K
BR-0205	SR 1119 (Sloans Mill Road)	Bridge 980028 over North Little Hunting Creek. Replace bridge.	Highway	2021	$ 2.0M
R-5730	SR 1605 (Old US 421)	SR 1146 (Shacktown Road) to SR 1711 (Speer Bridge Road). Construct new roadway to realign with SR 1605 (Old US 421) with SR 1711 (Speer Bridge Road) and construct a roundabout at the intersection with SR 1146 (Shacktown Road).	Highway	2022	$ 3.2M
R-5912	SR 1605 (Old US 421)	SR 1600 (Falcon Road) intersection near Yadkinville. Construct roundabout.	Highway	2024	$ 2.7M
U-5809	US 601 (State Street)	SR 1742 (Sharon Drive) to SR 1146 (Lee Avenue). Construct median and roundabouts.	Highway	2024	$ 25.5M
HN-0028	US 421	SR 1710 (Speer Bridge Road) interchange in Yadkinville. Construct roundabouts at ramp terminals.	Highway	2025	$ 4.0M
HV-0001E	Jonesville	Breakfastime. Install 6 DC fast charging ports.	Highway	2025	$ 885K

TIP #	Route	Description	Mode	Construction Year	Project Cost
B-5833	US 21 BUS	Bridge 980029 over I-77. Replace bridge.	Highway	2026	$ 21.6M
R-5831	US 601 (Carolina Avenue)	NC 67 (Main Street) intersection in Boonville. Construct intersection improvements.	Highway	2026	$ 6.3M
I-5864	I-77	Mile marker 71.8 to mile marker 75.8. Rehabilitate pavement.	Highway	2028	$ 6.2M
R-5913	NC 67; US 21 BUS	Commerce Street in Elkin to North Bridge Street in Jonesville; Bridge 850021 over Yadkin River. Widen roadway. Construct roundabouts at West Main Street and Elm Street and Elm Street and North Bridge Street. Improve bicycle and pedestrian connections; Rehabilitate bridge and widen sidewalks.	Highway	2028	$ 13.1M
I-5865	I-77	Mile marker 75.8 to US 21 (Exit 79). Rehabilitate pavement.	Highway	2030	$ 2.9M
R-5909	SR 1314 (East Main Street)	US 601 to SR 1765 (Unifi Industrial Road) in Yadkinville. Modernize roadway, including improvements at the US 601 and Van Buren Street intersections.	Highway	2030	$ 24.5M
R-5914	NC 67	US 601 in Booneville to West Main Street in East Bend. Modernize roadway with intersection improvements at Nebo Road.	Highway	2033	$ 135.9M
I-2808	I-77	South of SR 1125 (Mile Marker 71.0) in Yadkin County to US 21 Bypass (mile marker 83.5) in Surry County (Exit 83). Rehabilitate pavement.	Highway	-	-
I-2808A	I-77	South of SR 1125 (Ashbury Church Road) (mile marker 71.0) to US 21 in Yadkin County (Exit 79). Rehabilitate pavement.	Highway	Complete	-

Source: North Carolina Department of Transportation STIP 2026-2035.

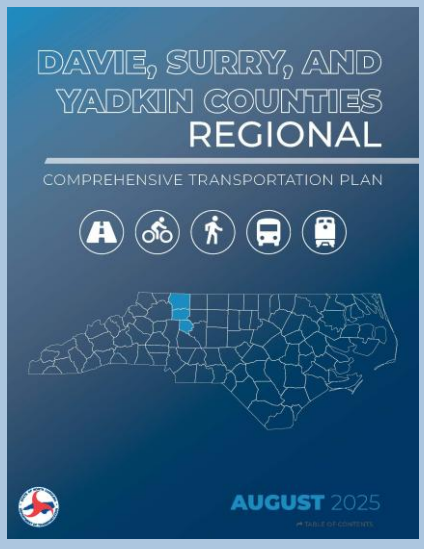
Davie, Surry, and Yadkin Counties

Regional Comprehensive Transportation Plan (CTP; 2023/2025)

The Davie, Surry, and Yadkin Counties Regional Comprehensive Transportation Plan (CTP), adopted locally in 2023 and by NCDOT in 2025, serves as the current long-range transportation guide for the County. The plan provides an analysis of existing and future transportation conditions and provides project recommendations along a thirty-year timeline.

The CTP includes 105 project recommendations for Yadkin County, spanning highway, bridge, public transportation, safety, and bicycle/pedestrian focused projects. The plan provides project recommendations for the entire county, inclusive of both incorporated and unincorporated areas. Principal recommendations of the plan include:

- Widening to a 4-lane boulevard from Lone Hickory Rd (SR 1002) to the U.S. 421 Eastbound Ramps; and construct roundabouts at U.S. 421 Eastbound Ramps.
- Planning for capacity increases on I-777 from US 21 Bus to US 21 in Surry County, which is expected to near capacity by 2045.
- Focus on intersection improvements for US 601 at US 421 and 67; US 21 BUS/NC 67 and Main Street (SR 1310).



Source: PTRC and NCDOT (2023, 2025)
https://connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study_id=Davie-Surry-

NEARBY FACILITIES

Yadkin County is conveniently located in proximity to many hospitals and universities. Although not necessarily within the County's boundaries, they are proximate. There are no hospitals within the County.

Hospitals

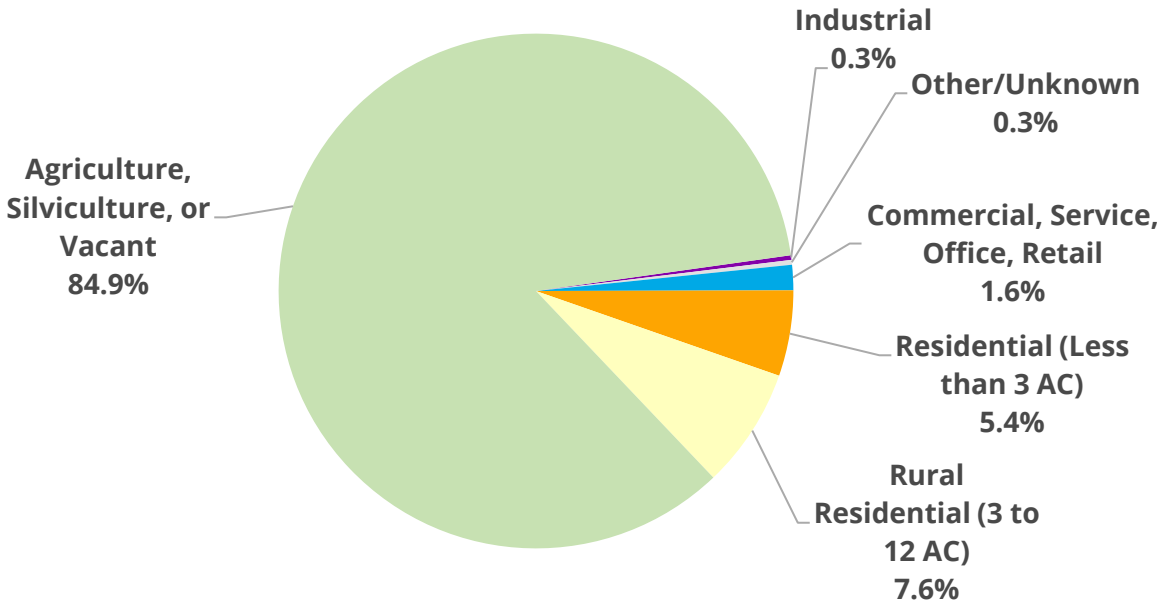
Hospitals in proximity to the county include:

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

EXISTING LAND USE

Yadkin County's existing land use, as of 2026, is summarized by percentage of land cover in the figure below. The following map shows the existing land use for the entirety of Yadkin County, as of 2026.

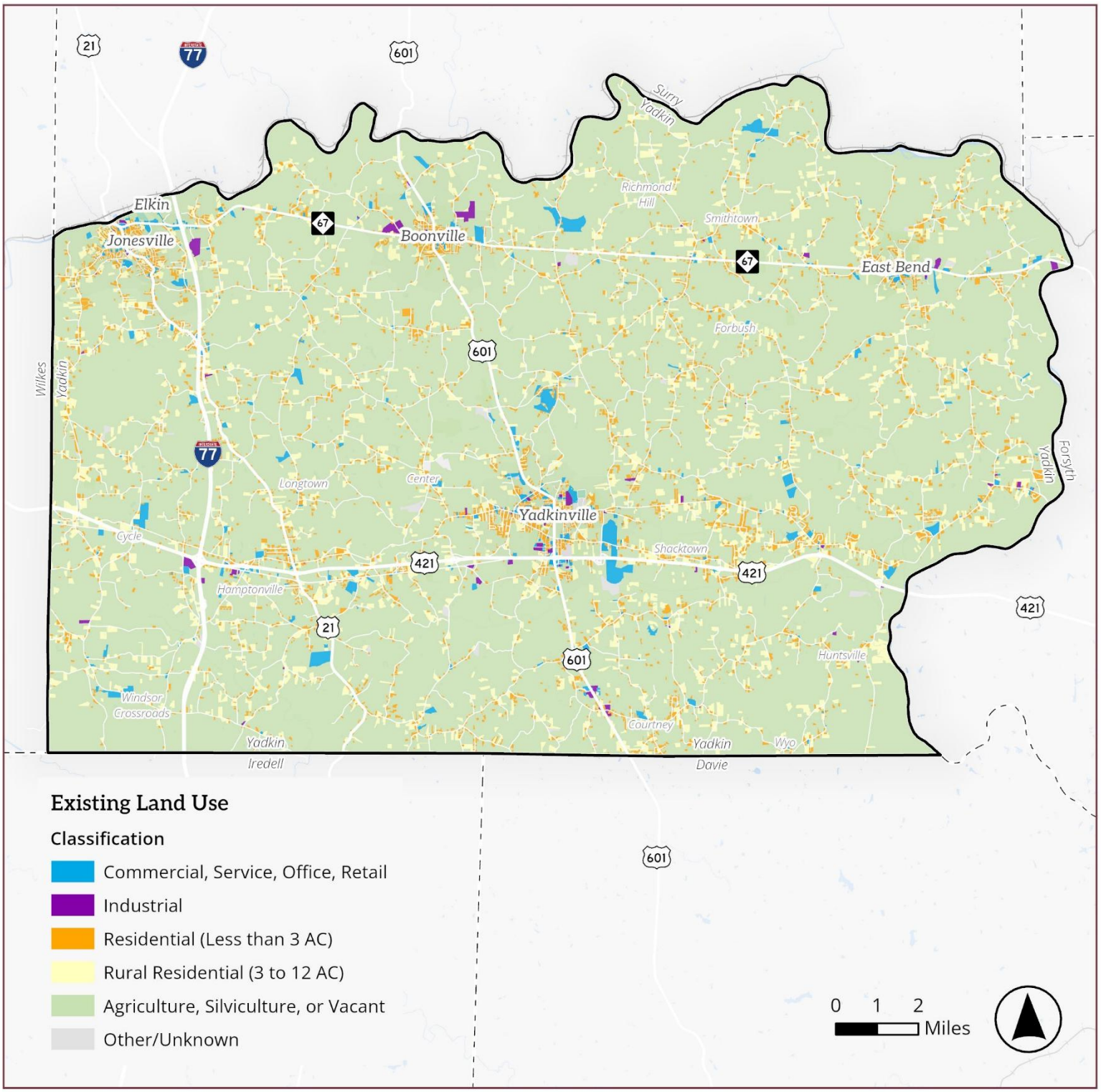
Figure 16. Existing Land Use by Percentage of Land Cover



Source: Yadkin County, 2026

As illustrated in the graph and the map of existing land use, the vast majority of the land (84.9%) in Yadkin County is currently used for agriculture, silviculture, or is vacant. The next largest existing land use category by acreage (7.6%) is Rural Residential, which consists of residential lots between 3 to 12 acres. This characterizes much of the residential land in the unincorporated areas of the County. As the map suggests, most of the small residential lots that are less than 3 acres are in the incorporated municipalities.

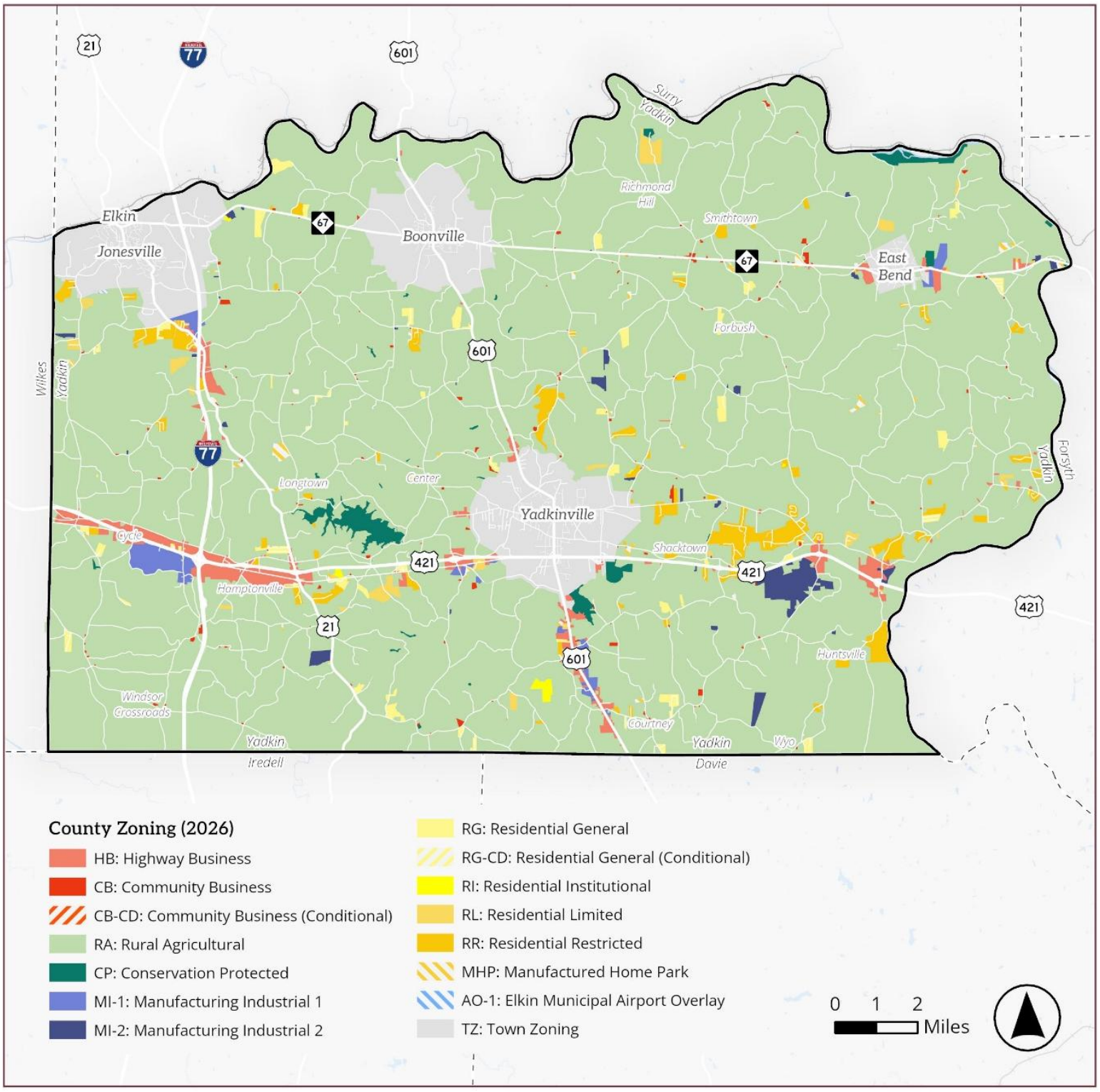
Map 15. Yadkin County Existing Land Use



Source: Yadkin County, 2026

The largest existing land use category is land classified as Agriculture, Silviculture, or Vacant.

Map 16. County Zoning Map, 2026



Source: Yadkin County, 2026

Similarly to the Yadkin County Existing Land Use map, the majority of the land in the county is zoned as RA: Rural Agricultural.



Yadkin County
Land Use Plan Update

Rooted in Tradition, Prepared for Progress

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