

# Town of Yanceyville, NC

“Tradition With Vision”



# Comprehensive Land Use Development Plan 2022-2036

**Yanceyville Municipal Services Building  
158 E. Church Street  
Yanceyville, NC. 27379**



Adopted by the Yanceyville Town Council on this the 30<sup>th</sup> Day of June, 2022

**Governing Board**

Alvin Foster, Mayor  
Odessa D. Gwynn, Mayor Pro-Tem  
Margie Badgett-Lampkin, Council Member in Memoriam  
Brian Massey, Council Member  
Keith Tatum, Council Member

**Town Staff**

Kamara Barnett, Town Manager  
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Kathy Hinton, Administrative Assistant

**Planning and Zoning Board**

Patricia Price Lea, Chairwoman  
Sylvia Johnson, Vice Chairwoman and GIS  
Darrell Mclean  
Julian Williamson  
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## Table of Contents

<b>PREFACE</b> .....	5
<b>ABOUT THIS DOCUMENT</b> .....	5
<b>ABOUT TOWN PLANNING</b> .....	5
<b>ABOUT YANCEYVILLE</b> .....	5
<b>COMMUNITY ENGAGEMENT</b> .....	6
COMMUNITY INVOLVEMENT EVENTS/TIMETABLE .....	6
<b>COMMUNITY SURVEYS</b> .....	7
<b>EXISTING CONDITIONS</b> .....	8
DEMOGRAPHICS .....	8
KEY ISSUES.....	13
LAND USE AND DEVELOPMENT .....	14
<b>ENVIRONMENT</b> .....	14
<b>HOUSING</b> .....	14
<b>GOALS, POLICIES &amp; STRATEGIES</b> .....	15
BUSINESS SUPPORT & DEVELOPMENT.....	15
SPECIAL EMPHASIS AREAS.....	16
SPECIAL EMPHASIS AREAS - MAPS .....	17
SAFETY AND PROMOTION .....	21
SUMMARY – GOALS, POLICIES AND STRATEGIES .....	22
<b>FUTURE LAND USE PLAN</b> .....	23
<b>LAND USE CLASSIFICATIONS</b> .....	23
<b>FUTURE LAND USE MAP</b> .....	24
<b>ADOPTION AND TRACKING</b> .....	25
<b>SUMMARY</b> .....	25
<b>PHOTO GALLERY</b> .....	26
<b>APPENDIX</b> .....	31
<b>COMMUNITY SURVEY RESULTS</b> .....	31

# PREFACE

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## ABOUT THIS DOCUMENT

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This Comprehensive Plan serves to describe the current environment for the Town of Yanceyville, identify land use and development issues that the Town currently faces, and set goals and recommendations for future plans. When adopted, this Comprehensive Plan also satisfies requirements in North Carolina General Statutes (Section 160D) that a community must have a Comprehensive Land Use Development Plan in order to be able to adopt and administer zoning regulations.

Following a brief overview of the existing conditions in Yanceyville and community engagement efforts, an outline of the community’s vision with goals and policies is presented. A future land use map of how these goals may look spatially is presented combined a table of strategies to implement the community’s shared vision of the future.

## ABOUT TOWN PLANNING

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The Town’s motto “Tradition with Vision” expresses aspirations and our beliefs as a guiding principle. Towards that end, this plan accounts for current conditions combined with changing cultural and economic trends while maintaining shared perspectives about the future.

A Town Plan is the foundation that guides capital improvements and growth decisions. One tool to guide our planning process for our community’s development process is through the adoption of the Comprehensive Land Use Development Plan. The Plan’s main function serves as a guide to current and future development policy. Current and future goals shall involve the community by determining what should be maintained or changed, identify specific land use changes, and continually examine infrastructural needs. The Town staff, Planning Board and Town Council guide implementation while maintaining transparency through various community groups always evaluating progress.

## ABOUT YANCEYVILLE

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Originally titled the Caswell Court House, the Town of Yanceyville in the Piedmont region of North Carolina has held the county seat for Caswell County seat since 1792. There is a distinct historic presence that is valued and celebrated, located in the Town Square area. Yanceyville was officially incorporated in 1986; hence, the 2022–2036-time frame represents fifty-year anniversary in 2036.

The Town of Yanceyville statement: “The mission of the Town of Yanceyville is to provide its citizens and visitors a clean, safe, hometown atmosphere that anyone would be proud to call home. Yanceyville will strive to prepare and build for the future, while at the same time maintaining and preserving our deep-rooted heritage that has been an important part of this community for over two -hundred years.

# COMMUNITY ENGAGEMENT

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## COMMUNITY INVOLVEMENT EVENTS/TIMETABLE

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Public involvement is a key component in the process of creating a Comprehensive Land Use Development Plan. Giving voice to residents, organizations, and businesses helps assure that the Plan will authentically represent community opinions and goals and those recommended actions align with local values and character. The community surveys and the Yanceyville open houses were the first of multiple opportunities planned for public involvement.

The first open house was held on Tuesday, November 16, 2021, from 5pm to 7pm at the Yanceyville Town Hall. The event had several stations with information about areas of the town, zoning, and the survey results, as well as food and refreshments. While the event was advertised widely and fostered productive conversations with town and staff, community turnout was limited, potentially pointing to the need for future community meetings to be held at a different time or place that permitted more people opportunities to be able to attend.

One of the primary goals of many small towns is how to communicate with citizens with varying degrees of accessibility to WIFI and Smart devices. Furthermore, other permanent and/or static communication options such as “Town Bulletin Boards” need to be examined. Finally, linking our students with public and private Town events is crucial.

The Following events timetable involved Community Stakeholders, Town Staff, Steering Committee Planning Board, and Town Council Members:

Friday, August 6, 2021 – First Friday Community Event: Distributed first set of Town surveys at Town of Yanceyville “Table of Information”

Monday, September 13, 2021 – Caswell Economic Development Commission Meeting: Town PowerPoint presentation related to Comprehensive Land Use Plan and “State of Yanceyville/Caswell County -- Demographic/Economic Overview”

Thursday, November 11, 2021 – Veteran’s Day Program – Distributed Town Surveys

Tuesday, November 16, 2021– Distributed surveys at Open House for the Comprehensive Land Use Development Plan

Thursday, January 27, 2022 – Community Engagement Gathering/Reviewed updates to Comprehensive Land Use Development Plan

Tuesday, February 15, 2022 – Planning Board Meeting – University of North Carolina School of City and Regional Planning Team review of Comprehensive Land Use Development Plan

Wednesday March 2 – Yanceyville Planning Board Workshop (1)

Wednesday March 16 – Yanceyville Planning Board Meeting and Workshop (2)

Wednesday April 6 – Yanceyville Planning Board Workshop (3)

Wednesday April 20 – Yanceyville Planning Board Meeting

Wednesday May 4 – Yanceyville Planning Board Workshop (4)

Thursday May 12 –Joint Council Meeting with Caswell County Board of Commissioners, Town of Milton, and Town of Yanceyville) reviewed updates to Comprehensive Land Use Development Plan

Wednesday May 18 – Yanceyville Planning Board Meeting and Workshop (5)

Wednesday, June 1 Yanceyville Planning Board Workshop (6)

Tuesday, June 14 – Public Hearing to offer public comments on Comprehensive Land Use Development Plan

Thursday, June 30 - Consideration and adoption of Comprehensive Land Use Development Plan

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## **COMMUNITY SURVEYS**

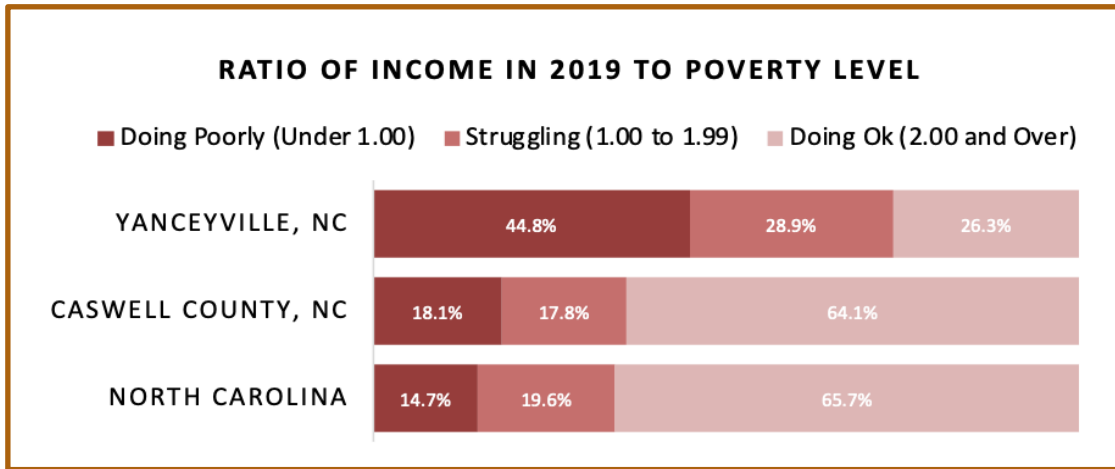
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The community surveys sought input on people’s vision, hopes, and concerns for Yanceyville, including questions about what residents and others living/working in and around the town liked, disliked, or were concerned with assorted businesses believing essential, how safe they felt getting around, and whether or not they’d like to see the town grow. Town staff distributed surveys, including door to door canvassing and distributing surveys at various community events.

The town received 187 survey responses including both short form and long form versions. Extra copies were also available at the open house. Survey results are included in the Appendix.

# EXISTING CONDITIONS

## DEMOGRAPHICS

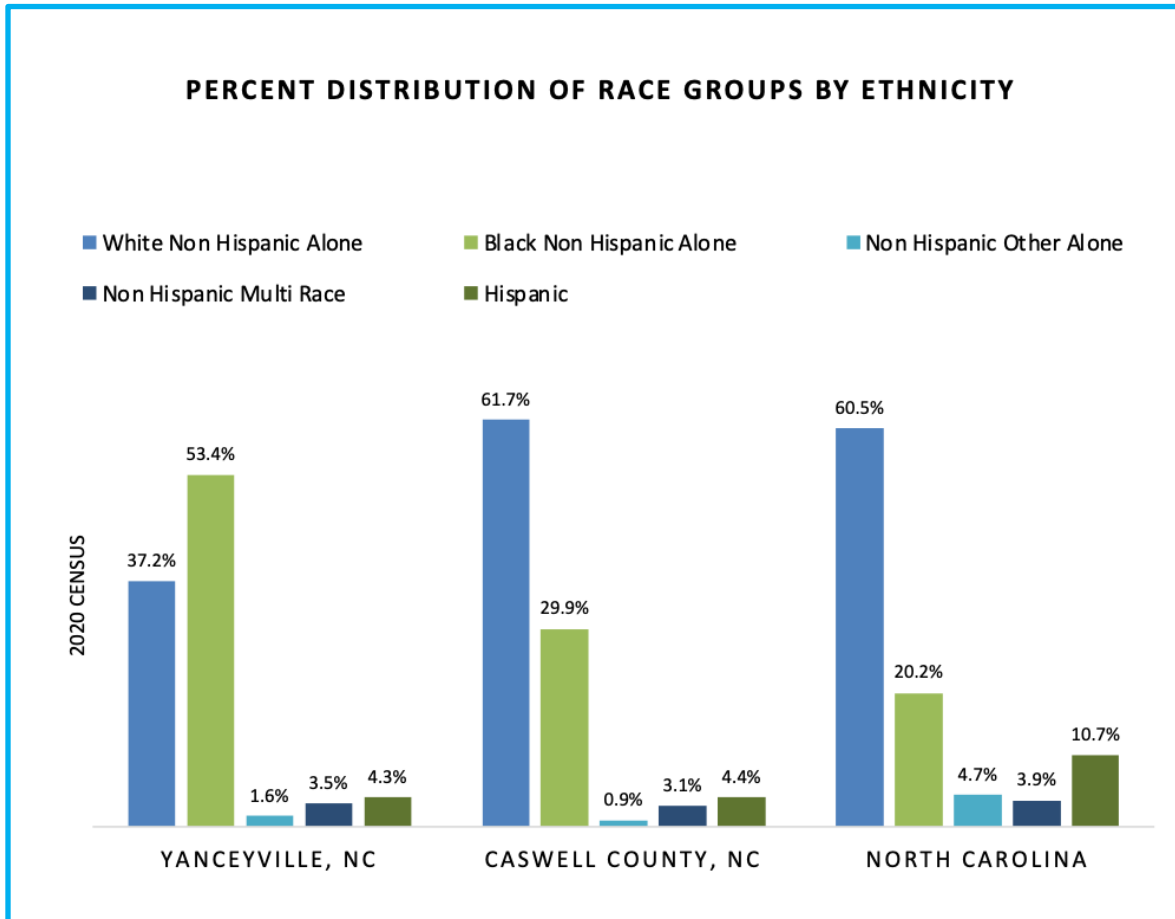


Yanceyville has relatively high levels of poverty when compared to county and state levels. According to the 2019 American Community Survey, 73.7% of residents are either “Struggling” or “Doing Poorly” when the ratio of income to poverty level is analyzed<sup>1</sup>. The median household income is also low, in comparison to the County and State<sup>2</sup>, at an average of \$19,828<sup>3</sup>.

<sup>1</sup> 2019 ACS 5-Year Estimates

<sup>2</sup>2019 ACS 5-Year Estimates





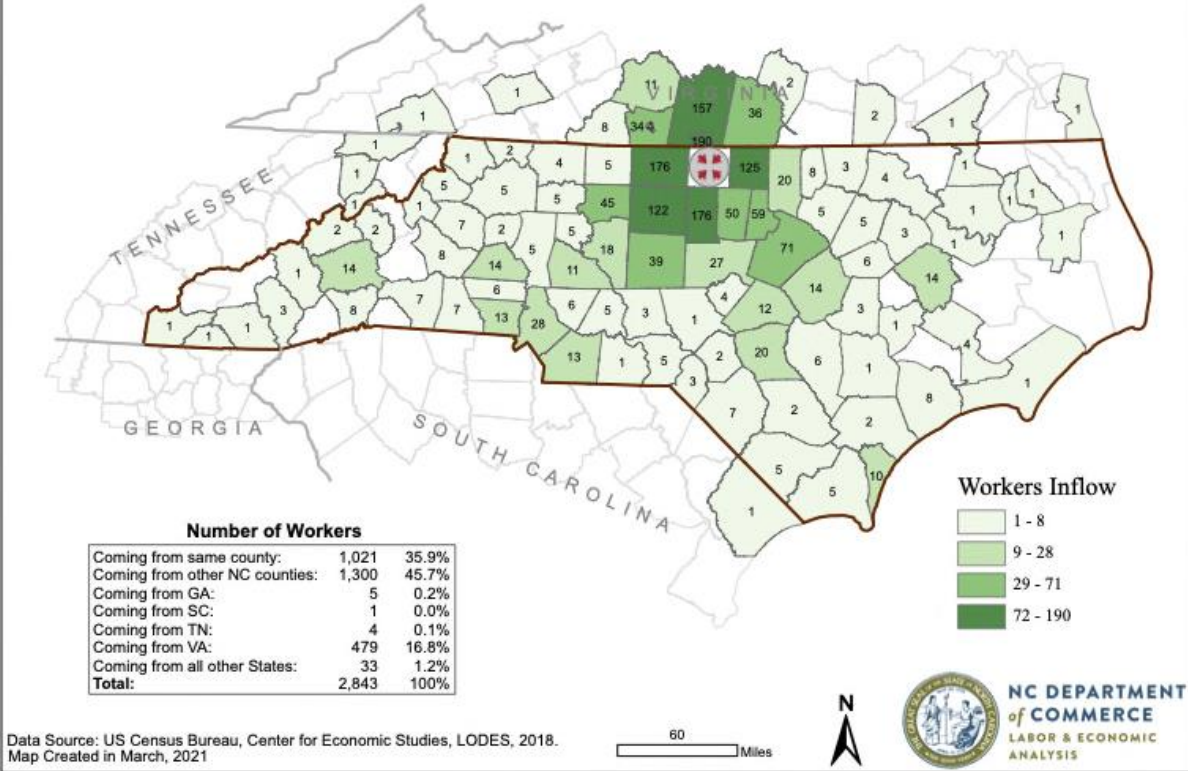
Yanceyville is rural and small but the largest in Caswell County with approximately 1,937 residents<sup>3</sup>. This population has been steadily declining and in the past ten years experienced a 9.8% decrease in population<sup>4</sup>. The majority of Yanceyville’s residents are Black (Non-Hispanic; 53.4%), while 37.2% are White (Non-Hispanic)<sup>5</sup>. By comparison, the County is 29.9% Black (Non-Hispanic) population, while North Carolina has a 20.2% Black (non-Hispanic) population. Caswell county has a total population of approximately 23,000 and has also decreased in population but by less than 1 percent.

<sup>3</sup> 2020 U.S. Decennial Census

<sup>4</sup> 2010 U.S. Decennial Census

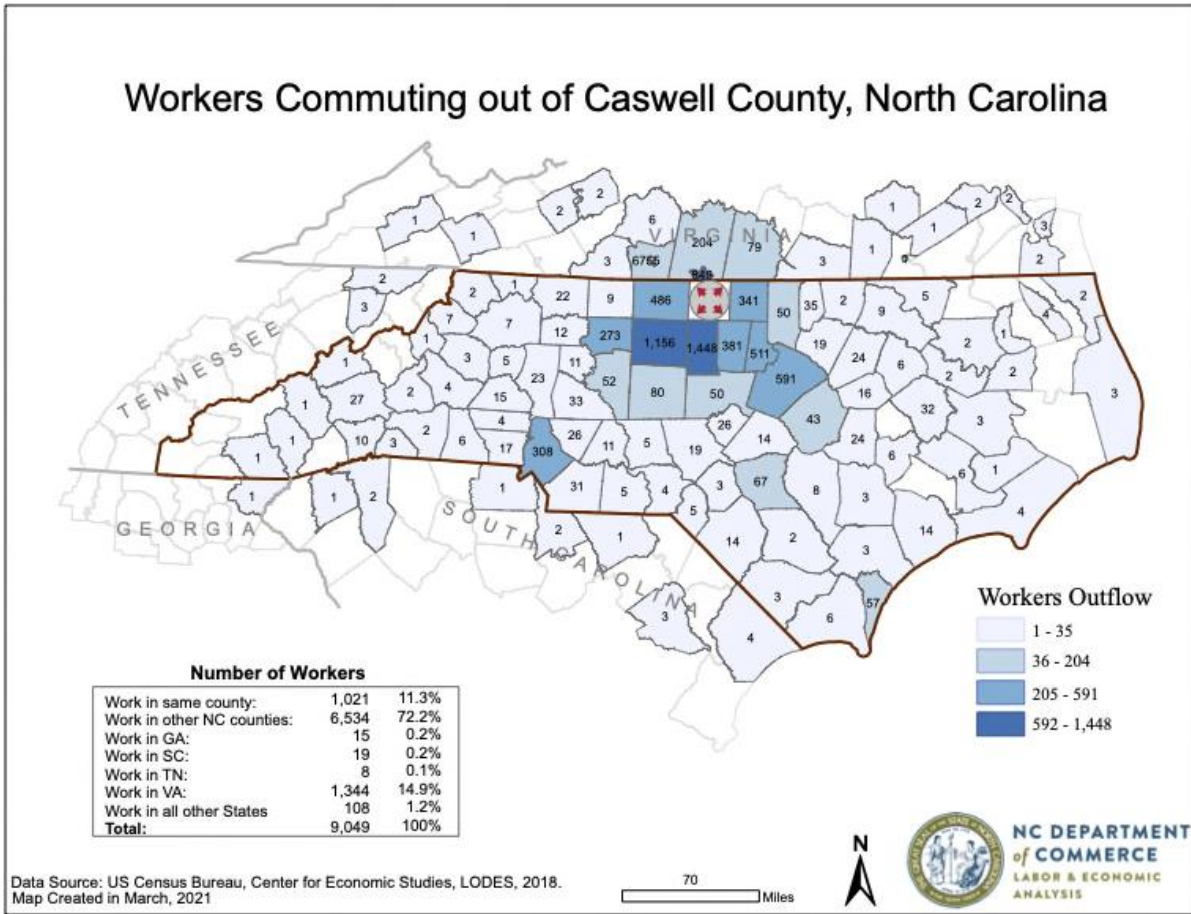
<sup>5</sup> 2019 ACS 5-Year Estimates

## Workers Commuting into Caswell County, North Carolina



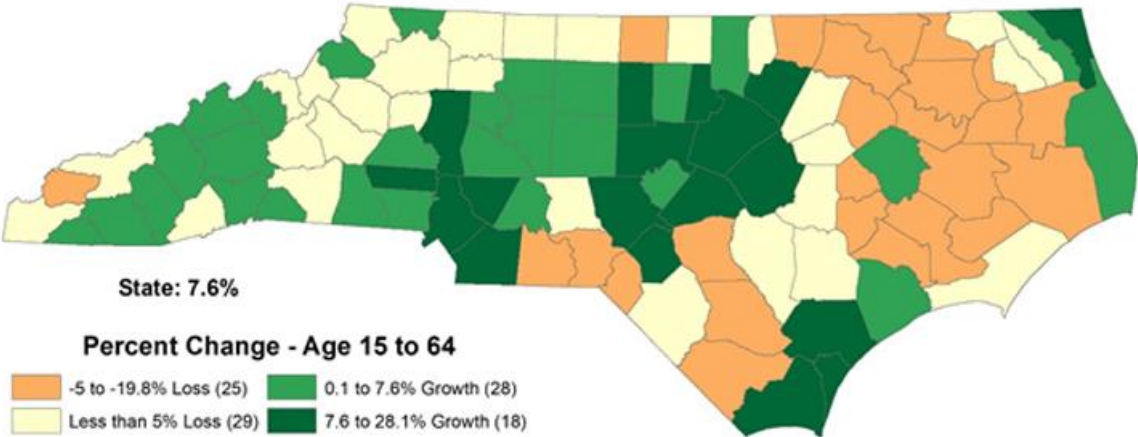
Worker inflows into Caswell County are mainly North Carolina residents. A total of five counties dominates the majority of North Carolina inflow commuters with one county (Pittsylvania) in Virginia capturing 35.9% compared to 45.7% of inflow from all other NC counties. Interestingly, over 100 counties in four different States make up commuters into Caswell County.

## Workers Commuting out of Caswell County, North Carolina



Worker Outflows from Caswell County to other NC counties accounts for nearly 73% of all commuters. Alamance and Guilford Counties capture the highest outflow category. Note that workers commute to over 100 different counties located in four different States

# Change in Working Age Population, 2011-2021



Source: NC OSBM Population Estimates, Vintage 2019 and Population Projections, Vintage 2020



Caswell County is one of two isolated counties that fall into the highest percentage change for loss of working age population from 2011-2021. The remaining 23 counties are clustered in the eastern and southern portions of the state. Graham County that borders Tennessee and Caswell bordering Virginia are primarily rural with Robbinsville (620 population est.) and Yanceyville (1,900 population) being the largest towns and county seats.

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## KEY ISSUES

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- A. *Zoning*: The Town staff expressed concerns about zoning in downtown often requiring rezoning whenever a new development is proposed. In addition, large areas along NC-86 had tracts split between two different zones, making them awkward and largely unsuitable for development as is. The zoning needs simplification and clarification to address these issues.
- B. *Day-Care*: Many residents stated that there was not an adequate number of day care facilities, and they had to drive outside of town in order to find appropriate day care for their children. Staff also expressed concern that this was also impacting those commuting into Yanceyville for work.
- C. *Shortage of low- to medium density housing*: A reoccurring concern that seemed to impact other issues as well. Staff expressed concerns that the lack of affordable housing was leading to higher turnover for workers at area schools. Community engagement with residents stated that area lodging is often taken by residents in need of temporary affordable housing.
- D. *Decline in population and Job opportunities*: The population has been steadily declining for over ten years. One reason, as stated by many residents via community engagement, is that there are not enough job opportunities for residents.
- E. *Crime and substance use making residents feel unsafe*: Discussions with town and county staff living in the town raised concerns about the safety (and perception of safety) of certain areas, as well of concerns surrounding petty property crimes and robberies at area businesses. Illegal drug sales and use were also an issue frequently cited by residents in the survey.
- F. *Need to Examine Recreational options*: Recreational options are limited. Not enough emphasis is being placed on promoting the town as a Gateway or Destination for trail hiking and/or biking, small game hunting or regional sporting events.
- G. *Develop Alternative Methods of Communicating*: There is a need to improve options to communicate daily/weekly with those who have limited access to WIFI and Smart devices.
- H. *Annexations*: There was some discussion regarding annexations and the need to adhere to NC State 160D guidelines and regulations relative to voluntary annexations of both contiguous and non-contiguous properties. All changes should be promptly integrating into Comprehensive Plan as needed.
- I. *Need to Establish Responsibility for Revisions and Monitoring*: There is a need to establish responsibility for bringing the Comprehensive Plan before the Planning Board at set intervals to discuss how well the plan has been implemented and review any needed changes. Workshops could be held for the Town Council and Planning Board on how the plan can be used upon adoption. These workshops could review different parts of the plan during scheduled meetings.

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## LAND USE AND DEVELOPMENT

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Many of Yanceyville's businesses are located along Hwy 86 corridor highway along the northern edge of Town limits while Yanceyville Downtown District primarily located along Main Street occupies the south side. This area of the Town has several amenities, historical sites, and civic buildings. Community members state the Town is semi-walkable but not well-lighted at night. Amenities like Food Lion grocery along with fast food places and other establishment in strip mall primarily accessible by vehicle. Highway 86 corridor lack of sidewalks makes walking very dangerous.

There are several other existing plans that the Town of Yanceyville seeks to coordinate with, including the Caswell County Comprehensive Plan, Parks & Recreation Master Plan, and Economic Development Action Plan. All of these have the potential to create coordinated actions within Caswell County and the Town of Yanceyville.

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## ENVIRONMENT

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The Town has an adequate supply of available drinking water from Farmers Lake. Although the aging infrastructure requires upgrades and improvements to the entire system. Historically, there is no substantial risk of flooding within the Town limits.

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## HOUSING

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There are few owner-occupied housings, with about 30.3% of residents owning their homes. This contrasts to the 76.4% of owner-occupied housing at the County level and 65.2% at the State level. As a result, a majority of residents rent or lease their homes (69.7%). These rates significantly exceed the rental rates in the County (23.6%) and State (34.8%). Paired with the high rates of poverty in the Town, about 43.9% of renters are cost burdened, meaning more than 30% of renters' income goes to housing costs<sup>6</sup>.

Housing types are primarily single-family detached homes, though there are several multi-family developments. Some of the single-family dwellings are mobile homes.

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<sup>6</sup> 2019 ACS 5-Year Estimates

# GOALS, POLICIES & STRATEGIES

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## BUSINESS SUPPORT & DEVELOPMENT

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Yanceyville has a lot to offer, and one major point reiterated in both surveys is a desire to restore, maintain, and market small town vitality and charm.

**Policy 1-1.** Map Existing Critical Infrastructure (Water, Sewer, Sidewalks). The need to understand the location, age, and condition of the existing infrastructure is a critical first step

**Policy 1-2.** Expand efforts to create a town marketing plan that emphasizes internet/Wi-Fi infrastructural updates

Marketing the town to potential residents and workers would be of significant benefit. It will likely require a coordinated effort among different stakeholders to ensure coverage consistency and effectiveness.

**Policy 1-3.** Develop Plan for investment in New Infrastructure

Examine and Identify (Map) existing Businesses combined with residential and undeveloped parcels to understand structural layout in order to provide recommendations

Understanding the location and function of existing activity spaces is important in creating and retaining community; especially, along Hwy 86 corridor, Dillard Triangle and Yanceyville Downtown District

**Policy 1-4.** Invest in Repair and Maintenance of Existing Infrastructure

Investment in repairs should be made according to the plan on a regular basis

**Policy 1-5.** Clarify Zoning Ordinance and Map

Establish a simplified zoning plan that will reduce zones and provide greater understanding and distinction

**Policy 1-6.** Complete Code and Ordinance Recodification

Complete the Town of Yanceyville Code and Ordinance recodification

Complete Recodification according to the Comprehensive Land Use Development Plan 2022-2035

### Policy 1-7. Tourism Development Authority

Work with Caswell County Tourism Development Authority to identify existing tourism activities and establish new opportunities to increase tourism in Yanceyville

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## SPECIAL EMPHASIS AREAS

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These points have been identified as some of the largest needs within Yanceyville today.

### Policy 2-1. Increase coordinated Social-Media

The lack of housing supply affects other areas such as lodging and workforce retention ownership rates are also exceptionally low within the town compared to the county and state, and efforts to add housing should include quality housing stock with paths to ownership as well. However, increasing affordable housing supply in general, rental included, is needed, and should be prioritized, potentially by using minimum housing codes or housing zoning overlays to encourage development.

### Policy 2-2. Review zoning focusing on mixed-use development

The town has identified significant potential for a mix of housing and commercial development along NC-86. (See Map No. 1 and 2.) However, current zoning along the corridor splits parcel tracts into two different zones.

The Town should make efforts to address these areas of concentration. Two alternatives that would not require mass rezoning are to create a mixed-use overlay that adds certain allowances overtop of the existing zoning, or to clarify using an interpretation section in the zoning code that is allowed in the case of a split-zoned tract. Plan consistency statements should be reviewed by the Planning Board and Town Council for adoption as part of any zoning map amendments.

### Policy 2-3. Increase food access

Currently the only option for perishable food is the supermarket located at the town's northwesternmost corner. More options are needed around the Dillard Triangle (Map No. 3) and Yanceyville Downtown District (Map No 4.)

### Policy 2-4. Develop a Housing Study to Understand the Existing Conditions with Recommendations.



This policy relates to changes necessary to Town Ordinances in order to recommend and support multiple types of housing including affordability levels, single and multi-family, rental and ownership.

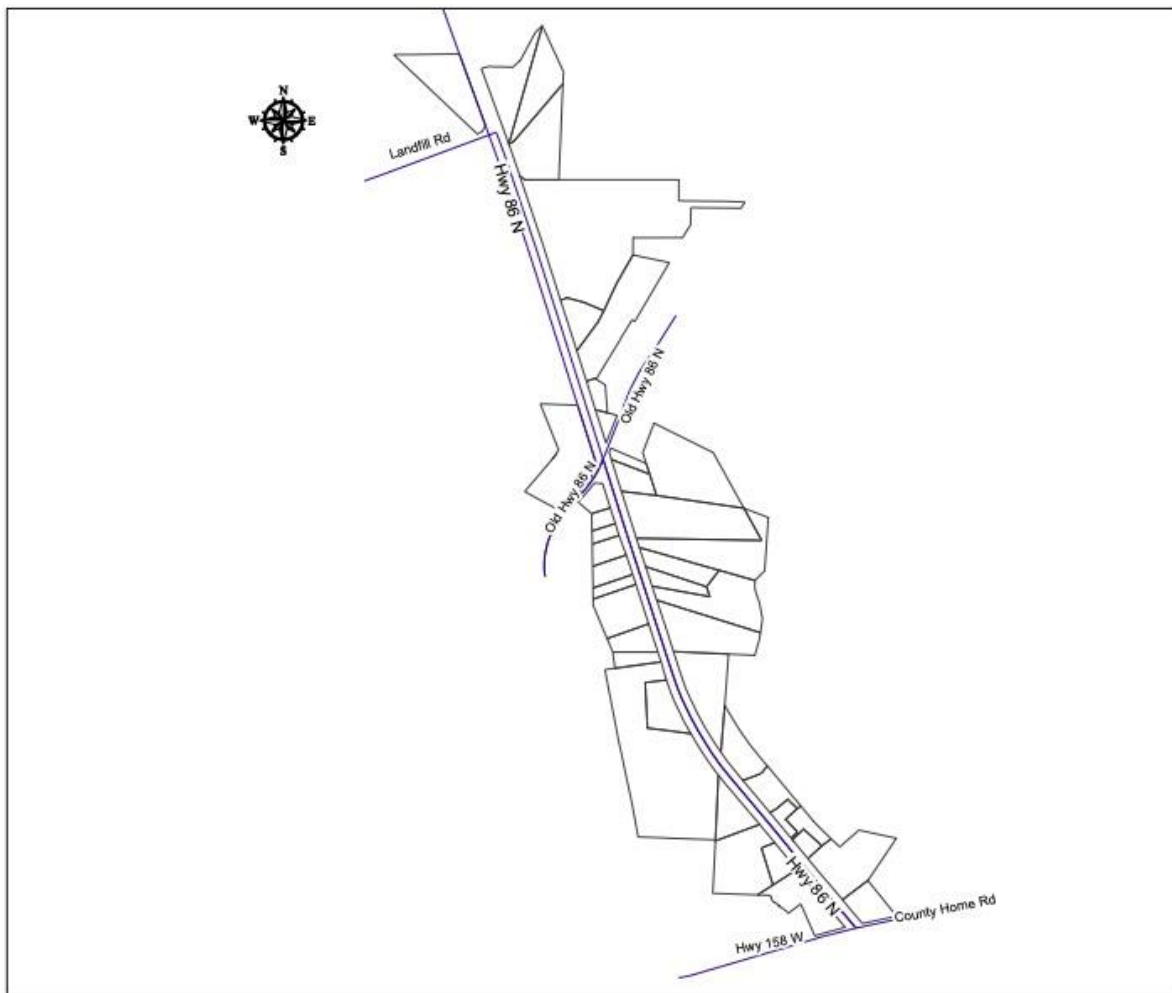
**Policy 2-5. Increase Tenants’ Engagements in Community Activity**

The Town has a high level of rental housing from single family, mobile homes, and apartment dwellings. There is a need to explore new effective communication methods that provide more opportunities for engagement in policies, events, and other activities within the Town.

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## SPECIAL EMPHASIS AREAS - MAPS

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Map No. 1- NC Highway 86 Corridor – North Segment

Focus on Highway Businesses and Residential developments.



**Map No. 2 – NC Highway 86 Corridor – South Segment**

Focus on Highway Businesses and Residential developments.

Problematic Issue – Tracts split into two different zones. Options available are to create a mixed-use overlay that adds certain allowances over top of the existing zoning, or to clarify using an interpretation section in the zoning code that is allowed in the case of a split-zoned tract. (Applies to both North and South segments. See Policy 2.2.)



**Map No 3 – Dillard Triangle**

Focus on improving low-to medium density housing, retail/food sources, recreational/walkability infrastructure.



### Yanceyville Downtown District

Create a Town Center/Park environment focusing on a green space and mixed uses (medium density residential, retail, commercial).

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## SAFETY AND PROMOTION

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Whether safety for pedestrians or feeling safe from crime or discrimination within the community, safety was a major theme that appeared often in both survey formats (short/long)

### Policy 3-1: Improve Safety Perceptions

Perceptions of safety tie directly into the town's vitality and attractiveness. The gathering spaces for people of all ages can foster the town's resiliency and increase social connectedness. Moreover, community events can enlarge the community's capacity to strengthen engagement.

Yanceyville has the advantage of having a walkable downtown district. However, the sidewalk network does not reach all the areas. Similarly, the town lacks bike infrastructure in most areas. Providing residents and visitors the ability to take a walk or bike supports a small-town identity. Requiring new development to install sidewalks will help add safe walking routes.

Residents and businesses expressed concern about safety and crime in certain areas of town. Town staff suggest new businesses have external security cameras could monitor activity.

### Policy 3-2: Display informative, supportive, directional and attractive public signages

The town should update and upgrade current public signages in all locations. In addition, increase awareness of various focal points by implementing attractive displays and grounds to improve small town charm.

### Policy 3-3. Explore Additional Public Safety Options

Community surveys revealed an overall safety concern. The need to explore Why and Where safety issues occur will be addressed.

### Policy 3-4. Develop Additional Communication Strategies

There is a need to develop a communication plan that reaches all demographic levels of age, income and education levels.

### Policy 3-5. Enforce Applicable Code and Zoning Ordinances

The Town is working to improve the appearance of all areas and ensure safe, healthy places to live, work and play. The Town will need to create a process to enforce all Zone Ordinances and applicable codes including Minimum Housing Code, Junked and Abandoned Motor Vehicles, Front Yard Parking and trash issues.

## SUMMARY – GOALS, POLICIES AND STRATEGIES

<b>Business Support &amp; Development</b>	<b>Special Emphasis Areas</b>	<b>Safety and Promotion</b>
<ol style="list-style-type: none"> <li>1. <i>Map Infrastructure (Water, Sewer, Sidewalks, and Wi-Fi)</i></li> <li>2. <i>Examine Funding Sources for Infrastructure updates</i></li> <li>3. <i>Invest in repair and Maintenance of Existing Infrastructure</i></li> <li>4. <i>Complete Recodification of Town Ordinances</i></li> <li>5. <i>Clarify Zoning Ordinance and Map</i></li> <li>6. <i>Work with the Local Tourism Development Authority to increase Tourism</i></li> <li>7. <i>Conduct a Business-Housing Study to Understand Existing Conditions with Recommendations</i></li> <li>8. <i>Develop and formalize social media platforms</i></li> </ol>	<ol style="list-style-type: none"> <li>1. <i>Create Database of all undeveloped parcels</i></li> <li>2. <i>Generate a Housing Study to Understand the existing conditions</i></li> <li>3. <i>Identify sites within each Geographic Area highlighting growth and development</i></li> <li>4. <i>Support Future Development of Multiple Housing Types</i></li> <li>5. <i>Explore Options of How Tenants Can Have a voice in Community through Tenant Associations</i></li> </ol>	<ol style="list-style-type: none"> <li>1. <i>Explore Options for Public Safety</i></li> <li>2. <i>Highlight Town of Yanceyville public signages to enhance effectiveness.</i></li> <li>3. <i>Explore methods to effectively communicate with citizens</i></li> <li>4. <i>Develop legal process to enforce Code violations</i></li> </ol>

# FUTURE LAND USE PLAN

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Updates to current land uses will support Yanceyville’s vision of growth, while maintaining its small-town community feel. These proposed land uses represent a plan for future land uses in Yanceyville. This is not a zoning map and has no legal or regulatory standing. Many of the land use designations such as residential and the Town Center will remain the same. However, proposals are made to transition many of the agricultural areas into new residential or preserved green space to increase housing options and community unity.

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## LAND USE CLASSIFICATIONS

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Areas within the Town have been designated one of nine potential land uses. The list below identifies each of the classifications and provides a description of the place type.

*Industrial* - Manufacturing, and other existing industrial uses.

*Civic* - Government buildings, schools, cemetery and other community centers, including existing parks and public spaces.

*Commercial & Mixed Use* - Core urban areas characterized by high density employment centers. These areas may be mixed use to include other buildings include office space, retail, and entertainment.

*Yanceyville Downtown District (YDD)* – Flexible mixed-use nodes for commercial, retail, activity centers (museums) and urban villages that allow live-work-play.

*Mid-size Lot, Residential* - Multi-unit residential homes, mobile homes, and small apartment buildings located near retail and services.

*Large Lot, Residential* - Single family detached and townhomes.

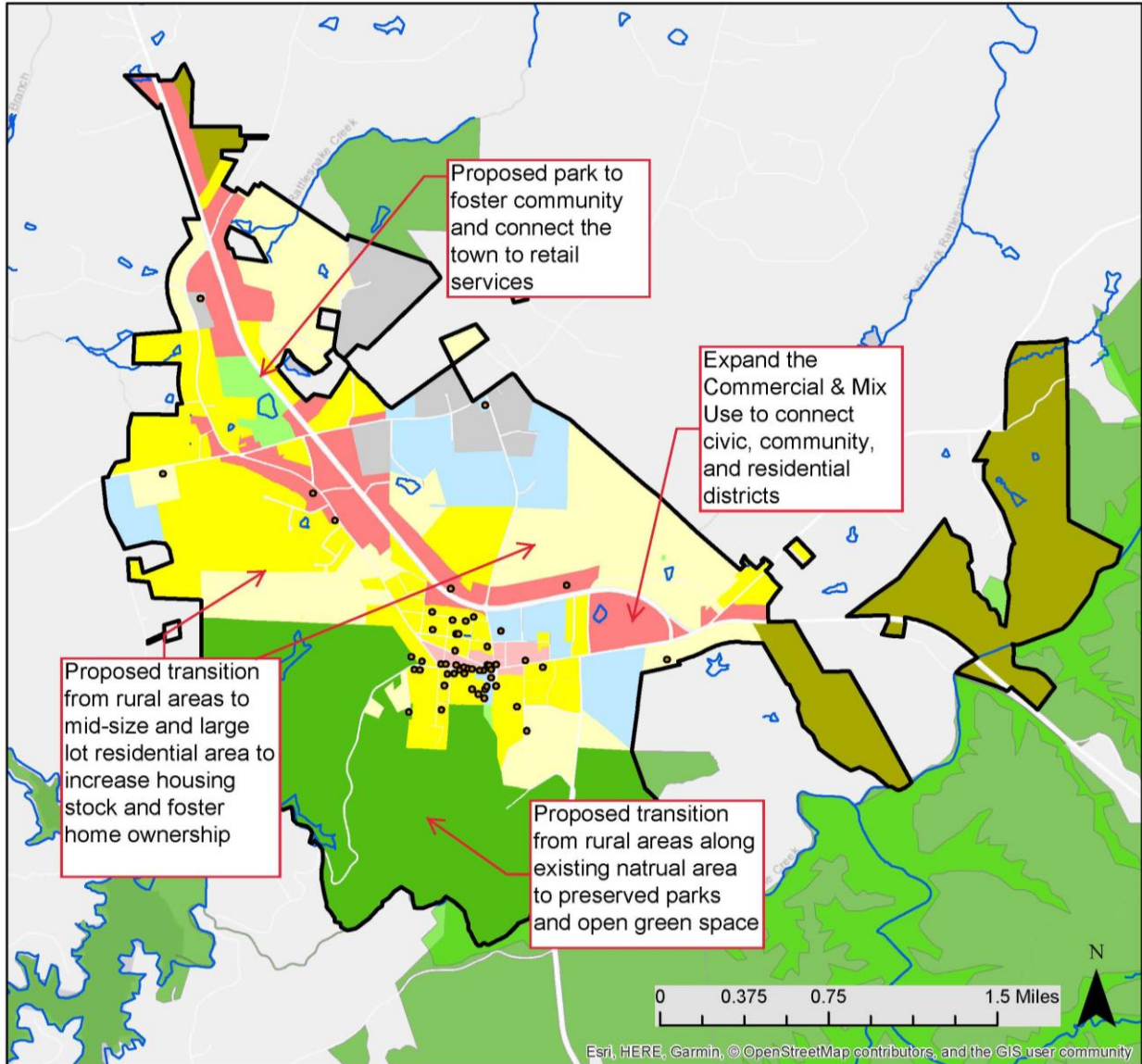
*Agricultural Residence* – Single family housing located in agricultural fields

*Parks and Recreation* – Established public parks and greenways.

*Preserved Green Space* – Conserved land and watersheds that may be transitioned into parks or greenways.

## FUTURE LAND USE MAP

The future land use map below spatially depicts the proposed land use pattern that will help implement the Town’s shared vision.



- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B8723; border: 1px solid black; margin-right: 5px;"></span> Agricultural Residence | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Mid-size Lot, Residential | <span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Town Limits   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></span> Civic                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Parks & Recreation        | <span style="display: inline-block; width: 15px; border-bottom: 1px solid blue; margin-right: 5px;"></span> Streams & Rivers   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> Commercial & Mixed Use | <span style="display: inline-block; width: 15px; height: 15px; background-color: #32CD32; border: 1px solid black; margin-right: 5px;"></span> Preserved Green Space     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Natural Areas   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #A9A9A9; border: 1px solid black; margin-right: 5px;"></span> Industrial             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black; margin-right: 5px;"></span> Town Center               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8FBC8F; border: 1px solid black; margin-right: 5px;"></span> Conservation Managed Areas                                    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Large Lot, Residential |  | <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 8px solid black; margin-right: 5px;"></span> Historic Sites |



# ADOPTION AND TRACKING

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The Yanceyville Town Council is responsible for reviewing, adopting, implementing and tracking the Plan progress. Plan adoption is necessary under North Carolina General Statute 160D-501.

The Town Staff will be responsible for bringing the Comprehensive Plan before the Planning Board once a year to review Plan implementation and effect changes as needed. The Plan shall be considered by the Planning Board and the Town Council when considering proposed amendments to zoning regulations. The Plan will be revised promptly to reflect any changes in town boundaries or annexations.

## SUMMARY

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Yanceyville's Comprehensive Land Use Development Plan includes the entire geographical area and all physical elements such as roads, structures along with undeveloped spaces.

The issues, goals and strategies highlighted in this Plan establishes guidelines for future growth based on community meetings, public surveys combined with Town Staff, Steering Committee participants and Planning Board members. All provided a proactive vision of where and how the Town wishes to grow.

# PHOTO GALLERY

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**Yanceyville Museum of Art**



**The Art of Maud Gatewood**



**Piedmont Community College**



**Farmers Market**



**Yanceyville Pavilion**



**Gunn Memorial Public Library**



**N.L. Dillard Historic School**



**Hiking Trails**



**Teams at Work**

# APPENDIX

## COMMUNITY SURVEY RESULTS

### Overall Summary

	Yes	No	N/A
Do you live within Yanceyville Town Limits?	67	74	9
Roadways sufficient for access to schools, services, recreation facilities, etc.?	122	15	11
Bicycle Lanes sufficient for access to schools, services, recreation facilities, etc.?	63	69	17
Pedestrian Paths/Sidewalks sufficient for access to schools, services, recreation facilities, etc.?	106	32	12
Do you consider Yanceyville a Safe City to live?	113	23	11
Do you consider Yanceyville a Safe City to drive?	130	12	5
Do you consider Yanceyville a Safe City to bike?	72	67	10
Do you consider Yanceyville a Safe City to walk?	78	63	10
Do you want to see Yanceyville Grow?	125	6	20

## Compendium of Individual Comments

### 1. What do you like most about the Town of Yanceyville?

Comment	# Agreeing
Small town atmosphere	30
Sheriff department, EMS + all government agencies	13
The slower pace of the town	5
The friendly people	18
Family and friends are here	10
Good place to live with children	2
The quietness and country life	20
Flowers	1
Farm work	1
Churches	1
History	1
Community events like the 4th of July, 1st Fridays, Christmas Tree Lighting	8
The Town Square	5
The walkability of downtown and access to important services	4
Y.W.C.A.	1
Caswell Sr Center	3
Opportunity to volunteer	2
Library	7
Our history	2
Farmers market	1
Arboretum	1
Community College	1
Town water	1
Post Office	1



Sidewalks	1
Schools	11
Town Square	6
City Hall	1

**Question 2. What things do you wish were different?**

Comment	# Agreeing
A florist in Town	1
Senior housing	2
Better upkeep of vacant properties	3
More sidewalks	1
More citizens	1
More businesses, economic growth	31
After school programs for youth	2
More activities for children, families	16
More activities for adults	6
Better transportation, within and to other places	10
More housing, apartments	3
Hotel	1
Homeless shelter	2
Hospital	1
Better law enforcement, substance abuse enforcement	8
Recycling center	2
More entertainment options	1
Better maintenance of yards	1
Better internet services	3
apartment for senior citizens	1
Reduction in water/sewer fees	1
Speed limits	1
Community appearance	1
More things to do in Town	14

**Question 3. Do you want to see Yanceyville grow?**

Yes	Yes, but moderately	No
27	5	2

**Question 4. What businesses or stores would you like to see in Yanceyville?**

Type of Business/Store	# Agreeing
Gym/spa	1
Supermarket / Grocery	19
Coffee shop	11
Handyman & appliance repair	1
Agricultural support	1
Restaurants	50
Businesses that pay more than minimum wages	1
Businesses that do not drain Town resources	1
Department store	61
Shoe shop / Apparel stores	21
Fast food chain	63
Game shop / Movies / Entertainment	15
Pharmacies	6
Hotel	2
Winery	1
Florist	1
Shooting range	1
Gas station	9
Hardware store	2
Shopping Center or Mall	8
Laundromat	1
Theaters, Movies	3
Specialty small businesses	8
Skating rink	2

Question 5. Is transportation sufficient for access to schools, services, recreation facilities, etc.?

Yes	No
17	7

**Question 6. What do you see as future opportunities for Yanceyville?**

YMCA
Modernizing the downtown Square and bring in small businesses
More apartments for middle-class to high end wage people
More schools
Growth
Growth in quality housing
More businesses, manufacturing, food (local)
More businesses
Manufacturing for more jobs
More healthcare like doctors, dentists
Development of affordable housing for >65
To expand
Buses to around the town shopping centers
Jobs
Addition of a police department

**Question 7. What do you see as potential threats to Yanceyville?**

Area of Concern	# Times Mentioned
Issues related to crime and law enforcement	76
Poor educational opportunities	1
Not enough housing, not enough affordable housing	5
Not enough jobs, fewer businesses	10
Race-related issues	7
Not enough progress on issues of concern	1
Not enough activities for young people	4
Not enough variety/selection in stores/restaurants	2
Danville casino	3
Declining school system	1
Lack of community services	1
Only one grocery store	1
Old buildings with inadequate maintenance	3

**Question 8. Key issues you would like to see addressed in this new Comprehensive Plan:**

New businesses
More activities
More food stores besides Food Lion
Focusing on local business, and reinvestment into youth
Create an economic development plan to maximize the Town strengths
More restaurants
Affordable living, no low-income housing
Nice housing development
More stores
More restaurants
Yanceyville police
Economic growth
New industry
Street paving
Town beautification by citizens
Recreation activities
More things to do
First Fridays before dark
Major housing for people
Infrastructure for water + sewer, appropriate taxes for water/sewer
Enforcement of noise ordinance
Take steps to enhance quality of life in Yanceyville



**Question 9. Other ideas, information, Comments you want to offer about Yanceyville:**

More representation
Offer something "special" to bring in people from the county + surrounding area
Better plans for Highway 86
Annual community push for spring + fall cleanup; request help from volunteers
More vigorous law enforcement
Fix the roads
Provide Free Internet
Leaf pick up
Recycling pick up
Hotline to report issues
Bring back the first Friday, Christmas parade, hoedown, and recycling center
Help NC ABLE grow
A sidewalk on south bound side of 86 from North Ave. to the Food Lion

**Question 10. Do you live in the Town of Yanceyville?**

Yes	No
17	16

***Yanceyville Comprehensive Plan SURVEY  
(Long Form)***

**Questions for Discussion and Feedback:**

1. What things do you like most about the Town of Yanceyville? \_\_\_\_\_

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2. What things do you wish were different?

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3. Do you want to see Yanceyville grow? \_\_\_\_\_

4. What businesses or stores would you like to see in Yanceyville? \_\_\_\_\_

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5. Is transportation sufficient for access to schools, services, recreation facilities, etc.?  
\_\_\_\_\_

6. What do you see as future opportunities for Yanceyville? \_\_\_\_\_

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7. What do you see as potential threats to Yanceyville? \_\_\_\_\_

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8. Key issues you would like to see addressed in this new Comprehensive Plan: \_\_\_\_\_

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9. Other ideas, information, comments you want to offer about Yanceyville: \_\_\_\_\_

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10. Do you live in the Town of Yanceyville? \_\_\_\_\_

***Yanceyville Comprehensive Plan  
(Short Form)***

Questions for Discussion and Feedback:

1. What things do you like most about the Town of Yanceyville? \_\_\_\_\_

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2. What things do you wish were different?

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4. What businesses or stores would you like to see in Yanceyville? \_\_\_\_\_

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7. What do you see as potential threats to Yanceyville? \_\_\_\_\_

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1-Do you live within Yanceyville Town Limits?    Yes\_\_\_            No\_\_\_

2-Transportation *roadways sufficient* for access to schools, services, recreation facilities, etc.?

Roadways	Yes___	No___
Bicycle Lanes	Yes___	No___
Pedestrian Paths/Sidewalks	Yes___	No___

3-Do you consider Yanceyville a Safe City to:

Live	Yes___	No___
Drive	Yes___	No___
Bike	Yes___	No___
Walk	Yes___	No___

4-Do you want to see Yanceyville Grow?            Yes\_\_\_            No\_\_\_