



**PLANNING BOARD
REGULAR MEETING AGENDA**

Monday, November 17th, 2025

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

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES –

- *October 20th, 2025*

3. NEW BUSINESS

- ZTA-2025-04, Ordinance No. 2025-10, A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, 3.4.3 *Permitted Uses Table* to permit *Body art establishments (tattoos, body piercing)* to permitted by right in the Central Business District (CB) and Highway Business District (HB).
- ZMA 25-04: Ordinance No. 2025-08, Rezoning request, Zoning Map Amendment 2025-04 (ZMA-2025-04), to rezone the subject property from the current RM, Residential Medium Density to RH, Residential High Density, Parcel Number 133379 Address: 329 Virginia Drive
- ZMA 25-05: Ordinance No. 2025-09 Rezoning request, Zoning Map Amendment 2025-05 (ZMA-2025-05), to rezone the subject property from the RR, Rural Residential District to RMH, Residential Manufactured Housing District, Parcel Number 130007 Address: 1508 Dobbins Mill Road

4. OTHER BUSINESS-

- Meeting schedule 2026
- Staff reports

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is **December 15th, 2025.**



**PLANNING BOARD
REGULAR MEETING
Monday, October 20th, 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 - Absent
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Applicant Robert Baldwin

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 5:30 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES:

- *August 18th, 2025*
Mr. Snow moved to approve the August 18th, 2025, minutes as presented to the board, Mr. Coe seconded the motion. The motion passed unanimously 5-0.

3. NEW BUSINESS: ADP 2025-2 Alternative Design Proposal Foxtail Subdivision

The new business item was presented by staff. Ms. Detsch explained that this request could be considered a variance request, but it is not a setback deviation. For this subdivision, staff explored all options with the Fire Marshal and Zoning Ordinance to have all the proposed lots and not lose them. One of the options is to allow the Planning Board to approve a reduction in the number of fronts, which is the pinch point with this request. This proposed subdivision is in the Town's ETJ and zoned Rural Residential (RR) District, which is our largest single-family lots. Part of the requirements for RR is a lot frontage of 100'. Fire Code is kicking in and requiring a very large cul-de-sac and required to have so much stormwater detention which is

located at the end of the street where these subjects lots are. Their option is to rezone the property to a smaller lot size such as Residential Medium Density (RM) but the lot size being smaller would constrain their septic fields which causes an additional challenge. Ms. Detsch shows the board the proposed plan and notates the lots throughout meeting all the setback requirements. The two lots in question the houses must be set back further as they must meet the setback requirement of 40' once the lot is 100' wide per our ordinance requirement. Ms. Detsch explained having a strange open space there in the front would be difficult with maintenance and give the Cul de sac an unusual area. Looking at the options there is some flexibility with staff approval, and they would not be able to achieve what was needed. Seeking a variance would require the applicant to establish and defend the hardship which would be tricky but doable. Mr. Gibbs asked it was essentially one lot and even noted that combining them wouldn't get them to one lot per the requirements. Mr. Gibbs asked if there was a risk of having a shorter front with emergency services being able to access the property and Mr. Koser explained the Cul-de-sac was the access the first responders needed by state codes. Staff and the board discussed other types of challenges with emergency responders accessing unusual lots such as flag lots. Mr. Speaks asked for clarification on utilities and Ms. Detsch noted they would be on private septic tanks and would be on Town water. Discussion of the septic fields and changing the lots were noted hence the larger lot sizes remaining. Mr. Gibbs noted the overall neighborhood appears standard and doesn't appear out of the norm. The board discussed the neighborhood overall and felt it was a very reasonable request. Mr. Speaks moved to recommend approval of ADP-2025-2. This recommendation acknowledges that the Alternative Design Proposal represents a design that is equivalent or superior to one achievable under the applicable regulations, is compatible with surrounding development, substantially meets the ordinance requirements and is consistent with plans and policies of the Town. Mr. Coe seconded the motion, and it passed unanimously 5-0.

4. **UPDATES (STAFF REPORT)**- Ms. Detsch presented the staff report and noted several infill houses and a few subdivisions coming online. Muddy River Tavern is the newest restaurant in Town opening soon. Their grand opening and chamber event was noted. Board of Commissioners review for Outdoor Storage which required a Major Special Use Permit that was approved. Construction equipment rentals are the proposed business out West Main Street and their current business is in Dobson. The board had discussion with Mr. Baldwin on his subdivisions proposed and under construction. For Code Enforcement, the board discussed the current and recently closed cases. Housing cases were discussed and Ms. Detsch noted 633 West Main is paused as they need to work through the zoning issues and that will be on the horizon for the board to consider. The housing inspection on Washington Street the tenant refused so staff will seek an administrative warrant to inspect the houses next month.

5. **OTHER BUSINESS** –N/A

6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is November 17th, 2025.

Mr. Gibbs moved to adjourn the meeting at 5:51 p.m. The motion was seconded by Mr. Speaks, 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



TO: Planning Board Members

FROM: Meredith Detsch, Planning Director

DATE: November 17th, 2025

RE: ZTA-2025-04, Ordinance No. 2025-10

– A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, 3.4.3 *Permitted Uses Table* to permit *Body art establishments (tattoos, body piercing)* to permitted by right in the Central Business District (CB) and Highway Business District (HB).

BACKGROUND

The Town’s current zoning ordinance permits Body Art Establishments (tattoos, body piercing) within the Highway Business (HB) District through the issuance of a Major Special Use Permit approved by the Board of Commissioners. Recently, a property located in the Central Business (CB) District became available, and there is expressed interest in establishing a tattoo studio at that location.

Proposal: To accommodate that request, a text amendment to the Town’s Table of Uses is required. The proposed amendment would add Body Art Establishments as a use permitted by right within the CB District. In addition, staff recommends updating the HB District to allow the same use by right, thereby maintaining consistency between the two commercial districts. Permitting this use by right would allow staff-level approval of zoning permits, streamlining the review process for applicants while maintaining compliance with other applicable regulations. It should also be noted that tattoo establishments are regulated by the Yadkin County Environmental Health Department, which provides oversight for health and sanitation standards.

PLANNING DIRECTOR’S RECOMMENDATION

The proposed amendment is a minor modification that relocates the permitted use and reassigns the approval authority from the Board of Commissioners to staff for administrative review. The Planning Director recommends approval of ZTA-2025-04 Ordinance 2025-10, a request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance 3.4.3 *Permitted Uses Table* to permit *Body Art Establishments (tattoos, body piercing)* by right in the Central Business District (CB) and Highway Business District (HB).

PLANNING BOARD’S RECOMMENDED MOTION OPTIONS

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

To recommend **approval** of ZTA-2025-04, the Planning Board adopts the consistency statement dated November 17, 2025, 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 *Body Art Establishments (tattoo and body piercing studios)* as a permitted use by right within both the Central Business (CB) and Highway Business (HB) districts.

Comprehensive Plan Consistency Statement November 17th, 2025.

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 the Downtown and Highway Business districts. The following goals and strategies support this amendment:

GOAL(S):

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

Downtown: *Build on the artistic spirit created by Yadkin Cultural Arts Center and encourage compatible redevelopment and revitalization to create a vibrant and attractive downtown.*

STRATEGIES:

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

Recommend Denial – To recommend denial of ZTA-2025-04, the Planning Board adopts the consistency statement dated November 17, 2025, as included in the agenda materials. The Board recommends denial of the proposed zoning text amendment to the Town of Yadkinville Code of Ordinances, Title 9 – Development Ordinance, which seeks to amend Section 3.4.3, Permitted Uses Table, to allow Body Art Establishments (tattoo and body piercing studios) as a permitted use by right within the Central Business (CB) and Highway Business (HB) districts.

Comprehensive Plan Consistency Statement November 17th, 2025.

The Planning Board finds the proposed text amendment not consistent with the Comprehensive Plan and Future Land Use Map.

Defer – To defer action on ZTA-2025-04, 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.

ATTACHMENTS: Proposed Text and Text Amendment Application
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TITLE 9 DEVELOPMENT ORDINANCE

Office and Service Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Animal services, no outdoor kennels					P	P	P	P	P		3.5.4.1
Animal services, with outdoor kennels								S	S		3.5.4.2
Artists, craftsmen	s	s			P	P	P	P	P		
Automotive services (includes gas stations and car washes, excludes boat and RV services)						S	S	P	P		
Banks and financial services					P	P	P	P			
Bed and breakfast inn	s	s	s		P	P	P				3.5.4.3
Boat and RV services								P	P		
Body art establishments (tattoos, body piercing)						P		P			

Zoning Map for Reference as needed: <https://gis.yadkincountync.gov/>

Turn on zoning layer for Yadkinville, zoom in



TOWN OF YADKINVILLE

213 Van Buren Street • Yadkinville, NC 27055

336.679.8732 • Fax 336.679.6151

ORDINANCE AMENDMENT APPLICATION

Case # 2T4-2025-04

Receipt # 41890

CONTACT INFORMATION:

Applicant Maggie Stokes

Address 216 E Main St

Yadkinville NC 27055

City, State, Zip Code

Telephone 336-705-7133

Email Address

Stokeschig@yahoo.com

REQUEST:

Ordinance Section: 34.3 Permitted uses Table

In the space below, or on a separate sheet, present your requested text for the proposed amendment.

Perment body art establishment by right
CB, HB

In the space below, or on a separate sheet, state your reason(s) for amending the Ordinance.

To have new business opportunities in down town.

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.

MEETING DATES:

Planning Board Meeting Date:

11/17/25 5:30pm

Planning Board Decision:

Board of Commissioners Meeting Date:

12/1/25

Board of Commissioner Decision:

ORDINANCE AMEDEMMENT FEE - \$500

PART II. - CODE OF GENERAL ORDINANCES

TITLE 9 DEVELOPMENT ORDINANCE

Office and Service Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Animal services, no outdoor kennels					P	P	P	P	P		3.5.4.1
Animal services, with outdoor kennels								S	S		3.5.4.2
Artists, craftsmen	s	s			P	P	P	P	P		
Automotive services (includes gas stations and car washes, excludes boat and RV services)						S	S	P	P		
Banks and financial services					P	P	P	P			
Bed and breakfast inn	s	s	s		P	P	P				3.5.4.3
Boat and RV services								P	P		
Body art establishments (tattoos, body piercing)						P		P			
Catering services					P	P	P	P	P		
Construction, plumbing, electrical contractors (with storage yards, excludes office uses)								S	P	P	
Crematories, principal use					s			s	P		3.5.4.4
Dry cleaning and laundry services, non-industrial						P	P	P	P		
Funeral homes and mortuaries (including accessory crematories)					P			P			
Hotels and motels							S	P			
Motion picture production						P		P	P		
Medical, dental, chiropractic, optical offices (excluding hospitals)					P	P	P	P			
Personal service uses (hair, nails, facial, massage therapy)					P	P	P	P			
Professional offices					P	P	P	P	P		
Printing and reproduction services						P	s	P	P		
Services, other					s	s	s	s	P		

ID Number

Tattoo Permit

JEFFREY (ROOSTER) W MCGUIRE

Tattoo Artist

at ROOSTER'S TATTOOS - JM

1622 S HAWTHORNE RD SUITE 7, WINSTON-SALEM, NC 27103

Place of Practice

permit valid until

07/21/2026

Expiration Date

is not transferable to any other person or place of practice.



By Sharon Grace
Registered Environmental Health Specialist

07/21/2025
Date



Environmental Health Sex

TOWN OF YADKINVILLE
213 S VAN BUREN ST
YADKINVILLE, NC 27055-
(336) 679-8732

P A Y M E N T

Date: 10/24/2025
Time: 9:09 AM

MAGGIE STOKES

TEXT AMENDMENT 2025-04

Cash:	\$500.00
Check:	\$0.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$500.00
TOTAL PAID:	\$500.00
Change Due:	\$0.00

1 PERMI BUILDING AND ZO \$500.00

Operator: 31
Receipt#: 41890

T H A N K Y O U !
- - - - -



TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: November 17th, 2025

RE: ZMA-25-04: A request by Ted Baity for rezoning a 0.49-acre property fronting Virginia Drive and rear facing E. Main Street identified as Parcel 133379 from the Residential Medium (RM) Density to Residential High (RH) Density.

Date of Public Hearing: Planning Board is November 17th, 2025;
Board of Commissioners January 5th, 2026

Potential Development: Two Single Family houses (separate the lots post rezoning)

SUBJECT PROPERTIES INFORMATION							
Property Owner	Applicant	Parcel Number	Address	Acreage	Land Use	Current Zoning	Proposed Zoning
Baity Investments, LLC	Ted Baity	133379	329 Virginia Drive	0.49	Single Family House	RM	RH

Surrounding Property

Majority of the surrounding properties are zoned Residential Medium Density (RM) and there are a few commercial uses along East Main Street, Central Business District (CB) and Office Institutional District (OI). There is one property in the near vicinity off E. Main Street Zoned Residential High Density (RH).

ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	RM	Residential House
Northwest	RM	Residential House
East	RM	Residential House
Southeast	RM	Residential House
South	RM	Vacant Lot
West	RM	Residential House/Vacant Lot

The applicant is petitioning to rezone the property to have a second residential lot subdivided out facing E. Main Street. While it could be done in current zoning district, Residential Medium (RM) District, the setbacks are: Front- 30', Rear-30', Sides- 10'. The proposed new zoning district (RH) has less restrictive setbacks that are: Front- 20', Rear-20', Sides- 5'

The property currently has a single-family house on the lot being renovated and has Town water and sewer services to it. For the proposed new house, there is water and sewer available off E. Main Street. Road access is E. Main Street, a road owned and maintained by North Carolina Department of Transportation (NCDOT), and an encroachment permit for the driveway would be needed from NCDOT.

TITLE 9 DEVELOPMENT ORDINANCE

4.2.2 Density and Dimensional Table

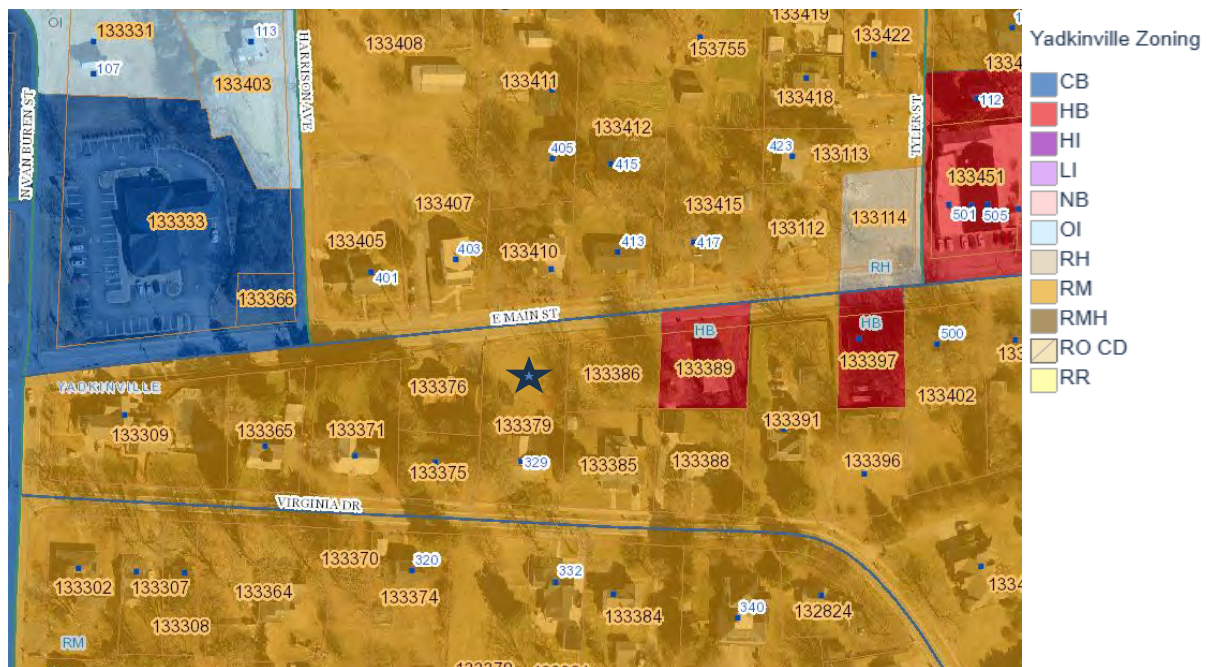
The following table provides the density and dimensional standards for each zoning district.

Table 4.2 Density and Dimensional Standards

District	A1 Maximum Residential Density (DUA)	A2 Minimum Lot Size1 (square feet)	B Minimum Lot Width (feet)	C Front Setback (feet)	D Side Setback (feet)	E Rear Setback (feet)	F Max. Height (feet)
RR	2	20,000	100	40	15	40	35
RM	4	10,000	75	30	10	30	35
RH	8	5,000	50	20	5	20	50
RMH	8	5,000	50	20	5	20	35
OI	8	5,000	50	20	5	20	50
NB	16	N/A	N/A	10	N/A	N/A	50
HB	N/A	N/A	N/A	10	N/A	N/A	50
CB	N/A	N/A	N/A	0 min. 10 max.	N/A	N/A	50
LI	N/A	N/A	N/A	10 interior 30 exterior	10 interior 30 exterior	10 interior 30 exterior	50
HI	N/A	N/A	N/A	10 interior 50 exterior	10 interior 50 exterior	10 interior 50 exterior	50

N/A = NOT APPLICABLE

Town of Yadkinville Zoning Map

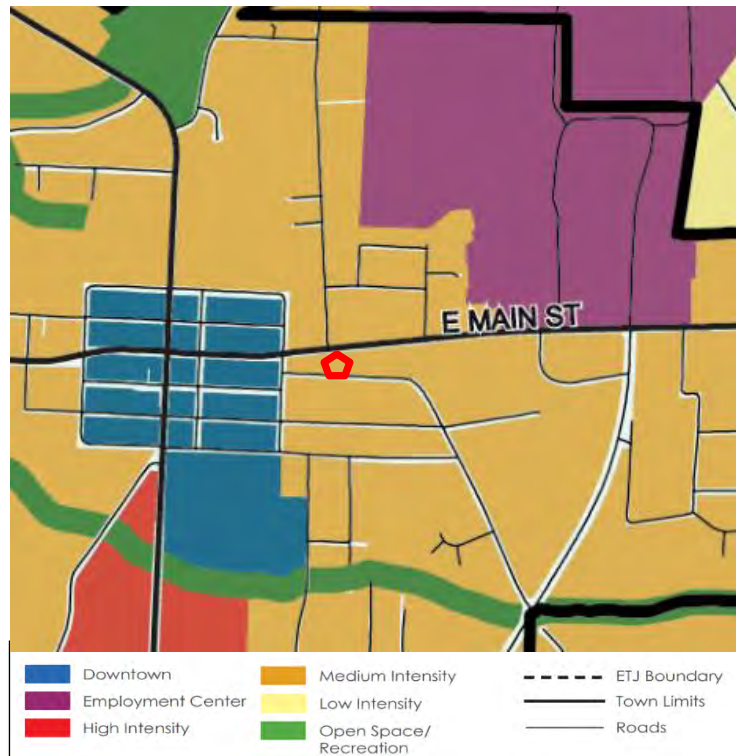


Town of Yadkinville Comprehensive Plan-

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.

(NCGS) 160D-605 requires that prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public's interest.

Future Land Use Map



Review Criteria:

The Town's Development Ordinance (in compliance with NCGS 160D-605) requires that when approving a map amendment, the Planning Board must make a statement describing its consistency with the adopted comprehensive plan and explain why the board considers the action to be reasonable and in the public's interest. The Comprehensive Plan includes both a future land use map and a set of goals and strategies.

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 area 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.

LU-3: Promote additional infill residential development to support existing and future commercial development.

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

Staff Recommendation:

The Planning Director recommends approval of ZMA-2025-04. 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.

While there is concern of spot zoning, this property is near another Residential High (RH) District property and is staying residential in nature. 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-2025-04 the Planning Board adopts the consistency statement dated November 17th, 2025, contained in the agenda materials to approve the zoning map amendment for Parcel 133379/329 Virginia Drive, for a rezoning from the Residential Medium (RM) Density to Residential High (RH) Density.

Comprehensive Plan Consistency Statement November 17th, 2025.

ZMA 25-04

Address: 329 Virginia Drive; Parcel No. 133379

Applicant: Ted Baity

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-3: Promote additional infill residential development to support existing and future commercial development.

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

Recommend Denial – To recommend denial of ZMA-2025-04, the Planning Board adopts the consistency statement dated November 17th, 2025, contained in the agenda materials to deny the zoning map amendment for Parcel 133379/329 Virginia Drive for a rezoning from the Residential Medium (RM) Density to a Residential High (RH) Density.

Comprehensive Plan Consistency Statement November 17th, 2025.

ZMA 25-04

Address: 329 Virginia Drive; Parcel No. 133379

Applicant: Ted Baity

The Planning Board finds the proposed text amendment not consistent with the Comprehensive Plan and Future Land Use Map.

Defer – To defer action on ZMA-2025-04, 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.

ATTACHMENTS: Rezoning Application & Advertisements



TOWN OF YADKINVILLE

213 Van Buren Street • Yadkinville, NC 27055
336.679.8732 • Fax 336.679.6151

REZONING APPLICATION

Case # 2MA 25-04

Receipt #

PROJECT INFORMATION:

Date of Application Nov 3rd, 2025
Name of Project New Lot creation for rear half of lot 329 Virginia Dr
Tax Parcel Number(s) PIN 5817 17 11 3881
Address 329 Virginia Dr. Property Size 0.49
Current Zoning District RM Proposed Zoning District RH
Overlay District(s) _____

CONTACT INFORMATION:

Applicant Baity Investments LLC
Address 1034 Hide-A-Way Dr.
Yadkinville NC 27055
City, State, Zip Code
(336) 469-0665
Telephone
Tedbaity@gmail.com
Email Address
Ted
Signature

Property Owner Baity Investment LLC
Address 1034 Hide-A-Way Dr.
Yadkinville NC 27055
City, State, Zip Code
(336) 469-0665
Telephone
Tedbaity@gmail.com
Email Address
Ted
Signature (required)

DESCRIPTION OF REQUEST:

A) Briefly explain the nature of this request.

We would like to split off the Rear Yard of the site
@ 329 Virginia Dr.. This would create a new lot for a
new single family dwelling. The intent would then be to build
a new Home on that lot. The house would need 20' set back restrictions
as prescribed in RH instead of the 30' prescribed in RM.

B) Provide a statement regarding the consistency of this request with town plans and the surrounding land uses.

This new home would face East Main Street and
would be consistent with the surrounding residences.

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

This lot needs an exception due to the double setback & inconsistency of requirements. Originally it appeared the front 30' setback would be from the front property line, but later determined to 30' front from Right of Way after the lot line. RH Zoning will reduce the front & rear setbacks to 20'

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.

MEETING DATES:

Planning Board Meeting Date:

NOV. 17th

Planning Board Decision:

Board of Commissioners Meeting Date:

Call for it Dec. 1st and Hearing 1/5/25

Board of Commissioner Decision:

→ instead of 30'. This will still be very consistent to the homes in this area which are mostly older homes built with smaller setbacks already.

This new home will fit in nicely in the growing Main St. area adding both curb appeal and more tax base.

Thank for your consideration,
Ted Baity

TOWN OF YADKINVILLE
213 S VAN BUREN ST
YADKINVILLE, NC 27055-
(336) 679-8732

P A Y M E N T

Date: 11/3/2025
Time: 11:49 AM

BAITY INVESTMENTS LLC
1034 HIDA A WAY DR
REZONING APP

Cash:	\$0.00
Check:	\$500.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$500.00
TOTAL PAID:	\$500.00
Change Due:	\$0.00

1 PERMI BUILDING AND ZO \$500.00

Operator: 31
Receipt#: 41988

T H A N K Y O U !

- - - - -

PIN	TOTAL_ACR	PARCEL_NO	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
581717112786	0.198	133375	Hunolt Tonya		325 VIRGINIA DR	YADKINVILLE	NC	27055
581717112885	0.236	133376	GOUGH LYNETTE E	WHITE RODNEY	404 E MAIN ST	YADKINVILLE	NC	27055
581717113540	0.774304	133378	HAWKS HANNAH ELIZABETH		P O BOX 13	YADKINVILLE	NC	27055
581717113881	0.487652	133379	Baity Investments LLC		1034 Hide A Way Dr.	YADKINVILLE	NC	27055
581717114520	0.562364	133381	JOHNSTON HANNAH ELIZABETH		332 VIRGINIA DR	YADKINVILLE	NC	27055
581717115707	0.332376	133385	WILLIAMS MICHAEL G ET UX	WILLIAMS KATHY NORRIS	3012 FRENCH RD	YADKINVILLE	NC	27055
581717115807	0.244806	133386	Aides Duran & Noor Lakom Inc.		946 S State Street	YADKINVILLE	NC	27055
581717122078	0.679	133407	KHALSA SAT KAUR TRUSTEE OF	AMY PAULINE WOOD SALIZAR TRUST	PO BOX 367	YADKINVILLE	NC	27055
581717123095	0.295	133410	Steve Kinard Ferrell IV		401 E Main St	YADKINVILLE	NC	27055
581717125118	1.087	133412	WELBORN MARION G ET UX	WELBORN JEWELL W	2852 ROUND HILL RD	BOONVILLE	NC	27011



November 4th, 2025

Subject: Rezoning Request ZMA-2025-04

Request from RM, Residential Medium Density to RH, Residential High Density

Parcel Number 133379

Address: 329 Virginia Drive

Dear Property Owner:

The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, November 17th, 2025, 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 2025-04 (ZMA-2025-04), to rezone the subject property from the current RM, Residential Medium Density to RH, Residential High Density for the 0.48-acre tract.

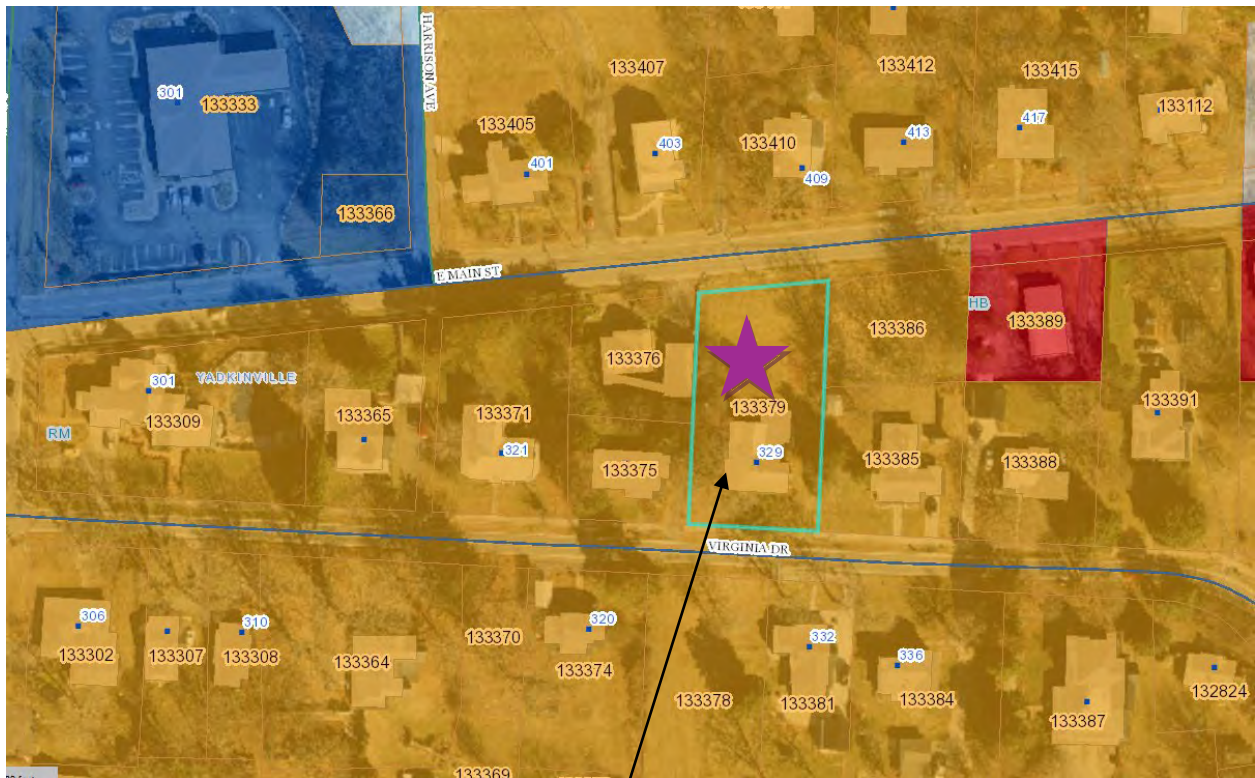
Please plan to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.

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



Proposed rezoning of 329 Virginia Drive

☒ ☐ Yadkinville Zoning

- CB
- HB
- HI
- LI
- NB
- OI
- RH
- RM
- RMH
- RO CD
- RR



November 4th, 2025

Subject: Rezoning Request ZMA-2025-04

Request from RM, Residential Medium Density to RH, Residential High Density

Parcel Number 133379

Address: 329 Virginia Drive

Dear Adjacent 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, November 17th, 2025, 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 2025-04 (ZMA-2025-04), to rezone the subject property from the current RM, Residential Medium Density to RH, Residential High Density for the 0.48-acre tract.

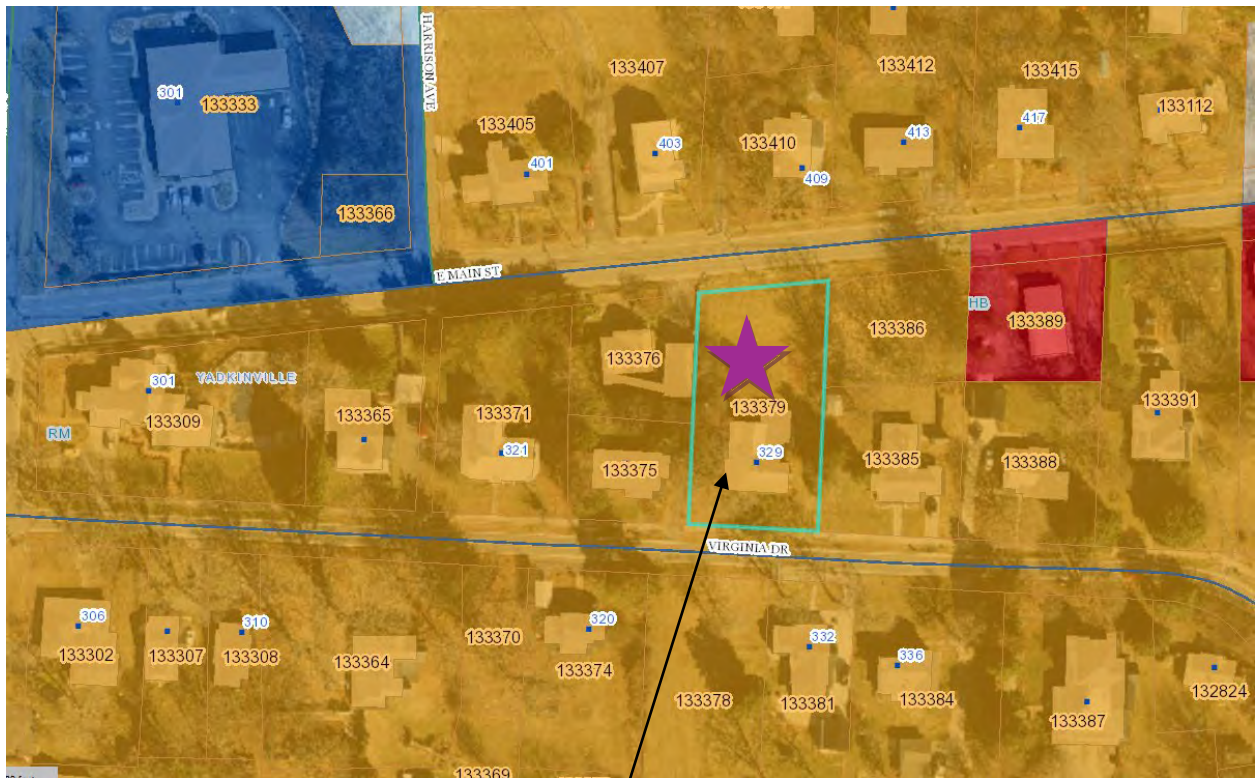
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.

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



Proposed rezoning of 329 Virginia Drive

☒ ☐ Yadkinville Zoning

- ☒ CB
- ☐ HB
- ☐ HI
- ☐ LI
- ☐ NB
- ☐ OI
- ☐ RH
- ☐ RM
- ☐ RMH
- ☐ RO CD
- ☐ RR



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

FIRST-CLASS

US POSTAGE[®] PITNEY BOWES

ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

Marion Welborn
Jewell Welborn
2852 Round Hill Rd

1034 Hide A way Drive
Yadkinville, NC 27055

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

FIRST-CLASS

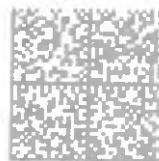
US POSTAGE PITNEY BOWES

ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

Tonya Hunolt
325 Virginia Dr.
Yadkinville, NC 27055

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

FIRST-CLASS

US POSTAGE IM PITNEY BOWES

ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

Khalsa Sat Kaur
Trustee of Amy Pauline Wood Salazar Trust
PO Box 367
Yadkinville, NC 27055

Planning



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

FIRST-CLASS

US POSTAGE IM PITNEY BOWES

ZIP 27055 \$ 000.74⁰
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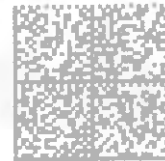
Aides Duran & Noor LaKorn Inc.
946 S. State Street
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

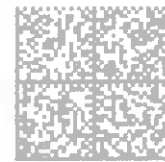
Michael Williams
Kathy Norris Williams
3012 French Road
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

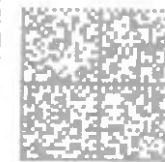
Hannah Elizabeth Johnston
38a Virginia Drive
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

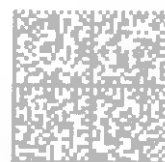
Hannah Elizabeth Hawkes
PO Box 13
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

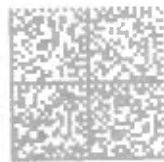
Lynette Gough
Rodney White
404 E. Main Street
Yadkinville, NC 27055

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
0006112166 NOV 04 2025

Baity Investments LLC
1034 Hide A Way Drive
Yadkinville, NC 27055



Z REZONING REQUEST
PUBLIC HEARING
TOWN OF YADKINVILLE
REQUEST: RM Residential Medium Density
To RH Residential High Density
YADKINVILLE TOWN HALL
336-679-8732
DATE: 11/17/25 TIME: 5:30 PM

NOVEMBER 15, 2025

**REZONING
REQUEST**
PUBLIC HEARING
TOWN OF YADKINVILLE
REQUEST: RM Residential
Medium Density
To RH Residential High Density
YADKINVILLE TOWN HALL
336-679-8732
DATE: 11/17/25 TIME: 5:30 PM

NOVEMBER
11-14-25



TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: November 17th, 2025

RE: ZMA-25-05: A request by Bob Loflin on behalf of James Roberson for rezoning a 1.01757-acre property identified as Parcel 130007 from the Rural Residential (RR) District to Residential Manufactured Housing (RMH) District.

Date of Public Hearing: Planning Board is November 17th, 2025;
Board of Commissioners January 5th, 2026

Potential Development: Replacement of a Single-Family house with a Manufactured House

SUBJECT PROPERTIES INFORMATION							
Property Owner	Applicant	Parcel Number	Address	Acreage	Land Use	Current Zoning	Proposed Zoning
James Roberson	Bob Loflin	130007	1508 Dobbins Mill Rd	1.017577	Single Family House	RR	RMH

Surrounding Property

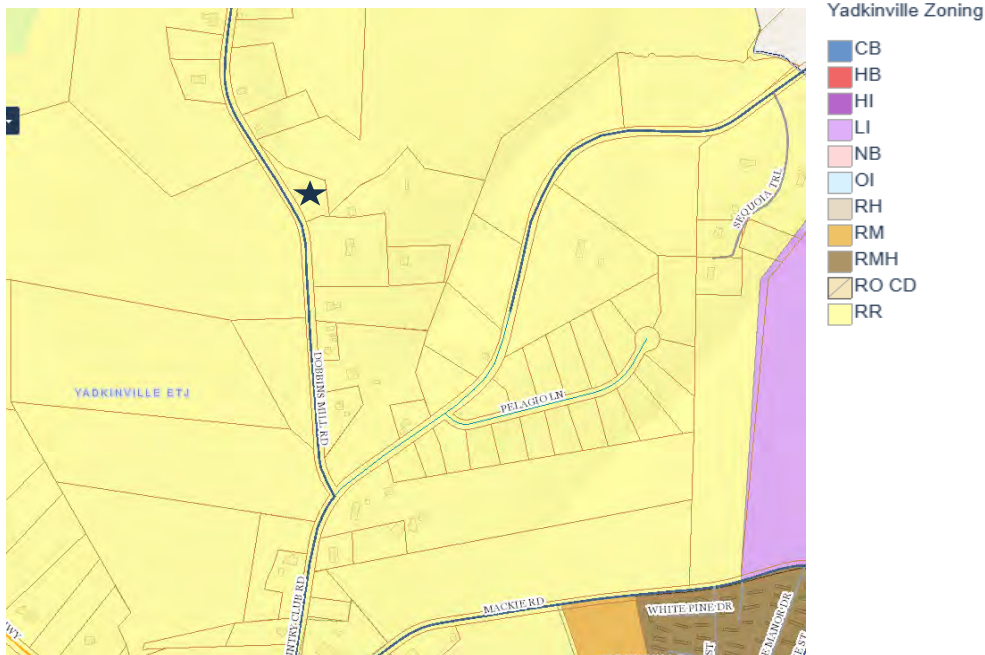
Majority of the surrounding properties are zoned Rural Residential District (RR) with one property nearby zoned Light Industrial (LI) and a Manufactured Housing Development southeast in the near vicinity.

ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	RR	Farm/vacant land
Northwest	RR	Vacant land
East	RR	Farm/vacant land
Southeast	RR	Residential (manufactured house)
South	RR	Residential House
West	RR	Farm/vacant land

The applicant is petitioning to rezone the property to Residential Manufactured Housing District to replace the current house that caught on fire and unfortunately burned beyond repair. Due to juggling insurance, a current mortgage and current cost of development, the owner is eligible for a manufactured house as their replacement to the destroyed single family house.

The property currently has a single-family house on the lot that will be torn down and graded to accommodate the proposed manufactured house. A private well and septic tank will be the utilities servicing the property as the Town does not have any utilities on Dobbins Mill Road. The road owned and maintained by North Carolina Department of Transportation (NCDOT), and they should be able to utilize their existing driveway if no changes are made but verification with NCDOT will be needed and staff can assist with that

Town of Yadkinville Zoning Map

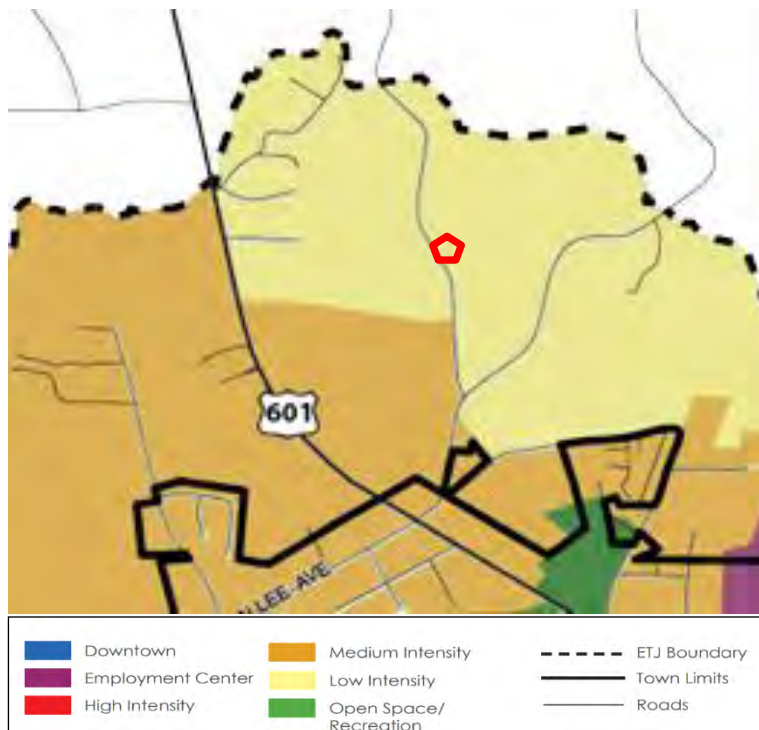


Town of Yadkinville Comprehensive Plan-

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.

(NCGS) 160D-605 requires that prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public's interest.

Future Land Use Map



Review Criteria:

The Town's Development Ordinance (in compliance with NCGS 160D-605) requires that when approving a map amendment, the Planning Board must make a statement describing its consistency with the adopted comprehensive plan and explain why the board considers the action to be reasonable and in the public's interest. The Comprehensive Plan includes both a future land use map and a set of goals and strategies.

Land Use Categories:

The subject property is classified by the Future Land Use Map for **Low Intensity**. The low intensity land use classification is intended primarily for agricultural purposes and large lot single-family residential development. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas are typically located in areas with limited access to transportation or utility infrastructure.

Strategies to consider from the Comprehensive Plan:

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.

LU4. 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:

This change in housing type is expected to be minimal, functioning largely as a replacement dwelling given the circumstances. The manufactured home will be required to comply with the Special Requirements for Certain Uses outlined in Section 3.5.2.8 of the Town of Yadkinville Code of Ordinances, Title 9: Development Ordinance. Based on discussions with the applicant, these conditions have already been incorporated into their contract with the property owner.

The Planning Director recommends approval of ZMA-2025-05. This recommendation is supported by the request's consistency with the intent of the Low Intensity Land Use classification and the goals and strategies of the adopted Yadkinville Comprehensive Plan. While considerations of potential spot zoning are acknowledged, the property is located near an existing Residential Manufactured Housing (RMH) District and this property will remain residential in use, no change in intensity or density. The criteria for approval appear to be satisfied, and the request is reasonable and in public interest as it maintains a residential-to-residential zoning transition.

3.5.2.8 Manufactured Homes on Individual Lots

A. The minimum size lot on which an individual manufactured home is located shall have an area no less than that required for a single-family residential use for the district in which the manufactured home is located.

B. The minimum lot width on which an individual manufactured home is located shall have a width no less than that required for a single-family residential use for the district in which the

manufactured home is located.

C. The setbacks for a manufactured home on an individual lot shall be that as required for a single-family for the district in which the manufactured home is located.

D. The manufactured home shall meet or exceed the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction.

E. The manufactured home shall have a length not exceeding four (4) times its width.

F. Manufactured homes on individual lots shall be multi-sectional. Single-wide manufactured homes shall not be permitted on individual lots.

G. The pitch of the home's roof shall have a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof shall be finished with a type of shingle or other building material that is commonly used in standard residential construction.

H. The exterior siding shall consist of wood, hardboard, aluminum, or vinyl comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

I. The tongue, axles, transporting lights, and removable towing apparatus shall be removed after placement on the lot and before a Certificate of Occupancy is issued.

J. All manufactured homes permitted under this section shall be placed on a foundation with piers and masonry curtain walls with anchorage.

K. A permanent front porch of at least 32 square feet in area shall be constructed within 12 inches of the floor elevation and all secondary entrances and exits to the Manufactured Home shall also have concrete steps or similar approved steps.

L. The front of the manufactured home shall be parallel to the front property line, except on corner lots.

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 2025-05 the Planning Board adopts the consistency statement dated November 17th, 2025, contained in the agenda materials to approve the zoning map amendment for Parcel 130007/1580 Dobbins Mill Road, for a rezoning from the Rural Residential (RR) District to Residential Manufactured Housing (RMH).

Comprehensive Plan Consistency Statement November 17th, 2025.

ZMA 25-05

Address: 1580 Dobbins Mill Road; Parcel No. 130007

Applicant: Bob Loflin on behalf of James Roberson

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 strategies support this amendment:

Strategies:

LU- 1: Utilize the Future Land Use Map to encourage development that is compatible with

Planning Board Staff Report 11.17.25

surrounding development and available infrastructure and services while discouraging the over-development of environmentally sensitive areas.

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

Recommend Denial – To recommend denial of ZMA-2025-05, the Planning Board adopts the consistency statement dated November 17th, 2025, contained in the agenda materials to deny the zoning map amendment for Parcel 133379, for a rezoning from the Residential Medium (RM) Density to a Residential High (RH) Density for a 0.49-acre property, 329 Virginia Drive.

Comprehensive Plan Consistency Statement November 17th, 2025.

ZMA 25-05

Address: 1580 Dobbins Mill Road; Parcel No. 130007

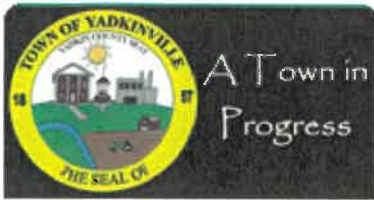
Applicant: Bob Loflin on behalf of James Roberson

The Planning Board finds the proposed text amendment not consistent with the Comprehensive Plan and Future Land Use Map.

Defer – To defer action on ZMA-2025-05, 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.

ATTACHMENTS: Rezoning Application & Advertisements



TOWN OF YADKINVILLE

213 Van Buren Street • Yadkinville, NC 27055
336.679.8732 • Fax 336.679.6151

REZONING APPLICATION

Case #

Receipt #

PROJECT INFORMATION:

Date of Application 11/03/2025

Name of Project Roberson

Tax Parcel Number(s) 130007 / PIN 580700884009

Address 1508 Dobbins Mill Road

Property Size 1.01757

Current Zoning District Yadkinville ETJ RR

Proposed Zoning District RMH

Overlay District(s) none

CONTACT INFORMATION:

Applicant
Bob Loflin, Agent for Clayton Homes Mocksville

Address
153 Blaise Church Road

City, State, Zip Code
Mocksville NC 27028

Telephone
336-753-4703

Email Address
bob.loflin@claytonhomes.com

Signature
Bob Loflin

Property Owner
James T Roberson

Address
138 Roberson Drive

City, State, Zip Code
Mocksville NC 27028

Telephone
336-512-7797

Email Address
speeddeman1791@yahoo.com

Signature (required)
James T Roberson

DESCRIPTION OF REQUEST:

A) Briefly explain the nature of this request.

Property Owner had a fire and smoke damage to home in March 2025.

Due to the Insurance claim settlement amount from Insurance company, the damage to the home made rebuilding home an unaffordable option.

Property Owner is requesting a rezoning change to permit manufactured home placement on property

This would an affordable new home option that would improve their current situation

B) Provide a statement regarding the consistency of this request with town plans and the surrounding land uses.

Property is located in very rural area with low density and large farm tracts surrounding the future homesite.

Property is located approximately .51 mile outside of current city limits. New home would be consistant with Town Land Use Plans

Current damaged home will be removed from property and new manufactured home will be placed in its footprint

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

Due to the current circumstance the current standards would be a hardship request and this home would be the closest offering to the standards needed. New home would follow current guidelines to the Town of Yadkinville Land Use Plans - masonry foundation, shingled roof, vinyl siding, and a 6x6 landing to front.

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.

MEETING DATES:

Planning Board Meeting Date: _____

Planning Board Decision: _____

Board of Commissioners Meeting Date: _____

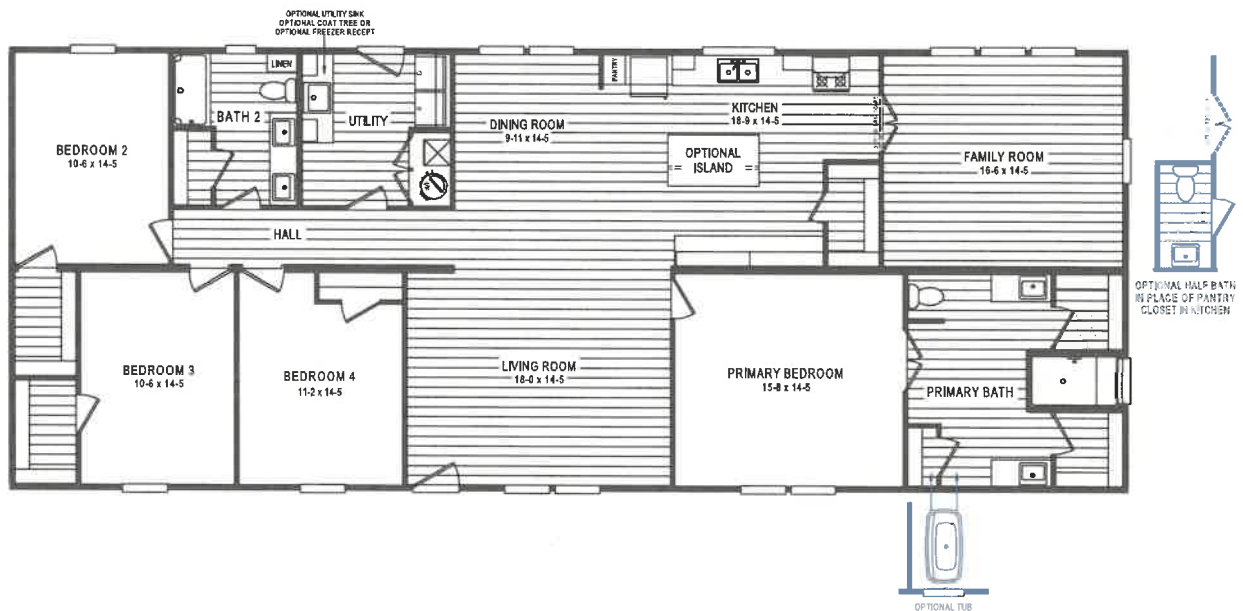
Board of Commissioner Decision: _____

HIGH ROCK



Uwharrie 5430

4 beds | 2 baths | 2,280 sq. ft. | 32x76



- Upgraded Insulation Throughout
- 30-yr Architectural Shingles
- 1/2" Drywall Throughout
- 42" Duracraft® Kitchen Cabinets
- ENERGY STAR® Appliances
- Recessed LED Lights Throughout

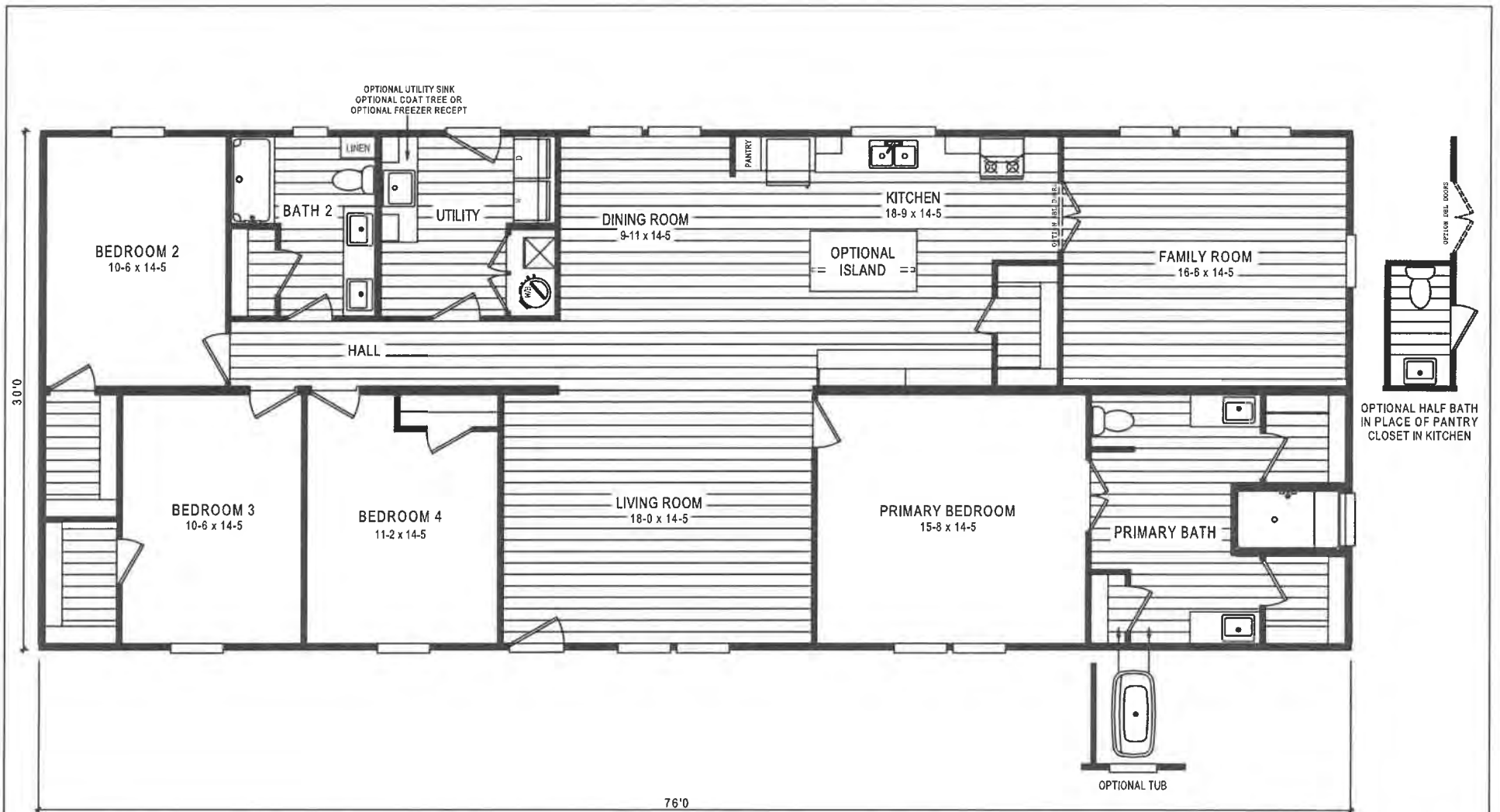
Standard Features

Exterior

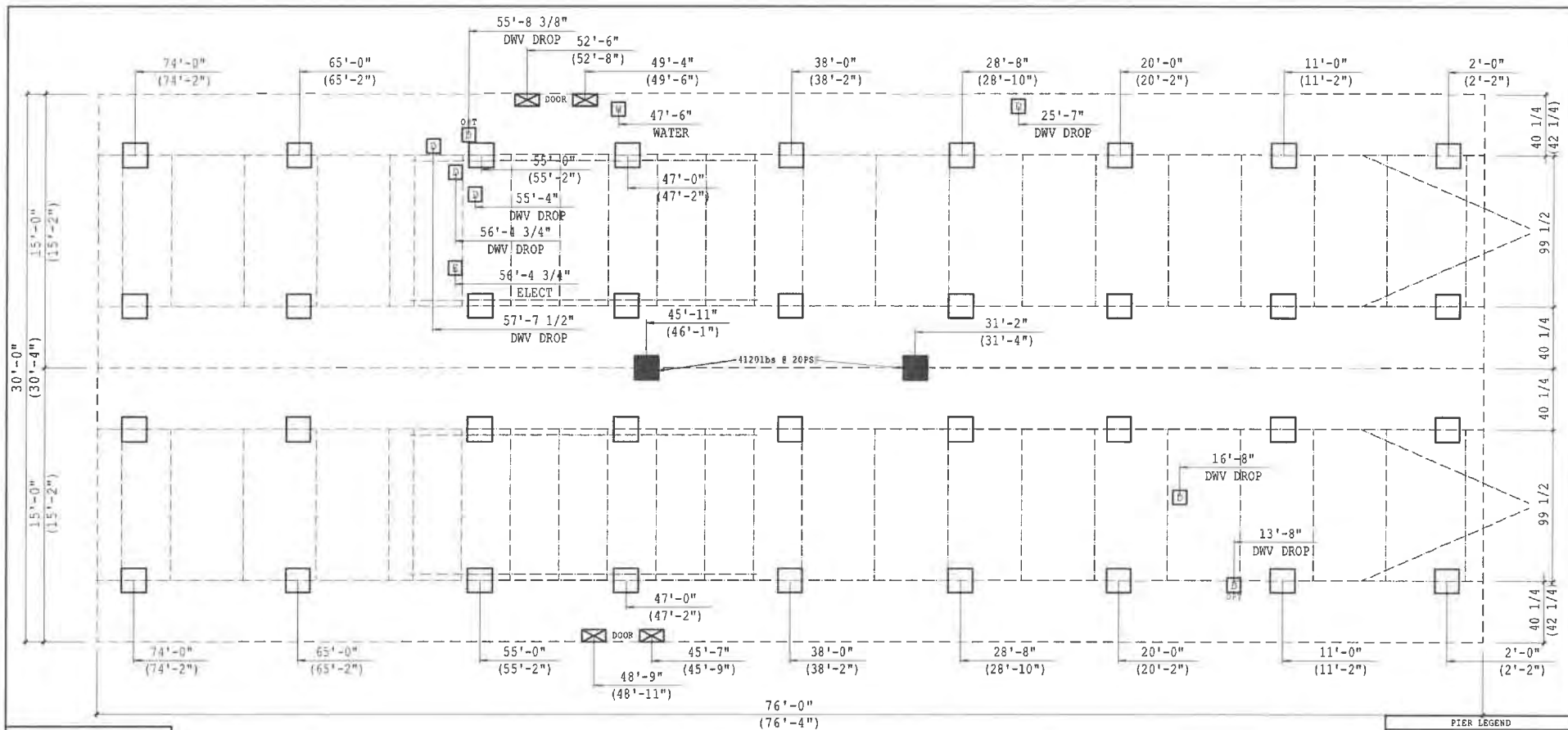
- Wind Zone I (STD), II (OPT) and III (OPT)
- 2x4 Walls - 16" On Center with R-13 Insulation
- 7/16" O.S.B. Sheathing Wrap and Roof
- 3/12 (Nominal) Roof, Trusses 24" On Center
- 4/12 Pitch Roof On Single Sections 16 Wides
- Fully Vented Soffit and Hardi Plank Fascia
- 30 Year GAF Architectural Shingles
- Continuous Ridge Vent
- Exterior Hose Bibb Front and Back
- Kwikset® Door Hardware
- Low E Insulated with Argon Gas Filled Windows with Screens
- Insulated 6-Panel Steel Front Door with Storm Door
- Insulated 9-Light Rear Door with Storm Door
- Exterior GFI Receptacles - Front and Back
- Exterior Light at Each Door

Interior

- Double 2x3 Marriage Walls 16" on Center
- 2x4 Top and Bottom Plates - On 2x4 Walls
- Residential 1/2" Finished Drywall Throughout
- 19/32" O.S.B. T&G Floor Decking; Glued and Nailed
- R22 Floor Insulation
- 25oz Shaw Carpeting with 5.3 lb. Rebond Pad
- Single Sections have Lino Throughout
- Congoleum® Linoleum in all Wet Areas
- 6-Square Panel Interior Doors
- Crown and Baseboard - White
- DuraCraft® 42" Overhead Cabinets in Kitchen
- Laminated Countertops with Backsplash
- Stainless Steel Double Bowl Sink in Kitchen
- Stainless Steel Appliances Includes:
 - 18 Cubic Foot Top-Mount Refrigerator with Ice Maker
 - 30" 5 Burner Electric Range Smooth top
 - Dishwasher
- 60" Fiberglass Shower (Most Multi-Sections and several Single Sections)
- Square Sinks in Bathrooms
- 200 AMP Main Service Panel
- LED Recessed Light Package Throughout
- Whole House Ventilation System
- ecobee® Smart Thermostat
- Smoke Detectors
- GFI Receptacles Where Required by Code
- Dryer Receptacle and Vent
- Pfister® Faucets Throughout
- 40 Gallon Hybrid Water Heater with Overflow Pan
- PEX Supply Lines
- Main Water Shut Off in Utility and Shut Offs at all Fixtures
- Washer and Dryer Hook Ups
- Wire and Brace in Primary Bedroom, Living Room and Family Room
- 2" Mini Blinds on all Windows
- 8' Flat Smooth Ceiling



BRAND CLAYTON	SERIES HR32	REVISIONS	BY	DATE	GENERAL NOTES	DRAWING TITLE <i>LITERATURE</i>	MODEL NAME 5430	SQ. FT. 2280
CLAYTON HOME BUILDING GROUP							PLANT 957	DESCRIPTION 32X76 4BR-2BA
							MODEL NO. 5430	
							DRAWN BY KLK	DATE PRINTED 08/09/2024
							DATE 05/10/2023	SHEET NO. 22-1



SERVICE ENTRANCE LEGEND	
	ELECTRICAL DROP
	WATER INLET
	DWV PLUMBING DROP
	GAS INLET
NOTE: ALL LOCATIONS ARE APPROXIMATE	

CRAWLSPACE VENTILATION
VENTILATION IS BASED ON 144 SQ. IN. OF VENT FOR EVERY 300 SQ. FT. OF CRAWLSPACE AREA WITH APPROVED VAPOR RETARDER MATERIAL. ONE SUCE VENT MUST BE WITHIN 3 FT. OF EACH CORNER

NOTE: THE FOUNDATION WIDTH SHOWN 30'-0" IS IDENTICAL TO THE OVERALL FLOOR WIDTH OF THE MODEL. THE FOUNDATION MAY BE CONSTRUCTED UP TO 1 1/2" WIDER TO COMPENSATE FOR PRODUCTION AND ASSEMBLY TOLERANCES.

BRAND	SERIES	REVISIONS	BY	DATE
CLAYTON	HR32			
CLAYTON HOME BUILDING GROUP				

GENERAL NOTES	
FOOTING SIZES VARY BASED ON SOIL BEARING CAPACITY AND PIER LOADS REFER TO INSTALLATION MANUAL FOR PROPER FOOTING SIZING	
[] - DIMENSIONS DENOTES 2X6 WALLS OPTION	

DRAWING TITLE	
PIER SET 99 1/2 BEAM SPACING	

PIER LEGEND			
	SUPPORT AT MATING COLUMN		
	SUPPORT UNDER MATING WALL		
	SUPPORT UNDER MATING OPENING		
	SUPPORT AT PORCH/RECESSED ENTRY		
	SUPPORT UNDER MAIN BEAM		
	SUPPORT UNDER PERIMETER WALL		
	SUPPORT AT CROSS I-BEAM BASEMENT		
MODEL NAME		5430	SQ. FT. 2280
PLANT 957	DESCRIPTION 32X76 4BR-2BA	MODEL NO. 5430	
DRAWN BY KLK	ORIG. DATE 05/10/2023	DATE PRINTED 07/28/2023	SHEET NO. 21-PS-99

Z REZONING REQUEST
PUBLIC HEARING
TOWN OF YADKINVILLE
REQUEST: RR Residential Rural District **T0**
RMH Residential Manufactured Housing
YADKINVILLE TOWN HALL
336-679-8732
DATE: 11/17/25 TIME: 5:30 PM

PIN	PARCEL_NO	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580700775729	129970	HOLCOMB DOROTHY A		1537 DOBBINS MILL RD	YADKINVILLE	NC	27055
580700876801	129999	MURPHY HAROLD D ET UX	MURPHY CYNITHIA L	1448 DOBBINS MILL RD	YADKINVILLE	NC	27055
580700881465	130005	HILL PATRICIA BROOKS		446 BACKWOODS LN	CANA	VA	24317
580700884009	130007	ROBERTSON JAMES TRAVIS		1508 DOBBINS MILL RD	YADKINVILLE	NC	27055
5807786871	129971	HOLCOMB DOROTHY A		1537 DOBBINS MILL RD	YADKINVILLE	NC	27055
5807888098	154306	Norman Pattie S		1442 DOBBINS MILL RD	YADKINVILLE	NC	27055
5807984705	154305	SMITH JEFFREY J ET UX	SMITH REBECCA J AND	PO BOX 244	BOONVILLE	NC	27011



November 4th, 2025

Subject: Rezoning Request ZMA-2025-05

Request from RR, Rural Residential District to RMH, Residential Manufactured Housing District

Parcel Number 130007

Address: 1508 Dobbins Mill Road

Dear Adjacent 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, November 17th, 2025, 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 2025-05 (ZMA-2025-05), to rezone the subject property from the current request from RR, Rural Residential District to RMH, Residential Manufactured Housing District for the 1.017-acre tract.

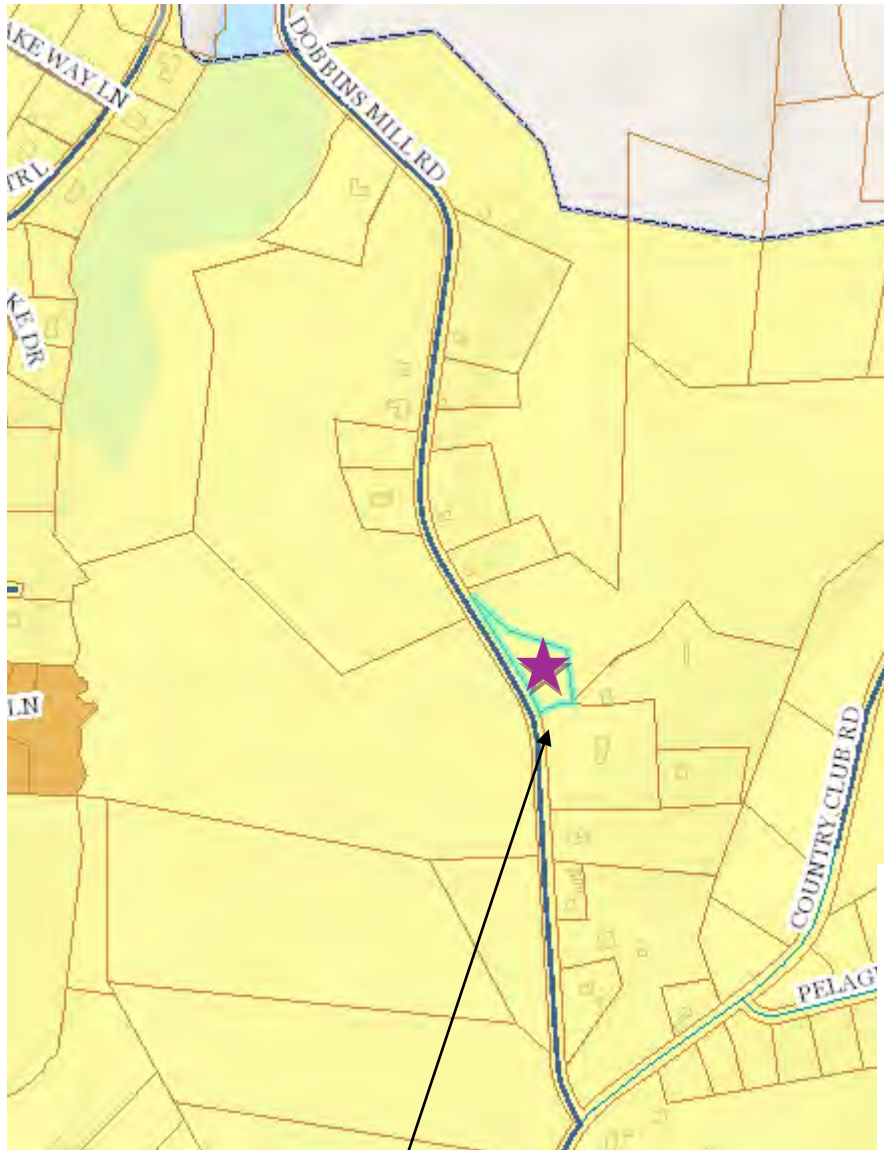
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.

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



Proposed rezoning of 1508 Dobbins Mill Road

Yadkinville Zoning

- CB
- HB
- HI
- LI
- NB
- OI
- RH
- RM
- RMH
- RO CD
- RR



November 4th, 2025

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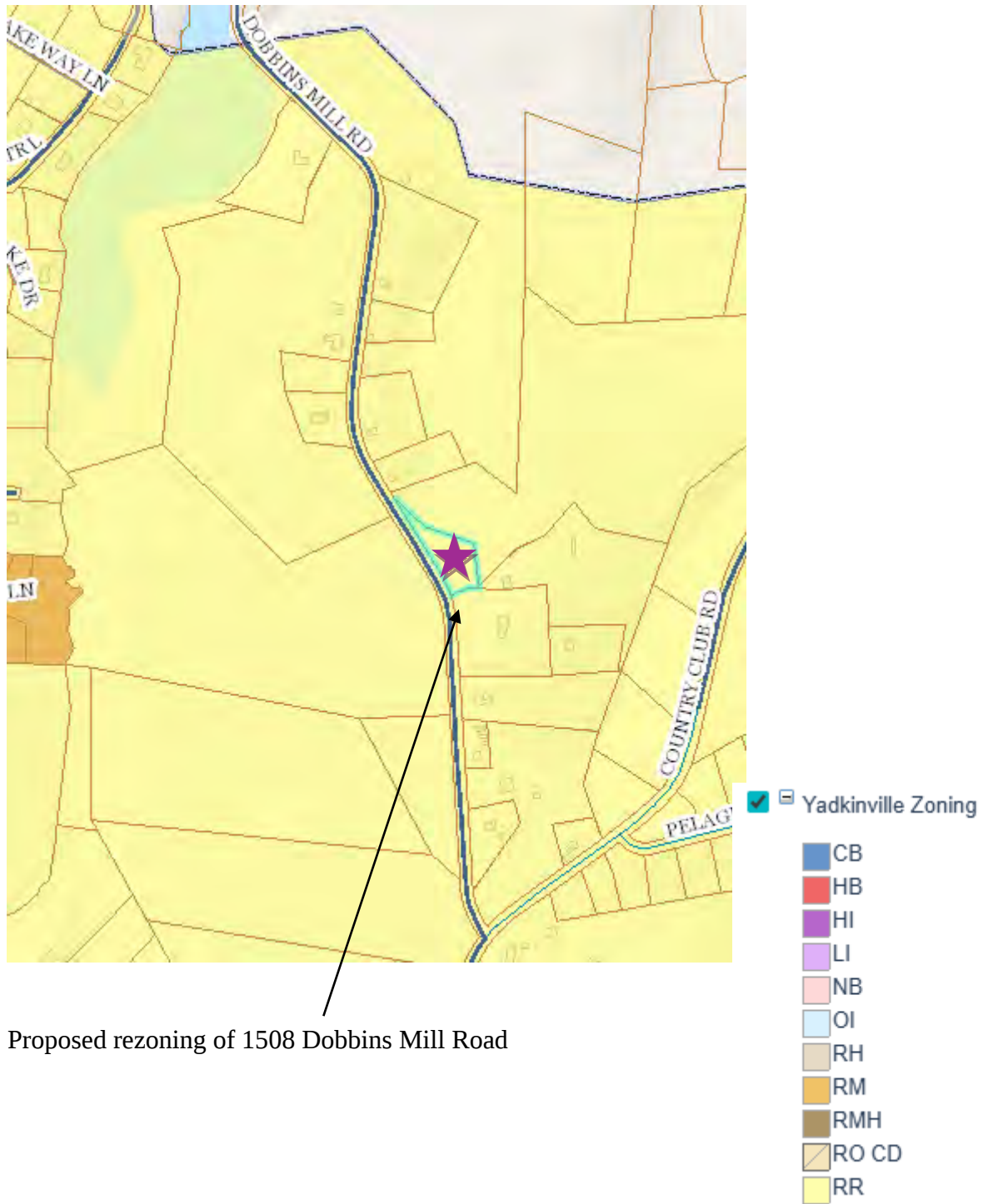
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Meredith Detsch, CZO
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Attached: Map of property



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
0006112166 NOV 04 2025

Dorothy Holcomb
1537 Dobbins Mill Rd
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
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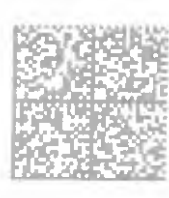
Harold Murphy
Cynthia Murphy
1448 Dobbins Mill Rd
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE
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Yadkinville, N. C. 27055-0816

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
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02 7H
0006112166 NOV 04 2025

Patricia Brooks Hill
446 Backwoods Ln
Cana, VA 24317

Planning



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ZIP 27055 \$ 000.74⁰
02 7H
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Pattie Norman
1442 Dobbins Mill Road
Yadkinville, NC 27055

Planning



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0006112166 NOV 04 2025

James T. Roberson
138 Roberson Drive
Mocksville, NC 27028

Planning



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FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 04 2025

Jeffrey Smith
Rebecca Smith
PO Box 244
Boonville, NC 27011



Town of Yadkinville Planning Board 2026 Scheduled Meetings Regular Meeting Scheduled for 5:30 p.m.

- **January 26, 2026** (12/23/25) – *Due to M.L. King, Jr. Holiday*
- **February 16, 2026** (1/16/26)
- **March 16, 2026** (2/16/26)
- **April 20, 2026** (3/20/26)
- **May 18, 2026** (4/17/26)
- **June 15, 2026** (5/15/26)
- **July 20, 2026** (6/19/26)
- **August 17, 2026** (7/17/26)
- **September 21, 2026** (8/21/26)
- **October 19, 2026** (9/18/26)
- **November 16, 2026** (10/16/26)
- **December 21, 2026** (11/20/26)

(Deadlines): 30 days prior to meeting

***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.

Approved by Planning Board on November 17th, 2025



Planning & Zoning Department Monthly Report

OCT.
2025

by: Meredith Detsch, Planning Director

Zoning Permits:	New Residential: Fairfield Drive: 1 new house @ Fairfield Dr. Other Residential: 629 W. Lee Ave Accessory Dwelling Unit (ADU) Commercial: Aqua Drill @ 1100 E Old US 421 HWY Sign Permits: 723 S. State St. (Burger King)
Zoning Requests:	Plats: Exempt for Muddy River Easement-(Grease Trap) Zoning Verification Letters: 709 S. State Street(Car dealership)
Board(s) Review:	Alternative Design Review- ADP 2025-2 Foxtail Subdivision (approved 2 lots outside Planning Director's scope) Minor Special Use Permit- Board of Adjustment approved an accessory dwelling unit (ADU) at 629 W Lee Avenue Grants: Contract to be with RK&K LLP pending NCDOT for Bike/Ped Plan- www.rkk.com

Notable Events/ Projects:

- Technical Review Committee
- Friends of Downtown Meeting (decorate downtown)
- Leadership Yadkin
- NC & SC American Planning Association conference- Charlotte
- Muddy River Tavern ribbon cutting
- Piedmont Northern Resiliency training with NCDEQ- Greensboro
- National Night Out
- Planning Board & Board of Adjustment

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

11/14/2025

	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)	warning sent 7.8.25 with deadline to correct items by October 8th -meeting on Oct. 6th for Zoning and future development -agreed to clean up outside, fix water damage inside and wait until zoning is finalized for remodeling. Pending rezoning for apartments- December PB meeting
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; refused inspection, Administrative Warrant for Nov. 4th; inspection complete will send tenant and owner notice of hearing once notes are finalized
5	NUISANCES			
6	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02
7	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 CLOSED mowed 10/20/25
8	PN-25-17	212 Washington Street	Danny & Michele Owens	letter sent 8/22/25 with deadline of 30 days- Final extension Nov. 12th- spoke with owner 10.8.25 family health
9	PN-25-20	205 Tyler Street	Colonial Properties Inc.	coordinate with Attorneys and property owner; called 10.7.25 to remind about chipping, attorney correspondence 10.8.25, nuisance will be remedied by next week private contractor, 10.20.25, still has some debris and washing machine, emailed attorney 10.22.25 -occupant injured- waiting on health/weather- 11.5.25 CLOSED , property cleaned up
10	PN-25-23	413 Poplar Cir	Jimmy Leazer & Julie Leazer 413 Poplar Circle Yadkinville, NC 27055	Overgrown Vegetation 2nd due 10.23.25- spoke with owner, will mow and complete by 10.20.25 CLOSED 10.22.25
11	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; spoke with daughter and asked to have the rest of the property cleaned up and utilize our chipping services provided 11/12 and the December date- will follow up
12	PN-25-25	200 Harrison Avenue	Gladys 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-CLOSED

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

11/14/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
13	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-CLOSED
14	PN-25-28	404 W Lee Ave	Robert Baldwin	Overgrown Vegetation 9.9.25-emailed 9.15.25; will call 10.3.25 Mowed-CLOSED
15	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 squatters 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. Property cleaned up, posted for sale through auction. CASE CLOSED 11.3.25
16	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 -MOWED, CLOSED
17	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, no changes and letter bounced back, resent to three addresses found associated with name with new deadline of Nov. 21
18	PN-25-34	717 W Lee Avenue	Sylvia Sellers C/O Jason Cecil	Notice sent 10.31.25 with deadline of 11/17/25
19	courtesy	103-107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	HOUSE SECURED 10.5.25; working with Preservation NC to move forward on house renovation
20	ABANDONED-JUNKED-NUISANCE VEHICLES			
21	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 Michael 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 CLOSED
22	ZONING			

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

11/14/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
23	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, tags removed from prius & blk Tahoe 10.7.25; 10/20/25 at least 14 vehicles on property, much more than recorded as theirs previously-follow up with Commissioners 12.1.25