



**BOARD OF ADJUSTMENT
REGULAR MEETING**

Monday, October 20th, 2025

6:00 P.M.

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

AGENDA

*The meeting facility is accessible to people with disabilities. To request special accommodations please call 336-679-8732 or email amyrick@yadkinville.org

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

- May 19th, 2025, Regular Meeting Minutes

3. NEW BUSINESS

- Public Evidentiary Hearing: Minor Special Use Permit Request (m-SUP 25-1)
Request for Accessory Dwelling Unit on Property-Parcel Number 130808, 629
W. Lee Avenue

4. BUSINESS-Staff reports

5. ADJOURNMENT - Next regularly scheduled Board of Adjustment meeting is November 17th, 2025; however, we have no agenda items currently.



BOARD OF ADJUSTMENT
REGULAR MEETING
Monday, May 19th, 2025
5:30 P.M.

Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present
Jeff Gibbs, Vice Chair – Present
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Absent
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager
Meredith Detsch, Planning Director

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 6:30 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES:

- N/A

3. NEW BUSINESS:

Zoning Map Amendment ZTA 2025-02: A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, *Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways for payment in lieu option.*

Ms. Detsch introduced the item to the Board and noted she found several municipalities across the state that allowed a fee in lieu of sidewalks. The Town of Marion had several similar review processes to the Town of Yadkinville and Ms. Detsch brought in those similarities to this proposal. Giving the Technical Review Committee is made up of Public Works, Fire Marshal, NCDOT, Building Inspector, and other staff members to weigh in on the request. NCDOT really liked this language and brought it to another municipality that was looking into this option. Ms. Detsch explained we are adding on to our sidewalk and

Zoning Text Amendment ZTA 2025-03: A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, *Article 2. Administration, Procedures and Enforcement; Article 4. Development Standards; Appendix A: A. Definitions* to update to the Updated Draft Water Supply Watershed Model Ordinance approved by the Environmental Management Commission (EMC) through North Carolina Department of Environmental Quality (NCDEQ).

Ms. Detsch explained the State adopted these water quality standards in the 90's and did not take topography into consideration with how they were implemented. These regulations limit how impervious surfaces can be developed in these areas and the density of the sites. When Ms. Detsch was going through the Town's Development Ordinance regarding the watershed requirements she found we were missing a significant portion of the ordinance for the Critical Area. The applicant was seeking to fill at least 70% impervious coverage, and the Critical Area only permits 12% impervious surface. To work towards getting the ordinance in compliance and to also work to assist the proposed development for South Oak Ridge Baptist Church, Ms. Detsch rewrote the ordinance to match the state's model ordinance. The state model ordinance gives us more options in their rewrite including a high-density option in the Critical Area up to 30%. Ms. Detsch went through the major changes and noted the definitions were to be referred to in our appendix, all the legal language of how it applies, and interpretation is included. The Board of Adjustment will be the Watershed Board based on the language. Additionally, charts are now included which help readers understand the parameters of how they can build within the watershed. Cluster Development was not included as the Town already has a Conservation Development that is very similar to Cluster Developments. Special Intensity Allocation (SIA) is a permit for development in the Balanced Area they can build up to 70% coverage. Additional measures would be required at their request and Ms. Detsch went with the more technical aspects for requirements on the land verses economic development based. This included stormwater measures, Low Impact Development practices, etc. and was on a point system. There is also a land swap or density averaging and Ms. Detsch spoke with the County to see if this could be done and it can be in the Protected Areas only. Mr. Gibbs asked about the chart and the CA- Critical Area and was concerned about the landfills being allowed. Ms. Detsch showcased the Critical Area and Protected Area with Yadkin County's GIS to explain where the boundaries are. Questions on the watershed were discussed and Ms. Detsch explained we would need to coordinate with the County as they enforce majority of the watershed outside our jurisdiction. Mr. Dodson noted he read through the proposed text and had trouble understanding it. He was relying on staff to understand and correctly enforce the technical aspects of the ordinance. Staff explained the state model ordinance was sent out as well via email and that the language brought into the ordinance they are reviewing tonight, there was not much possibility to change the language.

Mr. Gibbs asked about the downside of adopting this and Ms. Detsch did have concern with the downzone law that went into effect this year, but it is an existing watershed recognized by the state. We currently do not have any language on the Critical Area which is concerning. Mr. Dodson was in favor of the text amendments and protecting the drinking water. The timeline to adopt these regulations was moved up as South Oak Ridge Baptist Church is developing in the Critical Area of the Watershed. Discussion on all the watersheds and how they are managed in the state were discussed between the board and staff.

Mr. Dodson moved to recommend approval of ZTA-2025-03 the Planning Board adopts the consistency statement dated May 19th, 2025, contained in the agenda materials to approve the zoning text amendment for amendments to the *Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance*, regarding *Article 2. Administration, Procedures and Enforcement; Article 4. Development Standards; Appendix A: A.6 Definitions* to update to the Updated Draft Water Supply Watershed Model Ordinance approved by the Environmental Management Commission (EMC) through North Carolina Department of Environmental Quality (NCDEQ).

Comprehensive Plan Consistency Statement May 19th, 2025.

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of Yadkinville's Planning Board determines that the proposed zoning text amendment is CONSISTENT with the Comprehensive Plan and other adopted plans, is CONSISTENT with the Future Land Use Map and should be APPROVED. The action taken is reasonable and in the public's interest because it focuses on well-thought-out development that is in line with the state's recommended regulations.

Strategies:

-LU1. Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over development of environmentally sensitive areas.

-LU6. Establish open space requirements for new residential developments, placing emphasis on the preservation of primary and secondary conservation areas, and allow conservation development as an option to cluster residential units to encourage the preservation of open space.

Mr. Speaks seconded the motion and it passed unanimously 5-0.

4. **UPDATES (STAFF REPORT)**- Ms. Detsch went over recent events, new businesses and code enforcement items including a minimum housing case off Main Street.
5. **OTHER BUSINESS** –Ms. Detsch let the board know about past text amendments including Mr. Lilly's request to remove sidewalk requirements in our ETJ for major subdivisions. The Board of Commissioners tabled the item and wanted more information. Ms. Detsch found information through the research for the sidewalk in lieu so was able to research both simultaneously. Ms. Detsch noted several municipalities set a length to cut off the requirements and determined 1500 feet since there are three subdivisions in que for review to be fair. Some municipalities tied sidewalks to the mailboxes to ensure safe passage. Additionally, over 1500' would yield a lot of houses and sidewalks may need to be reconsidered. Discussion with the board and staff over the item and would take it back on June 2nd to the Board of Commissioners.
6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is June 16th, 2025.

Mr. Gibbs moved to adjourn the meeting at 6:15 p.m. The motion was seconded by Mr. Coe, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted,

Meredith Detsch, CZO
Planning Director

Date

Anna Logan Howe, *Chair* or
Jeff Gibbs, *Vice Chair*

Date

DRAFT



TO: Board of Adjustment

FROM: Meredith Detsch, Planning Director

DATE: October 20th, 2025

RE: Minor SUP-2025-01 - Request for a Minor Special Use Permit to build a detached accessory dwelling unit at 629 W. Lee Avenue (mSUP 2025-1)

Applicant(s)/Owner(s)	PIN	Address	Acreage	Land Use	Current Zoning
Earl & Cherri Dunn (owner)	580719607146	629 W. Lee Avenue	1.77	Single Family Residential	Residential Medium Density (RM)

Adjacent Property Zoning and Land Use		
Direction	Zoning	Land Use
North	RM	Residential
West	RM	Residential
East	RM	Residential
South	RR	Residential

*The surrounding area is a all residential in nature.

Minor Special Use Permit Requirements:

This public hearing is a quasi-judicial evidentiary hearing for a Minor Special Use Permit. Sworn testimony will be provided by witnesses speaking before the Board of Adjustment to establish facts of the case. The Development Ordinance requires approval of a Minor Special Use Permit by the Board of Adjustment for certain uses that can potentially have a greater size, impact, or relationship to the general welfare of the area where it is located. One of these such uses is allowance of an accessory dwelling unit (ADU) on a residential property. As part of the Minor Special Use Permit review, Accessory Dwelling Units (ADU) are also required to comply with the following special requirements for this use, as provided in the Development Ordinance:

3.5.2.1 Accessory Dwellings

- A. Accessory dwellings shall be limited to one (1) unit per principal dwelling.
- B. Accessory dwellings shall be built to North Carolina Building Standards and shall each have at least one (1) external entrance, kitchen and bath.
- C. Detached accessory dwellings shall be located in the rear yard of the principal dwelling and shall meet the principal structure setbacks for the district in which they are located. Detached accessory dwellings shall be located no closer to the principal building than 20 feet.
- D. The accessory dwelling shall not exceed one-half (½) of the total area of the principal dwelling or 1,200 square feet, whichever is greater, but in no case shall exceed that of the principal dwelling.

Board consideration-

2.2.5 SPECIAL USE PERMITS Step 5.C.

The Board of Adjustment may impose such additional restrictions and requirements as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured, and substantial justice done. Any conditions of approval shall meet or exceed the minimum requirements of the Ordinance. If all requirements and conditions are accepted in writing by the applicant/landowner, the Board shall authorize the issuance of the Minor Special Use Permit.

Any Minor Special Use Permit so authorized shall be perpetually binding upon the property included in such permit unless subsequently changed or amended by the Board, as provided for in this Section. In addition to the conditions specifically imposed in this Ordinance and such further conditions as the Board of Adjustment may deem reasonable and appropriate, Minor Special Uses shall comply with all other regulations for the zoning district in which they are located.

The Proposal:

The petitioner, Mr. & Mrs. Dunn is wishing to build a Detached Accessory Dwelling Unit (meet NC Building Code) for their daughter to live on their property. To build the detached unit, a Minor Special Use Permit is required for them to seek in this zoning district (RM) and be approved by the Board of Adjustment.

Background:

Additional measures are being taken with the proposed detached building. Since they are only permitted to have three (3) accessory structures total, they are tearing one of them down to allow for this proposed one so that they will meet the section of the ordinance, **3.5.2.2 Accessory Structures**. They have a pool house and a two-car garage that will remain, and the actual pool structure does not count as part of the equation.

For the requirement of 30% coverage of their rear yard, the total amount is 1.24 acres which is 54,014.4 square feet and 30% of that is 16,204.32 square feet which is nowhere near that with a total of around 1,500 square feet including the proposed detached accessory dwelling unit and deck.

3.5.2.1 Accessory Dwellings requirements are met per the following calculation.

Their base residence per the tax card is around 1568 square feet but their total house footprint is 2,304 square feet. The proposed structure is 14' x 44' totaling 616'. There will be a porch totaling 10' x 20' adding 200 square feet bringing the total to 816 square feet which is still below the 50% allowance or 1,200'.

Redevelopment Details:

The applicant has submitted a survey with the site plan showing the existing structures on their property and the proposed detached accessory dwelling unit (ADU).

Consistency with the Comprehensive Plan:

The subject property is located within the Town limits. The Land Use & Growth Management **Goal** of the Comprehensive Plan is to *“Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists.”*

A Land Use **Strategy** applicable is LU4. *Encourage a mix of housing types within the community to accommodate residents in different stages of life*, which having accessory dwelling units meets and compliments this statement. Additionally on the Land Use Map this area shows Medium Density which is consistent with allowing an accessory dwelling unit in addition to the single-

family home. The proposed minor special use is consistent with the economic goal of the Comprehensive Plan.

Recommendation/Vote:

The concurring vote of a simple majority of the Town Board of Adjustment members shall be necessary to grant a Minor Special Use Permit. All of the following standards should be considered with the motion and met to secure the Special Use Permit.

1. *The use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved;*
2. *That the use complies with all required standards, conditions and specifications of this Ordinance;*
3. *That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and*
4. *That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and*
5. *That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and any other relevant adopted plans and policy guidance.*

Sample Motions:

Approval- Based on the testimony and hearing record before us, I move to **approve** the pending application by Mr. & Mrs. Dunn for a Minor Special Use Permit (mSUP 2025-1) to construct a detached accessory dwelling unit at 629 W. Lee Avenue as it meets all five standards for a Minor Special Use permit set forth in the Town of Yadkinville's Development Ordinance 2.2.5.

**Additional requirements may be added if both the owner/applicant agree to them in writing. Such requirements can only be to uphold the purpose and intent of this ordinance are served and public welfare is secured. Any additional requirements must meet or exceed the ordinance requirements.*

Denial- Based on the testimony and hearing record before us, I move to **deny** the pending application by Mr. & Mrs. Dunn for a minor Special Use Permit (mSUP 2025-01) to construct a detached accessory dwelling unit at 629 W. Lee Avenue as it meets all five standards for a Minor Special Use permit as it does not meets all five standards for a Minor Special Use permit set forth in the Town of Yadkinville's Development Ordinance 2.2.5.

**Note which standard is not met and any supporting evidence entered into the record supporting that.*

Attachments-See Exhibits

Exhibits:

1. Application and narrative
2. Survey (proposed site location)
3. Engineering Plans of Proposed Structure
4. Pictures of sign posted on property- 10.8.25
5. Letters to adjacent property owners and owner 10.8.25
6. Mailing list of adjacent property owners/residents
7. Mailing proofs 10.8.25 & 10.11.25 (unknown tax address)
8. Tax Card
9. Floor Plan

**Town of Yadkinville**

P.O. Box 816

Phone: (336) 679-8732

Fee: \$500.00

Receipt: _____

Permit: _____

Date: _____

MINOR SPECIAL USE PERMIT APPLICATION**LANDOWNER INFORMATION:**Name Earl M. Dunn Address 629 W. Lee Ave.Name Cherri M. Dunn Address 629 W. Lee Ave.Phone (H) 336-244-3540 (W) _____ Email rstormyrd1958@yahoo.com**APPLICANT INFORMATION (If Different):**

Name _____ Address _____

Name _____ Address _____

Phone (H) _____ (W) _____

Email _____

PROPERTY LOCATION:Street Address W. Lee Ave.Street Name W. Lee Ave. Zoning District RMRequested Use Tinyhome (Accessory Dwelling Unit)

Please provide a description of the Special Use requested such as how the use will operate, available parking, anticipated noise, available parking, services offered and/or examples of the items sold (as applicable). Describe any buildings/structures on the property. You may attach information on a separate sheet.

Currently a single family home; looking to move daughter to a accessory dwelling unit for her own space on their property. one additional vehicle added. Currently pool, poolhouse, two car garage and shed to be removed → ADU will be third accessory structure.

I, as the landowner and/or applicant, hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Town of Yadkinville Code of Ordinances. I understand that any VIOLATION of the terms above stated immediately REVOKES this Permit.

Landowner's Signature Earl Durn Date 9-1-25

Applicant's Signature _____ Date _____

LANDOWNER/APPLICANT, YOU ARE REQUIRED TO ANSWER THE FOLLOWING QUESTIONS UNDER OATH AT THE BOARD OF ADJUSTMENT MEETING:

****Please print all answers or provide on an attached typed or printed sheet****

PUBLIC CONVENIENCE AND WELFARE:

1. Why are you requesting this land use?
Build a small home for our daughter
2. Why is this land-use essential or desirable to you?
family moving home
3. Why is this land use desirable or essential to the citizens of Yadkinville?
Res. & maintain pres. Family.

ON SITE AND SURROUNDING LAND USES:

4. What is on the property now? Home. Main + Sec dwelling
5. What land uses are on the surrounding properties and in the general vicinity?
(Give a good description)
Single Family - Some Farm
6. How will the land-use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why you think it will or will not affect the surrounding area.
one more dwelling - small tiny home.

7. Will you use public water ☒, public sewer ☒, private well ☐, or private septic tank ☐ ?
8. Describe the driveway (width and surface) that you will be using to enter and exit the property.
Gravel driveway 8ft
9. Describe the drainage of this property.
Natural drainage
10. How is your trash and garbage going to get to the landfill?
Town- Trash is picked up. we pay each month.

TRAFFIC:

11. Describe the traffic conditions and sight distances on the State Road that serves this property.
Res. driveway. one car drive
12. What is the approximate distance between your driveway and the next nearest driveway or intersection? 20ft. to next driveway

CONDITIONS:

13. State any conditions that you would be willing to consider as part of the approved Minor Special Use Permit.
Set back off road. will still be private.

ADDITIONAL COMMENTS:

SPECIAL USE PERMITS, CONDITIONS AND FINDINGS OF FACT

The Purpose of this section is to grant in particular cases and subject to appropriate conditions and safeguards, permits for special uses as authorized by this chapter and set forth as special uses under the various use districts. The Board shall not grant a Special Use Permit unless and until:

1. A written application for a Minor Special Use Permit is submitted indicating the section of this chapter under which the Minor Special Use Permit is sought.
2. A public hearing is held. Notice of such public hearing shall be posted on the property for which the Minor Special Use Permit is sought and in a local newspaper at least 15 days prior to the public hearing. This legal notice shall describe the request and appear at least once weekly for two consecutive weeks.
3. The Administrator shall provide notice of the public hearing in the following manner as prescribed by NCGS 160D-406. Notice of Board of Adjustment hearings shall be mailed to the person or entity whose application is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; and to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing. In the absence of evidence to the contrary, the Town may rely on the Yadkin County tax listing to determine owners of property entitled to mailed notice. The Town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.
4. The Board of Adjustment shall conduct a quasi-judicial public hearing for a Minor Special Use Permit. Sworn testimony shall be provided by witnesses speaking before the Board on the matter.
5. The Board of Adjustment shall grant a Minor Special Use Permit upon affirmative findings made for each of the following:
 - That the use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved; and
 - That the use complies with all required standards, conditions and specifications of this Ordinance; and
 - That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and
 - That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and
 - That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and other adopted plans and policy guidance.

** I have received and read the above statement.

Landowner's

Signature



Date

9-1-85

Applicant's

Signature

Date

Affirmative Findings:

S. A. $\Rightarrow$ No, adding a small dwelling unit to back of property - detached

B. yes, meets zoning requirements
will remove shed as a swap for
third accessory structure

C. will not, this will be an
improvement to the property

D. yes, accessory structure set back
on property and remain residential
and are family ownership

E. yes, remaining residential

SITE PLAN

I, R. LONDON WAGONER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 834 PAGE 279) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED. THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+ ; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 13 DAY OF OCTOBER, 2025

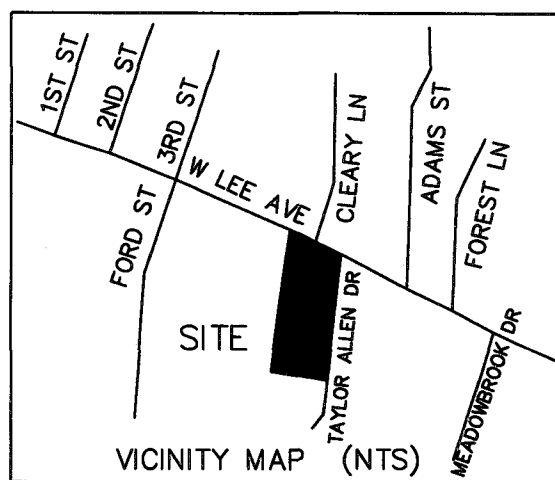


R. Landon Wagoner
R. LONDON WAGONER PLS # L-4301

I, R. LONDON WAGONER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED.

- 1) CLASS OF SURVEY: CLASS A
- 2) POSITIONAL ACCURACY: DOES NOT EXCEED 0.10'
- 3) TYPE OF GPS FIELD PROCEDURE: RTK NETWORK-VRS
- 4) DATE OF SURVEY: 10-01-25
- 5) DATUM / EPOCH: NAD 83/2011
- 6) PUBLISHED / FIXED CONTROL: NCGS NETWORK-VRS
- 7) GEOID MODEL: CONTINENTALUS_NGS2018
- 8) COMBINED GRID FACTOR: N/A - USED GRID
- 9) UNITS: US SURVEY FEET

THIS 13 DAY OF OCTOBER, 2025



ZONED - RM
TAX ID# 580719607146
PARCEL # 130808
DB 834 PG 279
PB 6 PG 23

1.922 ACRES TOTAL

ZONED - RM
TAX ID# 580719605380
PARCEL # 130805
BRENDAN CHARLES EDGE
DB 1372 PG 190

ZONED - RM
TAX ID# 580719609135
PARCEL # 130815
DAVID DOSS
DB 1393 PG 590

ZONED - RM/RR
TAX ID# 580719605005
PARCEL # 130804
RICHARD CHURCH
GLENDA CHURCH
DB 121 PG 813

ZONED - RM
TAX ID# 5807700029
PARCEL # 130814
LORI ADKINS
DB 1429 PG 361
PB 13 PG 680

ZONED - RM
TAX ID# 5807700010
PARCEL # 158010
TEAGAN LEWIS MIZLO
JACOB BROWN
DB 1438 PG 106
PB 13 PG 680

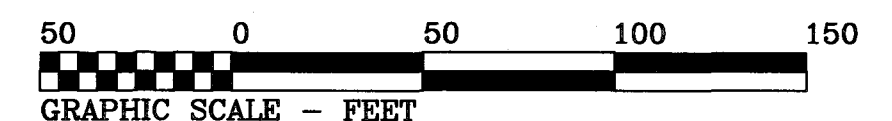
ZONED - RR
TAX ID# 580600696768
PARCEL # 129233
TERRY CHURCH
KYNDAL CHURCH
DB 325 PG 668

LEGEND

- STONE
- △ R/W MONUMENT
- NCGS MONUMENT
- IRON PIPE/REBAR
- × POINT
- ⊕ POWER POLE
- ⊗ MAG NAIL/PK NAIL
- MNS/MNF MAG NAIL SET/FOUND
- PKS/PKF PK NAIL SET/FOUND
- NTS NOT TO SCALE
- EIP EXISTING IRON PIN
- NIP NEW IRON PIN(5/8" REBAR)
- TIE LINE
- SETBACK LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- R/W
- POWER LINE
- GAS LINE
- FENCE LINE

NOTE:

1. PROPERTY IS SUBJECT TO UTILITY EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIONS THAT CURRENTLY EXIST, APPARENT OR UNAPPARENT, SURFACE OR SUBSURFACE(UNDERGROUND UTILITIES, MINERAL RIGHTS, ECT.)
2. AREA ESTABLISHED BY COORDINATE GEOMETRY.
3. NO STATE PLANE MONUMENTATION FOUND WITHIN 2000'.
4. PROPERTY MAY BE SUBJECT TO FULL TITLE SEARCH.
5. PROPERTY IS NOT LOCATED IN A WATERSHED OR FEMA FLOODZONE.
6. ADJOINERS NAMES AND DEED REF. ARE NOW OR FORMERLY.
7. THIS IS A SITE PLAN AND NOT FOR RECORDATION
8. YADKINVILLE ETJ AS SHOWN IS APPROXIMATE.
9. ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN ON PLAT ARE GRID.
10. WATER AND SEWER RUNS WITH LEE AVENUE AND TAYLOR ALLEN DRIVE. EXACT LOCATION UNKNOWN, UTILITIES NOT MARKED AT DATE OF SURVEY.

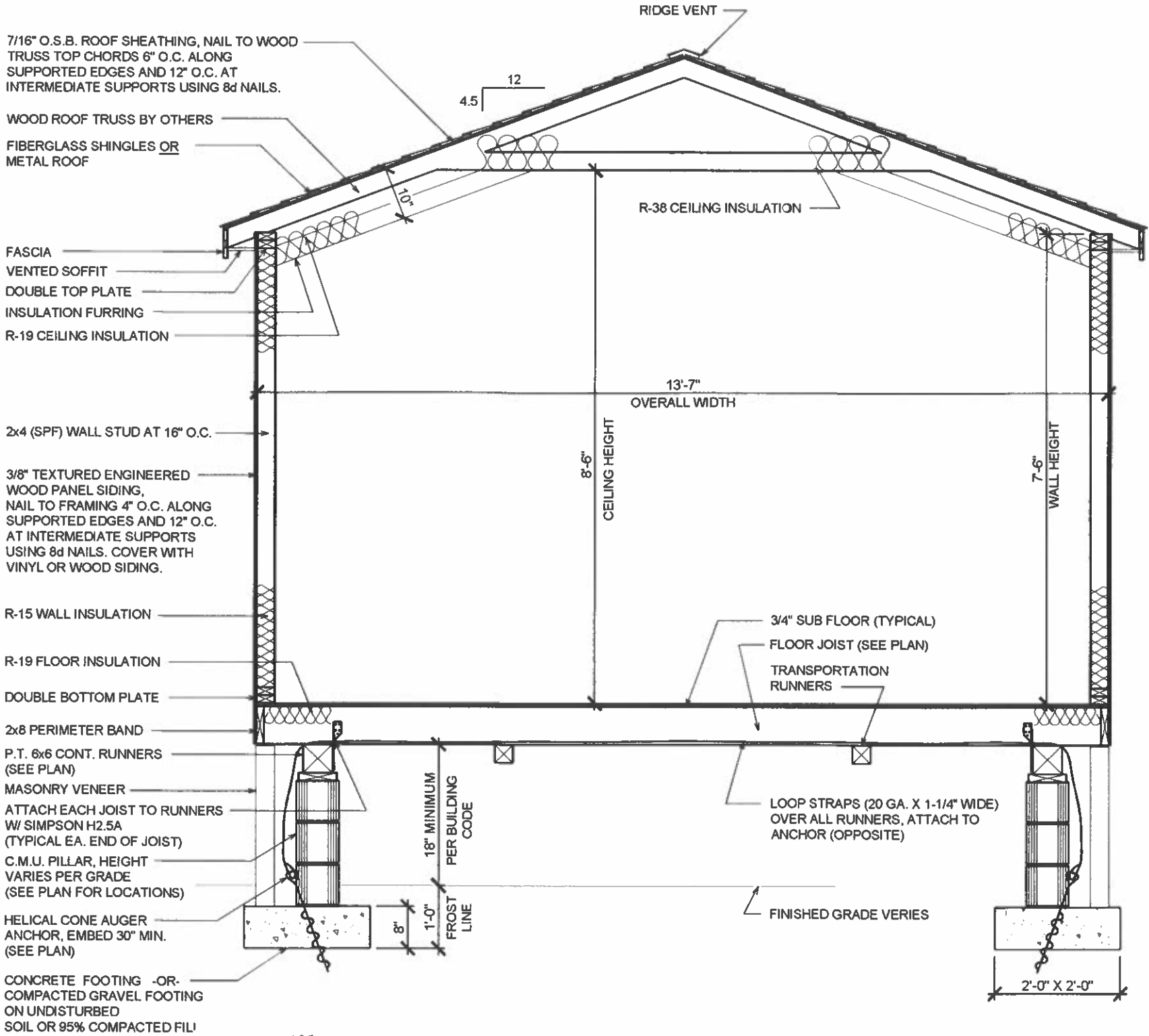


SURVEY FOR:	
EARL & CHERRI DUNN	
R. LONDON WAGONER 4120 SWAIMS CH. RD. HAMPTONVILLE, NC 27020 (336) 469-0783	
DATE SURVEYED : 10-01-25	DATE DRAWN : 10-12-25
TOWNSHIP : NORTH LIBERTY	DRAWN BY : RLW
COUNTY : YADKIN	SCALE : 1"=50'
STATE : NORTH CAROLINA	DEED REF. : DB 834 PG 279 DEED REF. : PB 6 PG 23
PIN # : 580719607146 PARCEL # : 130808	

SETBACK REQUIREMENTS:

(ZONING = RM)

FRONT - R/W: 40 FEET
SIDE LINE : 20 FEET
REAR LINE : 40 FEET
SIDE LINE CORNER : 40 FEET
HEIGHT : 35 FEET



TYPICAL BUILDING SECTION

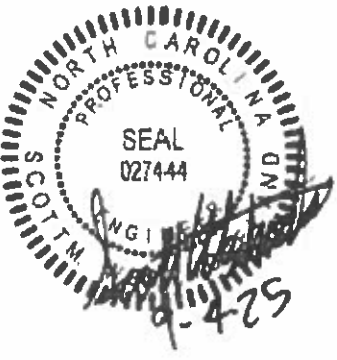


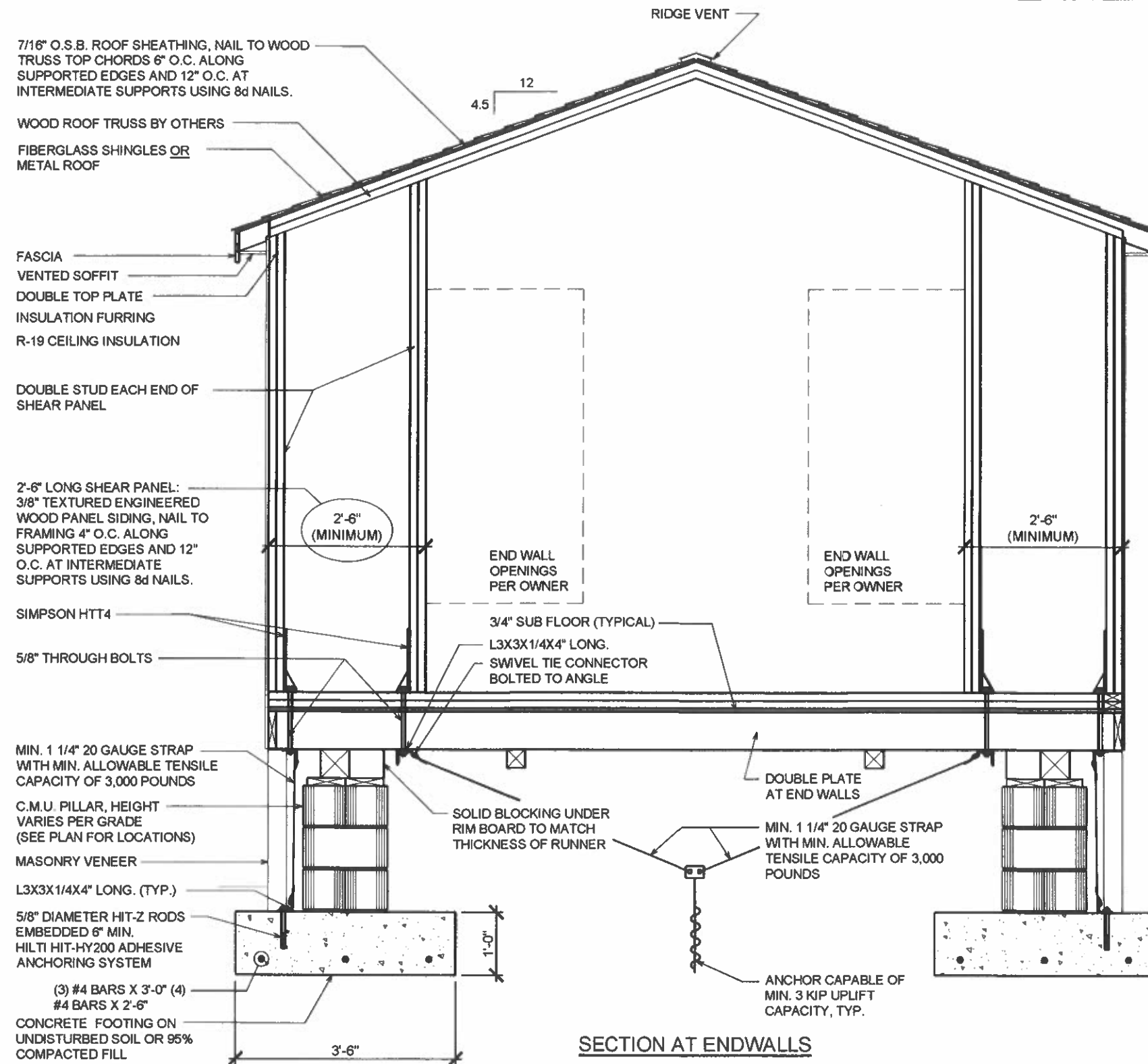
CLIENT NAME:
NICOLE BRINKLEY
629 W LEE AVE
YADKINVILLE, NC 27055

SHEET NAME:
TYPICAL BUILDING SECTION

Solid Rock Structural PLLC
NC Firm Number P-0390
71 Glenn Hill Lane
Hiddenite, NC 28636
Phone: (704) 819-6415
email: Scott@Solidrockstructural.com

SRS JOB #	#25-95
SIZE	14X44
SCALE	1/2" = 1'-0"
DRAWN BY:	DOUG GAITHER
DATE DRAWN	09.04.25





CLIENT NAME
NICOLE BRINKLEY
629 W LEE AVE
YADKINVILLE, NC 27055

SHEET NAME
TYPICAL SECTION AT END WALLS

Solid Rock Structural PLLC
NC Firm Number P-0390
71 Glenn Hill Lane
Hiddenite, NC 28636
Phone: (704) 819-6415
email: Scott@Solidrockstructural.com

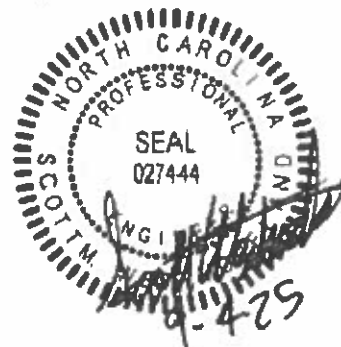
SRS JOB:
#25-95

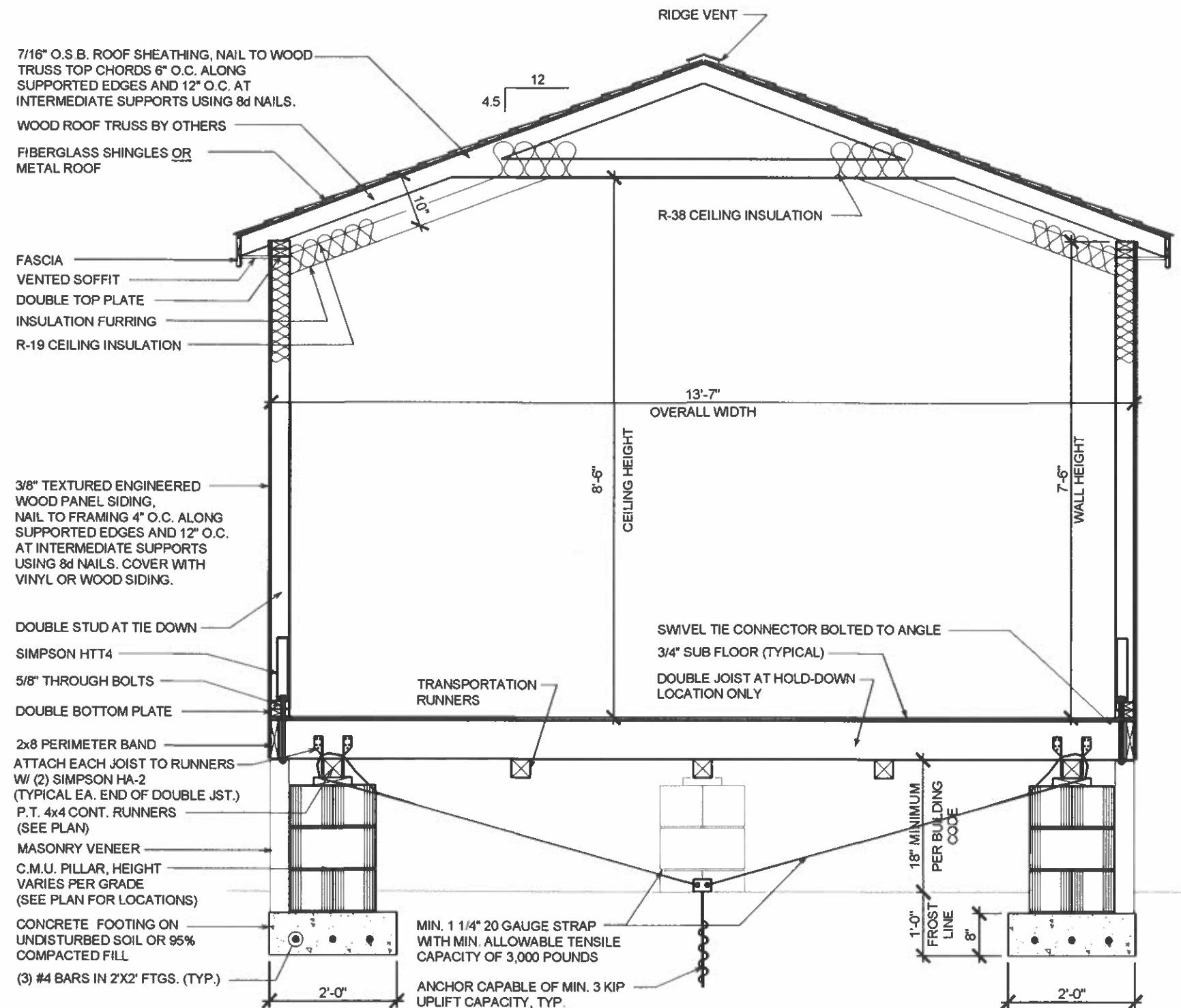
SIZE:
14X44

SCALE:
1/2" = 1'-0"

DRAWN BY:
DOUG GAITHER

DATE DRAWN:
09.04.25





BUILDING SECTION AT BUILDING CENTER



CLIENT NAME:
NICOLE BRINKLEY
629 W LEE AVE
YADKINVILLE, NC 27055

SHEET NAME:
TYPICAL BUILDING SECTION AT CENTER

Solid Rock Structural PLLC
NC Firm Number P-0390
71 Glenn Hill Lane
Hiddenite, NC 28636
Phone: (704) 819-6415
email: Scott@Solidrockstructural.com

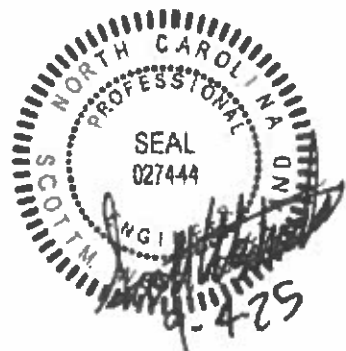
SRS JOB:
#25-95

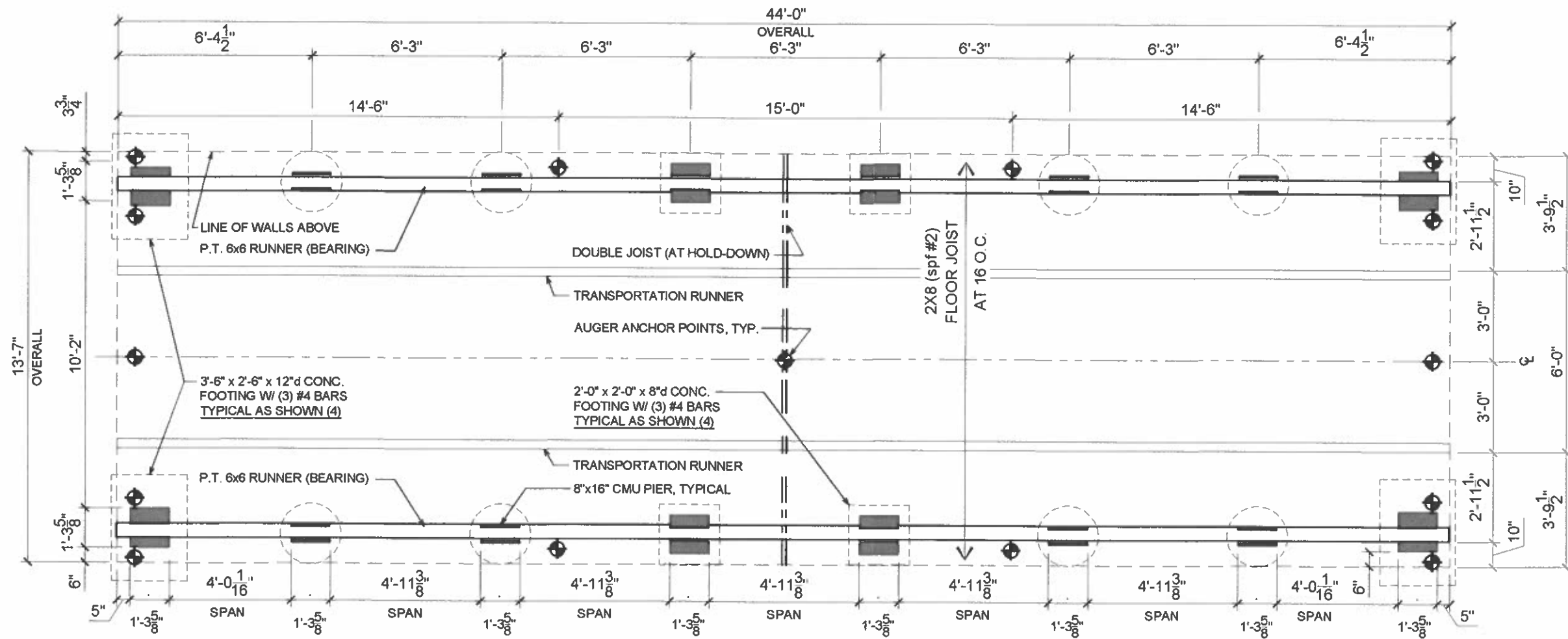
SIZE:
14X44

SCALE:
1/2" = 1'-0"

DRAWN BY:
DOUG GAITHER

DATE DRAWN:
09.04.25





PLAN VIEW

NOTES:

THIS DESIGN MEETS NC
RESIDENTIAL BUILDING
CODE FOR 115 MPH
WIND SPEED AND
SEISMIC ZONE D.



CLIENT NAME
NICOLE BRINKLEY
629 W LEE AVE
YADKINVILLE, NC 27055

SHEET NAME
FOUNDATION AND ANCHORING LAYOUT

Solid Rock Structural PLLC
NC Firm Number P-0390
71 Glenn Hill Lane
Hiddenite, NC 28636
Phone: (704) 819-6415
email: Scott@Solidrockstructural.com

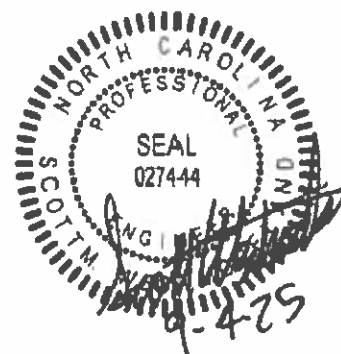
SRS JOB #
#25-95

SIZE
14X44

SCALE
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DRAWN BY
DOUG GAITHER

DATE DRAWN
09.04.25

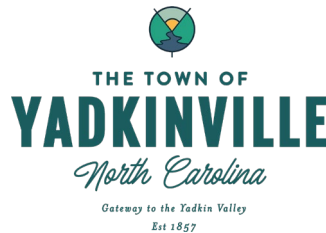




PUBLIC HEARING
BOARD OF ADJUSTMENT
REQUEST: MINOR SPECIAL
USE PERMIT Accessory
Dwellings
YADKINVILLE TOWN HALL
336-679-8732
DATE: 10.20.25 **TIME:** 6:00 PM



PUBLIC HEARING
BOARD OF ADJUSTMENT
REQUEST: MINOR SPECIAL
USE PERMIT: Accessory
Dwellings
YADKINVILLE TOWN HALL
336-679-8732
DATE: 10.26.25 TIME: 6:00 PM



October 8th, 2025

Notice of Public Evidentiary Hearing: Minor Special Use Permit Request (m-SUP 25-1)
Request for Accessory Dwelling Unit on Property
Parcel Number 130808

To whom it may concern:

The purpose of this letter is to notify you that the Town of Yadkinville **Board of Adjustment** will be conducting a public evidentiary hearing on **Monday, October 20th, 2025, at 6:00 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC.** The purpose of the public evidentiary hearing is to consider a request for a Minor Special Use Permit, to build an accessory dwelling unit at *629 W. Lee Avenue, Parcel Number 130808*, property at the corner of Taylor Allen Drive and West Lee Avenue, zoned Residential Medium Density (RM) in the Town of Yadkinville's Municipal Limits.

This public evidentiary hearing is a quasi-judicial hearing very similar to a court hearing. All testimony must be sworn and in person before the board. Comments called in via phone and letters or written statements such as petitions cannot be entered into the record. Having firsthand in person testimony allows for cross examination of all witnesses by the Board and others in attendance. Testimony offered on the case should be from direct personal or professional knowledge and focused on the ordinance specific considerations. If several people have testimony to offer it is suggested, they coordinate their efforts to avoid repetition. Note: this is **NOT** a zoning change request, it is essentially a permitted use request with factual input from the adjacent property owners. Action may be made by the Board following the public evidentiary hearing that evening. This quasi-judicial decision is subject to be appealed to Superior Court within 30 days after the aggrieved party receives the Board's written decision. Anyone wishing to receive a copy of the written decision on this case must file a written request with the Planning Director before or at the meeting.

As an adjacent property owner, you are invited to attend the public evidentiary hearing being offered by the Board of Adjustment. Please contact me should you have any questions. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email planning@yadkinville.org or by phone at 336-679-8732.

Sincerely,

Meredith Detsch, CZO
Planning Director
Town of Yadkinville

P.O. Box 816
213 S Van Buren St.
Yadkinville, North Carolina 27055
E-Mail: planning@yadkinville.org
Office: (336) 679-8732
Cell: (336) 409-3863
www.yadkinville.org

Attached: Map of property

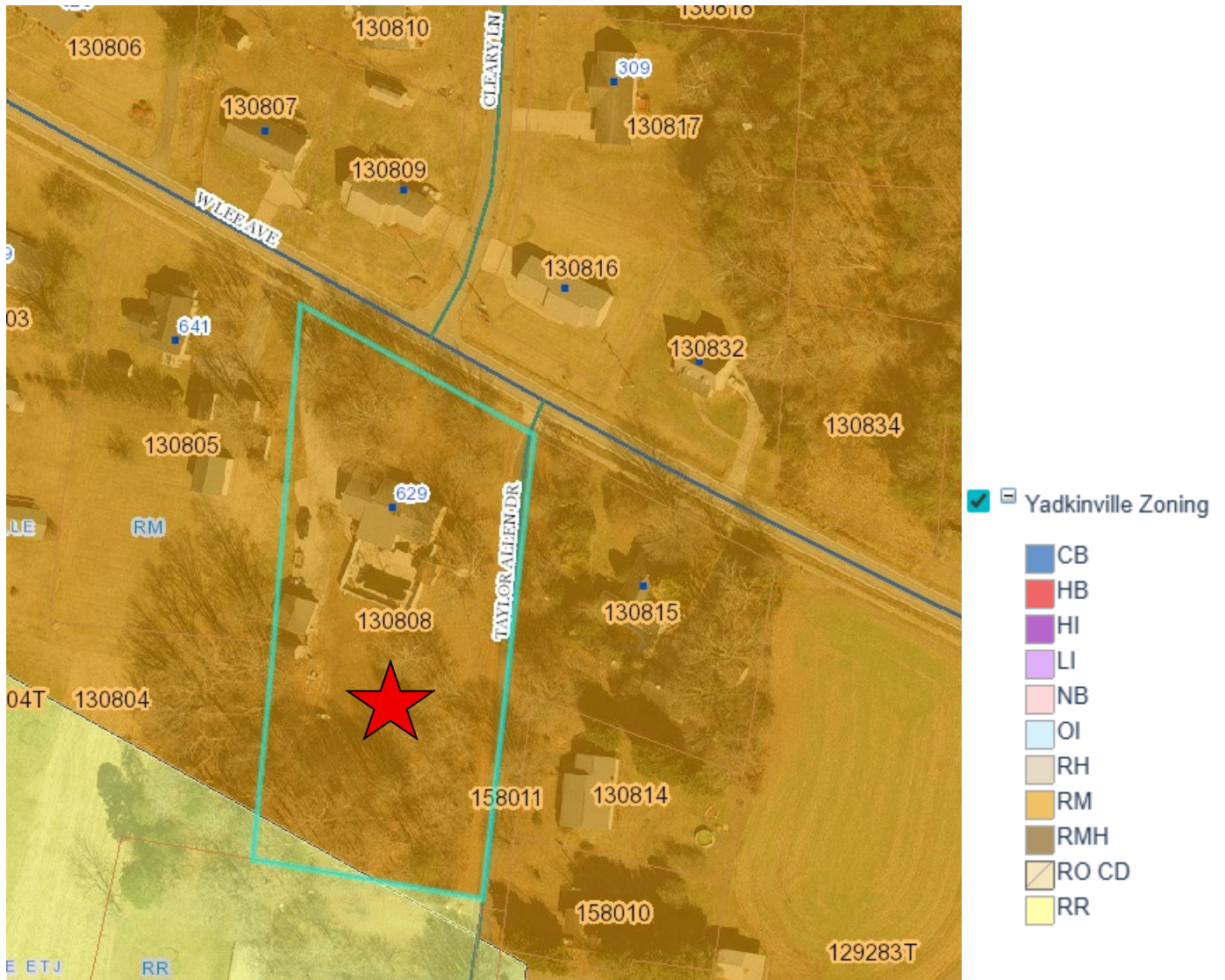


Exhibit 6

PIN	TOTAL_ACH	PARCEL_NO	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580600696768.00	2.433432	129233	412 TAYLOR ALLEN DR	CHURCH TERRY E & KYNDAL C		412 TAYLOR ALLEN DR	YADKINVILLE	NC	27055
5806699808.00	0.106	157193	TAYLOR ALLEN DR	BROWN CYNTHIA S			YADKINVILLE	NC	27055
580719605005.00	4.288885	130804	W LEE AV	CHURCH RICHARD A ET UX	CHURCH GLENDA	649 W LEE AVE	YADKINVILLE	NC	27055
580719605380.00	1.20108	130805	641 W LEE AVE	EDGE BRENDAN CHARLES		641 W LEE AVE	YADKINVILLE	NC	27055
580719607146.00	1.777084	130808	629 W LEE AVE	DUNN EARL M ET UX	DUNN CHERRI M	629 W LEE AVE	YADKINVILLE	NC	27055
580719607552.00	0.361786	130809	316 CLEARY LN	COX DARLENE S		316 CLEARY LANE	YADKINVILLE	NC	27055
580719609135.00	0.857	130815	610 W LEE AVE W	DOSS DAVID E		2812 LORI LN	YADKINVILLE	NC	27055
580719609404.00	0.400325	130816	317 CLEARY LN	CARROLL JAMES		317 CLEARY LANE	YADKINVILLE	NC	27055
5807609039.00	0.084	158011		HUDSPETH JEFFREY L ET UX	HUDSPETH DEBRA M	121 MEADOWLARK LN	RONDA	NC	28670
5807700010.00	0.329	158010	411 TAYLOR ALLEN	Teagan Lewis Mizlo	Jacob Brown	411 Taylor Allen Dr.	Yadkinville	NC	27055
5807700029.00	0.399	130814	409 TAYLOR ALLEN DR	Lori Adkins		409 Taylor Allen Dr.	Yadkinville	NC	27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

Exhibit 7

FIRST-CLASS



US POSTAGE MIPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

David Poss
2812 Lori Lane
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE MIPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

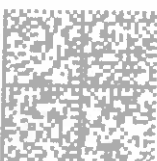
Resident
610 W. Lee Avenue
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE MIPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

James Carroll
317 Cleary Lane
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
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Richard Church
Blenda Church
649 W. Lee Avenue
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

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US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
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Brendan Charles Edge
641 W. Lee Avenue
Yadkinville, NC 27055

Planning



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Yadkinville, N. C. 27055-0816

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ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

Earl Dunn
Cherri Dunn
629 W. Lee Avenue
Yadkinville, NC 27055

Planning



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Post Office Drawer 816
Yadkinville, N. C. 27055-0816

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US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

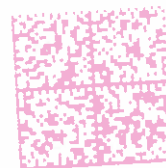
Darlene Cox
316 Cleary Lane
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE PAID BY ADDRESSEE

ZIP 27055
0926112166

\$ 000.74⁰

OCT 13 2024

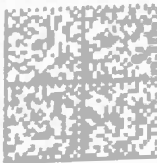
Cynthia Brown
c/o Martha McBride
132 Will Boone Road
Mocksville, NC 27028

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

Jeffrey + Debra Hudspeth
121 Meadowlark Lane
Ronda, NC 28670

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

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US POSTAGE[®] PITNEY BOWES
ZIP 27055 \$ 000.74⁰
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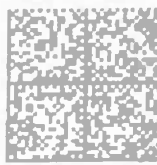
Teagan Lewis Mizlo
Jacob Brown
411 Taylor Allen Drive
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
Post Office Drawer 816
Yadkinville, N. C. 27055-0816

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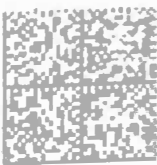
Lori Adkins
409 Taylor Allen Drive
Yadkinville, NC 27055

Planning



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Post Office Drawer 816
Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 OCT 08 2025

Terry + Kyndal Church
412 Taylor Allen Drive
Yadkinville, NC 27055

Exhibit 8

Yadkin County NC			TAX YEAR: 2026			REVAL YEAR: 2023			PRINTED: 10/17/2025 3:02:47 PM		
			DUNN EARL M ET UX DUNN CHERRI M			Neighborhood: 0926 Yadkinville City					
			629 W LEE AVE			130808					
			YADKINVILLE NC 27055			629 W LEE AVE					
Plat Book/Page: 6/23						TOTAL PARCEL VALUE			FMV		
Building #: 1						LAND VALUE:			27,577		
Imp Desc:			Effective Year Built: 1983			MISC VALUE:			17,534		
Grade: C+			Actual Year Built : 1983			DISTRICT: 105-Yadkinville Town			BLDG VALUE:		
1.00 Stories			5 Rooms						TOTAL VALUE		
3 Bedrooms			2 Bathrooms						212,277		
0 Half Baths									PRIOR YEAR:		
Finished Area: 1,568.00									157,684		
1407927,275531(0)									157,684		

BUILDING													
TYPE	CODE	DESCRIPTION	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CMPL
AC	OFP	Open Finished Porch		130.00	29.50			100.00				3,835	
AC	WDK	Wood Deck		312.00	16.50			96.00				4,942	
AC	01	Base Residences		1,568.00	132.50	1.00		84.00				185,769	
-	2	COMBINED-CENTRAL	1		0.00	1.00		84.00				0	100%
-	06	HEAT PUMP	1		3,951.36	1.00		84.00				3,951	100%
-	01	ASPHALT SHINGLE RM01	1		0.00	1.00		84.00				0	100%
-	04	GABLE RC04	1		0.00	1.00		84.00				0	100%
-	RS	RES ADDITIONAL PLUMBING	1		3,300.00	1.00		84.00				3,300	100%
-	02	CONCRETE BLOCK	1		0.00	1.00		84.00				0	100%
-	011	OPENINGS	1		2,000.00	1.00		84.00				2,000	100%
-	011	STACKS	1		2,000.00	1.00		84.00				2,000	100%
-	01	FRAME SIDING ADJ	1		0.00	1.00		84.00				0	100%
AC	GFN	Garage Finished No Door		506.00	26.50			100.00				13,409	
AC	UTF	Utility Room Finished		230.00	27.00			98.00				6,086	
		Replacement Cost New:			Percent Complete:					x			
		Quality:	C+		C+				1.10	x			
		Depreciation:	AV										
		Fair Market Value:										167,166	EXCD:

OUT BUILDINGS AND EXTRA FEATURES														
#	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	EYB	DT	PCT	ADDTL DEPR	TOTALPCT	QGCD	OBXFValue	EXC D	%COMP
1	16	GAR FR UNFIN			576	1983						4,039		
2	37G	POOL INGROUND	36	18	648	2007		50.00		0.500		13,495		

MARKET LAND																							
LND #	ZONE	LAND TYPE	DESCRIPTION	QTY	ACRES	LAND RATE	ADJUSTED LAND RATE	LAND RATE OVERRID E	DEPTH	DEPTH %	TOPO ADJ	TOPO %	LOC ADJ	LOC %	SIZE	SIZE %	SHAPE	SHAPE %	OTHER ADJ	OTHER ADJ %	TOTAL ADJ	CURRENT FMV	EX
1		AC	H-HOME SITE		1.000	22,000.00	22,000.00						01-01									22,000	
2		AC	W-WOOD ED		0.780	7,150.00	7,150.00						01-01									5,577	
			Total Acres		1.780																		

												SALES	DEED BOOK	DEED PAGE	DEED TYPE	DEED DATE	QUALIFIED	SALE PRICE
													0834	0279	WD	04/12/2007	U	0
													006E	0140	EST	05/11/2006	U	0
													0513	0443	UNK	02/01/2001	U	0
													091E	0181	EST	06/20/1991	U	0
													0236	0240	UNK	10/01/1982	Q	10,500

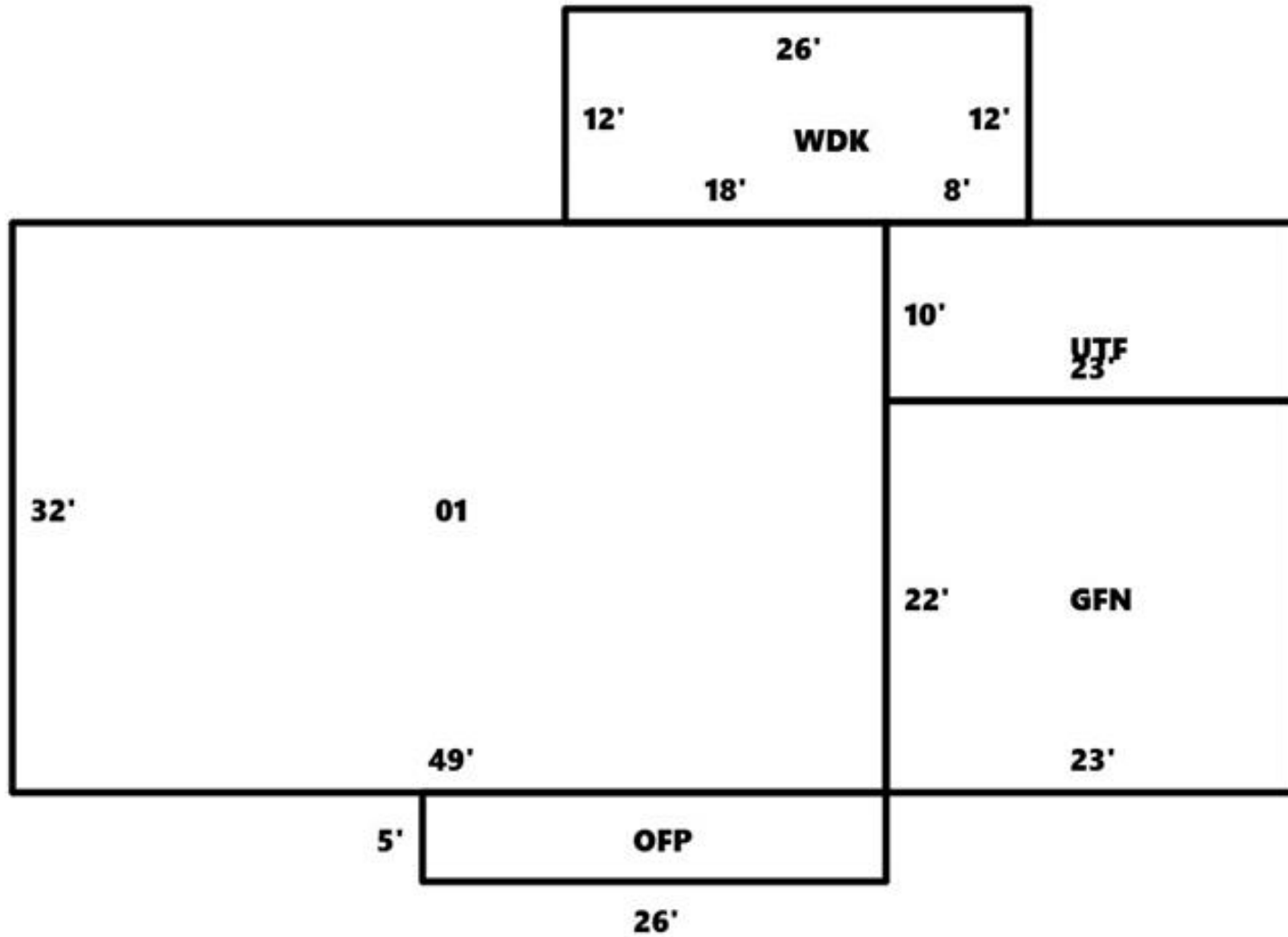
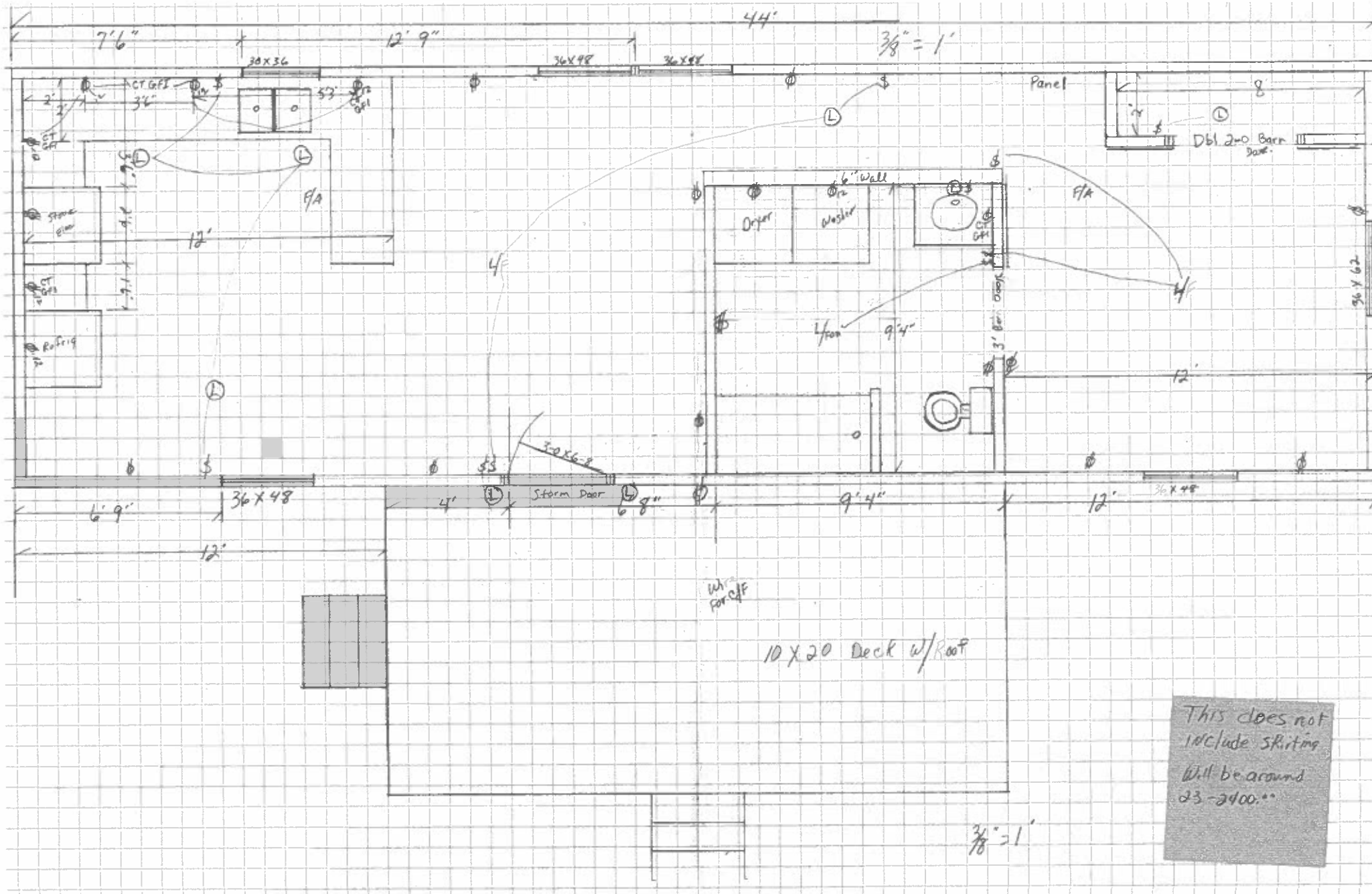


Exhibit 9





Planning & Zoning Department Monthly Report

SEPT.
2025

by: Meredith Detsch, Planning Director

Zoning Permits:

New Residential: Fairfield Drive- 3 *new houses*; Hickory Street- 3 *new houses*
Other Residential: 1904 W. Main St.- *covered patio addition*
Commercial: 107 North Van Buren Street-*covered porch addition*; 237 E Main St.-*fence*
Sign Permits- 121 Monroe St. (*Muddy River Tavern*); 1400 W Old US 421 Hwy (*Harmony Grove Friends Church*); 800 S. State St. (*BP Gas*)

Zoning Requests:

Plats: Exempt for Town Stormwater off Elm Street
Zoning Verification Letters: 304 Harrison Avenue

Board(s) Review:

Zoning Map Amendment- ZMA 25-03- public hearing Sept. 8th
-approved by BOC
Major Special Use Permit- 2001 W. Main Street- Retail with outside storage- evidentiary hearing 9/8/25; approved by BOC
Grants: n/a
Zoning Text Amendments- *pending state review (ZTA 25-03):* Updates to Watershed Ordinance to comply with State-Model Ordinance adoption

Notable Events/ Projects:

- Technical Review Committee x2
- Friends of Downtown Meeting
- Leadership Yadkin starts
- Yadkin Valley Heritage Corridor Meeting (YVHC)
- Friday after 5 last concert

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/16/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
2	HOUSING			
3	MHC 25-01	633 W Main Street	Tenant, Ashley Potvin/Owner Trabelsi Abellatif (Ralph Trabelsi)	Complaint of house flooding due to poor water/sewer connection backing up into the house; Met with owner and tenant separately and gave them notice of inspection scheduled 5.27.25- Inspection completed June 2nd - warning citation send 7.8.25 with deadline to correct items by October 8th -meeting scheduled Oct. 6th for Zoning and future development -agreed to clean up outside, fix water damage inside and wait until zoning is finalized for remodeling.
4	MHC 25-02	303 & 304 Washington Street	Brenda Leak	No water on in house since January 2025, sent notice to Robert Torrence and Brenda Leak for Inspection on Oct. 14th; Administrative Warrant if no show and reschedule
5	NUISANCES			
6	PN 25-01	717 W. Lee Avenue	Sylvia Sellers	Accumulation of junk, trash, abandoned vehicles NOV sent to clean property by 3.18.25; owner passed away 6.8.25- coordinating with spouse Jason (6.30.25) sent final notice of violation for property to be cleaned up by 9.2.25 will release contractor at that point. BOC ok with plan. Property abated 9.10.25, bill and lien pending (CLOSED) 10.7.25 monitor
7	PN- 25-09	304 Washington Street	Brenda Leak	Family member paying taxes and will continue to mow properties and clean up(7.2.25) spoke with Mrs. Carter, no movement on properties since 7.1.25- family illnesses asked to mow and called in bulk pick up; sent final notice of violation for property to be cleaned up by 9.2.25 will release contractor at that point. Some cleaning done, opening minimum housing case
8	PN-25- 13	1016 Billy Reynolds Road	Margaret Howell Holt ET AL	NOV sent 6.26.25 for overgrowth to PO Box listed on property with deadline of July 14th ; tall grass still present 7.23.25; second notice cut grass in front yard only sent 8.1.25; price to mow just front yard (in town) (\$250- \$500 plus admin fees) sent to all estate associates deadline oct. 14
9	PN-25-17	212 Washington Street	Danny & Michele Owens	significant items in carport and yard- investigating for nusinance case- NOV sent 6/26/25 second NOV deadline 8.18.25-meeting with owner 8.19.25 (will clean up per call 8.15.25) inspected property 8.19.25 for the owner (met with brother) looked fairly clean but a few mowers and one potentially junk vehicle will give 30 days to finish cleaning given the significant improvement and talked about installing an accessory structure for remaining mowers and equipment; letter sent 8/22/25 with deadline of 30 days- Final extension Nov. 12th- spoke with owner 10.8.25 family health
10	PN-25-20	205 Tyler Street	Colonial Properties Inc.	Sofas and other large items in yard, overgrowth on house, July 23rd, second complaint Sept. 9th, NOV sent on 9-15-25 with deadline of October 1st -Attorney Hampton sent letter requesting meeting on Sept. 26- coordinate with Attorneys and property owner; called 10.7.25 to remind about chipping, attorney coorespondance 10.8.25, nusiance will be remied by next week private contractor

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/16/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
11				
12	PN-25-22	409 Poplar Cir	Kathy Snow 409 Poplar Circle Yadkinville NC 27055	Junk in carport 9.9.25 NOV sent 9.15.25 with deadline of october 1 -much cleaner, monitor at this time, no recitation 10.1.25
13	PN-25-23	413 Poplar Cir	Jimmy Leazer & Julie Leazer 413 Poplar Circle Yadkinville, NC 27055	Overgrown Vegetation 9.9.25; NOV sent 9.15.25 with deadline of 10.1.25-did not correct property, will resend notice- 2nd due 10.23.25
14	PN-25-24	417 Poplar Cir	Lessie Blevins 417 Poplar Circle Yadkinville NC 27055	Overgrown Vegetation 9.9.25; NOV sent 9.15.25 with deadline of 10.1.26-send daughter letter- Cynthia Stroud 1405 palomino rd, yadkinville extension to daughter up to 10.10.25
15	PN-25-25	200 Harrison Avenue	Glady's Vestal 200 Harrison Avenue Yadkinville, NC 27055	Overgrown Vegetation 9.9.25; NOV sent 9.15.25 with deadline of 10.1.25, no changes, will resend and post property posted 10.8.25- deadline 10.23.25
16	PN-25-27	516 W Main Street	Vestal 200 Harrison Avenue Yadkinville NC 27055	Overgrown Vegetation 9.9.28 NOV with deadline of 10.2.25 no changes, will resend and post property posted 10.8.25- deadline 10.23.25
17	PN-25-28	404 W Lee Ave	Robert Baldwin	Overgrown Vegetation 9.9.25-emailed 9.15.25; will call 10.3.25
18	PN-25-31	300 Cedar Street	Sandra Leake 201 E Main Street Suite C Yadkinville, NC 27055	Trash around property and unsecured 9.16.25 verified sqatters in the house too called attorney handling estate and no call back 9.15.25-cited with deadline of Oct. 1, property still has trash but is secure now per PD 10.1.25. Recite for trash AUCTION FOR HOUSE 10.21.25
19	PN-25-32	157069	GOUGH BILLY GENE GOUGH LESLIE JEAN 3225 COURTNEY HUNTSVILLE RD YADKINVILLE, NC 27055-5610	Overgrown Vegetation 9.23.25- sent letter deadline Oct.13, will mow it, spoke with owner and Don Adams will mow it- check back 28th
20	PN-25-33	157070	□ JOHNSON BARBARA R & HAYNES ROBIN R 3828 HEATHROW DR WINSTON SALEM NC 27127	Overgrown Vegetation 9.23.25- sent letter deadline Oct.13
21		103-107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	Cortsey notice - August 18th deadline - regroup with building inspector and contractor to determine next steps, board or secure front door and no trespassing signs in the meantime. September 3rd walk thru with Building Inspector- sent resources for historic renovations; moving foward with setting on foundation 9.12.25- followed up 9.27.25, 9.30.25 & 10.1.25-awaiting contractor and securing property HOUSE SECURED 10.5.25

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/16/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
22	ABANDONED-JUNKED-NUISANCE VEHICLES			
23	MV-25-02	717 W Lee Avenue	Sylvia Sellers	6 junk vehicles documented 2.28.25 and cited on 9.12.25 post abatement of nuisance case, deadline September 22nd. Spoke with Micahel Porter- wanted two vehicles- get highway ready or off property-9.18.25- one car remains needing to be towed- written permission from neighbor to use property to tow- TOWED 9.29.25- deadline Oct. 10th for car to be disposed
24	ZONING			
25	ZV-25-01	1021 Renegar Road	Thomas Campbell	Second complaint came in- July 11th notice to inspect property and vehicles- verified the titles and two new vehicles on site were titled in Pilcer's name, 7.25.25. Spoke with landlord and tenants and close case as they are in compliance but will monitor weekly. No roll off or tow trucks to pick up or leave any vehicles on the property. Residential traffic only, text/call to let me know what new vehicles they purchase or sell. Closed but monitor -watch weekly for changes; two new trucks on property, tages removed from prius & blk tahoe 10.7.25