PLANNING BOARD
REGULAR MEETING AGENDA
Monday, July 20th, 2026
5:30 P.M.

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

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

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1. **CALL MEETING TO ORDER**

2. **SWEARING IN MEMBERS**
   - Virgil Dodson
   - Steve Brown

3. **APPROVAL OF MINUTES –**
   - June 15th, 2026

4. **NEW BUSINESS-**
   - Request for rezoning ZMA-26-04: Request for rezoning Parcel No. 130013, 420 Carolina Avenue from Residential Medium Density (RM) to Residential High Density (RH)

   - Request for rezoning ZMA-26-05: Request for rezoning Parcel No. 130015, 125 S. Monroe Street from Residential Medium Density (RM) and Central Business District (CB) to Residential High Density (RH)

5. **OTHER BUSINESS-**
   - New member
   - Staff reports
   - Upcoming text amendments (legislation changes)

6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is **August 17th, 2026, at 5:30 pm**

PLANNING BOARD

REGULAR MEETING

Monday, June 15th, 2026, 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
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Present
Tony Snow – Absent
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Applicants: Chad Eller, Stacey Smith, Vann Winslow
Other attendees: Kirk Cleary and Melissa Rayborn (neighbors)

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:** *May 18th, 2026*
   Mr. Speaks moved to approve May 18th, 2026, minutes as presented to the board, Mr. Dodson seconded the motion. The motion passed by a vote of 5-0 unanimously.

3. **NEW BUSINESS:**
   Request for rezoning (ZMA-2026-03) Parcel No. 129110, Memorial Road from Highway Business District (HB) to the High Industrial District (HI)
   Ms. Detsch presented to the board that this request is for a rezoning request from Triad Metal Recyclers of Parcel number 129110 with a total acreage of 7.87. The current zoning of the property is Highway Business (HB), and they are requesting High Industrial District (HI).

This property is on the edge of the Town's Extraterritorial Jurisdiction (ETJ), one mile zoning jurisdiction outside of town limits. They are proposing a 100' by 115' enclosed building for the solid waste transfer station and scales with offices also being built. They will be required to seek a Major Special Use Permit (MSUP) from the Board of Commissioners (BOC) which is a quasi-judicial process and the BOC will be the issuer of the permit for change in use on the property. The zoning jurisdictions in this area are Highway Business District, Heavy Industrial District, and Rural Residential District. Yadkin County's zoning district adjacent to our ETJ to the southwest is Rural Agricultural. Across Highway 421 there is Highway Business (HB) and Rural Residential (RR) for the Town's ETJ zoning. Ms. Detsch explained to the board that she did some research on the history of the property. Around 2008, Triad Recycling started on the property and secured a zoning permit from the Town and approved. Ms. Detsch further described the Town's Development Ordinance, lumping several large and intense industrial uses together in one category. It includes everything together such as: Asphalt, Concrete, and Paving Materials Manufacturing; Junkyards and Recycling Operations; Demolition Landfills, Manufacturing (outside a fully enclosed building); Mining and Quarrying; Sawmills and has the same set of additional regulations with securing a Major Special Use Permit (MSUP). This allows the adjacent property owners the opportunity to come to speak at the Quasi-Judicial meeting and give their testimony. The current zoning district is Highway Business -The Highway Business District is intended for higher intensity, primarily commercial, uses that are located adjacent to major highways and provide goods and services for the traveling public. The proposed district is the Heavy Industrial District is established to accommodate industries that primarily involve the production of goods from raw materials. However, it is expected that industries will minimize emissions of smoke, dust, fumes, glare, noise, and vibrations.

There is no municipal water and sewer on the property and municipal sewer is accessible on the western end of Memorial Road near Short Road. Municipal water is across Highway 421 which is a limited access highway. There is water south on Hoots Road but would cross private property to tie it in. Memorial Road was previously Highway 421 but around 2000-2003 Highway 421 was re-routed and modernized into a divided highway, today's current route. Memorial Road ends east past the property and terminates in a cul-de-sac on both ends. The traffic volume maps provided through NCDOT are linked to the report. The property is not within the Watershed but is with the Floodplain, the AE zone is at the southern portion of the property. Ms. Detsch explained the zoning map shown to the board and noted the floodplain area along the creek. Essentially if they were to build there, elevation of the structure would be required so they are staying outside of it.
For the Comprehensive Plan, classified by the Future Land Use Map for Employment Center. Areas designated with the Employment Center classification are intended for existing industries and to attract development or redevelopment for large scale employers and industries.
The Comprehensive Plan is around a ten-year plan with growth patterns, direction the Town is projected and wishing to grow and brings in the public's input in shaping this plan. The plan has goals to tie into any board decisions such as rezonings. One of the goals identified in the plan is *ED5. (Economic Development Goal) Work with Yadkin County Economic Development Commission to maintain an up-to-date online inventory of available properties for large-scale employment, economic development, and adaptive reuse and work to ensure proper zoning designations in place to accommodate such uses.*

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Ms. Detsch noted she had been working with the Economic Development Director, oversees the Yadkin County Economic Development Commission. Ms. Detsch went through all steps required for a rezoning request that our Development Ordinance and state requirements. Currently there is a residential property beside and behind this subject proposed rezoning. Our Development Ordinance requires a Type 2 Buffer for all development in Heavy Industrial District adjacent to all other zoning districts per our adopted *Development Ordinance 4.4.3 Buffer Yards*. Any vegetation they can preserve around the rear will be done to assist with meeting the buffer requirements, but the side will require all new plantings. Fencing is also required and will not change the width of the 50' buffer as chain link is proposed and does not count towards screening. Additionally, any development disturbing more than one (1) acre of land, complete stormwater and detention will be required on site. Staff will review the stormwater plans with the Technical Review Committee (TRC). Ms. Detsch went through the attachments in the packet and the actions the board could take at the conclusion of the hearing. Ms. Detsch concluded her presentation and could answer any questions the board may have. Mr. Dodson asked if they would be able to review the plans for what is being built on the site. Ms. Detsch noted since this is a straight rezoning (not conditional with a site plan) it would be the applicant's preference to share the site plan they have compiled for the property. Mr. Coe asked about the noise of the facility, and Mr. Winslow noted there wouldn't be a tremendous change in noise as the recycling facility is still operating and they will keep similar hours with both facilities of working hours. Mr. Coe asked about new employees for the proposed facility and Mr. Winslow said hopefully 8-10 new positions and currently have thirty-eight (38). Mr. Winslow noted he would be willing to share the site plan with the board and passed it out. Mr. Stacey Smith, the Engineer assisting, noted the site and explained where everything would be located, they are proposing. The facility also requires securing a state permit which requires securing the local permits first. As part of the preliminary review of the property for those state permits, they have to look at wetlands, endangered species, floodplain, site plan creation, utility locations, historic preservation, and no impact to any of the streams or other aspects at this time. The site plan was displayed on the screen for all to view and Mr. Smith walked through the layout of the proposed facility. Setbacks including buffers were covered- 100' state requirement and 50' for the Towns were noted in the presentation and logistics for traffic flow into the two facilities. The structure is enclosed and no waste is left on the floor at the end of the day. Emergency response paths around the proposed structure were also noted. Mr. Coe noted he has been to the facility and there are a lot of trucks waiting to be hauled out along the roadway and asked about any problems with the additional traffic flow in and out. Mr. Smith and Mr. Winslow noted there would be additional traffic from the facility and the trailers seen along the road move by the end of the day. They will work on minimizing the traffic flow in conjunction with the scales and recycling center adjacent. No additional questions from the board to the applicant and staff, Chair Howe opened the floor for the audience to speak. The neighbor next door Melissa Rayborn wanted to speak and told the board she bought the house next door in 2007 and wouldn't have if she knew it was to be a recycling center. The noise, the debris, the fire, the land itself was troublesome for her. The traffic now she explained turns around in her driveway and illegally dumps anything the center doesn't accept. Her son and her grandson live there, and the grandson will not go outside anymore during the day as the noise scares him, he's two years old. The debris on the road has caused numerous tires to need to be replaced is significant. The recent fire at the center has her very concerned about this expansion. The next speaker is the property owner behind Kirk Cleary, fifty-five acres near the creek for him and his

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family to live there. His biggest concern is the runoff from the property, and the creek is the dividing line on his property and Triad's. He noted the noise wasn't too terrible on the weekdays and the weekends are quiet. His biggest concern is pollution in the creek as it drains into the reservoir. There appears to be a lot of pollution now that flows into the creek from that area, and the environment is already affected. He is concerned about the future as the operations and business are expanding. He asked the board to look at that and think about it with this request. Mr. Dodson asked staff about their responsibility for the roadway and runoff. Ms. Detsch noted it is an NCDOT roadway and a secondary road so maintenance would be different than a highway like 421, but they would come out and clean up any drainage issues along the roadway if there are any. She is not sure about sweeping the roadway but could send in complaints to the local office to investigate. Mr. Dodson asked the property owners if they had called into the state and Ms. Rayborn had not. Mr. Dodson turned those questions to the applicants and Mr. Smith noted the state requires water samples now for their recycling operation quarterly and has a stormwater system now. The owners sweep in front of the property but do not sweep the entire roadway. Mr. Dodson asked if they could expand their sweeping and they could. Mr. Speaks asked about the debris left around the site. Ms. Rayborn had called two times and had not received a call back. Ms. Detsch noted since this is in the ETJ, the county would need to enforce the solid waste, and they are limited to just household trash verses construction debris. Ms. Rayborn noted it was electronics and Ms. Detsch wasn't sure if they enforced that or not but would get them the right contact. Mr. Dodson asked if they only accept metal and they concurred; they do not take electronics or tv's. Ms. Rayborn wanted to also mention her property is on a well and has concerns with that as well for the board to consider. Mr. Dodson asked if the new facility would impact the ground water and Mr. Smith and Mr. Winslow noted the metal operation will stay in the same footprint and just the solid waste transfer station was in that area. Ms. Ellington noted she had concerns with the debris the neighbors are dealing with and unsure how we can handle that. Ms. Detsch noted that would be a conversation with county officials and see what their options are now and if it's not covered, we will need to have a different conversation. Ms. Detsch gave one example of a recent case where someone remodeled their house and just left all of it in the yard there were limitations on enforcement. Mr. Dodson stated with the information provided at tonight's meeting he recommends approval of ZMA-2026-03 and the Planning Board adopts the consistency statement dated June 15th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 129110/Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

<u>Comprehensive Plan Consistency Statement June 15th, 2026</u>

ZMA 26-03 Address: Memorial Road; Parcel No. 129119 Applicant: Chad Eller

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

ED5. (Economic Development Goal) Work with Yadkin County Economic Development Commission to maintain an up-to-date online inventory of available properties for large-scale employment, economic development, and adaptive reuse and work to ensure proper zoning designations in place to accommodate such uses.

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LU2. (Land Use Goal) Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.

Mr. Speaks provided the second and the board approved it unanimously 5-0.

Ms. Detsch explained to the audience there will be additional notifications for the next set of meetings on July 6th (rezoning and Major Special Use Permit).

4. **OTHER BUSINESS –** Staff reports

Ms. Detsch noted the new houses being built in the area. A few business change outs and busy with code enforcement in town limits for trash and grass. The Town is concluding all public input on the bicycle pedestrian plan on July 6th. This Thursday evening the NCDOT is holding a public input meeting on construction of sidewalks along East Main Street which was a concept from our previous transportation plans and pedestrian plan. The meeting will be held at Town Hall in the Board of Commissioners' room. Discussion of the design with staff included sidewalk location, road widening, and power lines. Roughly there is a 60-66' right of way now and brought up the picture of the layout of the proposed project. Length of project and timelines were discussed with what NCDOT was proposing. The scope of the project is from the intersection of Highway 601/East Main Street to Unifi Industrial Road/East Main Street intersection. Discussion of multi-use paths as potential future options for us to explore with our Bicycle and Pedestrian Plan. Mr. Dodson asked about Taylor Street rezoning and Mr. Koser noted they did not entertain the hearing as a board member was absent. He noted on July 6th the Board of Commissioners would hear the rezoning the Planning Board just reviewed and the Major Special Use Permit, and their rezoning of Taylor Street. Discussion of the 4th of July and the activities included the parade and afternoon activities. Chair Howe asked about the status of the Comprehensive Plan as it's going out of its lifespan and Mr. Koser explained there are budget constraints this coming fiscal year. Chair Howe asked what the process was and Ms. Detsch explained it was similar to what the Town is doing with the bicycle and pedestrian plan, but it is hosted by the Planning Board. Significant public input is required, and Ms. Detsch asked the Council of Governments for a quote which they provided to her. The process would be to look through the previous plan and any goals not achieved revisit them, set new goals, see where the town stands with development at this time. Chair Howe asked how long this would take and Ms. Detsch said probably around a year to get good public input. Ms. Detsch also had a question for the board about historic cases with manufactured houses. She explained this property owner in the ETJ has been asking to move a manufactured house on his property temporarily to fix it up and sell it, but it is not zoned appropriately for manufactured houses. He asked if there was a board he could plea his case to and there wasn't. Staff investigated all the options of temporary allowances and couldn't find one that would work in his case. She noted the Town has very strict standards on manufactured houses on properties. The property in question is 1240 Myers Road and even with it being 30 days temporary she imagined it would slide into longer timeframes. Discussion of the Town's strict requirements and stance on manufactured homes concluded the meeting. Mr. Dodson asked about the NCDOT proposed sidewalk changes on East Main Street and Ms. Detsch encouraged the board to attend the meeting for more information. Discussion of NCDOT input and roadway projects occurred between staff and the board. Mr. Coe asked about a recent vacancy on the Board and Ms. Detsch

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concurred that Mr. Gibbs had resigned and an in-town position is vacant now. If the board has anyone interested to please come to see staff to learn more.

5. **ADJOURNMENT -** Next regularly scheduled Planning Board meeting is July 20th, 2026.
   Mr. Dodson moved to adjourn the meeting at 6:22 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 Date
Planning Director

_____ _____

Anna Logan Howe, *Chair* Date

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TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: July 16th, 2026

RE: ZMA-26-04: Request for rezoning Parcel No. 130013, 420 Carolina Avenue from Residential Medium Density (RM) to Residential High Density (RH)

	SUBJECT PROPERTIES INFORMATION							
Property Owner	**Applicant**	**Parcel Number**	**Address**	**Acreage**	**Land Use**	**Future Land Use Map Category**	**Current Zoning**	**Proposed Zoning**
ARR Homes LLC	Libby Arroyo	130013	420 Carolina Ave	2.79	Single Family house/ Vacant	Medium Intensity	RM	RH

Surrounding Property:
This area is in the heart of Town adjacent to the downtown Central Business District.

ADJACENT ZONING AND LAND USE		
Direction	**Zoning**	**Land Use**
North	RM, RH, & CB	Single Family Residential, vacant
East	RM & OI	Single Family Residential & Office
South	RM	Single family residential/vacant
West	RM & CB	Single family residential/vacant

Potential Development:
The developer is proposing a single-family subdivision and open space. The estimated houses proposed per their draft site plan is around twenty houses (20). A smaller lot is being sought with this rezoning as Residential Medium Density allows for a 10,000 square foot lot while Residential High Density allows for a 5,000 square foot lot.

Site Information:
The existing area is a transition zone in staff's opinion with housing and our downtown district. This development would support walkability in the downtown business district for its future residents. Near the subject rezoning(s) requested for this development is a Light Industrial site, Indera Mills Company. Also in the area are office and institutional uses and businesses intermingled along South Monroe and Carolina Avenue. The property has a large house that has been evaluated as potentially historic but has not been deemed as a significant structure by the State Historic Preservation Office. Additionally, the Town does not have a Historic Preservation District or Ordinances speaking to the renovations or demolitions of such structures. Individual properties would need to be petitioned as a historic site and work with the State Historic Preservation Office and the National Park Service to secure the status of

National Register of Historic Places. The developer is proposing to retain the large two-story house and renovate it. Additionally, they are proposing to build similar sized houses in line with it along Carolina Avenue with the smaller lots going deeper into the property towards the existing pond. The pond and stream are on the adjacent property that is also being petitioned to be rezoned this evening in a separate hearing, ZMA 26-05.

Intent of Districts per Development Ordinance *Article 3. Zoning Districts and Uses*:

Existing district- ***3.1.2 Residential Medium Density (RM)*** The Residential Medium Density District is established for medium density neighborhoods in which the principal use of land is for single-family residences. The regulations of this district are intended to provide areas of the community for a variety of residences. Developments within this district will have both public water and sewerage available.

Proposed district- ***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 sewerage available.

Site's proximity to utilities-

- Municipal sewer runs through the southwest of the property and is also available to the east along Carolina Avenue.
- Municipal water is located along Carolina Avenue.

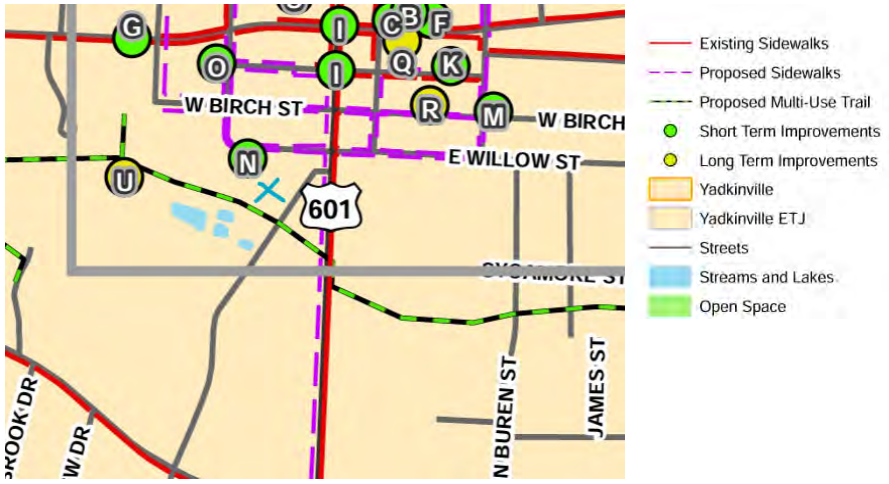
Transportation/road network information-

Carolina Avenue is a Town owned and maintained roadway as well as W. Willow Street and South Monroe Street. For a complete interactive traffic analysis see NCDOT's Traffic Volume Maps linked and choose **Interactive Traffic Volume Map** to see point locations surveyed on NCDOT Roads in the area for context: https://connect.ncdot.gov/resources/State-Mapping/Pages/Traffic-Volume-Maps.aspx

No sidewalks exist currently on Carolina Avenue or W. Willow Street. The Town's Comprehensive Transportation Plan and adopted Pedestrian Plan (see below screenshot of recommended projects) have proposed sidewalks along W. Willow Street and S. Monroe Street and a multi-use path running along the Town's sewer easement on the south end of the property.

N & O = Sidewalk construction along Willow St. & Monroe St.

U = Middle Yadkinville Multi-Use trail along sewer & water easements

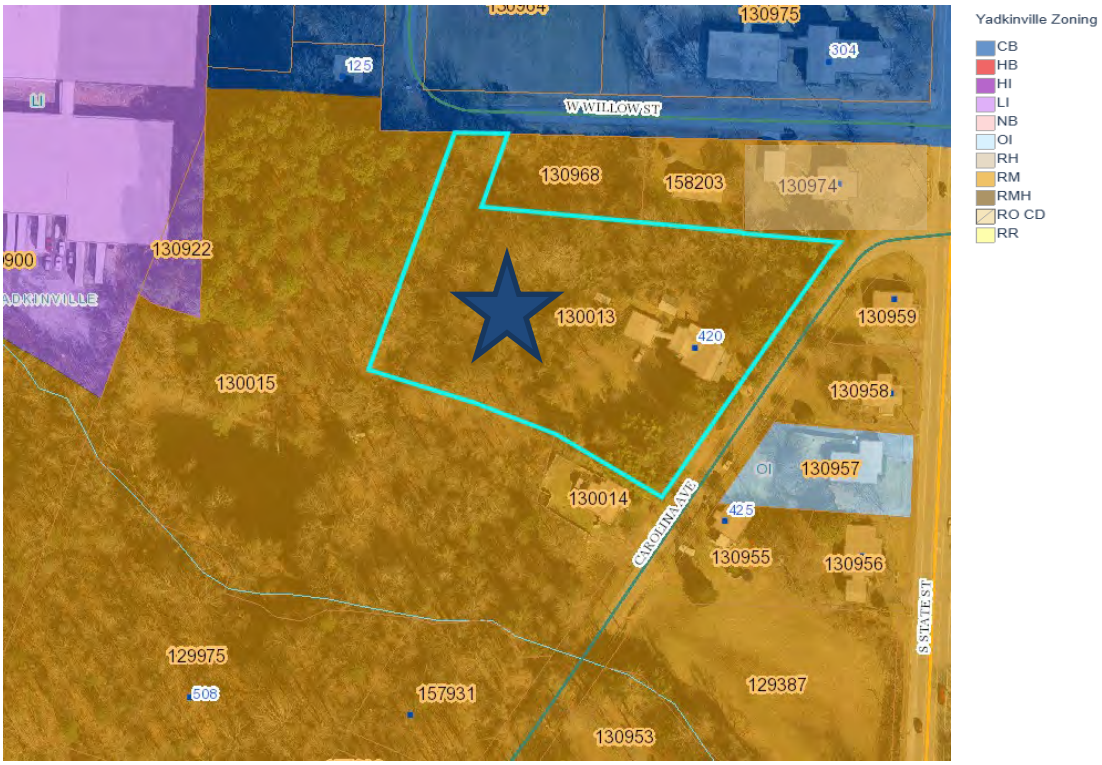


Planning Board Staff Report 7.20.26

Watershed and Overlay Districts-

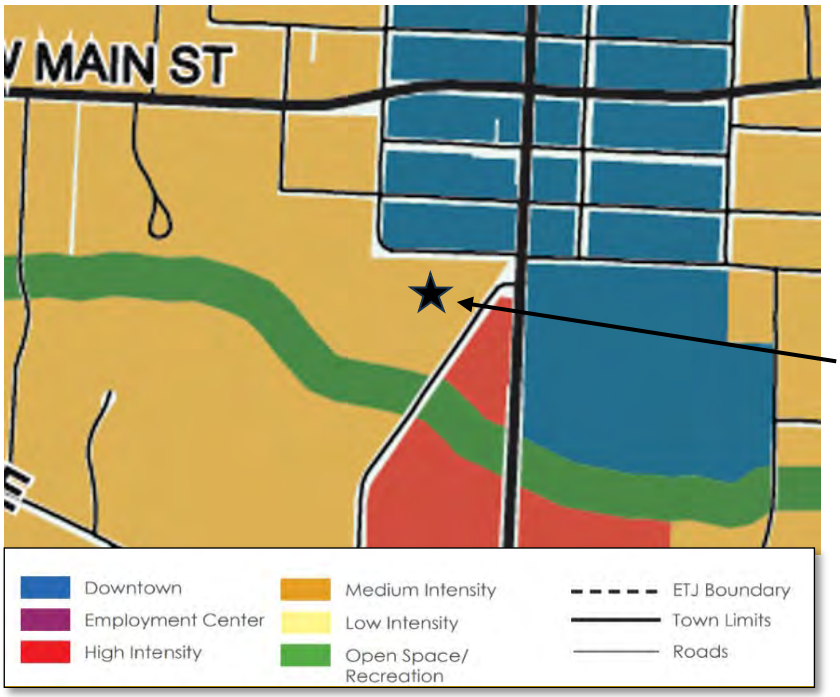
The site is not within the Watershed Overlay District or the floodplain.

Town of Yadkinville Zoning Map



Town of Yadkinville's Comprehensive Plan 2017-Review:

Future Land Use Map



See star for approximate location.

Future Land Use Category from the Comprehensive Plan: *Medium Intensity*
This land use 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:

Land Use Goal- 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.

> *LU2.* Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.
>
> *LU3.* Promote additional infill residential development to support existing and future commercial development.
>
> *LU4.* Encourage a mix of housing types within the community to accommodate residents in different stages of life.
>
> *LU5.* Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

Statutory Authority, Future Land Use, and Development Ordinance Review:

- *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.
- When reviewing the request, the board must consider the rezoning and all development options allowed by the district requested will be consistent with the Land Use Plan
- Additionally, the request follows *2.2.10 Map Amendments* (Rezonings) of the Development Ordinance including:
  - Pre-application with administrator & complete application submitted
  - Staff review with Technical Review Committee (TRC)
  - Advertising for Planning Board Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing
  - Planning Board review and recommendation; simple majority vote to recommend approval, denial or deferment of the requested action
  - Advertising for Board of Commissioners Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing and newspaper legal ad two weeks in a row
  - Planning Board's written recommendation to Board of Commissioners
  - Board of Commissioners review, public hearing and final decision
  - If approved, changes are made to the Town's zoning map in GIS (hosted by Yadkin County), applicants and owners provided copies of changes, and the plat review process can be started - separate process, see Town's Development Ordinance.

Staff Analysis:

The proposed zoning change to Residential Medium (RM) is consistent with the Future Land Use Map as that area shows Medium Intensity in the Town's Comprehensive Plan. The proposed Residential High Density allows for a concentration of houses as there are utilities available and walkability is promoted near the downtown district. Allowed single family uses and multi-family uses (with a Major Special Use Permit) would be allowed. A complete list of allowed uses permitted by right or with a special use permit can be found in our Development Ordinance, *Table 3.1 Permitted Uses.*

Any development disturbing more than one (1) acre of land, complete stormwater and detention will be required on site, see Development Ordinance *4.6.7 Stormwater Management Standards* for complete standards and review requirements of staff.

Additional requirements and standards will be subject to assessment with the Major Subdivision Plat review including utilities and street creation.

**Please note, these are staff comments only, the Planning Board (Appointed Board) is the final recommendation to the Board of Commissioners (Elected Board). Final action will be taken with the Board of Commissioners who may approve, deny, or continue the request.*

Attachments:

- Statement of Reasonableness and Consistency
- Application
- Letters, mailing list, proof of mailing
- Sign posted on property picture

PLANNING BOARD RECOMMENDATION & ALTERNATIVE COURSES OF ACTION

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

- **Recommend Approval** – To recommend approval of ZMA-2026-04 the Planning Board adopts the consistency statement dated July 20th, 2026, contained in the agenda materials to approve the zoning map amendment for 420 Carolina Avenue/Parcel No. 130013, for a rezoning from the Residential Medium Density (RM) to Residential High Density (RH).

Comprehensive Plan Consistency Statement July 20th, 2026

ZMA 26-04
Address: 420 Carolina Avenue; Parcel No. 130013
Applicant: Libby Arroyo

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:

Land Use Goal- 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.

LU2. Focus new development, redevelopment and infill development in areas with existing

infrastructure instead of fringe areas.

LU3. Promote additional infill residential development to support existing and future commercial development.

LU4. Encourage a mix of housing types within the community to accommodate residents in different stages of life.

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

- **Defer** – To defer action on ZMA-2026-04, 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.

- **Recommend Denial** – To recommend denial of ZMA-2026-04, the Planning Board adopts the consistency statement dated July 20th, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel No. 130013/ 420 Carolina Avenue, for a rezoning from the Residential Medium Density (RM) to Residential High Density (RH).

Comprehensive Plan Consistency Statement July 20th, 2026

ZMA 26-04
Address: 420 Carolina Avenue; Parcel No. 130013
Applicant: Libby Arroyo

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.

130013 → ZMA 26-04

Town of Yadkinville Rezoning Application

Project Information

Date of Application
6/12/2026

Name of Project
Carolina Ave

Tax Parcel Number(s)
130013 & 130015

Address
420 Carolina Avenue, Yadkinville, North Carolina 27055

Property Size
8.1 Acres

Current Zoning District
RM

Proposed Zoning District
RH

Overlay Distrct(s)

Contact Information

Applicant
Libby Arroyo

Applicant Address
416 W Hemlock St, Yadkinville, North Carolina 27055

Applicant Signature

Property Owner
ARR Homes LLC

Property Owner Address
1944 Gospel Way Church Rd, Yadkinville, North Carolina 27055

PB → 7.20.26

BOC → 8.3.26

Property Owner Signature

Description of Request

Briefly explain the nature of this request
This request is to rezone the property from RM (Residential Medium) to RH (Residential High) to allow development of a single-family residential subdivision. The proposed development consists of approximately 15 to 20 single-family residential lots. The layout is designed as a clustered subdivision that responds to existing site conditions, including pond areas located toward the rear of the property. A proposed greenway and open space corridor is located along these pond areas to preserve natural features, support drainage, and provide usable open space.

Provide a statement regarding the consistency of this request with town plans and the surrounding land uses
The proposed rezoning is consistent with the Town of Yadkinville's land use objectives supporting residential development at appropriate intensities within areas served by infrastructure. Surrounding properties consist primarily of residential and transitional land uses. The RH zoning classification is compatible with nearby development patterns and supports efficient residential use of land while preserving natural features such as ponds and wooded areas.

Provide a statement regarding the reasonableness of the rezoning request and any proposed conditions of approval. (For Conditional Use Rezoning)
The request is reasonable based on the property's size, existing utility access, and natural site features. The proposed RH zoning allows for efficient residential development while maintaining compatibility with surrounding uses. The layout preserves pond areas through a designated greenway and open space corridor and is designed to minimize environmental impact. The development will comply with all applicable Town subdivision, storm water, and infrastructure requirements.

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.

Payment Confirmation

Payer Information:

Payment Made By: Jose A Arroyo

Payment Made For: Libby Arroyo

Email:

Address: 1944 Gospel Way Church Rd
YADKINVILLE, NC 27055

Payment Description: Miscellaneous

Payment Date: 6/16/2026 10:54:45 AM CT

Business Name	Payment Method	Payment Account	Confirmation Number	Amount	Convenience Fee	Total
Town of Yadkinville, NC (Misc)	MC	****6392		$1,000.00	$32.50	$1,032.50

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 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.

Tax Collector: CR
Land Records: CR
Tax Appraisal: CR

FILED
YADKIN COUNTY NC
ARIC WILHELM
REGISTER OF DEEDS

FILED	Jun 02, 2026
AT	02:59:40 pm
BOOK	01470
START PAGE	0254
END PAGE	0259
INSTRUMENT #	02330
EXCISE TAX	$570.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared By: J. Gregory Matthews, Attorney at Law
112 South State Street, P.O. Box 937, Yadkinville, NC 27055

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF YADKIN

Taxable consideration: $570.00

THIS DEED, made this 22nd day of May, 2026, by and between **WILLIAM M. ANDERSON** (Individually and as Executor for The Estate of Margaret Mackie Anderson) and spouse, **JACQUELINE REFOUR ANDERSON**, **FRANKLIN DANIEL ANDERSON** and spouse, **TONI GRINDSTAFF ANDERSON** and **MITCHELL T. ANDERSON** and spouse, **DORA M. ANDERSON**, whose permanent mailing address is c/o William M. Anderson at 93 Blackhawk Ridge Way, Granite Falls, NC 28630, hereinafter called "GRANTORS"; and

ARR HOMES, LLC, a North Carolina limited liability company, whose permanent mailing address is 1944 Gospel Way Church Road, Yadkinville, NC 27055, hereinafter called "GRANTEE".

W I T N E S S E T H:

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

Tax Parcels: 130013 & 130015
Property address: 420 Carolina Avenue, Yadkinville, NC 27055

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND BACK REFERENCES

All or a portion of the property herein conveyed does not include the primary residence of one or more of the Grantors.

TO HAVE AND TO HOLD the above-described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, its heirs and/or successors and assigns forever in fee simple.

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

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year indicated below.

SEE FOLLOWING PAGES FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS

SIGNATURE AND NOTARY ACKNOWLEDGEMENT
WARRANTY DEED FROM MARGARET MACKIE ANDERSON HEIRS
TO
ARR HOMES, LLC
420 CAROLINA AVENUE, YADKINVILLE, NC 27055
DATED May 22, 2026

Date: 5.27.26 William M. Anderson (SEAL)
WILLIAM M. ANDERSON (Individually and as Executor for The Estate of Margaret Mackie Anderson)

Date: 5.27.26 Jacqueline Refour Anderson (SEAL)
JACQUELINE REFOUR ANDERSON

STATE OF NORTH CAROLINA, COUNTY OF Caldwell

I, Wendy Kurfees, a Notary Public of the State of North Carolina, County of Caldwell, do hereby certify that **WILLIAM M. ANDERSON** and **JACQUELINE REFOUR ANDERSON**, personally appeared before me this day and acknowledged the execution of the foregoing deed in the capacity as stated herein. Witness my hand and notarial seal, this the 27 day of May, 2026.

WENDY KURFEES NOTARY PUBLIC CALDWELL COUNTY, NC

Wendy Kurfees
Notary Public

My Commission Expires: 6/12/2027

SIGNATURE AND NOTARY ACKNOWLEDGEMENT
WARRANTY DEED FROM MARGARET MACKIE ANDERSON HEIRS
TO
ARR HOMES, LLC
420 CAROLINA AVENUE, YADKINVILLE, NC 27055
DATED May 22, 2026

Date: 5-29-26 _____(SEAL)
FRANKLIN DANIEL ANDERSON

Date: 5-29-26 _____(SEAL)
TONI GRINDSTAFF ANDERSON

STATE OF NORTH CAROLINA, COUNTY OF Yadkin

I, J. GREGORY MATTHEWS, a Notary Public of the State of North Carolina, County of Davie, do hereby certify that **FRANKLIN DANIEL ANDERSON** and **TONI GRINDSTAFF ANDERSON**, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 29 day of May, 2026.

J. GREGORY MATTHEWS
Notary Public
Davie County, NC
My Commission Expires: Aug. 17, 2026

_____
Notary Public J. GREGORY MATTHEWS

My Commission Expires: _____

SIGNATURE AND NOTARY ACKNOWLEDGEMENT
WARRANTY DEED FROM MARGARET MACKIE ANDERSON HEIRS
TO
ARR HOMES, LLC
420 CAROLINA AVENUE, YADKINVILLE, NC 27055
DATED May 22, 2026

Date: 5/27/26 Mitchell T. Anderson (SEAL)
MITCHELL T. ANDERSON

Date: 5/27/26 Dora M. Anderson (SEAL)
DORA M. ANDERSON

STATE OF TENNESSEE, COUNTY OF Gibson

I, Cynthia L. Chandler, a Notary Public of the State of Tennessee, County of Gibson, do hereby certify that **MITCHELL T. ANDERSON** and **DORA M. ANDERSON**, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 27th day of May, 2026.

CYNTHIA L. CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

Cynthia L. Chandler
Notary Public

My Commission Expires: 5/12/27

Exhibit A
Legal description
420 Carolina Avenue, Yadkinville, NC 27055
ARR HOMES, LLC

Tract 1:
Tax Parcel: 130013

BEING all of Lot 1, containing 3.020 acres, more or less, of the survey for Ruth Mackie Moxley and Margaret Mackie Anderson, recorded in Plat Book 9, Page 355, Yadkin County Registry, to which reference is made for a more complete description.

Being the same property as found in Deed recorded in Book 701, Page 117, Yadkin County Registry.

Tract 2:
Tax Parcel: 130015

BEING that 5.534 acres shown as Lot 2 on Plat Book 9, Page 456, Yadkin County Registry, reference to which is made for a more complete and accurate description.

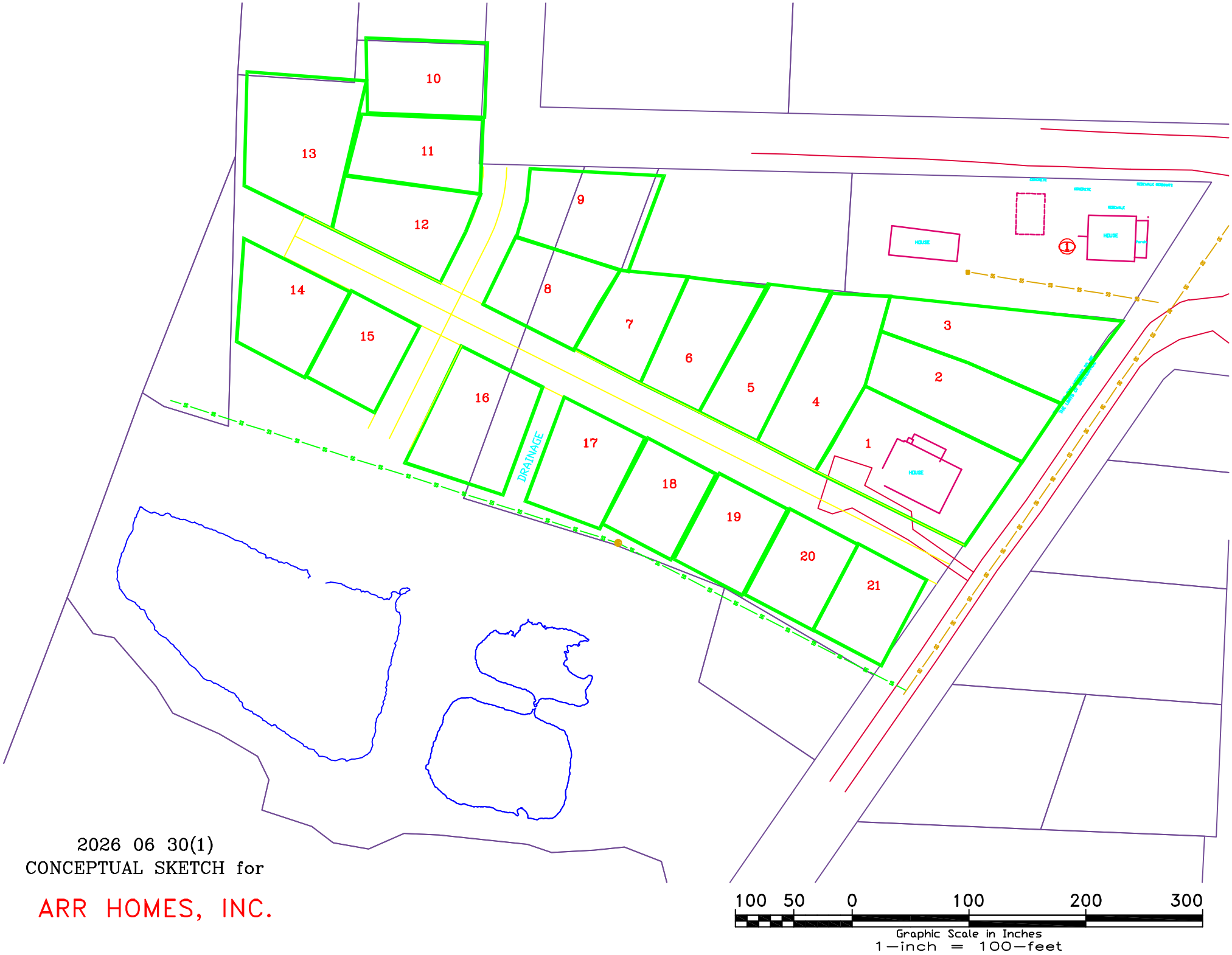
Being the same property as found in Deed recorded in Book 741, Page 300, Yadkin County Registry.

Together with and subject to the following:

1. Any and all matters as shown on the aforementioned plats;
2. All of the 2026 ad valorem taxes and subsequent years thereafter; and
3. Restrictions, easements and right of ways of record.

Back references:
BK 106, PG 108
03 E 121
12 E 284
25 E 198

420 Carolina Avenue- Parcel No. 130013 Rezoning request RM to RH



2026 06 30(1)
CONCEPTUAL SKETCH for

ARR HOMES, INC.

REZONING
REQUEST
call 679-8732
PUBLIC HEARING
TOWN OF YADKINVILLE
PLANNING BOARD
REQUEST: RM Residential Medium Density
RH Residential High Density
YADKINVILLE TOWN HA
336-679-8732
DATE: 7.20.26 TIME:

THE TOWN OF
YADKINVILLE
North Carolina
Gateway to the Yadkin Valley
Est 1857

July 9, 2026

Subject: Rezoning Request ZMA-2026-04
Request from RM, Residential Medium Density
to RH, Residential High Density
Parcel Number 130013
Address:420 Carolina Avenue

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, July 20th, at 5:30 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC. The purpose of the public hearing is to consider a rezoning request, Zoning Map Amendment 2026-04 (ZMA-2026-04), to rezone the subject property from the current RM, Residential Medium Density to RH, Residential High Density for the 2.79-acre tract. The proposed rezoning is being requested to accommodate a proposed subdivision for single-family houses.

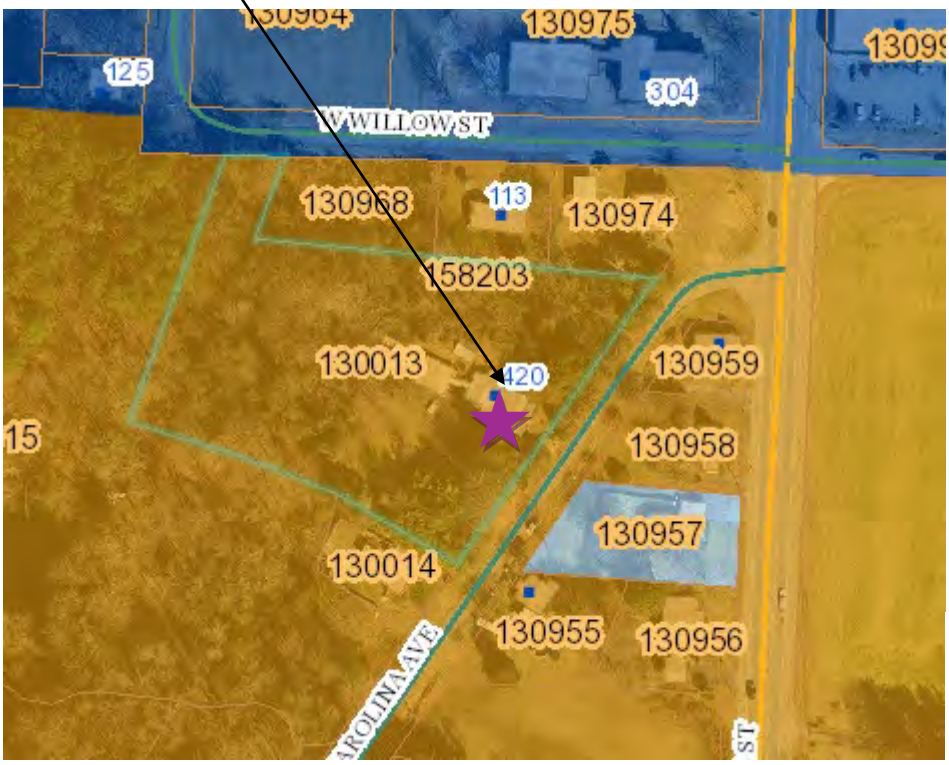
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.
The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several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

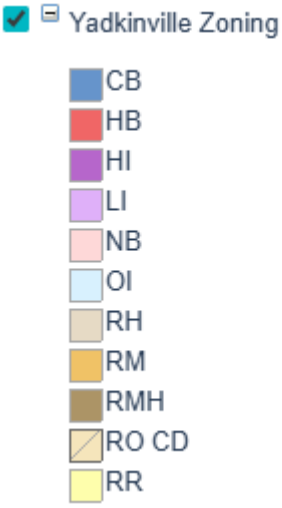
Sincerely,

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 420 Carolina Avenue





PIN	PARCEL_N	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580700903967	130013	420 CAROLINA AVE	ANDERSON WILLIAM THOMAS	ANDERSON MARGARET MACKIE	93 BLACKHAWK RIDGE WAY	GRANITE FALLS	NC	28630
580700904746	130014	428 CAROLINA AVE	BILLATORO ROXANA		428 CAROLINA AVE	YADKINVILLE	NC	27055
580700910096	130015	125 S MONROE ST	ANDERSON MARGARET ET VIR	ANDERSON WILLIAM	93 BLACKHAWK RIDGE WAY	GRANITE FALLS	NC	28630
580720905642	130955	425 CAROLINA AVE	FOSTER JEFF		425 CAROLINA AVE	YADKINVILLE	NC	27055
580720906753	130957	418 S S STATE ST	CORCORAN OLIVIA MICHELLE ETVIR	CORCORAN BENJAMIN JAMES	352 Ivy Cir	Elkin	NC	28621
580720906882	130958	416 S S STATE ST	CRANFILL GRAY W & ETAL		1011 NEW BEGINNINGS LN	YADKINVILLE	NC	27055
580720907910	130959	408 S STATE ST	BROWN CHRISTOPHER L		PO BOX 775	YADKINVILLE	NC	27055
580720912288	130964	W BIRCH ST	FIRST BAPTIST CHURCH OF		304 S STATE ST	YADKINVILLE	NC	27055
580720913037	130968	W WILLOW ST	FIRST BAPTIST CHURCH OF	YADKINVILLE	304 S STATE ST	YADKINVILLE	NC	27055
580720915065	130974	113 W WILLOW ST	FIRST BAPTIST CURCH OF	YADKINVILLE	304 S STATE ST	YADKINVILLE	NC	27055

First Baptist Church mail to PO Box 668 Yadkinville, NC 27055

Owner- ARR Homes, LLC 1944 Gospel Way Church Road Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

First Baptist Church of Yadkinville
PO Box 4668
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Christopher Brown
P.O. Box 775
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Gray Cranfill
1011 New Beginnings Lane
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Jeff Foster
425 Carolina Avenue
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055
02 7H
0006112166
$ 000.74⁰
JUL 09 2026

Olivia Michelle Corcoran
Benjamin James Corcoran
352 Ivy Circle
Elkin, NC 28621

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055
02 7H
0006112166
$ 000.74⁰
JUL 09 2026

Roxana Billatoro
428 Carolina Ave
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055
02 7H
0006112166
$ 000.74⁰
JUL 09 2026

Margaret Anderson
William Anderson
93 Blackhawk Ridge Way
Granite Falls, NC 28630

TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: July 16th, 2026

RE: ZMA-26-05: Request for rezoning Parcel No. 130015, 125 S. Monroe Street from Residential Medium Density (RM) and Central Business District (CB) to Residential High Density (RH)

	SUBJECT PROPERTIES INFORMATION							
Property Owner	**Applicant**	**Parcel Number**	**Address**	**Acreage**	**Land Use**	**Future Land Use Map Category**	**Current Zoning**	**Proposed Zoning**
ARR Homes LLC	Libby Arroyo	130015	125 S. Monroe Street	5.49	Single Family house/ Vacant	Medium Intensity	RM/CB	RH

Surrounding Property:
This area is in the heart of Town adjacent to the downtown Central Business District.

ADJACENT ZONING AND LAND USE		
Direction	**Zoning**	**Land Use**
North	CB	Offices/Vacant
East	RM	Single Family Residential
South	RM	Single family residential
West	LI	Light Industrial-Industry

Potential Development:
The developer is proposing a single-family subdivision and open space. The estimated houses proposed per their draft site plan is around twenty houses (20). A smaller lot is being sought with this rezoning as Residential Medium Density allows for a 10,000 square foot lot while Residential High Density allows for a 5,000 square foot lot.

Site Information:
The existing area is a transition zone in staff's opinion with housing and our downtown district. This development would support walkability in the downtown business district for its future residents, especially as this property terminates on Monroe Street and W. Willow Street. Adjacent to this development is a Light Industrial site, Indera Mills Company. Also in the area are office and institutional uses and businesses intermingled along South Monroe and Carolina Avenue. The property has a small house on it in the Northwest corner that is in terrible shape and does not appear to be salvageable from views along Willow Street, but an official inspection has not been conducted. The pond and stream are on the lower portion of the property that are being retained and looked at for their

open space requirements with a Major Subdivision. Additionally, the property to the north, 420 Carolina Avenue is also being petitioned to be rezoned to RH, ZMA 26-04.

Intent of Districts per Development Ordinance *Article 3. Zoning Districts and Uses*:

Existing district-

3.1.2 Residential Medium Density (RM) The Residential Medium Density District is established for medium density neighborhoods in which the principal use of land is for single-family residences. The regulations of this district are intended to provide areas of the community for a variety of residences. Developments within this district will have both public water and sewerage available.

3.1.6 Central Business (CB) The Central Business District is the central shopping area of the Town. It is established for those uses that normally require a central location and which provide merchandise and services to be used by the entire Town and its environs. It is intended that this district shall develop and be maintained as a tightly knit core of commercial activity.

Proposed district- ***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 sewerage available.

Site's proximity to utilities-

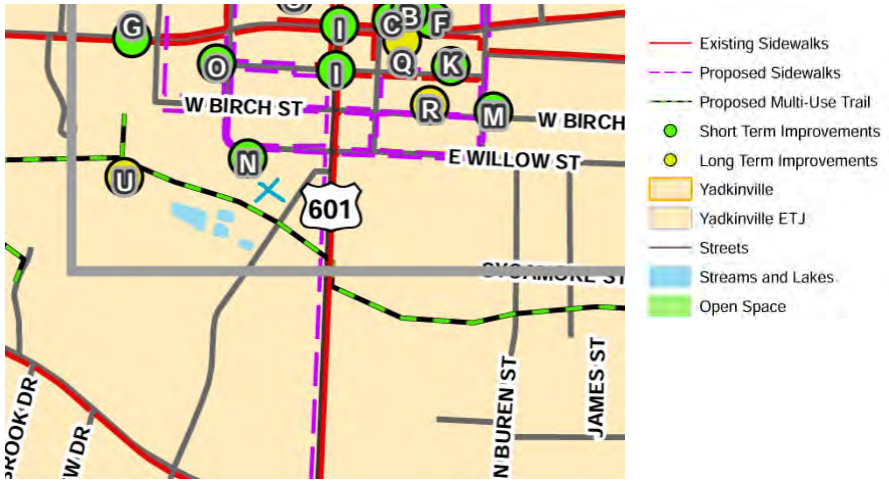
- Municipal sewer runs through the northern portion of the property and is also available to the east along Carolina Avenue.
- Municipal water is located along Carolina Avenue.

Transportation/road network information-

-Carolina Avenue, W. Willow Street, and South Monroe Street are all Town owned and maintained roadways. For a complete interactive traffic analysis see NCDOT's Traffic Volume Maps linked and choose **Interactive Traffic Volume Map** to see point locations surveyed on NCDOT Roads in the area for context: https://connect.ncdot.gov/resources/State-Mapping/Pages/Traffic-Volume-Maps.aspx

-No sidewalks exist currently on Carolina Avenue or W. Willow Street. The Town's Comprehensive Transportation Plan and adopted Pedestrian Plan (see below screenshot of recommended projects) have proposed sidewalks along W. Willow Street and S. Monroe Street and a multi-use path running along the Town's sewer easement on the south end of the property.

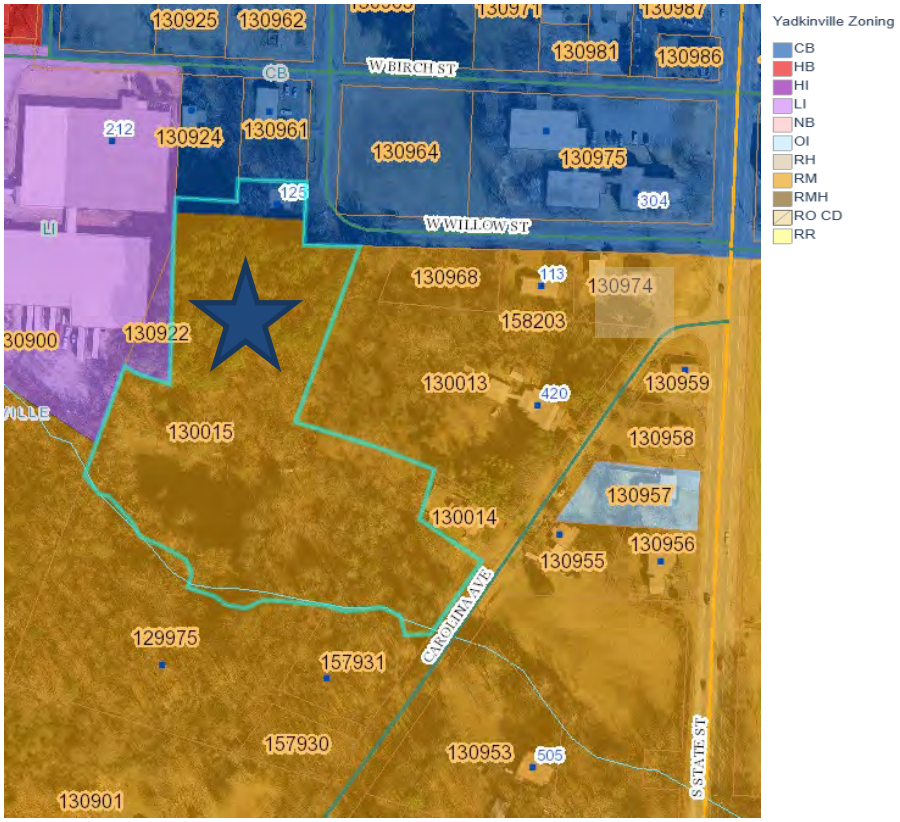
N & O = Sidewalk construction along Willow St. & Monroe St.
U = Middle Yadkinville Multi-Use trail along sewer & water easements



Watershed and Overlay Districts-

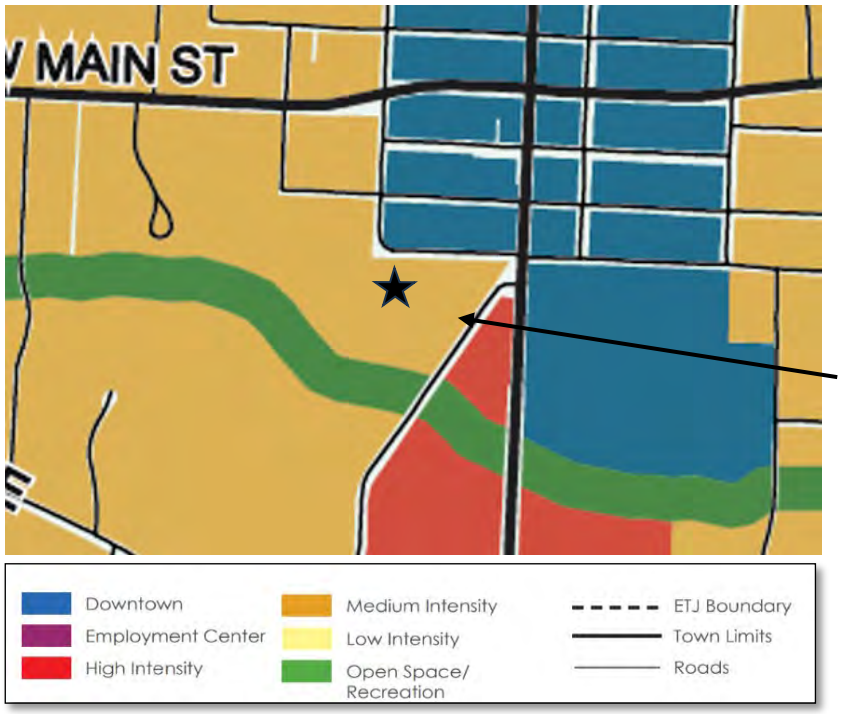
The site is not within the Watershed Overlay District or the floodplain.

Town of Yadkinville Zoning Map



Town of Yadkinville's Comprehensive Plan 2017-Review:

Future Land Use Map



See star for approximate location.

ZMA-26-05 125 S. Monroe Street

Future Land Use Category from the Comprehensive Plan: *Medium Intensity*
This land use 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:

Land Use Goal- 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.

> *LU2.* Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.
>
> *LU3.* Promote additional infill residential development to support existing and future commercial development.
>
> *LU4.* Encourage a mix of housing types within the community to accommodate residents in different stages of life.
>
> *LU5.* Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

Statutory Authority, Future Land Use, and Development Ordinance Review:

- *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.
- When reviewing the request, the board must consider the rezoning and all development options allowed by the district requested will be consistent with the Land Use Plan
- Additionally, the request follows *2.2.10 Map Amendments* (Rezonings) of the Development Ordinance including:
  - Pre-application with administrator & complete application submitted
  - Staff review with Technical Review Committee (TRC)
  - Advertising for Planning Board Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing
  - Planning Board review and recommendation; simple majority vote to recommend approval, denial or deferment of the requested action
  - Advertising for Board of Commissioners Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing and newspaper legal ad two weeks in a row
  - Planning Board's written recommendation to Board of Commissioners
  - Board of Commissioners review, public hearing and final decision
  - If approved, changes are made to the Town's zoning map in GIS (hosted by Yadkin County), applicants and owners provided copies of changes, and the plat review process can be started - separate process, see Town's Development Ordinance.

Staff Analysis:

The proposed zoning change to Residential Medium (RM) is consistent with the Future Land Use Map as that area shows Medium Intensity in the Town's Comprehensive Plan. The proposed Residential High Density allows for a concentration of houses as there are utilities available and walkability is promoted near the downtown district. Allowed single family uses and multi-family uses (with a Major Special Use Permit) would be allowed. A complete list of allowed uses permitted by right or with a special use permit can be found in our Development Ordinance, *Table 3.1 Permitted Uses.*

Any development disturbing more than one (1) acre of land, complete stormwater and detention will be required on site, see Development Ordinance *4.6.7 Stormwater Management Standards* for complete standards and review requirements of staff.

Additional requirements and standards will be subject to assessment with the Major Subdivision Plat review including utilities and street creation.

**Please note, these are staff comments only, the Planning Board (Appointed Board) is the final recommendation to the Board of Commissioners (Elected Board). Final action will be taken with the Board of Commissioners who may approve, deny, or continue the request.*

Attachments:

- Statement of Reasonableness and Consistency
- Application
- Letters, mailing list, proof of mailing
- Sign posted on property picture

PLANNING BOARD RECOMMENDATION & ALTERNATIVE COURSES OF ACTION

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

- **Recommend Approval** – To recommend approval of ZMA-2026-05 the Planning Board adopts the consistency statement dated July 20th, 2026, contained in the agenda materials to approve the zoning map amendment for 125 S. Monroe Street/Parcel No. 130015, for a rezoning from the Residential Medium Density (RM) and Central Business District (CB) to Residential High Density (RH).

Comprehensive Plan Consistency Statement July 20th, 2026

ZMA 26-05
Address: 125 S. Monroe Street; Parcel No. 130015
Applicant: Libby Arroyo

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:

Land Use Goal- 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.

LU2. Focus new development, redevelopment and infill development in areas with existing

infrastructure instead of fringe areas.

LU3. Promote additional infill residential development to support existing and future commercial development.

LU4. Encourage a mix of housing types within the community to accommodate residents in different stages of life.

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

- **Defer** – To defer action on ZMA-2026-05, 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.

- **Recommend Denial** – To recommend denial of ZMA-2026-05, the Planning Board adopts the consistency statement dated July 20th, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel No. 130015/ 125 S. Monroe Street, for a rezoning from the Residential Medium Density (RM) and Central Business District (CB) to Residential High Density (RH).

Comprehensive Plan Consistency Statement July 20th, 2026

ZMA 26-05
Address: 125 S. Monroe Street; Parcel No. 130015
Applicant: Libby Arroyo

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.

130015 -> ZMA 26-05

Town of Yadkinville Rezoning Application

Project Information

Date of Application
6/12/2026

Name of Project
Carolina Ave

Tax Parcel Number(s)
130013 & 130015

Address
420 Carolina Avenue, Yadkinville, North Carolina 27055

Property Size
8.1 Acres

Current Zoning District
RM

Proposed Zoning District
RH

Overlay Distrct(s)

Contact Information

Applicant
Libby Arroyo

Applicant Address
416 W Hemlock St, Yadkinville, North Carolina 27055

Applicant Signature

Property Owner
ARR Homes LLC

Property Owner Address
1944 Gospel Way Church Rd, Yadkinville, North Carolina 27055

PB -> 7.20.26

BOC -> 8.3.26

Property Owner Signature

Description of Request

Briefly explain the nature of this request
This request is to rezone the property from RM (Residential Medium) to RH (Residential High) to allow development of a single-family residential subdivision. The proposed development consists of approximately 15 to 20 single-family residential lots. The layout is designed as a clustered subdivision that responds to existing site conditions, including pond areas located toward the rear of the property. A proposed greenway and open space corridor is located along these pond areas to preserve natural features, support drainage, and provide usable open space.

Provide a statement regarding the consistency of this request with town plans and the surrounding land uses
The proposed rezoning is consistent with the Town of Yadkinville's land use objectives supporting residential development at appropriate intensities within areas served by infrastructure. Surrounding properties consist primarily of residential and transitional land uses. The RH zoning classification is compatible with nearby development patterns and supports efficient residential use of land while preserving natural features such as ponds and wooded areas.

Provide a statement regarding the reasonableness of the rezoning request and any proposed conditions of approval. (For Conditional Use Rezoning)
The request is reasonable based on the property's size, existing utility access, and natural site features. The proposed RH zoning allows for efficient residential development while maintaining compatibility with surrounding uses. The layout preserves pond areas through a designated greenway and open space corridor and is designed to minimize environmental impact. The development will comply with all applicable Town subdivision, storm water, and infrastructure requirements.

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.

Payment Confirmation

Payer Information:

Payment Made By: Jose A Arroyo

Payment Made For: Libby Arroyo

Email:

Address: 1944 Gospel Way Church Rd
YADKINVILLE, NC 27055

Payment Description: Miscellaneous

Payment Date: 6/16/2026 10:54:45 AM CT

Business Name	Payment Method	Payment Account	Confirmation Number	Amount	Convenience Fee	Total
Town of Yadkinville, NC (Misc)	MC	****6392		$1,000.00	$32.50	$1,032.50

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 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.

Tax Collector: CR
Land Records: CR
Tax Appraisal: CR

FILED
YADKIN COUNTY NC
ARIC WILHELM
REGISTER OF DEEDS

FILED	Jun 02, 2026
AT	02:59:40 pm
BOOK	01470
START PAGE	0254
END PAGE	0259
INSTRUMENT #	02330
EXCISE TAX	$570.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared By: J. Gregory Matthews, Attorney at Law
112 South State Street, P.O. Box 937, Yadkinville, NC 27055

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF YADKIN

Taxable consideration: $570.00

THIS DEED, made this 22nd day of May, 2026, by and between **WILLIAM M. ANDERSON** (Individually and as Executor for The Estate of Margaret Mackie Anderson) and spouse, **JACQUELINE REFOUR ANDERSON**, **FRANKLIN DANIEL ANDERSON** and spouse, **TONI GRINDSTAFF ANDERSON** and **MITCHELL T. ANDERSON** and spouse, **DORA M. ANDERSON**, whose permanent mailing address is c/o William M. Anderson at 93 Blackhawk Ridge Way, Granite Falls, NC 28630, hereinafter called "GRANTORS"; and

ARR HOMES, LLC, a North Carolina limited liability company, whose permanent mailing address is 1944 Gospel Way Church Road, Yadkinville, NC 27055, hereinafter called "GRANTEE".

W I T N E S S E T H:

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

Tax Parcels: 130013 & 130015
Property address: 420 Carolina Avenue, Yadkinville, NC 27055

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND BACK REFERENCES

All or a portion of the property herein conveyed does not include the primary residence of one or more of the Grantors.

TO HAVE AND TO HOLD the above-described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, its heirs and/or successors and assigns forever in fee simple.

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

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year indicated below.

SEE FOLLOWING PAGES FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENTS

SIGNATURE AND NOTARY ACKNOWLEDGEMENT
WARRANTY DEED FROM MARGARET MACKIE ANDERSON HEIRS
TO
ARR HOMES, LLC
420 CAROLINA AVENUE, YADKINVILLE, NC 27055
DATED May 22, 2026

Date: 5.27.26 William M. Anderson (SEAL)
WILLIAM M. ANDERSON (Individually and as Executor for The Estate of Margaret Mackie Anderson)

Date: 5.27.26 Jacqueline Refour Anderson (SEAL)
JACQUELINE REFOUR ANDERSON

STATE OF NORTH CAROLINA, COUNTY OF Caldwell

I, Wendy Kurfees, a Notary Public of the State of North Carolina, County of Caldwell, do hereby certify that **WILLIAM M. ANDERSON** and **JACQUELINE REFOUR ANDERSON**, personally appeared before me this day and acknowledged the execution of the foregoing deed in the capacity as stated herein. Witness my hand and notarial seal, this the 27 day of May, 2026.

WENDY KURFEES NOTARY PUBLIC CALDWELL COUNTY, NC

Wendy Kurfees
Notary Public

My Commission Expires: 6/12/2027

SIGNATURE AND NOTARY ACKNOWLEDGEMENT
WARRANTY DEED FROM MARGARET MACKIE ANDERSON HEIRS
TO
ARR HOMES, LLC
420 CAROLINA AVENUE, YADKINVILLE, NC 27055
DATED May 22, 2026

Date: 5-29-26 _____(SEAL)
FRANKLIN DANIEL ANDERSON

Date: 5-29-26 _____(SEAL)
TONI GRINDSTAFF ANDERSON

STATE OF NORTH CAROLINA, COUNTY OF Yadkin

I, J. GREGORY MATTHEWS, a Notary Public of the State of North Carolina, County of Davie, do hereby certify that **FRANKLIN DANIEL ANDERSON** and **TONI GRINDSTAFF ANDERSON**, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 29 day of May, 2026.

J. GREGORY MATTHEWS
Notary Public
Davie County, NC
My Commission Expires: Aug. 17, 2026

_____
Notary Public J. GREGORY MATTHEWS

My Commission Expires: _____

SIGNATURE AND NOTARY ACKNOWLEDGEMENT
WARRANTY DEED FROM MARGARET MACKIE ANDERSON HEIRS
TO
ARR HOMES, LLC
420 CAROLINA AVENUE, YADKINVILLE, NC 27055
DATED May 22, 2026

Date: 5/27/26 Mitchell T. Anderson (SEAL)
MITCHELL T. ANDERSON

Date: 5/27/26 Dora M. Anderson (SEAL)
DORA M. ANDERSON

STATE OF TENNESSEE, COUNTY OF Gibson

I, Cynthia L. Chandler, a Notary Public of the State of Tennessee, County of Gibson, do hereby certify that **MITCHELL T. ANDERSON** and **DORA M. ANDERSON**, personally appeared before me this day and acknowledged the execution of the foregoing deed. Witness my hand and notarial seal, this the 27th day of May, 2026.

CYNTHIA L. CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

Cynthia L. Chandler
Notary Public

My Commission Expires: 5/12/27

Exhibit A
Legal description
420 Carolina Avenue, Yadkinville, NC 27055
ARR HOMES, LLC

Tract 1:
Tax Parcel: 130013

BEING all of Lot 1, containing 3.020 acres, more or less, of the survey for Ruth Mackie Moxley and Margaret Mackie Anderson, recorded in Plat Book 9, Page 355, Yadkin County Registry, to which reference is made for a more complete description.

Being the same property as found in Deed recorded in Book 701, Page 117, Yadkin County Registry.

Tract 2:
Tax Parcel: 130015

BEING that 5.534 acres shown as Lot 2 on Plat Book 9, Page 456, Yadkin County Registry, reference to which is made for a more complete and accurate description.

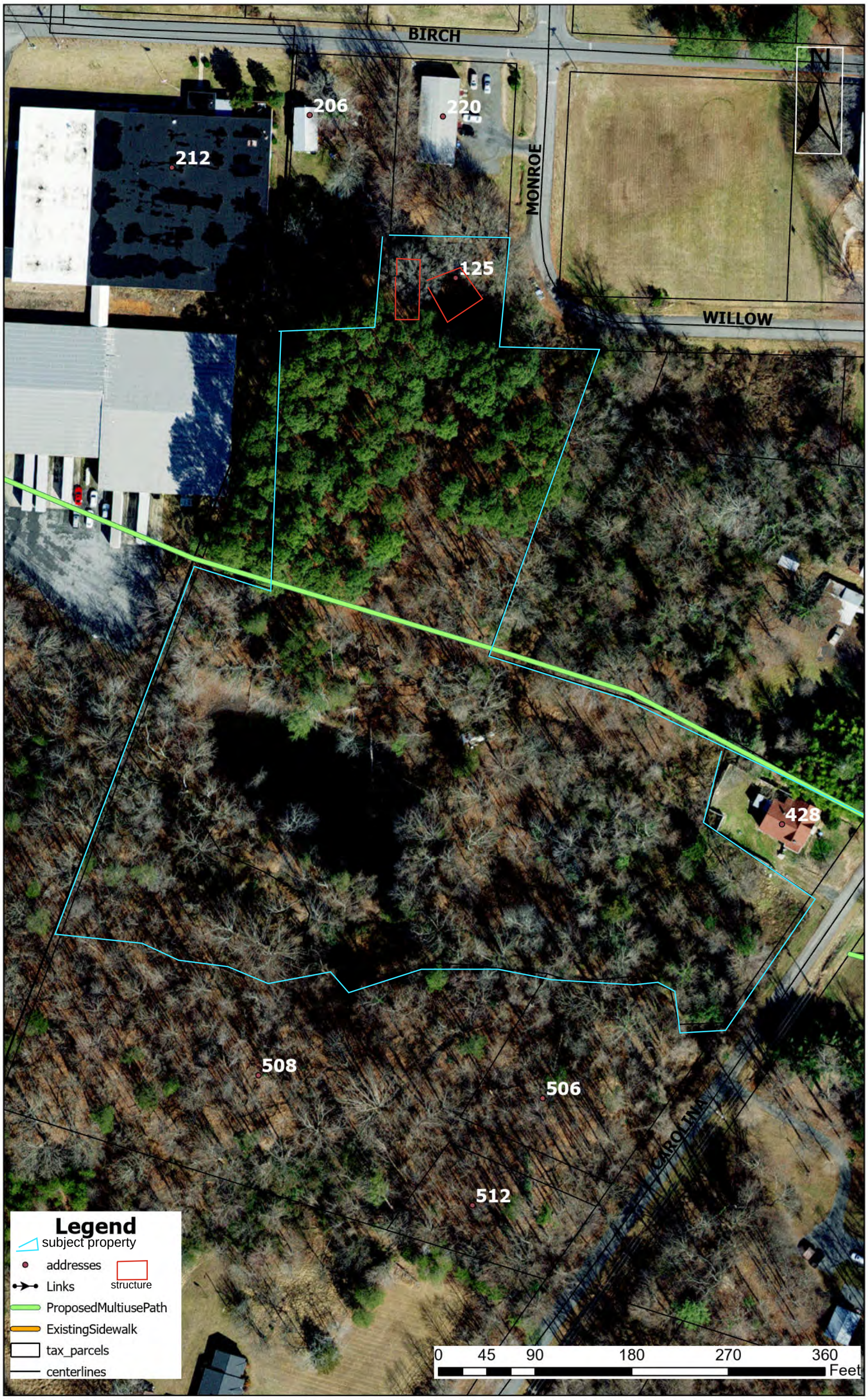
Being the same property as found in Deed recorded in Book 741, Page 300, Yadkin County Registry.

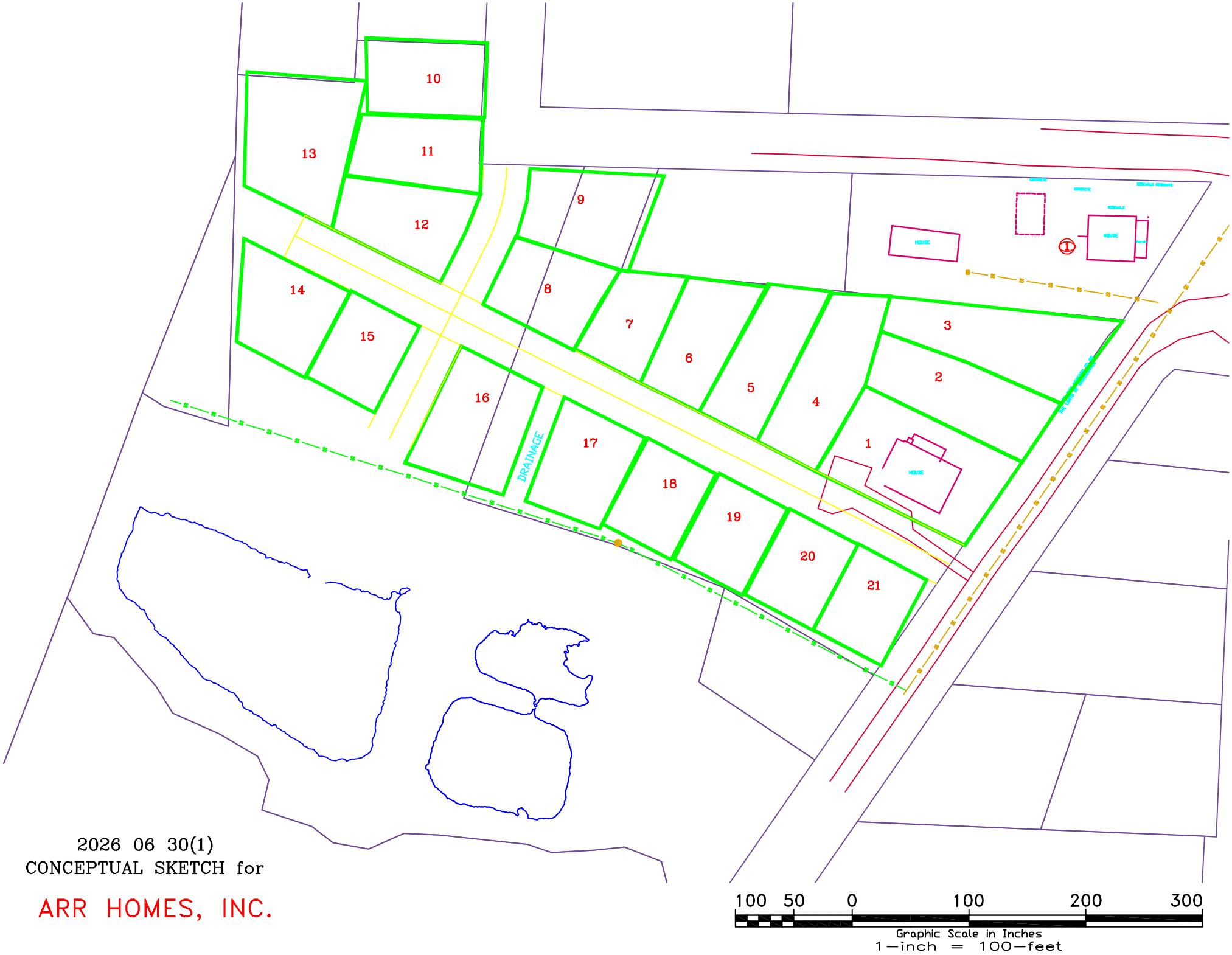
Together with and subject to the following:

1. Any and all matters as shown on the aforementioned plats;
2. All of the 2026 ad valorem taxes and subsequent years thereafter; and
3. Restrictions, easements and right of ways of record.

Back references:
BK 106, PG 108
03 E 121
12 E 284
25 E 198

125 S. Monroe Street - Parcel No. 130015 Rezoning request CB/RM to RH





2026 06 30(1)
CONCEPTUAL SKETCH for

ARR HOMES, INC.

REZONING
REQUEST
PUBLIC HEARING
Town of Yadkinville
REQUEST: RM, Residential Medium
CB, Central Bus. to RH, Residential High
YADKINVILLE TOWN HALL
336-679-8732
DATE: 7.20.2026 TIME: 5:30 PM

PIN	PARCEL_N	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580700903967	130013	420 CAROLINA AVE	ANDERSON WILLIAM THOMAS	ANDERSON MARGARET MACKIE	93 BLACKHAWK RIDGE WAY	GRANITE FALLS	NC	28630
580700904746	130014	428 CAROLINA AVE	BILLATORO ROXANA		428 CAROLINA AVE	YADKINVILLE	NC	27055
580700910096	130015	125 S MONROE ST	ANDERSON MARGARET ET VIR	ANDERSON WILLIAM	93 BLACKHAWK RIDGE WAY	GRANITE FALLS	NC	28630
580720806974	130900	212 W BIRCH ST	INDERA MILLS COMPANY	DBA WILO INC	PO BOX 309	YADKINVILLE	NC	27055
580720818070	130922	W BIRCH ST	INDERA MILLS COMPANY	DBA WILO INC	PO BOX 309	YADKINVILLE	NC	27055
580720819269	130924	206 W BIRCH ST	WRIGHT RONALD NEAL &	WRIGHT PAULETTE	1016 ABBOTT STREET	YADKINVILLE	NC	27055
580720910360	130961	220 S MONROE ST	MCINNIS MARILYN HAMMOND LE		3201 FARMINGTON RD	YADKINVILLE	NC	27055
580720912288	130964	W BIRCH ST	FIRST BAPTIST CHURCH OF		PO Box 668	YADKINVILLE	NC	27055
5807809556	129975	508 CAROLINA AVE	Melena Larkyn Nelson & William Graham Pruitt		508 Carolina Avenue	YADKINVILLE	NC	27055
5807902562	157931	506 CAROLINA AVE	Ron & Deborah Durfee		506 Carolina Avenue	YADKINVILLE	NC	27055
580602994649	129387	STATE ST	MACKIE GEORGE C JR		528 N MAIN ST	WAKE FOREST	NC	27587
580720903361	130953	505 CAROLINA AVE	LUPER RONALD E & NANCY D		505 CAROLINA AVE	YADKINVILLE	NC	27055
580720905642	130955	425 CAROLINA AVE	FOSTER JEFF		425 CAROLINA AVE	YADKINVILLE	NC	27055

Owner is ARR Homes, LLC
1944 Gospel Way Church Road
Yadkinville, NC 27055

THE TOWN OF
YADKINVILLE
North Carolina
Gateway to the Yadkin Valley
Est 1857

July 9, 2026

Subject: Rezoning Request ZMA-2026-05
Request from RM, Residential Medium Density & CB, Central Business District to RH, Residential High Density
Parcel Number 130015
Address: 125 S. Monroe Street

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, July 20th, at 5:30 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC. The purpose of the public hearing is to consider a rezoning request, Zoning Map Amendment 2026-05 (ZMA-2026-05), to rezone the subject property from the current RM, Residential Medium Density and CB, Central Business District to RH, Residential High Density for the 5.48-acre tract. The proposed rezoning is being requested to accommodate a proposed subdivision for single-family houses.

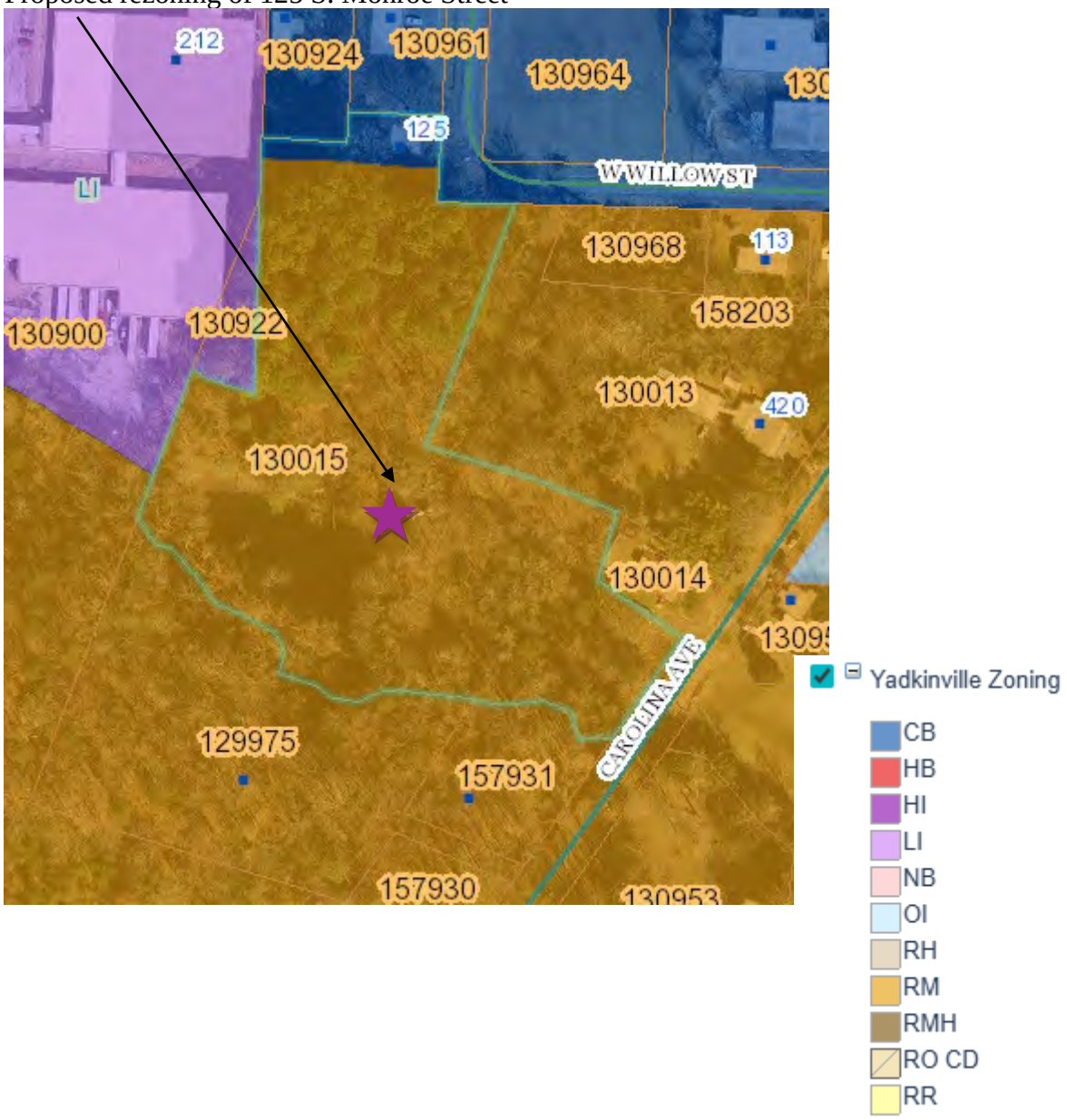
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions.
The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several 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 125 S. Monroe Street



Planning

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

FIRST-CLAS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Jeff Foster
425 Carolina Avenue
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

First Baptist Church of Yadkinville
PO Box 668
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Roxana Billatoro
428 Carolina Ave
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Margaret Anderson
William Anderson
93 Blackhawk Ridge Way
Granite Falls, NC 28630

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Ronald + Nancy Luper
505 Carolina Ave
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

George Mackie Sr.
528 N. Main Street
Wake Forest, NC 27587

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Ron + Deborah Durfee
506 Carolina Avenue
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Melena Larkyn Nelson
William Graham Pruitt
508 Carolina Avenue
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE IMI PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Marilyn Hammond McInnis
3201 Farmington Road
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE IMI PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Ronald Neal Wright
Paulette Wright
1016 Abbott St.
Yadkinville, NC 27055

Planning

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

FIRST-CLASS
US POSTAGE IMI PITNEY BOWES
ZIP 27055 $ 000.74⁰
02 7H
0006112166 JUL 09 2026

Indera Mills Company
DBA Wilo Inc.
P.O Box 309
Yadkinville, NC 27055

Planning & Zoning Department Monthly Report

JUNE 2026

by: Meredith Detsch, Planning Director

Zoning Permits:	**New Residential:** *N/A* *Other permits:* 1617 Fred Hinshaw Road-shed, 111 Hayes St.-shed; 1016 E. Main St.-fence **Commercial:** Tobacco shop-200 E. Main St./200 S. Jackson St. **Sign Permits:** Change out 708 S. State St., temporary signs 250 Service Rd., swap out 200 E. Main St./200 S. Jackson St.
Zoning Requests:	**Plats:** Willow St./Carolina Ave., Progress Lane- Industrial Park final **Zoning Verification Letters:** N/A
Board(s) Review:	**Upcoming hearings:** -Rezoning off Memorial Road (HB to LI) -Major Special Use Permit- expand Triad Recycling- Memorial Road -Rezoning of 2 parcels off Carolina Avenue/W. Willow Street

Notable Events/ Projects:

-Planning Board
-Friends of Downtown Yadkinville meeting
-Technical Review Committee
-Yadkin Valley Heritage Corridor meeting in Yadkinville
-NCDOT meeting on E. Main Street widening
-Yadkinville Bike/Pedestrian Plan meetings with subcommittee & consultant

Code Enforcement Report Attached