



**PLANNING BOARD  
REGULAR MEETING AGENDA**

**Monday, May 18<sup>th</sup>, 2026**

**5:30 P.M.**

Yadkinville Town Hall

Commissioners Chambers

213 Van Buren Street, Yadkinville, NC 27055

\*The meeting facility is accessible to people with disabilities. To request special accommodations please call 336-679-8732 or email [planning@yadkinville.org](mailto:planning@yadkinville.org)

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**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES –**

- April 20<sup>th</sup>, 2026

**3. NEW BUSINESS**

- Request for rezoning (ZMA-2026-02) Parcel No. 133494, 205 Taylor Street from the Rural Residential District (RR) to the Residential High Density (RH) for the development of a single-family subdivision.

**4. OTHER BUSINESS-**

- Staff reports
- Update on Bicycle & Pedestrian Plan

**5. ADJOURNMENT** - Next regularly scheduled Planning Board meeting is **June 15<sup>th</sup>, 2026, at 5:30 pm**



## **PLANNING BOARD REGULAR MEETING**

**Monday, April 20th, 2026 5:30 P.M.**

Yadkinville Town Hall

Commissioners Chambers

213 Van Buren Street, Yadkinville, NC 27055

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### **PLANNING BOARD MEMBERS**

#### **(PRESENT/ABSENT):**

Anna Logan Howe, Chair – Present

Jeff Gibbs, Vice Chair – Absent

Virgil Dodson - Present

R.J. Speaks - Present

Danny Coe – Present

Christy Ellington – Absent

Tony Snow – Absent

Steve Brown – Absent

### **TOWN OFFICIALS PRESENT:**

Meredith Detsch, Planning Director

Mike Koser, Town Manager

**AUDIENCE:** Applicants: Coad Westra, Jose Arroyo, Libby Arroyo

Other attendees: Andrew Mackie

### **1. CALL MEETING TO ORDER**

*Anna Logan Howe, Chair, called the meeting to order at 5:37 p.m. and determined that a quorum was present.*

### **2. SWEARING IN BOARD MEMBERS:**

The board swore in Mr. Danny Coe for another term, his near term will be through April 2029. The board thanked him for his service. Mr. Brown will be sworn in at the next meeting or will stop by Town Hall. His term was also renewed as our Alternate for another three years, April 2029.

### **3. APPROVAL OF MINUTES: December 15th, 2025**

Mr. Dodson moved to approve December 15th, 2025, minutes as presented to the board, Mr. Speaks seconded the motion. The motion passed by a vote of 4-0 unanimously.

#### 4. NEW BUSINESS:

Request for rezoning (ZMA-2026-01) Parcel No. 130974, 197 Willow St. from the Residential Medium Density (RM) to the Residential High Density (RH):

Ms. Detsch presented to the board that this request is a straight rezoning with no conditions. The property was originally a daycare many years ago and was tied in with the First Baptist Church of Yadkinville. The proposed rezoning would keep the property of a single family in nature, and They are proposing to create a separate lot for an additional single-family home to be built behind it. The property will be subdivided-contingent on the rezoning. The applicant is petitioning to rezone the property to have a second residential lot subdivided out facing W. Willow Street. While it could be done in current zoning district, Residential Medium (RM) District, the setbacks are -Front- 30', Rear-30', Sides- 10' with a minimum lot size of 10,000 square feet. The proposed new zoning district (RH) has less restrictive setbacks that are: Front- 20', Rear-20', Sides- 5' and a minimum lot size of 5,000 square feet. The property currently has a single-family house on the lot being renovated and has Town water and sewer services to it.

There are deed restrictions on the property with the following:

1. *No activity that would disrupt any and all church services.*
2. *The property shall be maintained and kept in an orderly and appealing manner, which includes, but not limited to being free of trash, junk car, and campers.*
3. *No bordellos, vape shops, bars and any other establishments that would go against the teaching and beliefs of the church.*
4. *The property shall remain a one family dwelling, no duplex, condo or multi-family housing.*
5. *The property shall adhere to any and all ordinances set forth by the Town of Yadkinville and Yadkin County.*
6. *If any one of the above restrictions shall be deemed unenforceable, then it shall not taken away from the enforceability of the remaining restrictions. Theses restrictions shall run with the land, and shall be binding on any successive party (deed book 1450, page 0042).*

The Town does not have purview over the deed restrictions, but it is good to be aware of the requirements on the property both zoning and covenants.

Ms. Detsch explained to the board that when they consider rezonings, the future land use plan is consulted and verify the future land use map. The proposed area is showing medium density, "The Medium Intensity classification is intended for a variety of medium density residential uses and low to

medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum (Yadkinville Comprehensive Plan 2017)."

Ms. Detsch outlined some of the goals that are in line with this development, including encouraging development that complement the character of the town and preserves environmentally sensitive area. Encouraging a mix of housing types in the community and revitalization and reuse of underutilized structures and sites. In staff's opinion that is in line with our Comprehensive Plan and recommends approval. Additionally, there is concern of spot zoning, this property is not immediately near another Residential High (RH) District property,

but it is staying residential in nature, just changing lot sizes. The criteria appear to be met and reasonable in the public's interest as its remain residential in the rezoning request. Ms. Detsch also presented to the board a survey of the proposed subdivision and noted the applicants are in the audience for any questions the board may have. Ms. Detsch went through the notifications provided including the letters to adjacent properties and sign posted on property. Mr. Speaks asked how large the proposed house would be on that lot. Ms. Detsch asked the applicant Mr. Arroyo to answer the question for the board. Mr. Arroyo said around 1200 to 1500 square feet for the proposed house and three (3) bedrooms and two (2) baths on one story. The house in front is 2600 square feet, and the old parsonage is around 1200 square feet. Ms. Detsch showed the street view so the board could imagine the layout of the proposed house in line with the other two. Mr. Koser noted the adjacent property is high intensity on the Future Land Use Map and it was discussed this area is a transition between our downtown and commercial district. Mr. Mackie asked about the green line on the Future Land Use Map and Ms. Detsch noted it was a proposed greenway each developer would be responsible for developing and turning over to the Town to maintain. The board and staff noted the surrounding area and potential development pending private property owners' choices. Mr. Dodson recommend approval of ZMA-2026-01. The Planning Board adopts the consistency statement dated April 20th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 130974/197 Willow Street, for a rezoning from the Residential Medium (RM) Density to Residential High (RH) Density.

***Comprehensive Plan Consistency Statement April 20th, 2026***

*ZMA 26-01*

*Address: 197 Willow Street; Parcel No. 130974*

*Applicant: Arroyo Electric Inc.*

*The Planning Board finds the proposed map amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it supports the Town's guiding principles and vision for the future of the community. The following goals and strategies support this amendment:*

*Goal- Land Use & Growth Management: 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, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.*

*Strategies:*

*LU- 1: 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.*

*LU-4. Encourage a mix of housing types within the community to accommodate residents in different stages of life.*

*LU-5: Encourage the revitalization and reuse of currently unused or underutilized structures and sites.*

The motion was seconded by Mr. Coe and it passed by a vote of 4-0 unanimously.

The next order of business is a request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, 3.4.3 Permitted Uses Table to permit by right medical offices in the Light Industrial District (LI).

Ms. Detsch presented to the board that this request is a simple text amendment to our Development Ordinance. This came about as a series of events starting with the County is selling the Daymark building on East Lee Avenue and is auctioning it off. They are looking to relocate the business and found the location that Dorsett Heating and Air Conditioning is leasing and when it was looked at for zoning, it is Light Industrial. That zoning district does not permit medical offices at this time. While it is a simple changing of a letter in the table of uses, it requires the process of a text amendment. This would allow “This definition includes physicians, dentists, chiropractors, opticians, ophthalmologists, psychiatrists, psychologists, and other health practitioners” (Development Ordinance Definition for Medical Offices) not hospitals to be located here. Ms. Detsch went through each use that Medical Offices are allowed in and noted that Light Industrial spaces are not usually as public facing and have more behind the scenes work verses foot traffic uses. Ms. Detsch noted that if the market is driving the uses to be geared a different way than light industrial uses then it would be something to consider. Ms. Detsch asked the applicant about the layout and how long it had been vacant. Mr. Westra said they have been advertising for a year and the building is set up more as offices than open for light industrial uses. Ms. Detsch and Mr. Westra noted they thought this route would be less challenging for the site as there are several uses in the building now and wouldn’t want to render any non-conformities. Additionally, there is a Physical Therapy Clinic below the subject property so this change would benefit them too for conformity. This area has several varied uses throughout it, more of a business and industrial park as there is a dog salon, contractors, hairdresser and other uses. Ms. Detsch gave additional history on the other uses on Woodlyn Drive and noted this quick text amendment to accommodate these two businesses and help them stay in our community and grow.

Mr. Speaks moved to recommend approval of ZTA-2026-01, the Planning Board adopts the consistency statement dated April 20th, as included in the agenda materials. The Board recommends approval of the zoning text amendment to the Town of Yadkinville Code of Ordinances, Title 9 –Development Ordinance, amending Section 3.4.3, Permitted Uses Table, to allow Medical Offices as a permitted use by right within the Light Industrial District (LI).

***Comprehensive Plan Consistency Statement April 20th, 2026.***

*The Planning Board finds the proposed text amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it encourages diverse business opportunities in our zoning districts. The following goals and strategies support this amendment:*

***GOAL(S):***

*-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.*

*-Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.*

***STRATEGIES:***

*-LU2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.*

*-LU5. Encourage the revitalization and reuse of currently unused or underutilized structures and*

sites

Mr. Dodson seconded the motion, and it passed unanimously by a vote of 4-0.

**5. OTHER BUSINESS –**

• Staff reports- Ms. Detsch noted a few new houses, few businesses, potential addition to Collide Church. Our events around the Bicycle Pedestrian Plan is starting with Earth Day, walking tour with our consultants RK&K and sub-committee Thursday. Friday we will be at Milk & Honey and Tractor Supply. Ms. Detsch noted a greenway has been proposed on our sewer easements and would like to get the community’s input on it. The board asked who would build it and Ms. Detsch noted it would be the developer’s responsibility per our Development Ordinance requirements and the Town could also apply for grants for other sections of it. Ms. Detsch noted she had one section to date now on the books and will keep working on it. Questions on Mavis Tire were fielded, and they are approved for Zoning. Questions on the last rezoning, Rafael’s property and Mr. Koser noted no action was taken on the rezoning so it remained as is. Rafael is looking at converting it into an event center. Discussions of the properties being sold by the county were reviewed. The property off Highway 601, across from the community college is around eight acres, two parcels, and zoned Rural Residential so our largest single-family lots. There is water and sewer to it and the board and staff discussed various options with single family lots. Chair Howe asked about the downtown park status by the Chamber’s building and Mr. Koser told them the Board of Commissioners would be looking at it with the feasibility study of it. Mr. Speaks asked about the Chamber Building and where we stood on renovating it. Mr. Koser is working on getting funding allocated for next year. Compliments on the new mural and discussion of the next one were talked about for future murals.

**6. ADJOURNMENT -** Next regularly scheduled Planning Board meeting is May 18<sup>th</sup>, 2026.

*Mr. Speaks moved to adjourn the meeting at 6:08 p.m. The motion was seconded by Mr. Dodson, and the motion passed unanimously by a vote of 4-0.*

Respectfully submitted,

\_\_\_\_\_  
Meredith Detsch, CZO  
Planning Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Anna Logan Howe, Chair or  
Jeff Gibbs, Vice Chair

\_\_\_\_\_  
Date



**TO:** The Planning Board

**FROM:** Meredith Detsch, CZO- Planning Director

**DATE:** May 15, 2026

**RE:** ZMA-26-02: Request for rezoning (ZMA-2026-02) Parcel No. 130974, 197 Willow St. from the Residential Medium Density (RM) to the Residential High Density (RH)

**Date of Public Hearing:** Planning Board is May 18<sup>th</sup>, 2026  
Board of Commissioners June 1<sup>st</sup>, 2026

**Potential Development:** Subdivide property into additional lots for a single-family house subdivision, approximately 20-25 houses.

SUBJECT PROPERTIES INFORMATION							
Property Owner	Applicant	Parcel Number	Address	Acreage	Land Use	Current Zoning	Proposed Zoning
Jared & Kimberly Hoots	ARR Homes, LLC	133494	205 Taylor Street	Total-9.224 Subdivide off 7+ acres for development	Vacant/single family home	RR	RH

**Surrounding Property**

Majority of the properties in the area are zoned Residential Medium (RM) as a traditional single family subdivision. The lots for RM are around 10,000 square feet minimum. The current zoning of the property requesting this change is Rural Residential which has a minimum lot size of 20,000 square feet. On the other side the properties are zoned Office and Institutional (OI) off of Progress Lane.

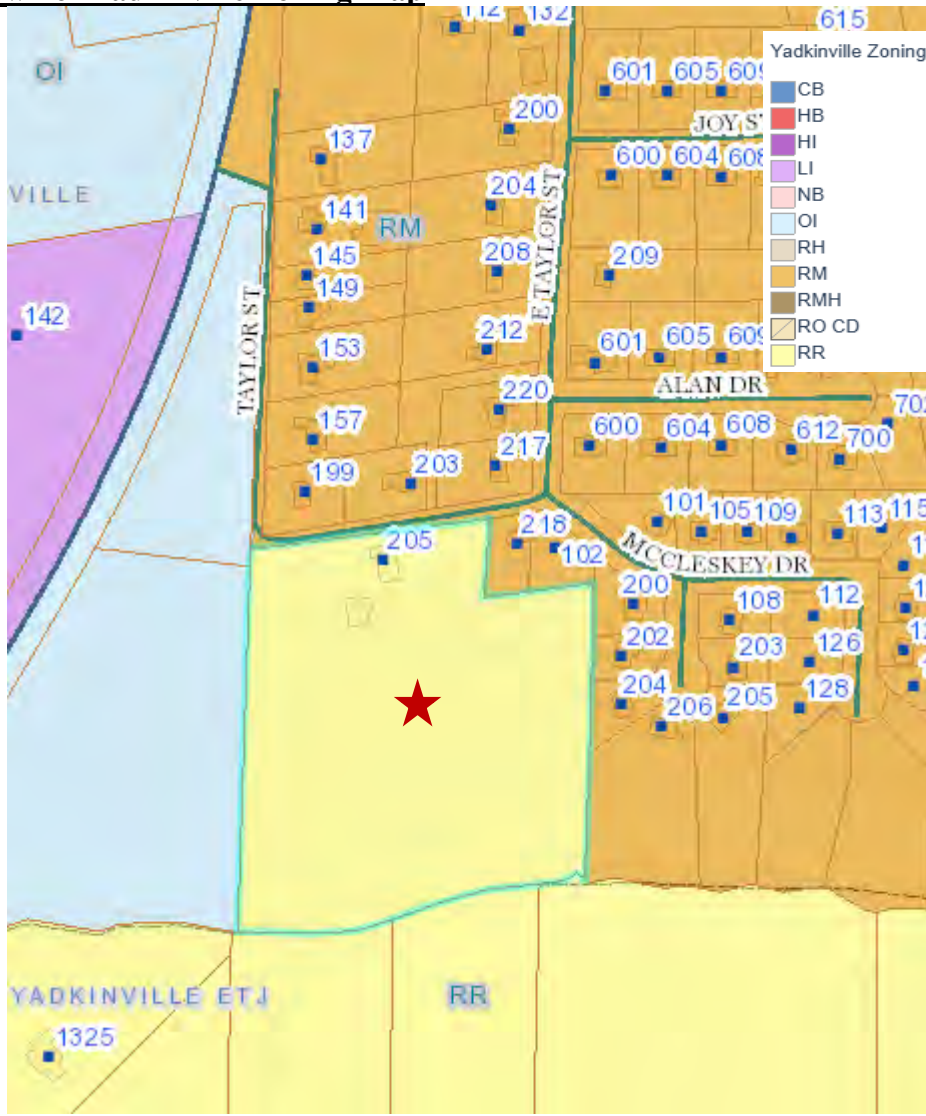
ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	RM	Single family residential
Northwest	OI	Vacant
Northeast	RM	Single family residential
East	RM	Single family residential
Southeast	RR	Single family/agricultural
South	RR	Single family residential
Southwest	RR	Single family residential
West	RM	Single family residential

*Per the Development Ordinance, the zoning district, Residential High Density is in line with the proposed intent of the property single family residential, with the smaller lot size:*

### 3.1.3 Residential High Density (RH)

The Residential High-Density District is established as a high-density district in which the principal use of land is for single family, two-family, townhomes, and multifamily residences. The regulations of this district are intended to provide areas of the community for those persons desiring small residences and multifamily structures in relatively high-density, walkable neighborhoods. Structures within this district will have both public water and sewer available.

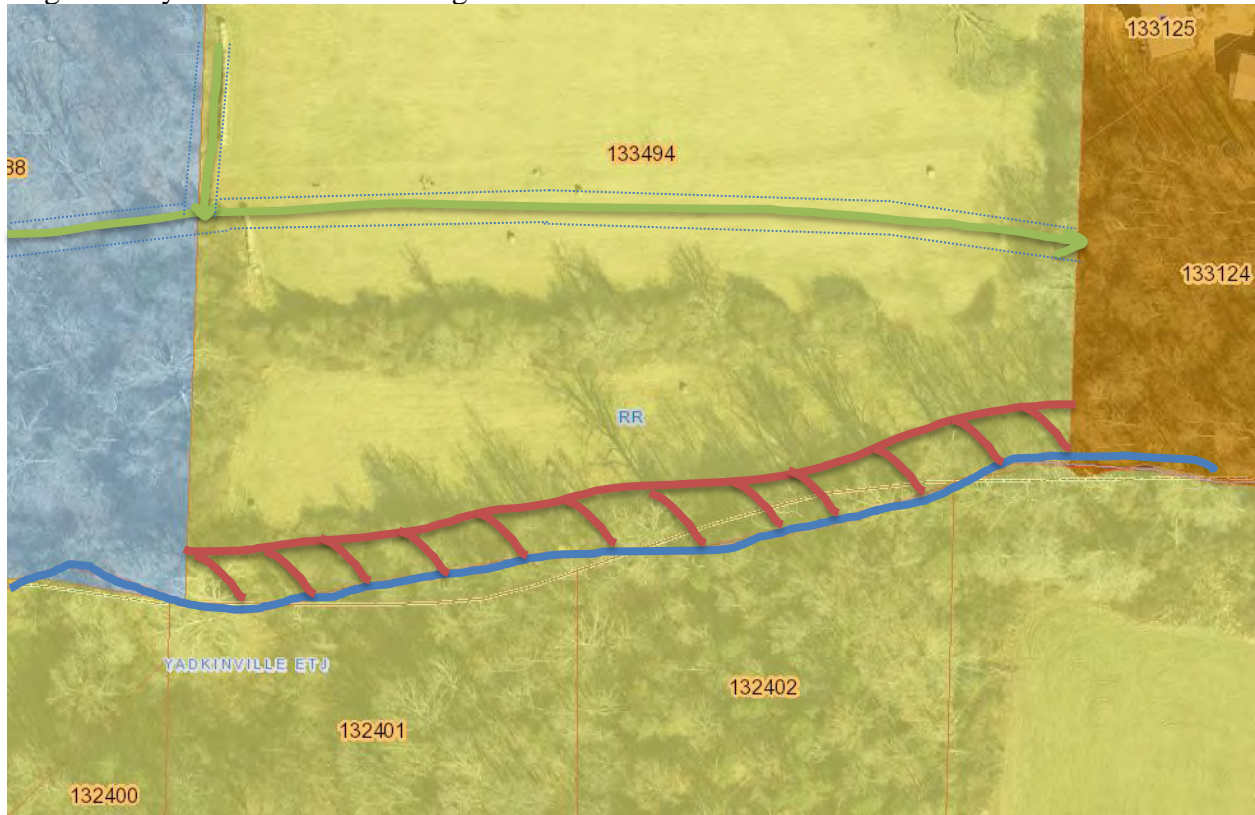
#### Town of Yadkinville Zoning Map



**Background:** The proposed rezoning is intended to keep the properties single family in nature; however, they are proposing to create a subdivision for single-family homes to be built on. The property will be subdivided-contingent on the rezoning. While it could be done in current zoning district, or the Residential Medium (RM) District, there are challenges on the property for

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development. Those include a large sewer easement in the middle of the property and one along the west side of the property (green lines). It also includes retaining a 50' undisturbed buffer (red lines) along the south portion of the property due to the Haw Branch (perennial stream-blue line) The proposed new zoning district (RH) has less restrictive setbacks that are: Front- 20', Rear-20', Sides- 5' and a minimum lot size of 5,000 square feet. The property currently has a single-family house on the lot being renovated and has Town water and sewer services to it.



Having the flexibility of a minimum lot size of 5,000 square feet is the goal due to trying to fit a 10,000 square foot lot subdivision with the site constraints and creation of a public road is challenging. Additionally, the trend with new development of single-family houses are being built on smaller lots and have a smaller footprint to be more affordable for the homebuyer, especially for your starter houses.

- Blue- stream
- Red Hash- undisturbed area
- Green- sewer lines
- Dotted- easement area (no build)

**Town of Yadkinville Comprehensive Plan and Review Criteria:**

*North Carolina General Statute 160D-301* requires the Planning Board to provide a written recommendation on zoning amendments to the governing board, addressing consistency with any adopted comprehensive or land-use plans

***Future Land Use Map***



Downtown	Medium Intensity	ETJ Boundary
Employment Center	Low Intensity	Town Limits
High Intensity	Open Space/ Recreation	Roads

**Land Use Categories:**

The subject property is classified by the Future Land Use Map for ***Medium Intensity***. The Medium Intensity classification is intended for a variety of medium density residential uses and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas should be located in areas with easy access to transportation and utility infrastructure.

**Goals and Strategies to consider from the Comprehensive Plan:**

*Goal- Land Use & Growth Management:* 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, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

Strategies:

*LU- 1:* 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.

Planning Board Staff Report 5.18.26

*LU-4:* Encourage a mix of housing types within the community to accommodate residents in different stages of life.

*LU-5:* Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

**Staff Analysis & Recommendation:**

The Planning Director recommends approval of ZMA-2026-02. This recommendation is based on the request being consistent with the intent of the Medium Intensity and Land Use Goal and Strategies of the adopted Yadkinville Comprehensive Plan.

There is little concern for spot zoning, as this property in the nearby vicinity of another Residential High (RH) District property off Progress Lane. It is staying residential in nature, just changing permitted lot sizes. The criteria appear to be met and reasonable in the public's interest as its remaining residential in the rezoning request.

**PLANNING BOARD RECOMMENDATION & ALTERNATIVE COURSES OF ACTION**

Following review of the proposed map amendment, the Planning Board is requested to act using one of the following motions:

**Recommend Approval** – To recommend approval of ZMA-2026-02 the Planning Board adopts the consistency statement dated May 18<sup>th</sup>, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 133494/205 Taylor Street, for a rezoning from the Rural Residential (RR) to Residential High (RH) Density.

**Comprehensive Plan Consistency Statement May 18<sup>th</sup>, 2026**

ZMA 26-02

Address: 205 Taylor Street; Parcel No. 133494

Applicant: ARR Homes, LLC

The Planning Board finds the proposed map amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it supports the Town's guiding principles and vision for the future of the community. The following goals and strategies support this amendment:

*Goal- Land Use & Growth Management:* 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, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

**Strategies:**

*LU- 1:* 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.

*LU-4.* Encourage a mix of housing types within the community to accommodate residents in different stages of life.

*LU-5:* Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

**Recommend Denial** – To recommend denial of ZMA-2026-02, the Planning Board adopts the

**ZMA-26-02- 205 Taylor Street**

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consistency statement dated May 18<sup>th</sup>, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel 133494/205 Taylor Street, for a rezoning from the Rural Residential (RR) to Residential High (RH) Density.

**Comprehensive Plan Consistency Statement May 18<sup>th</sup>, 2026**

ZMA 26-02

Address: 205 Taylor Street; Parcel No. 133494

Applicant: ARR Homes, LLC

The Planning Board finds the proposed map amendment inconsistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it supports the Town's guiding principles and vision for the future of the community.

**Defer** – To defer action on ZMA-2026-02, the Planning Board would need to take action to defer the case to a meeting date to be set, because the amendment needs additional consideration.

A simple majority vote is needed to recommend approval, denial or deferment of the requested action. The Planning Board's recommendation will be forwarded to the Town Board of Commissioners for a final decision.

<b>ATTACHMENTS:</b> Rezoning Application & Advertisements
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# Town of Yadkinville Rezoning Application

## Project Information

**Date of Application**

4/28/2026

**Name of Project**

ZMA 2602 - 205 Taylor Street

**Tax Parcel Number(s)**

133494

**Address**

205 Taylor Street, Yadkinville, North Carolina 27055

**Property Size**

9.224 Acres

**Current Zoning District**

RR

**Proposed Zoning District**

RH

**Overlay District(s)**

N/A

## Contact Information

**Applicant**

ARR Homes LLC

**Applicant Address**

1944 Gospel Way Church Road, Yadkinville, North Carolina 27055

**Applicant Email**

**Applicant Signature**



**Property Owner**

Jared Hoots

**Property Owner Address**

205 Taylor Street, Yadkinville, North Carolina 27055

**Property Owner Email**

**Property Owner Signature**



## **Description of Request**

### **Briefly explain the nature of this request**

This request seeks to rezone the property from RR to RH to allow for a residential subdivision consistent with the existing development pattern and future land use goals of Yadkinville. The proposed development will extend the established residential character of the surrounding area.

### **Provide a statement regarding the consistency of this request with town plans and the surrounding land uses**

The proposed rezoning is consistent with the surrounding land uses, which are predominantly single-family residential, including nearby developments such as the neighborhood along McCleskey Drive. The proposed density of approximately 20-25 homes is comparable to adjacent development patterns and maintains a compatible scale and character.

The request also aligns with the town's land use planning goals by supporting orderly residential growth within an area already served by existing infrastructure and road access.

### **Provide a statement regarding the reasonableness of the rezoning request and any proposed conditions of approval. (For Conditional Use Rezoning)**

The rezoning to RH is reasonable given the property's location within an established residential area and its proximity to similarly zoned properties. The proposed subdivision will include a mix of lot sizes designed to provide flexibility while maintaining compatibility with the surrounding neighborhood.

The development will be limited to single-family residential use, and the layout will be designed to meet all applicable requirements for infrastructure, access, and environmental considerations. The proposal represents a logical extension of existing development and supports the continued growth of the area in a manner consistent with nearby neighborhoods.

## **Notice and Hearing Requirements**

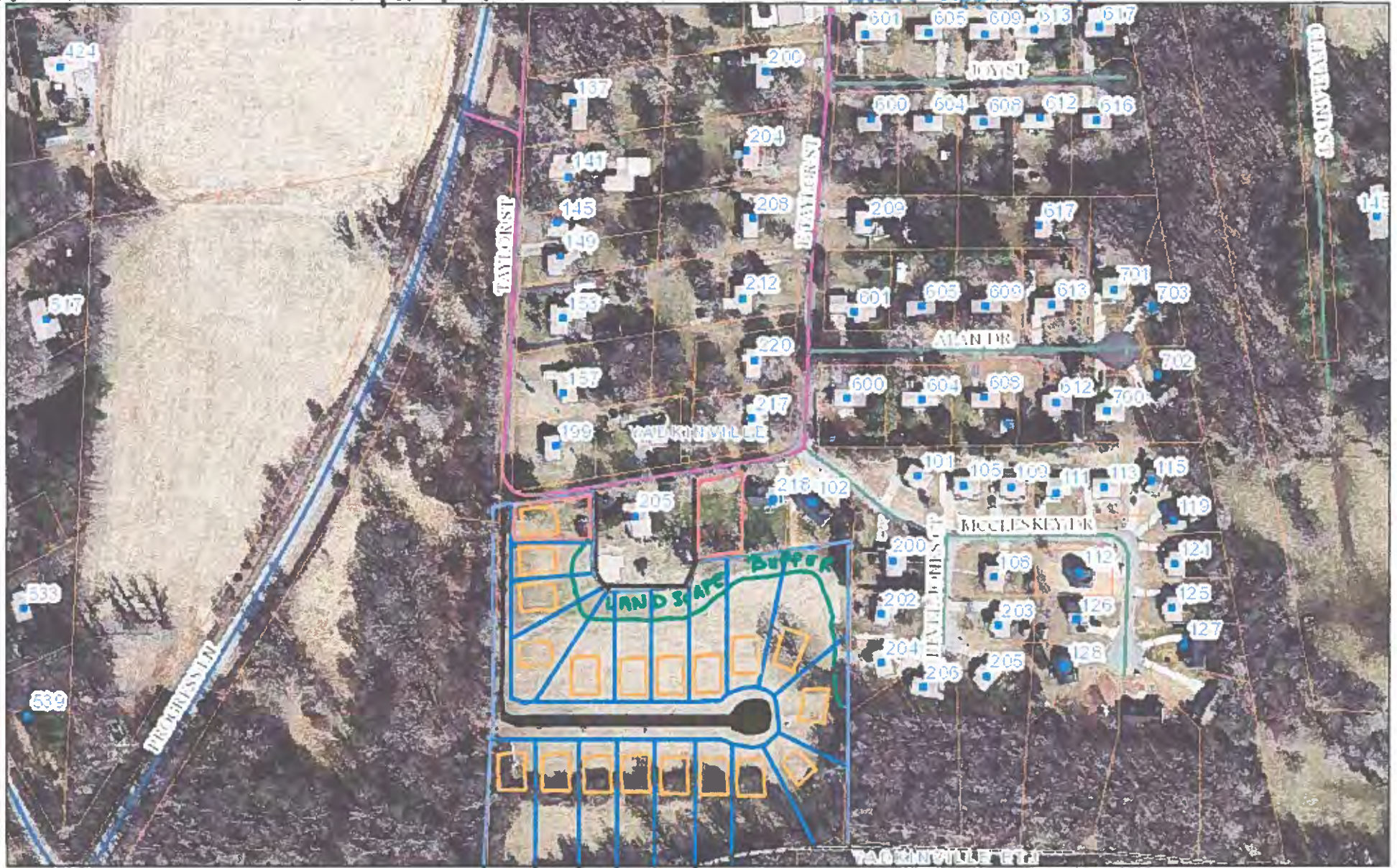
All applications for ordinance amendments must be reviewed by the Town of Yadkinville Planning Board before proceeding to the Board of Commissioners for public hearing and decision. The Planning Board will review applications for ordinance amendments at its next meeting following submission of the application and filing fee if the application is submitted at least thirty (30) days in advance of the regular meeting date. Following review and recommendation by the Planning Board, the matter will be forwarded to the Town Board of Commissioners. Following the receipt of notification of a pending ordinance amendment, the Town Board of Commissioners will schedule a public hearing for the next available meeting that allows for sufficient time for the Town to mail and publish the statutorily required notices. All applications for ordinance amendments must be published in the newspaper once a week for two consecutive weeks.

**CONCEPTUAL LAYOUT ONLY ★**

- Read front Lots (x2)
- Est. 7.3 Acres Field -
- 205 Taylor w/ 1 Acre

Approx. 20-25 Lots

Reasoning to R/H will allow for a mix of lot sizes, potentially including smaller lots where appropriate.

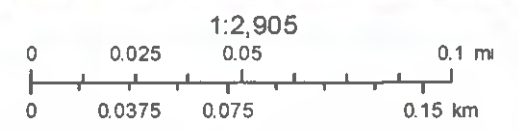


February 1, 2025

- Addresses
- Parcels
- Street Centerlines
- <all other values>

★ Landscape Buffer

★ Development will be limited to single-family residential use.



Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. In no event shall Yadkin County Planning Department or Yadkin County, NC be liable for any damages, direct or consequent

1244  
0402

FILED  
YADKIN COUNTY NC  
ARIC WILHELM  
REGISTER OF DEEDS

FILED Sep 28, 2018  
AT 12:30:20 pm  
BOOK 01244  
START PAGE 0402  
END PAGE 0404  
INSTRUMENT # 03498  
EXCISE TAX \$430.00

Tax Collector:	<u>BP</u>
Land Records:	<u>WB</u>
Tax Appraisal:	<u>WB</u>

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
*Prepared By: J. Gregory Matthews, Attorney at Law  
112 South State Street, P.O. Box 937, Yadkinville, NC 27055*

STATE OF NORTH CAROLINA  
COUNTY OF YADKIN

**WARRANTY DEED**

Taxable consideration: \$430.00

THIS DEED, made this 28<sup>th</sup> day of September, 2018, by and between **JOSHUA E. NETTLES** and wife, **ERIN DANIELLE NETTLES**, hereinafter called "GRANTORS," whose permanent mailing address is: 4439 NC 89, Walnut Cove, NC 27052; and

**JARED EVERETTE HOOTS** and wife, **KIMBERLY PHILLIPS HOOTS**, hereinafter called "GRANTEES," whose permanent mailing address is: 205 Taylor Street, Yadkinville, NC 27055.

WITNESSETH:

That the Grantors for and in consideration of the sum of One Hundred and No/100 Dollars and other good and valuable considerations to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, premises in Yadkin County, North Carolina, described as follows:

**Tax Parcel: 133494**  
**Property address: 205 Taylor Road, Yadkinville, NC 27055**

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**Back Reference: Deed Book 1123, Page 94, Yadkin County Registry**


**All or a portion of the property herein conveyed does include the primary residence of the Grantors.**


TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant with the Grantees, that Grantors are seized of said premises in fee simple, and have the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantors will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantors or Grantees, the singular shall include the plural and the masculine shall include the feminine or the neuter.

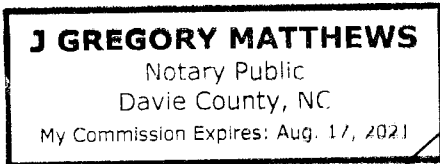
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

  
 \_\_\_\_\_ (SEAL)  
**JOSHUA E. NETTLES**

  
 \_\_\_\_\_ (SEAL)  
**ERIN DANIELLE NETTLES**

STATE OF NORTH CAROLINA, YADKIN COUNTY

I, J. Gregory Matthews, a Notary Public of Davie County, North Carolina, do hereby certify that **JOSHUA E. NETTLES** and wife, **ERIN DANIELLE NETTLES** personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 28<sup>th</sup> day of September, 2018.



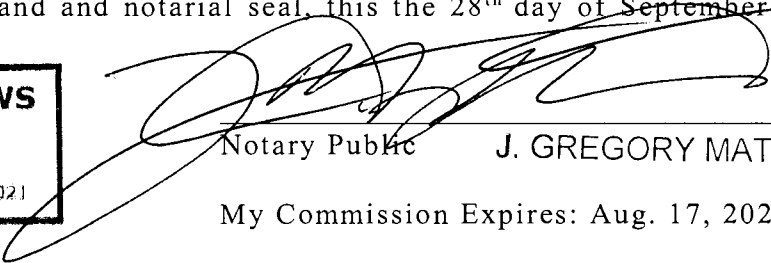
  
 \_\_\_\_\_  
 Notary Public **J. GREGORY MATTHEWS**  
 My Commission Expires: Aug. 17, 2021

Exhibit A  
Legal description  
205 Taylor Street, Yadkinville, NC 27055  
HOOTS

**BEGINNING** at a one-inch iron pipe in the Southern margin of Taylor Street, Marie Turner's Northwest corner, and which point is a common corner of Lot 100 and Lot 101 of the Re-Subdivision of the Bon Rose Development and running with the Turner line, South 03 degs. 32 mins. 40 secs. West 151.85 feet to a one-inch iron pipe; thence North 82 degs. 28 mins. 47 secs. East with Turner's line 199.66 feet to a one inch iron pipe in the Howell line; thence South 04 degs. 20 mins. 49 secs. West 553.34 feet across a one-half inch iron rod on the North bank of Haw Branch to a point in the center of the branch; thence up said branch North 88 degs. 59 mins. 03 secs. West 145.68 feet, South 74 degs. 15 mins. 23 secs. West 149.01 feet and South 86 degs. 09 mins. 54 secs. West 310.82 feet to a point South 03 degs. 37 mins. 48 secs. West of a one-half inch iron rod on the Northern bank of said branch; thence with the Eastern margin of a 20-foot wide right-of-way easement North 03 degs. 37 mins. 48 secs. East 685.74 feet to a onehalf iron rod at a curve in Taylor Street; thence with the Southern margin of Taylor Street North 82 degs. 49 mins. 59 secs. East 412.39 feet to the beginning, containing 8.85 acres, more or less, as surveyed by T. Roy Sheek, RLS, February, 1987, and being all of Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110 and 111, and part of Lots 93, 94, 95, 96, 97, 98, 99 and 100 of the resubdivision of Bon Rose Development as shown on a plat of the same recorded in Plat Book 1, Page 71, Yadkin County Registry.

TOGETHER WITH AND SUBJECT TO the following:

1. Matters as shown on the aforementioned plat;
2. Yadkin Sewer Line Easements recorded in Deed Book 147, Page 260 and Deed Book 279, Page 415, Yadkin County Registry; and
3. Rights of others for ingress and egress purposes in and to the use of the 20 foot wide right of way easement located on the above described property.



**Z REZONING REQUEST**  
**PUBLIC HEARING**  
**TOWN OF YADKINVILLE**  
**REQUEST** RR, Rural Residential  
Density **To: RH** Residential High Density  
**YADKINVILLE TOWN HALL**  
**336-679-8732**  
**DATE:** 5.18.26 **TIME:** 5:30 PM

PIN	TOTAL_ACRE	PARCEL_NO	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
581600391619	3.600644	132398	1325 CROSS CREEK DR	WINSLOW EMMITTE		BOX 141	YADKINVILLE	NC	27055
581600395298	7.510942	132401	1349 CROSS CREEK DR	RANDLEMAN RICHARD N &	RANDLEMAN CONNIE	1349 CROSS CREEK DR	YADKINVILLE	NC	27055
581600398266	7.679	132402	1409 CROSS CREEK DR	BAITY KENNETH H ET UX	BAITY LINDA & ETAL	1409 CROSS CREEK DR	YADKINVILLE	NC	27055
5816493222	20.682	155070	E LEE AVE	DAVIS BART &	MATTHEWS JILL	2453 SHACKTOWN RD	YADKINVILLE	NC	27055
581700306668	0.40517	132873	199 TAYLOR ST	FERGUSON WILLARD		199 TAYLOR ST	YADKINVILLE	NC	27055
581700308720	0.414054	132874	203 TAYLOR ST	Wylie Nicholas W. et ux	Wylie Amanda H	203 TAYLOR ST	YADKINVILLE	NC	27055
581703402183	1.326	133124	206 BEVEL JONES CT	NATIONS TYLER C		206 BEVEL JONES CT	YADKINVILLE	NC	27055
581703402259	0.244048	133125	204 BEVEL JONES CT	MATTHEWS LUTHER CARL ET UX	MATTHEWS COLLEEN	204 BEVEL JONES CT	YADKINVILLE	NC	27055
581703402358	0.236178	133126	202 BEVEL JONES CT	VESTAL CARL ET UX	VESTAL SUSAN	1103 LOCKLAND AVE	WINSTON SALEM	NC	27103
581703402468	0.311	133127	200 BEVEL JONES CT	SWAIM DEBBIE M		200 BEVEL JONES CT	YADKINVILLE	NC	27055
581718303226	7.228512	133488	PROGRESS LANE	JM ELECTRIC LLC		6629 OLD US 421 HWY E	EAST BEND	NC	27018
581718304785	2.286071	133489	PROGRESS LANE	MYERS JASON ETUX JAMI1/2 JASON	MYERS 1/2	2245 RAY T MOORE RD	YADKINVILLE	NC	27055
581718308303	9.224	133494	205 TAYLOR ST	HOOTS JARED EVERETTE ET UX	HOOTS KIMBERLY PHILLIPS	205 TAYLOR ST	YADKINVILLE	NC	27055
581718309615	0.428789	133498	217 TAYLOR ST	NORCOTT RICHARD E		217 E TAYLOR ST	YADKINVILLE	NC	27055
5817400537	0.259	133497	218 TAYLOR ST	SLATER CRAWFORD AUSTIN		218 TAYLOR ST	YADKINVILLE	NC	27055
5817401527	0.288	133123	102 MCCLESKEY DR	ALVAREZ LINDA ELAINE ETVIR	ALVAREZ BENJAMIN JR	102 MCCLESKEY DR	YADKINVILLE	NC	27055

Planning



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

FIRST-CLASS



US POSTAGE<sup>™</sup> PITNEY BOWES  
ZIP 27055 \$ 000.74<sup>0</sup>  
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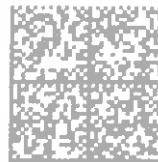
JM Electric LLC  
6629 Old US 421 Hwy E  
East Bend, NC 27018

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Linda Elaine Alvarez  
Benjamin Alvarez Jr.  
102 McCleskey Dr.  
Yadkinville, NC 27055

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Debbie Swaim  
200 Bevel Jones Ct.  
Yadkinville, NC 27055

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Carl Vestal  
Susan Vestal  
1103 Loculand Ave.  
Winston-Salem, NC 27103

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Luther Carl Matthews  
Colleen Matthews  
204 Bevel Jones Ct.  
Yadkinville, NC 27055

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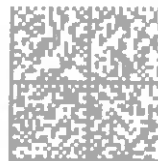
Tyler Nations  
206 Bevel Jones Ct.  
Yadkinville, NC 27055

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Nicholas + Amanda Wylie  
203 Taylor Street  
Yadkinville, NC 27055

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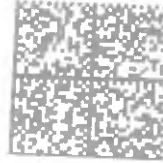
Willard Ferguson  
199 Taylor St.  
Yadkinville, NC 27055

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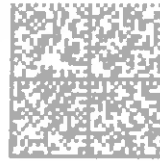
Bart Davis  
Jill Matthews  
2453 Shaktown Rd.  
Yadkinville, NC 27055

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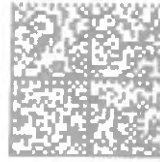
Kenneth + Linda Baity  
1409 Cross Creek Dr.  
Yadkinville, NC 27055

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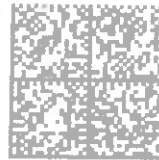
Richard + Connie Randleman  
1349 Cross Creek Drive  
Yadkinville, NC 27055

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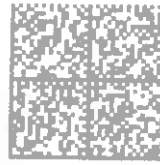
Emmitte Winslow  
P.O. Box 141  
Yadkinville, NC 27055

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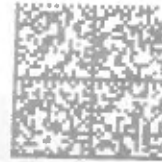
ZIP 27055 \$ 000.74<sup>0</sup>  
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ARR Homes LLC  
1944 Gospel Way Church Road  
Yadkinville, NC 27055



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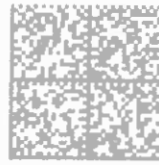
ZIP 27055 \$ 000.74<sup>0</sup>  
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0006112166 MAY 07 2026

Jared & Kimberly Hoots  
205 Taylor Street  
Yadkinville, NC 27055



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ZIP 27055 \$ 000.74<sup>0</sup>  
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Crawford Austin Slater  
218 Taylor street  
Yadkinville, NC 27055



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Richard Norcott  
217 E. Taylor St.  
Yadkinville, NC  
27055



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ZIP 27055 \$ 000.74<sup>0</sup>  
02 7H  
0006112166 MAY 07 2026

Jason Myers  
Jami Myers  
8245 Ray T Moore Rd  
Yadkinville, NC 27055



May 7<sup>th</sup>, 2026

**Subject: Rezoning Request ZMA-2026-02**  
**Request from RR, Rural Residential Density to RH, Residential High Density**  
**Parcel Number: 133494**  
**Address: 205 Taylor Street**

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, May 18th, at 5:30 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC. The purpose of the public hearing is to consider a rezoning request, Zoning Map Amendment 2026-02 (ZMA-2026-02), to rezone the subject property from the current RR, Rural Residential Density to RH, Residential High Density for the 9.224-acre tract. The proposed rezoning is being requested to accommodate the subdivision of the property for additional single-family houses.

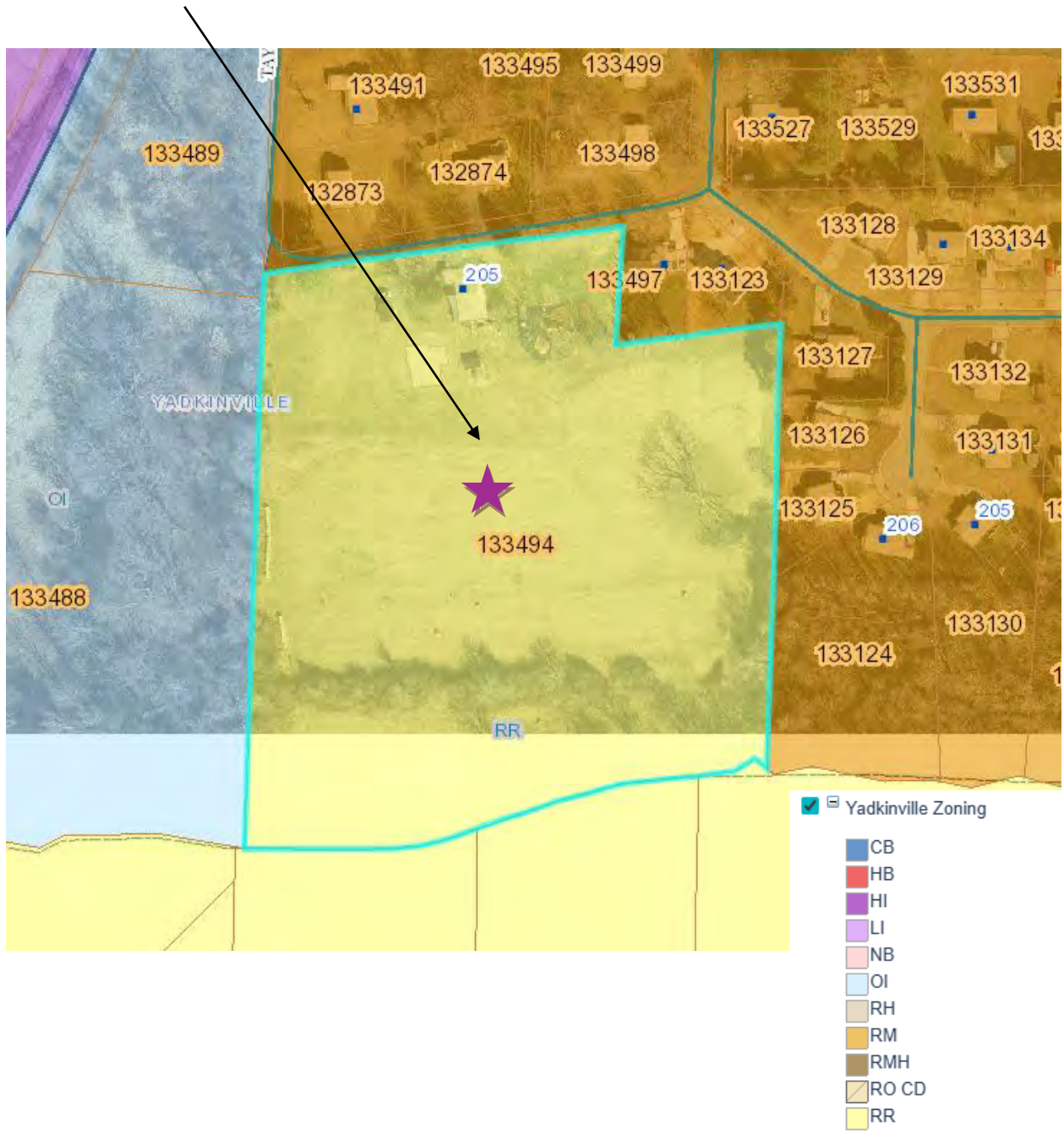
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions prior to the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email [planning@yadkinville.org](mailto: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](mailto:planning@yadkinville.org)  
Office: (336) 679-8732  
Cell: (336) 409-3863  
[www.yadkinville.org](http://www.yadkinville.org)

Attached: Map of property location

Proposed rezoning of 205 Taylor Street





May 7th, 2026

**Subject: Rezoning Request ZMA-2026-02**  
**Request from RR, Rural Residential Density to RH, Residential High Density**  
**Parcel Number: 133494**  
**Address: 205 Taylor Street**

Dear property owner/applicant:

Please plan to attend the Town of Yadkinville's Planning Board public hearing on Monday, May 18th, at 5:30 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC. The purpose of the public hearing is to consider a rezoning request, Zoning Map Amendment 2026-02 (ZMA-2026-02), to rezone the subject property from the current RR, Rural Residential Density to RH, Residential High Density for the 9.224-acre tract. The proposed rezoning is being requested to accommodate the subdivision of the property for additional single-family houses.

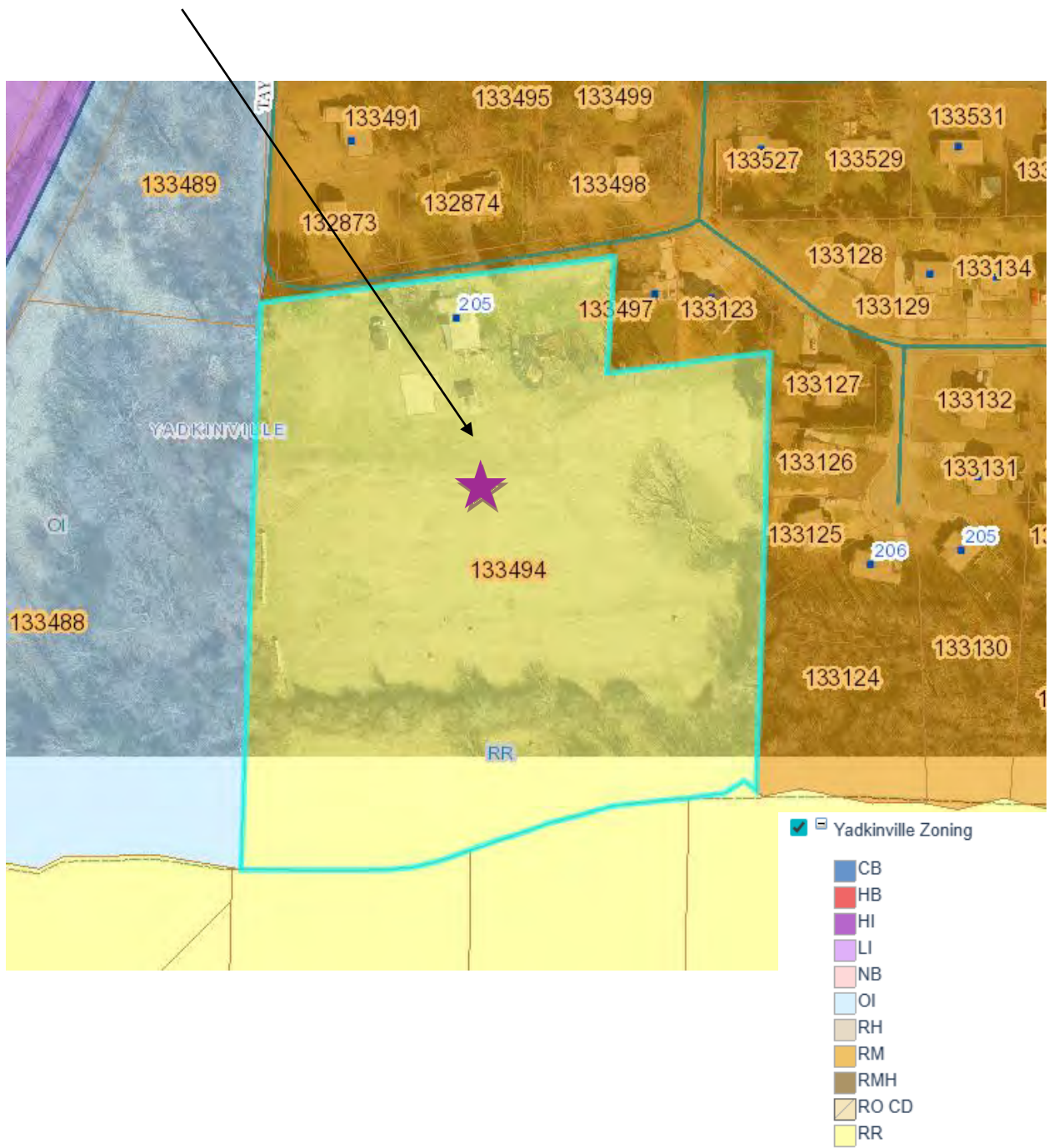
You are welcome to call me should you have any questions prior to the meeting. Please note a similar letter is going out to the adjacent property owners as well notifying them of the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email [planning@yadkinville.org](mailto: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](mailto:planning@yadkinville.org)  
Office: (336) 679-8732  
Cell: (336) 409-3863  
[www.yadkinville.org](http://www.yadkinville.org)

Attached: Map of property location

Proposed rezoning of 205 Taylor Street





# Planning & Zoning Department Monthly Report

APRIL  
2026

<p><b>Zoning Permits:</b></p>	<p><b>New Residential:</b> <i>New houses:</i> 619 Meadowbrook Dr., Fred Hinshaw Road, 2 houses on Foxtail Ln. <i>Other permits:</i> 3004 Ashton Cir.-deck, 316 E. Willow St.-deck, 1019 Kennedy St.- shed</p> <p><b>Commercial:</b> working on: County's new 911 center, Viper Tower, Industrial Park off Progress Lane building review, &amp; T. Ashley's 2 office buildings off W. Main St.</p> <p><b>Sign Permits:</b> New Waves of Relaxation &amp; Dollar General</p>
<p><b>Zoning Requests:</b></p>	<p><b>Plats:</b> Meadowbrook Dr. - 2 lots for Single Family Homes <b>Zoning Verification Letters:</b> Sinclair Landing Apartments</p>
<p><b>Board(s) Review:</b></p>	<p><b>Upcoming hearings:</b> Rezoning at 197 W. Willow Lane (RM to RH) Zoning Text Amendment- Office in Light Industrial Rezoning off 205 Taylor Street (RM to RH)</p>

## Notable Events/ Projects:

- Planning Board
- Friends of Downtown Yadkinville meeting
- Technical Review Committee
- Leadership Yadkin Graduation
- Public Engagement with Bicycle/Pedestrian plan
  - Pop up events at Earth Day Celebration, Milk & Honey and Tractor Supply
  - Subcommittee meeting and downtown walking tour & driving town tour
- Yadkin Valley Heritage Corridor Meeting
- Industry Appreciation Lunch
- Northwest Piedmont RPO TCC meeting
- PTRC Housing Summit in Greensboro

Code Enforcement Report Attached

**TOWN OF YADKINVILLE CODE ENFORCEMENT CASES**

5/15/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
2	<b>HOUSING</b>			
3	MHC 25-02	303 & 304 Washington Street	Brenda Leak	Notice to Robert Torrence and Brenda Leak for inspection on Oct. 14th; refused inspection, Administrative Warrant for Nov. 4th; inspection complete and notice sent with hearing scheduled for December 17th (no show)- resent letter for hearing new date 3.13.26. Hearing held with Calvin & Charlotte Carter- working on acquiring property, <b>will send 90 day order to demo/close properties after April 14th- (court on property damages)</b>
4	MHC 25-03	107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	<b>no changes on site or relayed to staff-</b> pending directive to issue minimum housing case
5	<b>NUISANCES</b>			
6	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02; abatement of property will need to include this with house case
7	PN-26-01	520 E. Main Street	Beth Gentry	NOV sent 1/22/26 with deadline of February 9th; asked for 30 day extension- <b>CLOSED 5/5/26</b>
8	PN-26-03	532 Carolina Avenue	Pablo Christobal	Significant household items on front porch including refridgerator- notice 4.13.26, <b>deadline 4/28/26; did not meet, will send second notice</b>
9	PN-26-04	200 Harrison Avenue	LC Vestal	Tall grass observed, sent notice and post on property 5/5/26 with deadline of 5/21/26
10	PN-26-05	113 Harrison Ave	Rickie Swaim	Tall grass observed, sent notice 5/5/26 with deadline of 5/21/26
11	PN-26-06	516 W Main Street	Glady's Vestal	Tall grass observed, sent notice and post on property 5/5/26 with deadline of 5/21/26
12	<b>ABANDONED-JUNKED-NUISANCE VEHICLES</b>			
13				
14	<b>ZONING</b>			
15	ZV-25-04	3013 Ashton Ct	Rafael Sanato Hernandez & Zonia Muller	Complaint by neighbor for auto business being ran out of residence= staff verified on 11/25/25 and sent NOV 12/1/25 with deadline of 12/12/25 -spoke with owner and asked to cease all operations from house- <b>Monitor, need a permit for the garage and fence-will contact and resend NOV if no response</b>
16	ZV 26-01	1821 Fred Hinshaw Road	Thomas & Peggy Cranfill	Living in camper-in our ETJ, documented it 2.20.26 and sent NOV 3.4.26 with deadline of March 19th -spoke with owner on 3.6.26 and will remove utility hook ups, was using camper to house dogs (foster) <b>CLOSED</b>
17	ZVL 26-02	600 Lincoln Street	Raynaldo Alarcon & Alejandra Castro	too many chickens, NOV 4/13/26, deadline of 4.27; no more complaints and no more chickens seen - <b>monitor</b>

# TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

5/15/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
18	ZVL 26-03	544 Carolina Avenue	Victor P Terrones & Demetria Mendoza Cervantez	Appears to be running a gutter company out of house, yard full of materials front and back, pending notice
19	ZVL 26-04	649 Carolina Avenue	Ofelia Hernandez & Rafael Jacobo	Complaint of chickens running loose; notice on 4/14/26; deadline of 27th; <b>no more complaints yet and have not seen any chickens 4/29/26</b>

Help us shape  
**walking & biking** in  
*Yadkinville*

The Town of Yadkinville is developing a Bicycle & Pedestrian Plan in partnership with NCDOT to improve safety, accessibility, and connectivity.

**We want your input! Flip to learn more.**

Questions? Contact [planning@yadkinville.org](mailto:planning@yadkinville.org)



# A NETWORK FOR YOU

The **Yadkinville Bicycle & Pedestrian Plan** will use spatial analysis, stakeholder collaboration, and your input to guide the development of bicycle and pedestrian facilities over the coming years.

*Provide Feedback*



Scan the QR code to take the survey and add to the comment map by 06/30/2026.

[b.link/YadkinvilleBPP](https://b.link/YadkinvilleBPP)

## PUBLIC OUTREACH

- **Round 1:** Mar-Jun 2026  
Issues & Opportunities
- **Round 2:** Aug-Oct 2026  
Feedback On  
Recommendations
- **Plan Adoption:** Dec 2026



THE TOWN OF  
**YADKINVILLE**