



**PLANNING BOARD
REGULAR MEETING AGENDA**

Monday, December 15th, 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 –

- *November 17th, 2025*

3. NEW BUSINESS

- Alternative Design Proposal ADP 25-03 Mavis Tire at South State Street/ Lincoln Avenue
- Zoning Map Amendment 2025-05 (ZMA-2025-06), Ordinance No. 2025-11, Rezoning request to rezone Parcel No.130821 Address: 633 W. Main Street from (OI) Office & Institutional to (CZ RH) Residential High Density Conditional Zoning District

4. OTHER BUSINESS-

- Staff reports

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is
January 26, 2026, at 5:30 pm



**PLANNING BOARD
REGULAR MEETING
Monday, November 17th, 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 – Absent
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager
Two Sworn Police Officers

AUDIENCE: Applicants: Ted Baity, Bob Loflin, James Roberson, Maggie Stokes.
Neighbors: Rafael Trabelsi & Steve Trinko

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 5:31 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES:

- *October 20th, 2025*
Mr. Speaks moved to approve the October 20th, 2025, minutes as presented to the board, Mr. Gibbs seconded the motion. The motion passed unanimously 4-0.

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).

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. 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.

Ms. Detsch noted that 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. She recommends approval of ZTA-2025-04 Ordinance 2025-10 as the Town is working towards revitalizing the downtown area and the Town's Comprehensive Plan's goals and strategies are met with this request:

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.

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

Mr. Gibbs asked about the request is just changing the reviewer and noted the Town already permits them but in a different district with board approval. Mr. Gibbs asked if there was any difference between salons and a primary use and Ms. Detsch explained whether you are getting a tattoo on your arms or your eyebrows, the state regulates them the same. By allowing them both by right could located a business and would be treated the same. Mr. Speaks asked if they would need a new permit and Ms. Detsch explained the definitions are slightly different but if both the salon and studio are permitted by right staff didn't feel the need to change the uses. The State would permit them the same and staff's recommendation was to streamline and not add additional factors in this case. Mr. Gibbs asked if there were any special exceptions and Ms. Detsch stated no.

Mr. Speaks asked about negative impacts and staff explained any business could be troublesome, you won't know at first and there was no request for long late-night hours. Ms. Detsch explained years ago there was a studio and no one recollected there being any problems with it. Mr. Speaks moved to approve the text amendment request ZTA-2025-04. Mr. Speaks states: 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

Mr. Coe seconded the motion, and it passed unanimously 4-0.

Ms. Detsch told the audience it would be heard at the Board of Commissioners meeting on December 1st at 6:00 pm in the same room/location as this evening and they would make the final decision.

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 Ms. Detsch presented to the board that this request is a straight rezoning with no conditions.

The applicant is petitioning to rezone the property 329 Virginia Drive, 0.49 acres, to have a second residential lot subdivided out facing E. Main Street. 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). Mr. Baity was looking to subdivide the property as it is a long lot with two fronts to be able to develop another house facing E. Main Street. When staff was reviewing the subdivision, 4.2.1 General Provisions notes *C. Where a property abuts a street right-of-way or access easement, the setback shall be measured from the right-of-way of easement line.* The property lines for this property go out into the middle of Main Street, the setbacks would be from the right of way and then with a 30' rear setback requirement it would be extremely tight. Seeking a variance would not be recommended as it is self-created hardship since he is opting to subdivide the property. By going with a rezoning request, it is a legislative hearing, and the property would be staying residential in nature. Many of the surrounding properties are also residential and there are a few houses down that are also zoned Residential High Density (RH). 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. Ms. Detsch explained that in the Town's Comprehensive Plan, several goals and strategies that support this rezoning. The Comprehensive Land Use Map shows the area as medium residential and that could be argued "medium" as it is more

density allowance with residential high vs. medium. In reviewing a rezoning case the board should be considering the goals and strategies of our 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.

Ms. Detsch concluded her presentation and invited the applicant or any member of the audience to speak when recognized by the Chair. Mr. Gibbs asked about the requirements for the standard-sized home that would fit in with the lot. Ms. Detsch explained the setbacks would be smaller so the house may be closer to the neighboring house, side setbacks would go from 10' to 5'. Mr. Coe asked the applicant if he could see the site proposed and existing design as Ms. Detsch had noted that the applicant had drawn one up for reference. Mr. Baity showed the board the two options regarding floor plan for the setbacks. Additionally, Mr. Coe asked about the existing home's status and Mr. Baity explained he was renovating it back to its original design. Mr. Trinko asked why this property needed to be rezoned. Ms. Detsch explained to reduce the setback requirements on the property for a new house to be built. Mr. Trinko asked why they couldn't just subdivide it and then rezone. Mr. Trinko asked who was building the house and Mr. Baity is working on it. Ms. Detsch explained that when he rezones the whole property, he can then subdivide at a smaller lot size verses being limited to size dimensions. A Residential High Density lot is only 5,000 square feet and Residential Medium is 10,000 square feet. Ms. Detsch explained they were looking at what could be demolished at the back of the house to make this work, and he had one (1) foot to spare after removing the carport. Mr. Trinko spoke that the neighbors are okay with the rezoning but don't want a lot of people living in the house and couldn't understand why it needed to be rezoned if it's being sold. Ms. Detsch explained it's the lot size triggering the rezoning request. Mr. Trinko doesn't understand why this is needed. Mr. Gibbs asked staff if there was an exception here being requested and Mr. Trinko explained the neighborhood is quiet now and doesn't want to change that. Mr. Gibbs asked why he was worried about the change, and Mr. Trinko explained he was worried about renters, cars on blocks, trash in yard, and garbage cans on the street. He also voiced concern about whether one neighbor requests this then another will and so forth. Ms. Detsch explained to the audience that if there was concern on multi-family, the property owner would have to go through a Special Use Permit (SUP) process that the Board of Commissioners hears and approves through an evidentiary public hearing. Ms. Detsch clarified that the adjacent property owners were notified by the tax record address on file with Yadkin County as that is a statutory requirement. The sign goes up on the property to alert neighbors and there are also ads in the newspaper for the Commissioner's public hearing. The variance could be sought by the owner, but it would not be granted as he is creating a hardship by subdividing the property. Mr. Baity is more than

welcome to seek one, but it would be a waste of time, money and energy as he would not meet one of the requirements. Mr. Trinko asked what hardship it and Ms. Detsch explained the State has statutory requirements that set what a variance can be granted on. Mr. Koser explained hardship would be building a house on Main Street that is not in line with the other houses. Mr. Gibbs noted by allowing a larger house due to reduced setbacks, the property values should be higher than a smaller house or a vacant lot. Ms. Detsch reminded the audience that this meeting is just the recommended body, and the Board of Commissioners will make the final decision. Ms. Detsch showed the audience the list of who received a letter for the hearing. The letters and signs would go back out with the upcoming Board of Commissioners meeting. In addition to the signs and letters, two advertisements will appear in the newspaper. Mr. Speaks asked about driveways and another driveway will be needed off E. Main Street- encroachment permit from NCDOT. Mr. Gibbs asked if there was a precedent being set and Ms. Detsch explained they would have to do the same process with rezoning and if they wanted multi-family it would have to go before the Board of Commissioners for a Special Use Permit. Ms. Detsch believes a duplex would be the highest density allowed in RH without a public hearing. Mr. Coe moved to approve the rezoning request ZMA-2025-04 and 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.

Mr. Gibbs provided the second and it passed unanimously 4-0.

Ms. Detsch told the audience it would be heard at the Board of Commissioners meeting on January 5th at 6:00 pm in the same room/location as this evening and they would make the final decision.

The next item on the agenda is **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, 1.017577 acres, Parcel Number 130007 Address: 1508 Dobbins Mill Road. Ms. Detsch presented the request and noted Mr. Loflin and Mr. Roberson are here this evening for their request.

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 off Mackie Road. In this case the house caught on fire in March and was not salvageable due to the extent of damage and insurance purposes. The owner is looking to keep their current mortgage for the property and rebuilding. The property is outside in our ETJ, Extraterritorial Jurisdiction, so in this case there are no utilities the Town offers. There is an existing driveway we can verify can be used and the property must be rezoned to allow for a manufactured home to be installed as we only permit them in this district. 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. Staff went through the following items noting that Building Code does not review the structure, U.S. Department of Housing and Urban Development (HUD) is the reviewing agency on how it is built.

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.

Ms. Detsch went over the current condition, placed a sign on the property, and sent the neighboring property owners a letter alerting them to the request.

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 (Mackie Street) 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.

Mr. Gibbs asked if this is a change for the whole area and Ms. Detsch noted just one property is being rezoned and is a small property, hence why spot zoning is explained in the staff report and there is another property in the near vicinity zoned the same. Mr. Speaks asked about the underpinning and it was confirmed it would be on a foundation, hence the mortgage and accruing value verses depreciating in value over time. Mr. Gibbs asked for the material, and they are showing brick, and the piers were noted on the plans that were submitted in the application for the foundation. Also, the applicant noted a continuous poured footing too.

Mr. Gibbs moved to approval the request ZMA 2025-05 and recommends to 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 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.

Mr. Speaks provided the second and it passed unanimously 4-0.

Ms. Detsch told the audience it would be heard at the Board of Commissioners meeting on January 5th at 6:00 pm in the same room/location as this evening and they would make the final decision.

4. OTHER BUSINESS –

- Meeting schedule 2026- Ms. Detsch noted the new dates and moved Monday in January down a week due to observance of Martin Luther King Day. Also, the deadlines were noted beside the meeting dates to help with keeping items in queue with the Board of Commissioners' Meetings. Mr. Speaks moved to approve the 2026 Planning Board Schedule and Mr. Gibbs provided the second. It passed unanimously 4-0.
- Staff reports- Ms. Detsch noted a few new houses, Muddy River Tavern opened and there was a contractor assigned RK&K to review and assist our Bicycle Pedestrian Plan. Few training opportunities staff attended including the joint North Carolina and South Carolina American Planning Association conference. Discussion of signs in a construction zone from NCDOT there is statutory requirement that permits the non-conforming sign to be replaced back. Staff discussed next meeting's items for December.

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

Mr. Speaks moved to adjourn the meeting at 6:18 p.m. The motion was seconded by Mr. Coe, 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: Planning Board Members

FROM: Meredith Detsch, Planning Director

DATE: December 15th, 2025

RE: ADP-2025-3, Alternative Design Proposal – Mavis Tire

BACKGROUND

Site Information:

Applicant: Mavis Southeast LLC
Steve Wingo
100 Hillside Avenue White Plains, NY 10603
PIN 5806984752/ Parcel No. 129505

Tax Parcel No : 608 South State Street

Location: Highway Business

Zoning: 4.279 acres

Proposed Development:

The proposed development is (to be subdivided) for an auto repair/tire retail store. The request is for a different orientation than typically approved and screening yard requirements for their dumpster (unusual location given orientation).

ALTERNATIVE DESIGN PROPOSAL GUIDELINES

The Alternative Design process allows consideration of developments that cannot fully meet the requirements of the ordinance due to unique site conditions.

The referenced ordinance provision authorizes the Town of Yadkinville Planning Board to consider creative, alternative designs that meet the intent Title 9 Article 4, Development Standards, The process is as follows for this review:

- Step 1: Pre-application meeting (complete)
- Step 2: Application/proposal submitted (complete)
- Step 3: Administrator review (complete)
- Step 4. Planning Board Review (meeting 12.15.25)

ADMINISTRATOR SUMMARY

The layout for the proposed development is along the back left section of Parcel No. 129505 fronting Lincoln Street, see red outlined area on map.



In the agenda packet, see the layout with the front of the store facing Food Lion's side as they will be promoting access from Food Lion's shopping center parking lot. An access easement will be placed between the two properties for easier connectivity. The following items are what are sought for alternative designs.

Since the orientation will be towards Food Lion and not Lincoln Street, the applicant is asking for consideration of the dumpster to be considered the side or rear of the property much like other businesses along that stretch of South State Street (4.4.7). The orientation will be facing a driveway onto Food Lion's location (5.2). With the front, the applicant is asking for it to be facing an internal access drive, into Food Lion's center (5.4.9). Additionally, why this request is being sought is in the Development Ordinance the following are permitted verses seeking variances and defending the hardship (state statute requirements). It could be considered a self-created hardship since it is not developed yet. Staff presented the option for the Alternative Design Proposal to the applicant as the flexibility in administration was not enough to approve this proposal.

Development Ordinance References:

4.1.5 Flexibility in Administration B. Any deviation from any other requirement of this Article by greater than 10% shall require review and approval by the Planning Board as an Alternative Design subject to the procedures set forth in Section 2.2.9.

4.4.7 Screening Yard

The screening requirements of this Section shall apply to garbage containers, mechanical equipment, and outdoor storage for all new and expanding non-residential and multi-family residential development:

B. Dumpsters and other waste collection containers shall not be located in the front yard of any structure or within any required buffer yard.

C. Ground-mounted mechanical equipment shall be located in the rear or side yard and screened from view of the street.

5.2 GENERAL STANDARDS

A. The primary entrance shall be architecturally and functionally designed on the front façade facing the primary public street, except that building's interior to a development may be arranged to front a common courtyard, parking area, driveway, or private street. Building entrances shall be emphasized using massing, architectural features, and/or changes in the roofline.

B. The front façade of the principal structure shall be parallel to the front lot line and street. Any side of a building that faces an arterial or collector street that is not screened from view by a berm or landscaping shall be treated as a front façade.

5.4.9 Building Entrances

A. The primary entrance(s) to each building or tenant space shall be oriented toward the adjacent public street, or, when located in the interior of a larger development, toward an internal access drive.

A.6 DEFINITIONS

LOT LINE, FRONT. In the case of an interior lot, the lot line separating said lot from the street. In the case of a corner lot or through lot, the lot line separating said lot from the street that is designated as the fronting primary street in the request for a permit.

ADMINISTRATOR RECOMMENDATION

The Administrator recommends approving ADP-2025-3. The Planning Board may add conditions if need be. Seeking a variance would be another option but defending their hardship would be tricky as it could be interrupted that it's self-created based on how they are orienting the store front. Staff are permitted to give a 10% allowance but, in this case, it wouldn't help them achieve the need in their case, hence this request.

PLANNING COMMISSION'S RECOMMENDED MOTION OPTIONS

A simple majority vote is needed to recommend approval, denial, or deferment of the requested action. In considering the Alternative Design Proposal, the Planning Board shall consider the following criteria:

- 1. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations,*
- 2. The proposed project will be compatible with surrounding development in materials, scale, massing, and site layout.*
- 3. The proposed project is consistent with the intent of this Ordinance and substantially meets the requirements herein.*
- 4. The proposed project is consistent with adopted plans and policies of the Town.*

Motion Examples:

Motion to Approve – I recommend approval of ADP-2025-3. 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.

Motion to Approve with Conditions – I recommend approval of ADP-2025-3. 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 with the **following conditions**.....

ADP 2025-3

Recommend Denial – I recommend denial of ADP-2025-3 because it does not meet the requirements of approval.

Defer – I recommend deferring action on ADP-2025-3 until the applicant can address the identified deficiencies and errors with the design.

Town of Yadkinville

Planning and Development Department
213 Van Buren Street
Yadkinville, NC 27055
P: (336) 679-8732
planning@yadkinville.org



Alternative Design Proposal

ADP- _____

Receipt # _____

Property Information

Pre-Application Meeting: _____

Date Applied: 10/06/2025

Date Issued: _____

Zoning District: HB - Highway Business

Development Type: Commercial

Current Use: Vacant

Proposed Use: Tire Sales/Tire Shop

Significant? _____

Property Value: _____

Construction Value: _____

Any Current Conditions? Yes _____

No ☒

CUP- _____ CUP- _____

Any Current Variances? Yes _____

No ☒

VAR- _____ VAR- _____

Alternative Design Proposal

Property for which the Alternative Design Proposal is being filed:

Property Owner: MAVIS SOUTHEAST LLC

Property Address: 100 HILLSIDE AVENUE WHITE PLAINS, NY 10603

Property Tax ID#: 5806984752

Zoning District: HB - HIGHWAY BUSINESS

Aspect or feature of the proposed development for which the Alternative Design Proposal is being filed:

- Front of building facade facing south; requested to consider southern facade frontage interpreted as main frontage for building orientation and dumpster location to allow dumpster placement as shown behind building and between the building and Lincoln Street.

Relevant Development Ordinance Section:

4.4.7, 5.2, 5.4.9.

Provide a detailed description of how your proposed development does not meet the Development Ordinances:

- The development ordinances define Lincoln Road, a secondary road, as the frontage due to it being the only public street frontage. The proposed development proposes a dumpster between the building and Lincoln Street due to site constraints. This orientation is consistent with adjacent Food Lion site and general traffic/customer flow coming from S State and the highway interchange.

Continued on next page

Alternative Design Proposal

Explain how the proposed project represents an alternative design in site and/or architecture which will result in a development that is **equivalent** or **superior** to that achievable under the applicable regulations:

The development ordinances define that the primary entrance shall be architecturally and functionally designed on the front facade facing the primary public street, except that a building's interior to a development may be arranged to front a common courtyard, parking area, or private access/street. The proposed building is set back from the public street to an extent that the intent of the front yard and primary entrance shall not fulfill the intent of the Ordinances when oriented to Lincoln Road. The site will achieve a superior aesthetic and harmony with the adjacent developments by placing the primary facade of the building facing south. This orientation enhances the commercial feel of the development and meets the development ordinance intent of 5.4.9 by facing an internal access drive and adjacent parking. Primary traffic flow will be from the east and south - through the shopping center from South State Street. Very limited traffic will ingress/egress off Lincoln which is a secondary local road.

Explain how the proposed project will be **compatible** with surrounding development in **materials, scale, massing, and site layout**:

The proposed project will be compatible with the surrounding development by creating a harmonious commercial scale environment that expands and extends the existing commercial shopping center with direct cross access. The development will include materials similar to those existing to promote similarity while retaining individual commercial branding. The scale of the building is similar to the small scale commercial buildings nearby, and provides a relief in visual appearance in comparison to the adjacent Food Lion. The massing of the site is similar to those nearby through building height, parking area and inclusion of greenspace. These concepts also extend to the site layout- the materials, orientation and landscaping provide a similar appearance to adjacent developments. The site also improves upon the existing appearance with the inclusion of more landscaping than nearby developments.

Explain how the proposed project is **consistent** with the **intent** of the Development Ordinances and **substantially meets the requirements** of the Development Ordinances:

The Development Ordinances encourage building orientation and site design align to face common areas and face internal access drives. With the adjacency of the Food Lion and existing structures, and the vehicular presence from S State Street, the orientation of the building facing Lincoln street would create a "rear" appearance towards S State Street, which is of greater hierarchy than Lincoln Street. With the proposed "front" of the building facade facing the South (towards Food Lion), the facade is visible and viewable from both S State Street and Lincoln, creating a strong commercial presence aligning with the Development Ordinances. This also aligns with the primary routing of customer traffic and the intent of the ordinance with commercial traffic coming from S State and not Lincoln St. With the potential of future development to the north and the east, this orientation provides the appearance of a contiguous commercial development with interconnectivity with the Food Lion.

Explain how the proposed project is **consistent** with **adopted plans and policies** of the Town of Yadkinville:

With the site being a subdivision of a previously large property, the connection to the stronger hierarchy road (S State Street) is no longer available. Lincoln is a secondary road, and not intended for heavier traffic with commercial frontage- there are residences across from the site as well. By orienting the building facing south and setting back the building far to the east of the site, the development avoids violating the intent of Lincoln Street, and provides a commercial environment that improves upon the adjacent environment.


Resolution of Alternative Design Proposal

Planning Board Meeting Date: _____ Approve: _____ Deny: _____

Additional Conditions: _____

I, the applicant for this proposal, understand that my proposed project does not meet the requirements of Development Ordinances, and that proposing an alternative design, I am seeking special permission from the Planning Board to not follow the Development Ordinances in a substantive way. I understand that, if the Planning Board rejects my proposal, I am expected to follow the requirements of the Development Ordinances as written and interpreted by the Town of Yadkinville.

I understand that, if this proposal is approved, I will need to apply for Zoning Permits and Building Permits before beginning the proposed project.



Applicant

12/08/2025

Date

Zoning Administrator

Date

Payment Confirmation

Payer Information:

Payment Made By: JAMES MIZIK
Payment Made For: JAMES MIZIK
Email: Grace.Zinnecker@kimley-horn.com
Address: 100 HILLSIDE AVE.
WHITE PLAINS, NY 10603
Payment Description: Miscellaneous
Payment Date: 12/10/2025 10:46:34 AM CT

ADP-25-03

Business Name	Payment Method	Payment Account	Confirmation Number	Amount	Convenience Fee	Total
Town of Yadkinville, NC (Misc)	VISA	****4400	31525591	\$250.00	\$8.13	\$258.13

This notice confirms that the above payment was successfully submitted to our payment processor, PSN, and is currently being processed. Thank you for using PSN.

NOTE: While credit and debit cards generally are immediately approved, the transaction is not considered "paid" until the credit or debit card company has "settled" the payment which occurs most often within 24 hours. If there are any issues with your payment, PSN will send an email to the address you provided. If you would like to check the progress of this payment, [log into your profile](#) and select the Payment History option.

Contact Us

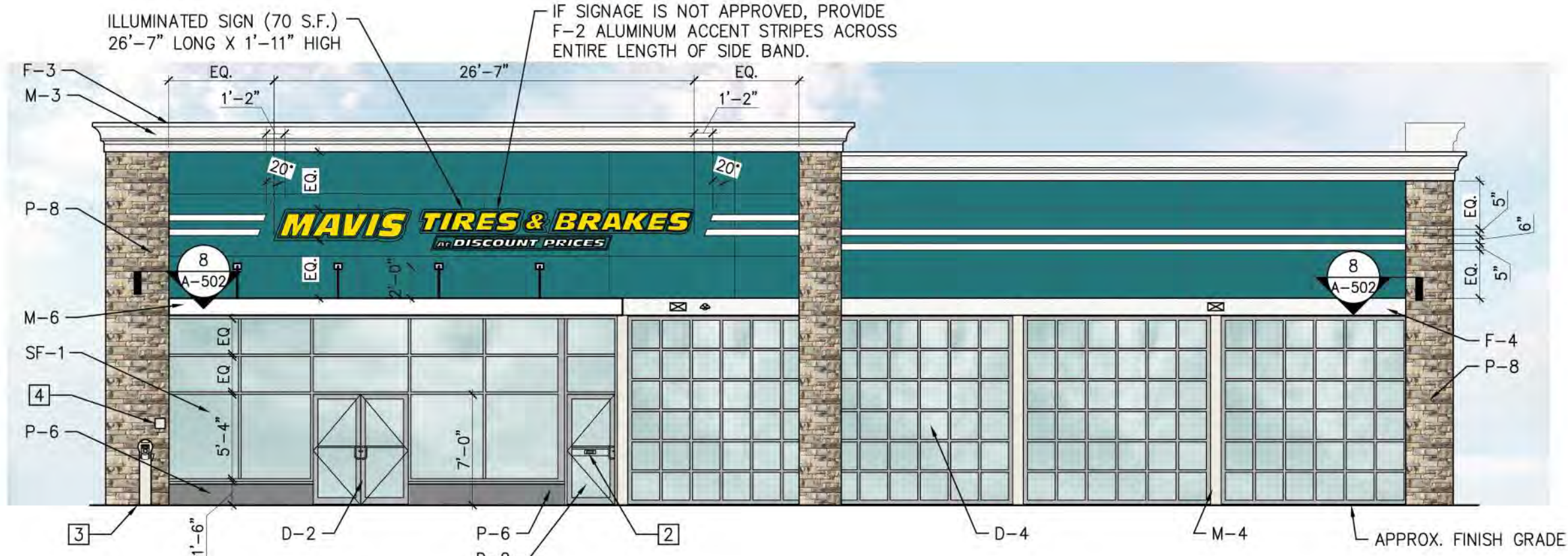
[PSN Customer Support](#) Submit your question and get a response within one business day.

Payment Processing Powered by Payment Service Network (PSN)

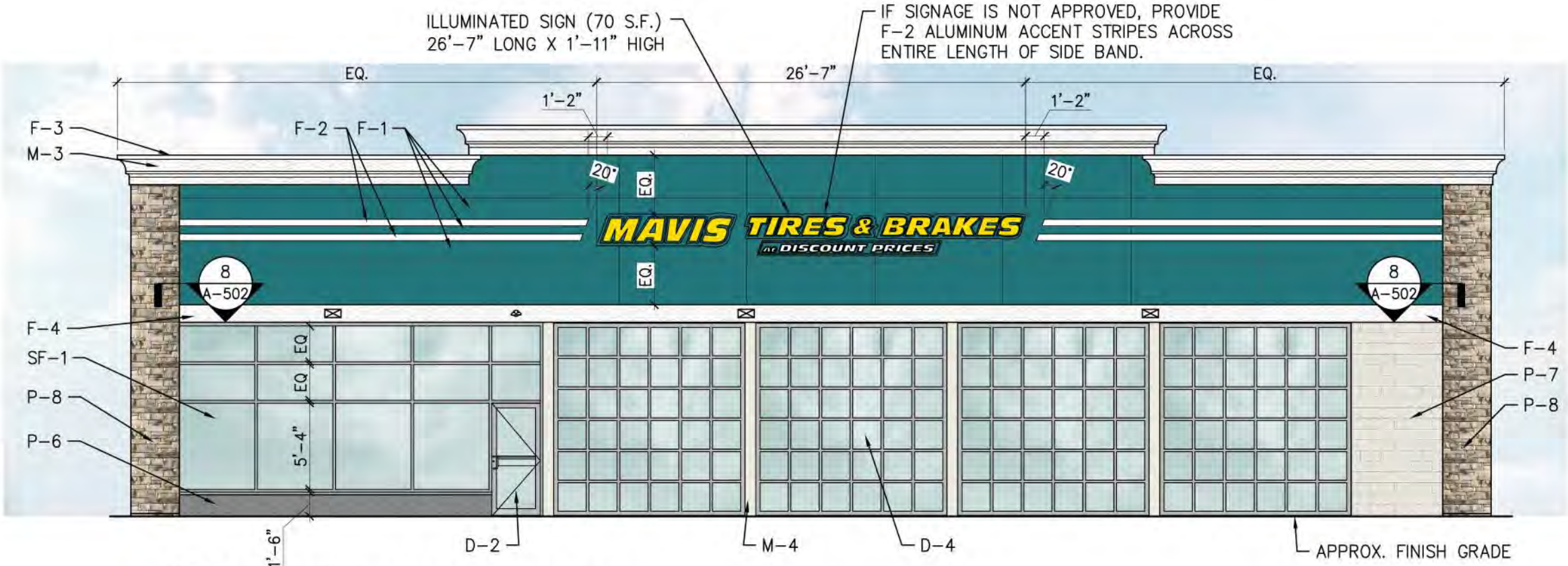
THIS COMMUNICATION IS INTENDED ONLY FOR THE ADDRESSEE(S) AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL. YOU ARE HEREBY NOTIFIED THAT, IF YOU ARE NOT AN INTENDED RECIPIENT LISTED ABOVE, OR AN AUTHORIZED EMPLOYEE, OR AGENT OF AN ADDRESSEE OF THIS COMMUNICATION RESPONSIBLE FOR DELIVERING E-MAIL MESSAGES TO AN INTENDED RECIPIENT, ANY DISSEMINATION, DISTRIBUTION, OR REPRODUCTION OF THIS COMMUNICATION (INCLUDING ANY ATTACHMENTS HERETO) IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY A REPLY E-MAIL ADDRESSED TO THE SENDER AND PERMANENTLY DELETE THE ORIGINAL E-MAIL COMMUNICATION AND ANY ATTACHMENTS FROM ALL STORAGE DEVICES WITHOUT MAKING OR OTHERWISE RETAINING A COPY.



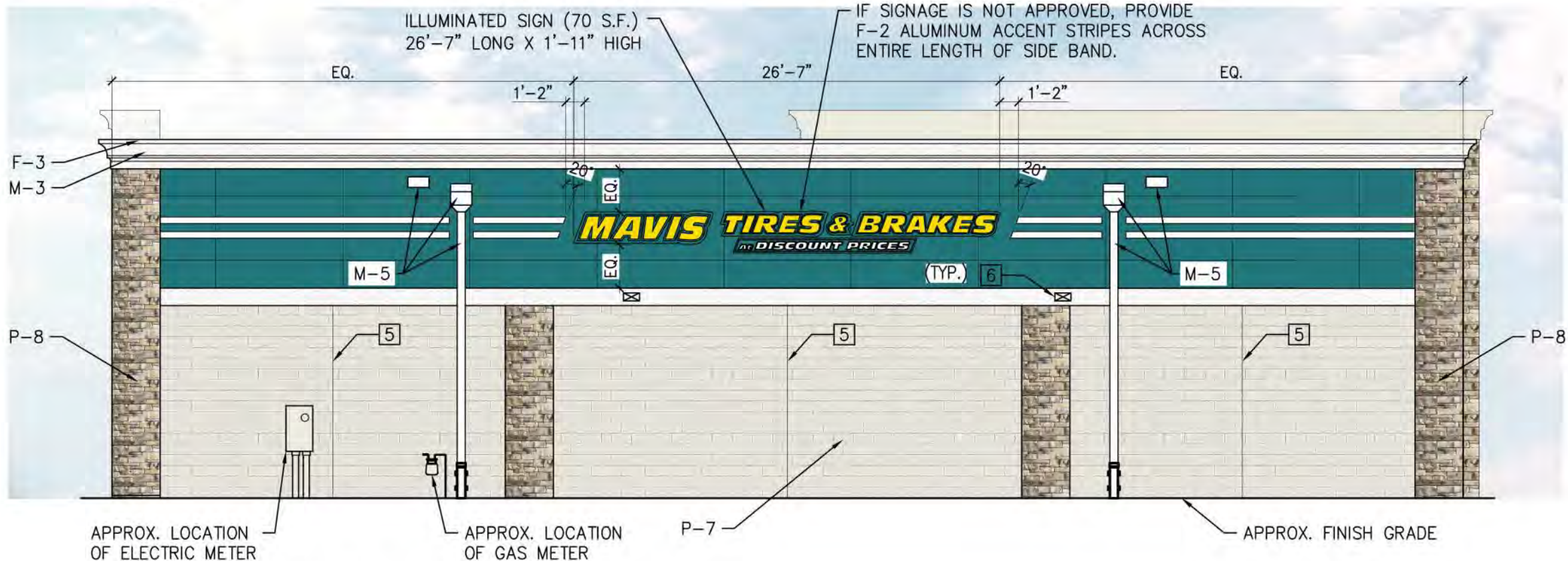




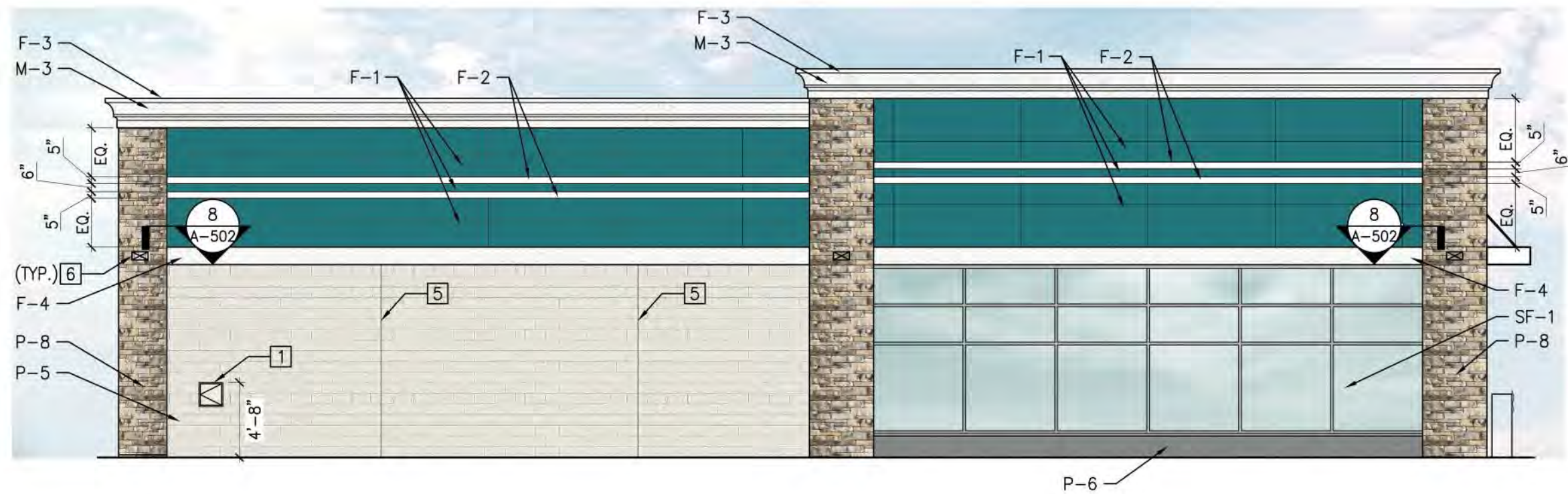
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



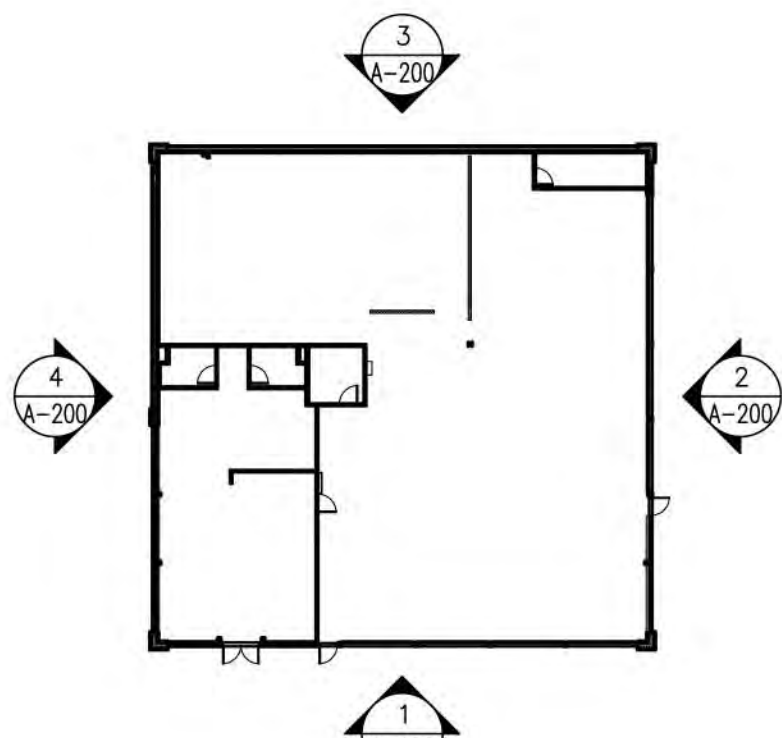
2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 KEY PLAN
SCALE: NTS

EXTERIOR MATERIALS SCHEDULE

	MARK	MATERIAL	MANUFACTURER	STYLE/COLOR	NOTES
DOOR FINISHES	D-2	ALUMINUM STOREFRONT DOOR & FRAME	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS.
	D-4	ALUMINUM AND GLASS OH DOORS	RAYNOR GARAGE DOORS	COLOR: CLEAR SATIN ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. RE: SPECS FOR ADDITIONAL INFO. *DOORS AT RACKING SHALL BE FIXED AND SECURE CONTACT DH PAGE: ADAM POSLOSKY, ADAM.POSLOSKY@DHFACE.COM, 816-480-2361
MISC. ITEMS	F-1	VERTICAL METAL FASCIA	ATAS	MULTIPURPOSE PANELS- MPN SEMI STANDING SEAM 12" WIDE, 0.032" ALUMINUM COLOR: #19 TEAL	INSTALL PER MFR RECOMMENDATIONS.
	F-2	ALUMINUM ACCENT STRIPE	ATAS	0.032" ALUMINUM COLOR: #26 BONE WHITE	INSTALL PER MFR RECOMMENDATIONS.
	F-3	METAL ROOF COPING	ROOF MFR	MATCH ROOF SYSTEM COLOR: MATCH WALL BELOW	INSTALL PER MFR RECOMMENDATIONS.
	F-4	EIFS BAND	DRYVIT OR APPROVED EQUAL	COLOR: #101 SUPER WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-3	EIFS CORNICE	DRYVIT OR APPROVED EQUAL	COLOR: #101 SUPER WHITE	INSTALL PER MFR RECOMMENDATIONS.
	M-4	PAINT FOR STEEL LINTELS & COLUMNS	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM SUPER SPEC HP ACRYLIC PRIMER #HP04 FINISH COAT: (2) COATS- BM SUPER SPEC HP D.T.M. ACRYLIC LOW LUSTRE #HP25
	M-5	ALUMINUM GUTTERS & DOWNSPOUTS	-	COLOR: WHITE MILL FINISH	INSTALL PER MFR RECOMMENDATIONS.
WALL FINISHES	M-6	SUPER LUMIDECK FLAT SOFFIT	MAPES ARCHITECTURAL CANOPIES	STYLE/ COLOR: MAPES WHITE BAKED ENAMEL 12" SMOOTH FASCIA	INSTALL PER MFR RECOMMENDATIONS.
	P-5	PAINTED CONCRETE BLOCK	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-6	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: HC-164 PURITAN GRAY SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-7	PAINTED SPLIT FACE BLOCK	BENJAMIN MOORE	COLOR: OC-129 ALABASTER WHITE SHEEN: LOW LUSTRE	FINISH AND INSTALL PER MFR RECOMMENDATIONS. PRIMER: (1) COAT- BM ULTRA SPEC MASONRY HI-BUILD BLOCK FILLER 571 FINISH COAT: (2) COATS- BM ULTRA SPEC ELASTOMERIC LOW LUSTRE 360
	P-8	STONE VENEER	DUTCH QUALITY STONE	STYLE: WEATHER LEDGE COLOR: PRESTIGE	INSTALL PER MFR RECOMMENDATIONS.
	SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER	COLOR: CLEAR ANODIZED ALUMINUM	INSTALL PER MFR RECOMMENDATIONS. INSTALL WITH 1" LOW-E INSULATED GLAZING. MAX U-FACTOR: U-0.32 MAX SHGC: 0.40

GENERAL NOTES:
A. ALL FINISHES ON MATERIAL SCHEDULE MAY NOT BE USED
B. CENTER WALL LIGHTS OVER COLUMNS, DOORS & WINDOWS, ETC., AS SHOWN U.O.N.
C. MOUNTING HEIGHT OF EXTERIOR LIGHT FIXTURE ON REAR AND SIDE ELEVATIONS TO MATCH MOUNTING HEIGHT OF LIGHT FIXTURES ON FRONT ELEVATION
D. SIGNAGE UNDER SEPARATE PERMIT/SUBMISSION BY SIGN VENDOR.

EXTERIOR ELEVATION KEYNOTES

- 16"x16" INSULATED ALUMINUM ACCESS DOOR BY BEST ACCESS DOORS. SKU # BA-PAL-16-16. FINAL COLOR SELECTION TO BE APPROVED BY OWNER AND ARCHITECT. RE: DETAIL 3/A-502 FOR ADDITIONAL INFO. (ACCESS DOOR IS FOR USE TO ACCESS OIL TANKS. COORDINATE FINAL LOCATION WITH TANK INSTALLER)
- PROVIDE KEY DROP SLOT IN GARAGE ENTRY DOOR. FINAL INSTALLATION LOCATION TO BE DIRECTED BY MAVIS.
- FREESTANDING AIR INFLATOR- LOCATION TO BE SITE SPECIFIC. (RE: RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFO.)
- PROVIDE KNOX BOX WHERE REQUIRED BY JURISDICTION (PURCHASED FROM LOCAL FIRE DEPARTMENT.) MOUNT PER FIRE DEPARTMENT REQUIREMENTS ON WALL ADJACENT TO ENTRANCE. CONTRACTOR TO MAKE APPLICATION FOR KNOX BOX AND COORDINATE WITH LOCAL APPROVING AUTHORITY.
- EXPANSION JOINT MATERIAL COLOR TO MATCH ADJACENT FINISH COLOR.
- EXTERIOR WALL PACK LIGHT. RE: ELECTRICAL DRAWINGS.

MAVIS DISCOUNT TIRE #XXXX - YADKINVILLE, NC
STREET ADDRESS, CITY, STATE XXXXX

EXTERIOR ELEVATIONS

Project No.: 11432-241

Sheet No.:

A-200

PAVING LEGEND

KEYED NOTES

GENERAL NOTES

- GEOTECH NOTE:**
GEOTECHNICAL BORING INFORMATION WAS PROVIDED WITHIN A
FINAL GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS
SOUTHEAST, LLC, (336) 856-7150, DATED 06/16/2025.

SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION IS BASED ON A
ALTA/NSPS LAND TITLE SURVEY OF 4.502 ACRES - THE LANDS OF
SPECTRUM DEVELOPMENT BY BREC, 1605 CURTIS BRIDGE ROAD,
WILKESBORO, NC 28697, DATED 07/28/2025. CONTRACTOR SHALL BE
RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION,
DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT
POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA
CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE
HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE
RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE
TO DAMAGE INCURRED DURING CONSTRUCTION.
CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY
DISCREPANCIES ON THE PLANS.



Know what's below.
Call before you dig

Kimley»»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

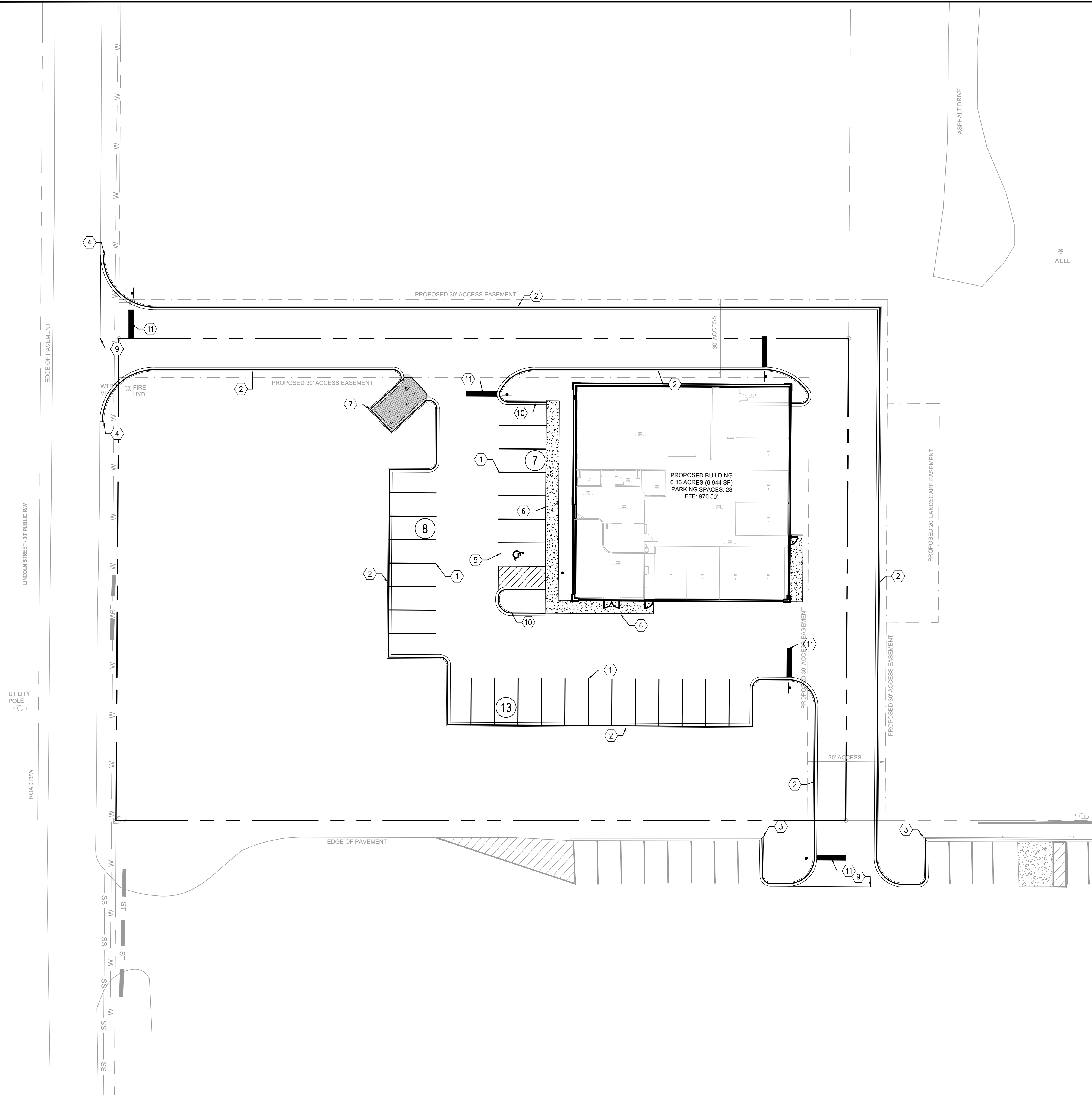
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	SCALE	AS SHOWN
015354075	DESIGNED BY	SB
DATE	DRAWN BY	SA
10/16/2025	CHECKED BY	AR

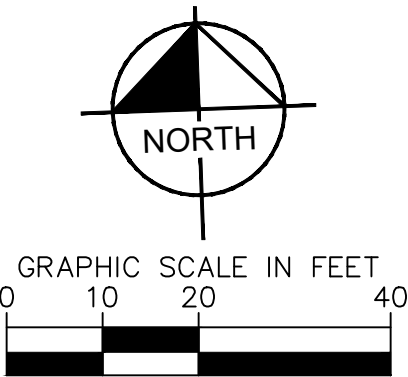
DIMENSIONAL CONTROL AND PAVING PLAN

MAVIS - YADKINVILLE
PREPARED FOR
MAVIS SOUTHEAST LLC








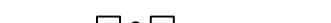





SHEET NUMBER
C3.0



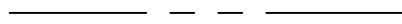
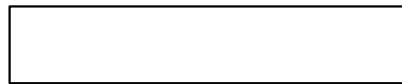

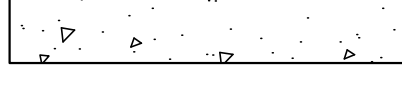
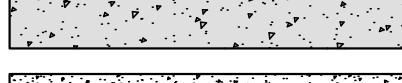

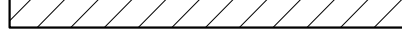
SITE DATA		
<u>PROPERTY INFORMATION</u>		
EXISTING ZONING:	HIGHWAY BUSINESS (HB)	
EXISTING USE:	VACANT	
TOTAL SITE AREA:	1.19 ACRES (51,800 SF)	
PROPERTY SETBACKS:	FRONT = N/A	
	SIDE = N/A	
	REAR = N/A	
<u>PROJECT DATA</u>		
PROPOSED USE:	AUTOMOTIVE SERVICES	
PROPOSED ZONING:	HIGHWAY BUSINESS (HB)	
PIN#	5800984752	
EXISTING BUILDINGS	N/A (FOR PROPOSED SUBDIVIDED LOT)	
BUILDING LOT COVERAGE:	13.41% (6,944/51,800 SF)	
VEHICULAR SURFACE AREA (EXIST.):	0 SF	
VEHICULAR SURFACE AREA (NEW):	25,822 SF	
PARKING: STANDARD	<u>REQUIRED</u>	<u>PROVIDED</u>
	24	28 SPACES
ACCESSIBLE	1 SPACES	1 SPACES
OPEN SPACE:	N/A	
PROPOSED BUILDING HEIGHT:	40'	
SITE IMPERVIOUS AREA:	0.75 ACRES (32,766 SF)	



SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP

PAVING LEGEND

	PROPERTY LINE
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	ROAD MARKING

KEYED NOTES	
①	PARKING LOT STRIPING: 4" SOLID WHITE STRIPE
②	PROPOSED 6" CURB AND GUTTER.
③	PROPOSED 6" CURB AND GUTTER, TIE INTO EXISTING CURB.
④	END OF 6" CURB. INSTALL CURB TERMINATION
⑤	PROPOSED ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL
⑥	PROPOSED SIDEWALK
⑦	PROPOSED DUMPSTER ENCLOSURE (REF. ARCH. PLANS FOR DETAILS)
⑧	PROPOSED TENANT SIGN. REF ARCH PLANS FOR DETAILS
⑨	PROPOSED SAWCUT/MATCH EXISTING PAVEMENT LINE
⑩	PROPOSED TRANSITION FROM 6" TO 0" CURB
⑪	PROP. STOP BAR AND SIGN

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII 3' UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
6. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE RAMP SLOPES IN ACCORDANCE WITH ADA STANDARDS AND NORTH CAROLINA STATE BUILDING CODE, CHAPTER 11.
7. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.
8. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.
9. SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.
10. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.
11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

GEOTECH NOTE:
GEOTECHNICAL BORING INFORMATION WAS PROVIDED WITHIN A
FINAL GEOTECHNICAL ENGINEERING REPORT PREPARED BY ECS
SOUTHEAST, LLC, (336) 856-7150, DATED 06/16/2025.


SURVEY NOTE:
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ALTANSPS LAND TITLE SURVEY OF 4.502 ACRES - THE LANDS OF
SPECTRUM DEVELOPMENT BY BREC, 1605 CURTIS BRIDGE ROAD,
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TO DAMAGE INCURRED DURING CONSTRUCTION.
CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY
DISCREPANCIES ON THE PLANS.

MAVIS - YADKINVILLE PREPARED FOR MAVIS SOUTHEAST LLC YADKINVILLE NC		DIMENSIONAL CONTROL AND PAVING PLAN		KHA PROJECT 015354075 DATE 10/16/2025 SCALE AS SHOWN DESIGNED BY SET DRAWN BY SAL CHECKED BY ARS		10/16/2025 <div> NOT FOR CONSTRUCTION PRELIMINARY </div>		 <div> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 </div>		No. _____ 1st Submittal DATE 9/29/2025 BY ARS	
--	--	---	--	---	--	--	--	--	--	--	--



TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: December 15th, 2025

RE: ZMA-25-06: A request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to Residential High Density Conditional Zoning District (CZ RH) for a 2.2-acre property at 633 W. Main Street identified as Parcel 130821.

Date of Public Hearing: Planning Board is December 15th, 2025

Board of Commissioners January 5th, 2026

Potential Development: Five-unit apartment in existing structure

SUBJECT PROPERTIES INFORMATION						
Property Owner	Parcel Number	Address	Acres	Land Use	Current Zoning	Proposed Zoning
Rafael Trabelsi	130821	633 W. Main St.	2.2	Former Veteran's Group Home	OI	CZ RH

Surrounding Property

Several properties in the area are residential in nature or office and institutional uses that are low impact. Further behind the subject property is a townhouse development that is zoned the same as the proposed use, Conditional Zoning Residential High Density.

ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	OI	Yadkin Medical Campus
Northwest	RM	Single family residential
Northeast	OI	Yadkin Medical Campus
East	OI	Single family residential
East	OI	Triad Group Corporate Headquarters
Southeast	CZ RH	Townhomes
South	CZ RH	Townhomes
Southwest	CZ RH	Townhomes
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 (apartments):

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



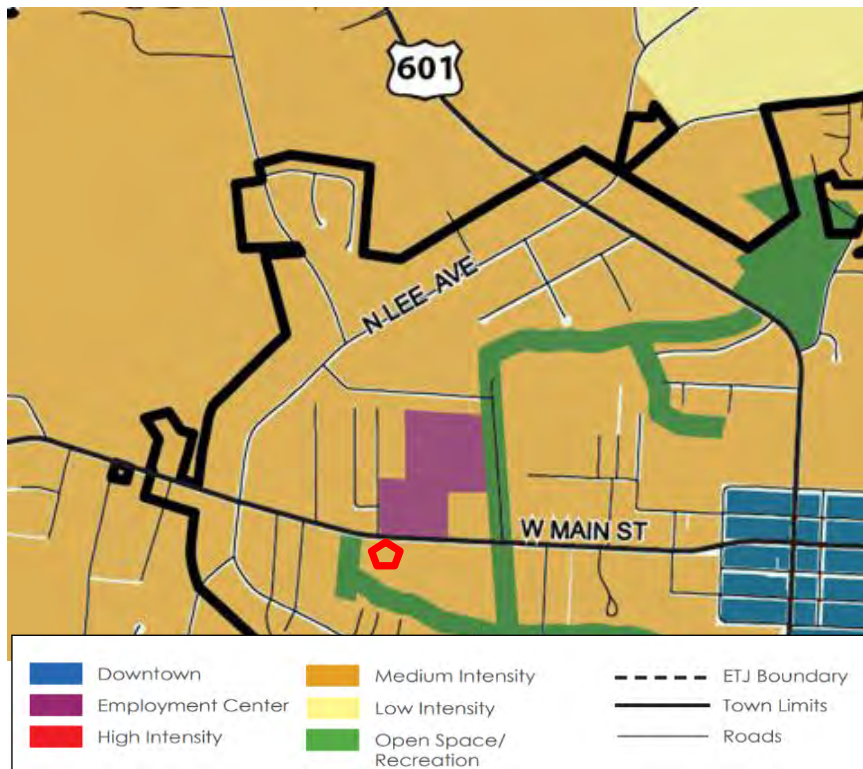
Background:

The property was originally a group home for veterans and has been looked at for rezoning to apartments in the past. The current owner would like to convert the existing house and addition into five (5) apartments for rent. Currently this property was brought to staff's attention as a minimum housing complaint. There was a finished apartment in the back section of the addition that incurred water damage. In investigating the minimum housing complaint, staff spoke with owner about rezoning to get the property into compliance all around and have it meet zoning and minimum housing requirements. Therefore, the owner and staff reviewed the last rezoning request and felt a conditional zoning district could be more appealing to the adjacent property owners as there was some concern with the last request that ended up being pulled. Staff recommended the conditional district as additional landscaping, fencing, parking location could be negotiated between the board and property owner (in writing). Additionally, the zoning would be site specific so if there were more units requested in the future, it would have to be approved by the Board versus staff and there would be a site-specific request again allowing the neighbor's input to be considered in any future development.

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



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.

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-2025-06. This recommendation is supported by the request's consistency with the intent of the High Intensity Land Use classification and the goals and strategies of the adopted Yadkinville Comprehensive Plan. Additionally, by rezoning the property we begin to get the property to come into compliance with the Town's Minimum Housing Code. All interior work will be required to have a General Contractor oversee the work and seek appropriate building permits (if the owner is not living there). A design professional will also need to make recommendations on the fire rating of the structure and units; County Fire Marshal and Building Inspector will review. Staff will continue to monitor the property regarding the Minimum Housing Case which will not be closed until the structure complies.

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 2025-06 the Planning Board adopts the consistency statement dated December 15th, 2025, contained in the agenda materials to approve the zoning map amendment for Parcel 130821/633 W. Main Street, for a rezoning from the Office and Institutional District (OI) to Residential High Density Conditional Zoning District (CZ RH).*

Comprehensive Plan Consistency Statement December 15th, 2025.

ZMA 25-06

Address: 633 W. Main Street/Parcel 130821

Applicant: Rafael Trabelsi

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:

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-2025-06, the Planning Board adopts the consistency statement dated December 15th, 2025, contained in the agenda materials to deny the zoning map amendment for 633 W. Main Street/Parcel 130821, for a rezoning from the from the (OI)Office and Institutional District to Residential High Density Conditional Zoning District (CZ RH).*

Comprehensive Plan Consistency Statement December 15th, 2025.

ZMA 25-06

Address: 633 W. Main Street/Parcel 130821

Applicant: Rafael Trabelsi

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-2025-06, 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
P.O. Box 816
Phone: (336) 679-8732
Email: planning@yadkinville.org

Fee: \$500.00
Receipt # 42985
Case # ZMA-85-06
Date: 11-24-25

APPLICATION FOR CONDITIONAL ZONING (CZ) DISTRICT

Conditional Zoning Districts.

The purpose of CZ Districts is to provide a voluntary alternative procedure for the rezoning of a property for a specific use. A broad range of uses are permitted in the base district. However, there are instances where a base zoning district designation is clearly inappropriate for a property, but a specific use or uses permitted under this district and subject to development requirements would be consistent with the spirit and intent of this Ordinance. Conditional Zoning (CZ) Districts, herein established, are intended to accommodate such situations and allow specific uses to be established in accordance with prescribed conditions pertaining to an individual project. **This voluntary procedure is intended for firm development proposals and is neither intended nor suited for securing early zoning for tentative uses which may not be undertaken for a long period of time.**

PROPERTY OWNER INFORMATION:

Name Rafael Trabelsi
Address _____
Phone () _____

APPLICANT INFORMATION:

Name Rafael Trabelsi
Address _____
Phone () _____

PROPERTY LOCATION:

Address 437 W main st Yadkinville NC 27355 Jurisdiction ☒ Town _____ ETJ
Tax Parcel ID/PIN 130821 Current Zoning District OT
Requested Conditional Zoning District: RH Total Acreage 2.36

Please provide a description of the proposed uses in the CZ District, such as examples of the dwellings built and/or business services offered.

Do you have firm plans for the property? If yes, specify. RH

Are there any buildings/structures currently on the property? If yes, specify. Yes, 7000 Sq ft.
Divided into separate living spaces.

Is an Erosion and Sedimentation Control Plan required? NO If so, is there one on file? _____

Zoning District Setback Requirements				
Setback	Zoning District Minimum Required		Actual Distance	CZ District Minimum Required
Front Property Line	<u>20'</u>	feet	<u>70</u> feet	<u>TBD</u> feet
Side Property Line	<u>5</u>	feet	<u>55-70+</u> feet	<u>TBD</u> feet
Corner Sideline	<u>1</u>	feet	<u>-</u> feet	feet
Back Property Line	<u>20'</u>	feet	<u>100+</u> feet	<u>TBD</u> feet

PUBLIC CONVENIENCE AND WELFARE

1. List any additional restrictions or development conditions offered with this CZ District:

privacy fence
vegetative buffer
Parking away from existing house (right side only) rear to

2. Provide a statement on how this proposed use is in line with the Town's Comprehensive Plan

Current zoning or not applicable for future use of property. It's suitable for residential uses.

See plan here: <https://www.yadkinville.org/planning-zoning/town-plans-reports>

3. Provide any proposed modifications to UDO standards:

ON-SITE AND SURROUNDING LAND USES

4. What is on the property now? 7,000 sq ft. Building divided into separate living spaces

5. What land-uses are on the surrounding properties and in the general vicinity?

The surrounding area is primarily residential

6. Provide brief statements explaining how the rezoning request is reasonable and in the public interest.:

By rezoning this property; that surrounded by residential use. This rezoned property fits in with the surrounding area.

UTILITIES, ACCESS ROADS, DRAINAGE, ETC.

7. Will you use public water ☒, public sewer ☒, private well ☐, or private septic tank ☐ ?

8. Describe the driveway (width and surface) that you will be using to enter and exit the property.

paved circle drive entry & exit 16' wide

9. Describe the drainage of this property. 75' between Mr. Dunn's property; 35' between driveways and to the front to the back to the creek

10. How is trash and recycling going to get collected and is it screened?

Dumpster will be onsite

TRAFFIC

11. Describe the traffic conditions and sight distances on the road that serves this property.
Clear view both ways
12. What is the approximate distance between your driveway and the next-nearest driveway or intersection? 50-75'

Additional Comments: _____

All applications for ordinance and/or map 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 and/or map 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 and/or map 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 and/or map amendments must be published in the newspaper once a week for two consecutive weeks.

****This conditional rezoning request requires mutual agreement between the property owner and the Town, with the owner providing written consent to be placed in the conditional district and any specific conditions. The conditions must be limited to those that ensure the development conforms to local ordinances and adopted plans, or address impacts reasonably expected from the development.**

I have received, read, and understood the above statement and requirements.

Signature (property owner) Atf

Date 11-24-25

APPLICATION SIGNATURES

Atf [Signature]
Property Owner Signature

11-24-25
Date

Atf [Signature]
Property Owner Signature

11-24-25
Date

Atf [Signature]
Applicant Signature

11-24-25
Date

Atf [Signature]
Applicant Signature

11-24-25
Date

Zoning Administrator's Worksheet
(Office Use Only)

1. Date completed application received: 11-24-25
2. Date and amount of payment for review: 11-24-25 / \$500
3. Date of posting notice of public hearing on property (PB): 11-25-25
4. Date of letters sent to adjacent property owners (PB): 11-25-25
5. Date of Planning Board meeting(s) when request is considered: 12-15-25
6. Action by Planning Board:

Application _____ granted
_____ denied

7. Conditions set by the Planning Board: _____

8. Does the applicant agree? If so signature of agreement will be needed- separate letter

1. Call for the public hearing (BOC): Dec. 1st
2. Date of posting notice of public hearing on property (BOC): Dec. 2nd
3. Date of letters sent to adjacent property owners (BOC): Dec. 2nd
4. Dates of advertising notice of public hearing in local paper:
5. Date of Board of Commissioners meeting(s) when request is considered: 1/5/26
6. Action by Board of Commissioners:

Application _____ granted
_____ denied

7. Conditions set by the Board of Commissioners : _____

8. Does the applicant agree? If so signature of agreement will be needed- separate letter

Zoning Administrator

Date

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

P A Y M E N T

Date: 11/24/2025
Time: 1:58 PM

RAPHAEL TRABELSI

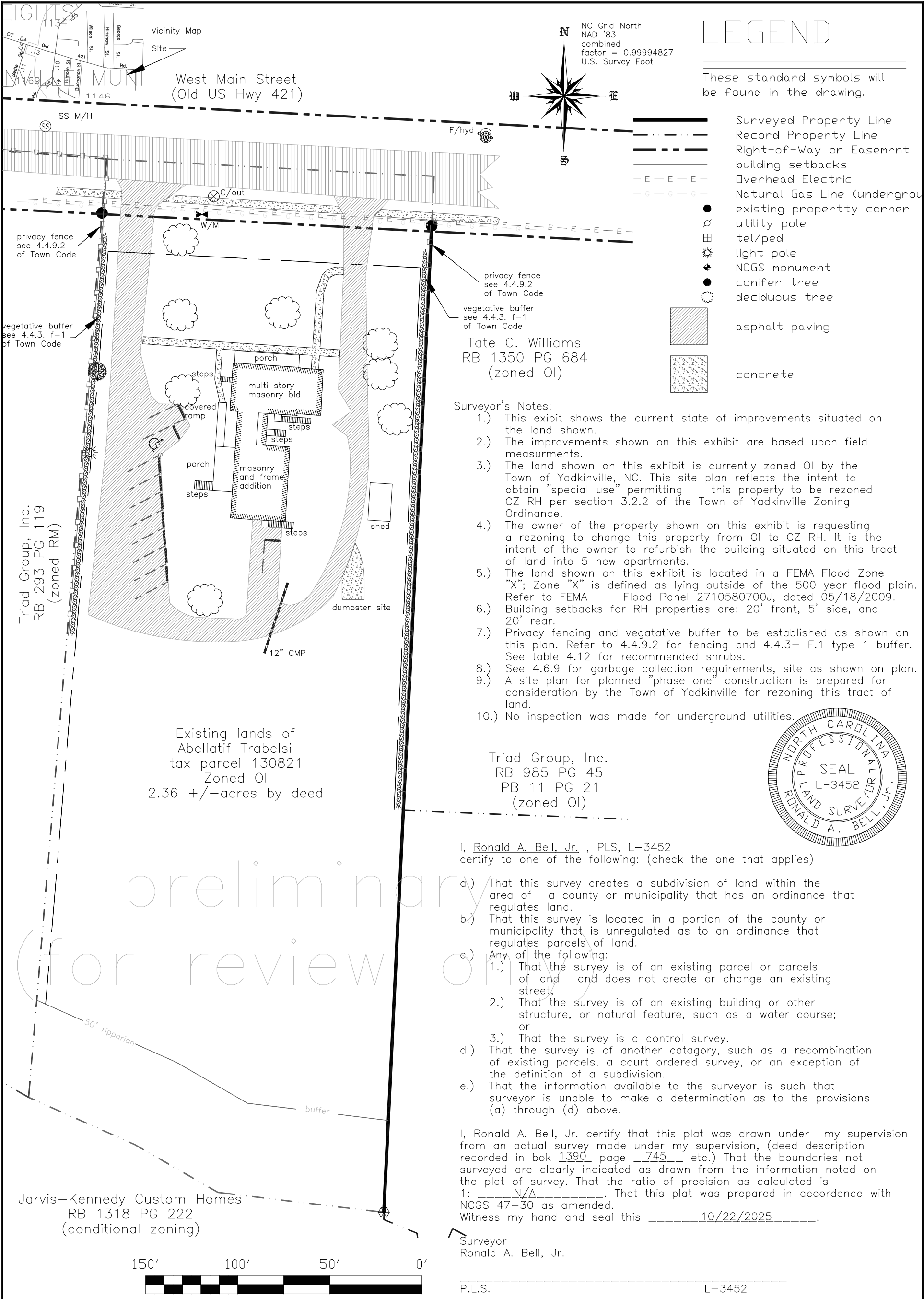
MSUP-25-02 \$500, & ZMA-25-06 \$500

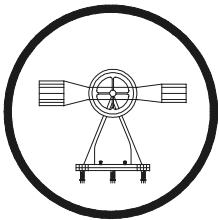
Cash:	\$1,000.00
Check:	\$0.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$1,000.00
TOTAL PAID:	\$1,000.00
Change Due:	\$0.00

1 PERMI BUILDING AND ZO \$1,000.00

Operator: 31
Receipt#: 42985

T H A N K Y O U !



project# 25043 date 10/22/2025 scale 1" = 50' drawn by: RAB sheet 1 of 1	Being a petition for rezoning the property located on 633 West Main Street, Yadkinville, NC. Said land is described RB 1390 PG 745 and is all of tax parcel 5807(19)-61-1608. Owenr: Abellatif Trabelsi 109 North Field Drive Advance, NC 27006	Prepared for: Abellatif Trabelsi 109 North Field Drive Advance, NC 27006	 Ron A. Bell, Jr. PLS 736 Barnard Mill Road Hamptonville, NC 27020 NC PLS L-3452 SC PLS 25444 (704) 450-7410 ronbellpls@yadtel.net
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November 25th, 2025

Subject: Rezoning Request ZMA-2025-06

Request from Office Institutional (OI) to Residential High Density Conditional District (RHCZ)

Parcel Number 130821

Address: 633 West Main Street

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, December 15th, 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 2025-06 (ZMA-2025-06), to rezone the subject property from the current OI, Office Institutional to RHCZ, Residential High Density Conditional Zoning District for the 2.36-acre tract which requires a site specific proposal.

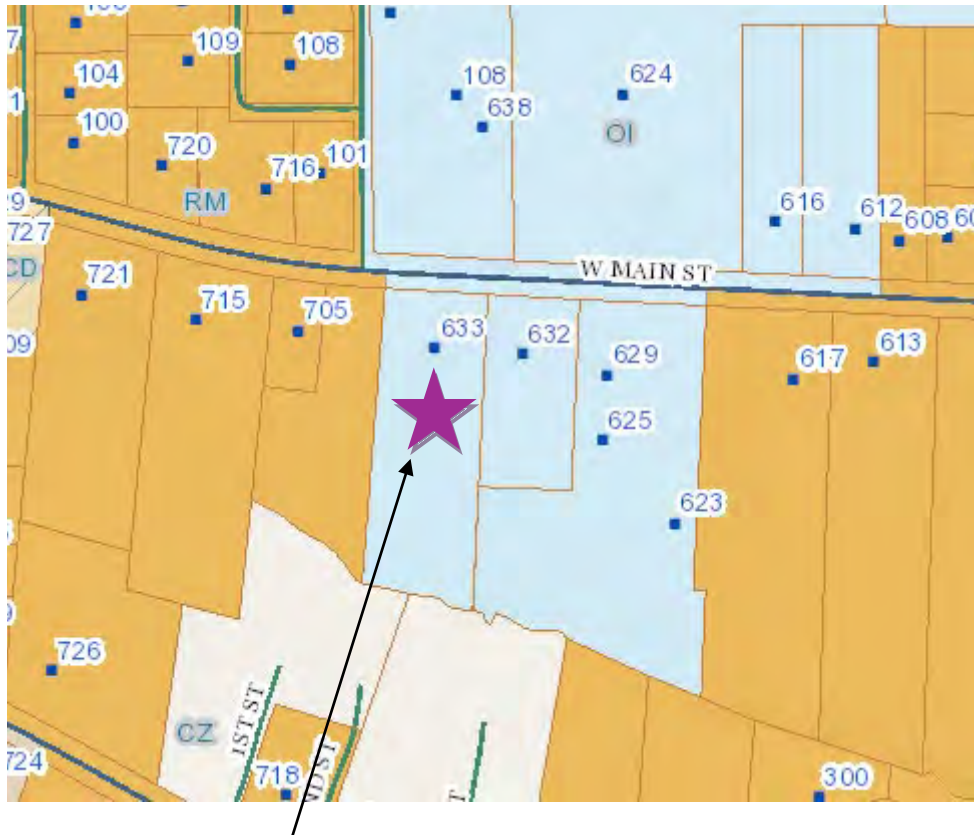
Please plan to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.

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 Site Plan



Proposed rezoning of 633 West Main Street

☒ ☐ Yadkinville Zoning

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



November 25th, 2025

Subject: Rezoning Request ZMA-2025-06

Request from Office Institutional (OI) to Residential High Density Conditional District (RHCZ)

Parcel Number 130821

Address: 633 West Main Street

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, December 15th, 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 2025-06 (ZMA-2025-06), to rezone the subject property from the current OI, Office Institutional to RHCZ, Residential High Density Conditional Zoning District for the 2.36-acre tract which requires a site specific proposal.

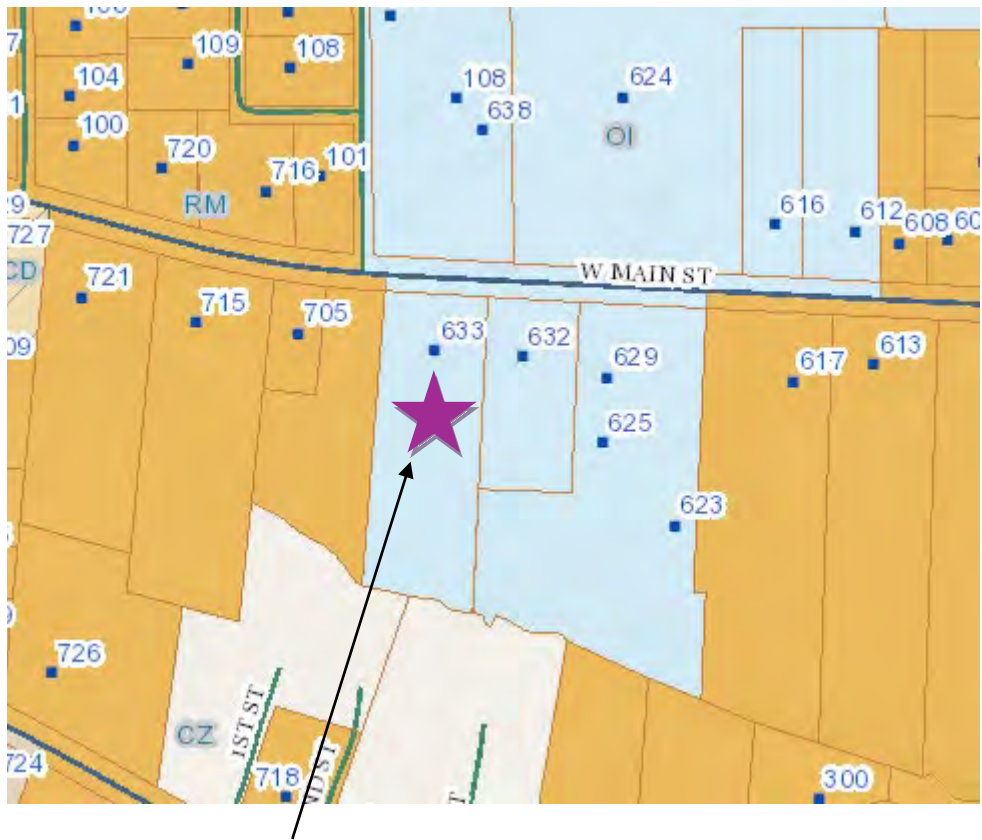
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.

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 Site Plan



Proposed rezoning of 633 West Main Street

☒ ☐ Yadkinville Zoning

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

PIN	PARCEL_N	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
5.81E+11	130775	W MAIN ST.	TRIAD GROUP INC		P O BOX 969	YADKINVILLE	NC	27055
5.81E+11	130821	633 W MAIN ST	Trabelsi Abellatif		109 N FIELD DR	ADVANCE	NC	27006
5.81E+11	130828	116 GEORGE ST	YADKIN CO A MUNICIPAL CORP		PO BOX 146	YADKINVILLE	NC	27055
5.81E+09	130773	W LEE AVE	JARVIS-KENNEDY CUSTOM HOMES		PO BOX 1473	CLEMMONS	NC	27012
5.81E+09	130820	W LEE AVE	JARVIS-KENNEDY CUSTOM HOMES		PO BOX 1473	CLEMMONS	NC	27012
5.81E+09	130822	632 W MAIN ST	WILLIAMS TATE COLUMBUS ETUX	WILLIAMS TASHA SHAY	632 WEST MAIN ST	YADKINVILLE	NC	27055
5.81E+09	130824	623 W MAIN-YADKINVILLE ST	TRIAD GROUP INC		P O BOX 969	YADKINVILLE	NC	27055

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

FIRST-CLASS



US POSTAGE

\$ 000.74⁰

Jarvis Kennedy Custom Homes
DE Rte 1473
Clemmons, NC 27012

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

FIRST-CLASS



US POSTAGE

\$ 000.74⁰

Tate Williams
Tasha Williams
632 West Main Street

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

FIRST-CLASS



US POSTAGE

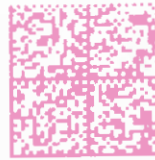
\$ 000.74⁰

Trabelsi Abellatif
109 N. Field Drive
Advance NC 27006

TOWN OF YADKINVILLE

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 25 2025

Triad Group Inc.
PO Box 969
Yadkinville, NC 27055

TOWN OF YADKINVILLE

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 25 2025

Yadkin County
PO Box 220
Yadkinville, NC
27055

TOWN OF YADKINVILLE

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 27055 \$ 000.74⁰
02 7H
0006112166 NOV 25 2025

Yadkin County
Municipal Corp
PO Box 146
Yadkinville, NC 27055



Z REZONING REQUEST
PUBLIC HEARING
TOWN OF YADKINVILLE
REQUEST: Office
Residential High Density
Conditional Zoning District
YADKINVILLE TOWN HALL
336-679-8732
DATE: 12.15.25 TIME: 5:30 PM



Planning & Zoning Department Monthly Report

NOV.
2025

by: Meredith Detsch, Planning Director

Zoning Permits:

New Residential: N/A

Other Residential: Covered Porch @ 509 N.

Commercial: James Ashley Spec Build @533 E. Main Street

Sign Permits: 101 N State Street- *Milk & Honey*; 616 S State Street
Food Lion reface

Zoning Requests:

Plats: East Lee Avenue/South State Street Out Parcel

Zoning Verification Letters: UNIFI for a Data Center off
Shacktown Road

Board(s) Review:

Planning Board: Zoning Map Amendments for 329 Virginia Road
(RM to RH); 1508 Dobbins Mill Road (RR to RMH); Zoning Text
Amendments for Body Establishments in Highway Business and
Central Business through staff approval

Grants: Award for Milk & Honey- Sign and kitchen improvements
through BIG

Notable Events/ Projects:

- Friends of Downtown Meeting
- Leadership Yadkin
- Planning Board
- Yadkin Valley Heritage Corridor Meeting
- Housing inspection Washington Street houses

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

12/12/2025

	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 and notice sent with hearing scheduled for December 17th @ 2:00 pm
5	MHC 25-03	107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	pending directive to issue minimum housing case
6	NUISANCES			
7	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02; abatement of property may need to include this with house case
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, appears in better condition, monitor
9	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. Resent notice 11/25/25 with deadline 12/11/25. Not compliant-left message, she spoke with TM 12.11.25
10	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, mowed 11.21.25 CASE CLOSED
11	PN-25-34	717 W Lee Avenue	Sylvia Sellers C/O Jason Cecil	Notice sent 10.31.25 with deadline of 11/17/25, not compliant, Resent notice 11/25/25 with deadline 12/11/25. 12.1.25 Truck bed appeared cleaned out- case closed

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

12/12/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
12	PN 25-35	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; draft NOV for garage unsecured and debris throughout yard-pending directive to issue
13	PN 25-36	145 Taft Street	Benjamin Long	Washing machine left on porch long term -pending notice
14	PN 25-37	164 Taft Street	Ranon & Edith Andrade Nieto- Perez	Refridgerator and other items on porch and in yard -pending notice
15	PN 25-38	168 Taft Street	Coxie Enterprise LLC	Items all throughout yard and porch/tarp over porch- pending notice
16	ABANDONED-JUNKED-NUISANCE VEHICLES			
17				
18	ZONING			
19	ZV-25-01	1021 Renegar Road	Thomas Campbell	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- See new Case