



**PLANNING BOARD
REGULAR MEETING AGENDA**

Monday, June 15th, 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

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES –

- May 18th, 2026

3. NEW BUSINESS

- Request for rezoning (ZMA-2026-03) Parcel No. 129110, Memorial Road from the Highway Business District (HB) to the Heavy Industrial District (HI) for the expansion of their facilities including a transfer station.

4. OTHER BUSINESS-

- Staff reports
- Update on Bicycle & Pedestrian Plan-Survey ends 7.6.26

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is **July 20th, 2026, at 5:30 pm**



**PLANNING BOARD
REGULAR MEETING
Monday, May 18th, 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
Jeff Gibbs, Vice Chair – Present
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Applicants: Jared & Kimberly Hoots, Jose Arroyo, Libby Arroyo
Other attendees: Andrew Mackie, Tyler Nations, Linda Alvarez

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 5:32 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES: April 20th, 2026

Mr. Dodson moved to approve the April 20th, 2026, minutes as presented to the board, Mr. Speaks seconded the motion. The motion passed by a vote of 6-0 unanimously.

3. NEW BUSINESS:

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

Ms. Detsch presented to the board that this request is for 205 Taylor Street, Parcel number 133494 with a total acreage of 9.224 and the owners are proposing to subdivide off around 7 acres. The current zoning of the property is Rural Residential (RR), and they are requesting

Residential High Density (RH). Majority of the properties in the area are zoned Residential Medium (RM), which is our standard single-family lot at a minimum lot size of ten thousand (10,000) square feet. The proposed Residential High Density (RH) requested is a smaller lot size to accommodate the property challenges that include a stream buffer, two sewer easements, and dedicated green space per our Development Ordinance requirements. Ms. Detsch showed the zoning map of the area and notated the uses in the area. Ms. Detsch noted that the current market trends for new single-family lots are a smaller lot size similar to the requested district with reduced setbacks on the lots. The proposed new zoning district (RH) has less restrictive setbacks that are: Front- 20', Rear-20', Sides- 5' and a minimum lot size of 5,000 square feet. There are water and sewer on the property and it's accessible from Taylor Street. Ms. Detsch showed the board the approximate sewer easement locations and stream buffer (50') that must remain undisturbed. The smaller lot sizes requested gave more flexibility to locate the proposed lots around the site constraints. The Planning Board's criteria for tonight's review is to look at the Comprehensive Plan, Future Land Use map, existing surrounding uses and the proposed use for this area. Our Future Land Use Map calls for Medium Density. The board must also consider our Comprehensive Plan's goals and strategies. In this case, the goals call for: *LU-1- Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over-development of environmentally sensitive areas. LU -4-Encourage a mix of housing types within the community to accommodate residents in different stages of life. LU-5-Encourage the revitalization and reuse of currently unused or underutilized structures and sites.*

The Planning Board has recently heard a similar proposal off East Willow Street and East Main Street for reduced lot sizes for infill development, but this is a larger scale development verses the previous individual lot ones.

Mr. Gibbs asked if we knew how many homes could go in there now without it being rezoned. Ms. Detsch noted the Rural Residential (RR) allows (2) two dwelling units per one (1) acre so around (14) fourteen with the proposed (7) seven acres. Ms. Detsch noted the concept plan submitted was around twenty to twenty-five (20-25) lots with a few infill off Taylor Street. Ms. Detsch noted with any new subdivision that all roads will have to be built to NCDOT standards, all utilities to our standards, and warranty for one (1) year before the Town would accept them as part of our maintenance. Mr. Gibbs asked about the road standards as he lives on Taylor Street and notices it is small. Ms. Detsch mentioned intersection improvements would more than likely be required where the new road would tie to the existing road (Taylor Street). Mr. Gibbs noted he was more concerned about the roads width as if there is a garbage truck you must wait to go by as they are not wide enough to support both vehicles at the same time. Ms. Detsch noted that is a challenge with older subdivisions in our jurisdiction. Mr. Gibbs asked about all infrastructure and all the roads. Mr. Gibbs asked about an impact study on the project and Mr. Hoots (property owner) answered they spoke with the Chief of Police for Yadkinville and there were no major concerns about the residential roads in Town. Mr. Gibbs clarified he was more asking about the emergency vehicles navigating the roads and that type of study. Ms. Detsch said there is no requirement for a traffic impact analysis or study at this time. Mr. Gibbs asked how we decide then on these things. Ms. Detsch noted it was for anything new must come into today's standards. Mr. Gibbs asked how Taylor Street would be upgraded. Ms. Detsch stated she did not have an answer; she has spoken with the Fire Marshal and Public Services Director, and they do not have an answer at this time about how we look at existing roads regarding today's standards. Mr. Gibbs asked about other options and Ms. Detsch said they could work with

adjacent property owners to cross and create new access points along Progress Lane. Mr. Gibbs asked the owner (Mr. Hoots) and applicant (Mr. Arroyo) if they were doing that and they stated they were not. Tyler Nations, neighbor asked to speak and was permitted to. He is an adjacent property owner and stated there is a sewer line running through all the properties and wanted to know once the development is built how it would impact his property regarding flooding, sewer etc. Ms. Detsch explained the main sewer line around sixteen inches (16") runs directly into the wastewater treatment plant. There shouldn't be any changes with sewer as they would tie directly into the line. For flooding concerns Ms. Detsch did not see the property in a designated floodplain. Mr. Nations explained when it does rain, it stays wet and you can't do anything with the land. Ms. Detsch noted any development would need to be fifty feet (50') from the stream as an undisturbed area. For the stormwater requirements, a detention pond or other low impact development options would be required to capture the runoff. Mr. Gibbs asked about the detention ponds and Ms. Detsch explained they don't have plans yet to review. There is no site-specific plan, this is a straight rezoning request. Further, anytime you disturb more than one (1) acre within our town limits and zoning jurisdiction the developer is required to do on stormwater management plan and show ten (10) years, one (1) year, twenty-four-hour (24) storm event. Ms. Detsch gave the recent example of Mavis Tire by Food Lion off Highway 601, they are disturbing more than one (1) acre, and they are installing a stormwater pond. Theirs will be a dry pond and slowly release the runoff as there are no water quality requirements at this time. Regarding the floodplain concerns, while the property is not in a designated floodplain at this time, that's not to say it couldn't become one in the future if there are significant changes in the area. The state and federal government would make those designations. Mr. Gibbs explained he is not against growth and likes his neighbors and knows we need more homes in Yadkinville. If it proved to be an issue with those neighbors behind this and the roads itself, which he imagines it will be, something will need to change like another entrance. Mr. Gibbs asked if this is adding fifty to seventy (50-70) cars daily to that neighborhood. Mr. Hoots (property owner) explained he understands the concerns with traffic in the neighborhood, but the existing roads have extremely low traffic use now. There is not a lot of traffic and rarely encounter another car when driving in the neighborhood now. If they were to add two (2) vehicles per house, the average trips per home are ten (10) per home so six hundred (600) trips right now in the neighborhood. If you add twenty (20) to twenty-five (25) homes, it will go to around eight hundred (800) to eight hundred and fifty (850), which wouldn't be that much of an increase. Mr. Gibbs asked Mr. Hoots (property owner) if he thought there was an issue on the roads right now? Mr. Hoots (property owner) did not, he lets his children play in the streets. Mr. Hoots (property owner) does not feel it will be a problem. Ms. Detsch noted it should not be a cut through road, it would be serving the neighborhood, and it would be your neighbors driving through. Mr. Gibbs noted it was already a struggle now and Mr. Hoots (property owner) didn't feel it was. Mr. Nations (neighbor) stated in the past year he has lived there he has only seen cut through traffic when there was a wreck on Progress Lane/Main Street and during the parade through downtown. Mr. Gibbs asked after this is all said and done, who is responsible for wider roads and more utilities. Ms. Detsch answered the Development Ordinance doesn't have a traffic impact analysis. Mr. Gibbs stated he isn't asking for one he's asking for what will happen. Ms. Detsch noted the town does have a yearly budget line for pavement and road improvements but not typically for expanding the roads. The roads need to be built to NCDOT standards and to bring all the roads up to those standards it would be an astronomical cost. Mr. Gibbs noted that is why they zone for certain densities. Mr. Koser noted the roads should meet NCDOT standards, he noted

Virginia Road was an NCDOT road in town that has small travel lanes. Mr. Gibbs explained the neighbors have trouble now navigating the four pinch points in the neighborhood. Ms. Detsch told the board there are three (3) different documents guiding the roadways in town and none of them have the same requirements or guidelines. The Powell Bill is one of the funding mechanisms for Town streets and requires an average of sixteen (16') feet for roads. NCDOT has requirements that vary on capacity for the travel lanes. Additionally, the NC Fire code has standards for road widths regarding travel lanes. They all conflict with their measurement requirements and staff are trying to navigate these three codes. From what Ms. Detsch has seen or asked officials, the roads continue as is and anything new must follow all codes. Ms. Detsch noted several roads in town that the Town maintains of similar size to Taylor Street. Mr. Gibbs asked if they are having twenty-five (25) homes added and Ms. Detsch noted not today but something could change tomorrow. Mr. Hoots (property owner) noted the curve would be corrected in this development proposal and would improve the neighborhood. He added they would be adding trips, but it would just be neighborhood traffic, not cut through traffic. Mr. Nations (neighbor) asked how long it would take to build out the neighborhood and the applicant Mr. Arroyo stated a couple of years. Mr. Nations (neighbor) stated that with the couple of years of development the heavy machinery will be driving in and out on the roads. Ms. Detsch noted that a lot does happen with new construction adjoining roadways and they do a survey for all the roads to determine their status. In an ideal world every few years they would pave but we unfortunately operate until the money runs out each year and then prioritize for next year. As part of maintaining the roads the Town repaves them accordingly. Mr. Nations (neighbor) explained he has two (2) different ways to access his property, but others may not have the option based on their location. Mr. Hoots (property owner) explained they would have some hardships as improvement occurs in the community. Mr. Koser answered Mr. Gibbs' question about fixing the roads and the residents would have to come to the Board of Commissioners to improve the road. Mr. Gibbs felt that was a problem for the residents to have to go to the Board to ask for road improvements when they can prove it is a problem now. Ms. Detsch noted this pinch point would more than likely be corrected with the entrance into the proposed area, but Mr. Gibbs noted it was just one (1) of four (4) problems in the neighborhood. Mr. Hoots acknowledged we are asking "if" it's a problem or becomes an issue. While the request is for high density, it will be more in line with medium density based on the layout of the proposed neighborhood. Mr. Gibbs asked Mr. Hoots why they couldn't just do that and Mr. Hoots explained they already talked about that with the site constraints on the property including greenspace, sewer easements and creek. Mr. Gibbs noted they were going from fourteen (14) to twenty-five (25) and Mr. Hoots agreed that was the goal, twenty to twenty-five (20-25) houses. Mr. Gibbs said it's really about adding more houses and Mr. Hoots said it's similar to McCleskey Drive. Mr. Dodson asked about the medium density number of houses you could put in. Ms. Detsch explained it's currently zoned Rural Residential (RR), two (2) per acre, zoning district Residential Medium (RM) is four (4) per acre and zoning district Residential High (RH) is eight (8) per acre. Mr. Hoots (property owner) explained with the site constraints on the property you are not going to get capacity. Ms. Detsch noted it previously was zoned Residential Medium (RM) and was rezoned to Rural Residential (RR) by a previous owner. Ms. Detsch noted the lot sizes also for the different districts and they are as follows: RR is around a half-acre lot twenty thousand (20,000) square feet. RM is a ten thousand (10,000) square foot lot and RH is a five thousand (5,000) square foot lot. Further, the setbacks are the pinch point for the

proposed lots and Ms. Detsch showed the board *Table 4.2.2 Density and Dimensional Table* from the Development Ordinance outlining all this including lot widths.

RR- 40' front & back and 15' off the side property lines

RM- 30' front & back and 10' off the side property lines

RH- 20' front & back and 5' off the side property lines

4.2.2 Density and Dimensional Table

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

Table 4.2 Density and Dimensional Standards

District	A1 Maximum Residential Density (DUA)	A2 Minimum Lot Size1 (square feet)	B Minimum Lot Width (feet)	C Front Setback (feet)	D Side Setback (feet)	E Rear Setback (feet)	F Max. Height (feet)
RR	2	20,000	100	40	15	40	35
RM	4	10,000	75	30	10	30	35
RH	8	5,000	50	20	5	20	50

Mr. Dodson asked if the density for RM would be twenty-eight (28) houses by right for that property. Mr. Hoots (property owner) explained if all the land could be used, we would be able to build fully out at around twenty-eight (28) homes. The request for a smaller lot size allows them more homes but with the site constraints they are looking at twenty to twenty-five (20-25) max. Mr. Hoots (property owner) acknowledged the heartache with more traffic in the area but there aren't any safety concerns right now or with the addition of more single-family homes he has seen. Mr. Gibbs noted there was a lot of development coming to the area including an apartment complex, childcare center- child plex, and new industrial buildings. Mr. Nations (neighbor) asked about the impact of traffic with those for their neighborhood. Ms. Detsch pulled up the zoning map of the area and noted the districts in the near vicinity. She noted Unifi Manufacturing was north and zoned Light Industrial (LI). Across Unifi Manufacturing there is the zoning district Highway Business (HB) and several businesses were there. Down Progress Lane is mostly zoned Office and Institutional (OI) for medical uses and there is a Light Industrial (LI) area being built currently as a small Industrial Park near Virginia Drive. Along Virginia Drive is mostly Residential Medium Density (RM). Going south on Progress Lane is Residential High Density (RH) with an existing apartment complex and a proposed one if they are awarded the tax credits from the state. Those forty-four (44) units are part of a statewide competitive process that probably will not get built if not awarded the tax credits. Sienna Heights was also a tax credit apartment complex completed. Mr. Gibbs asked if they needed to be rezoned and Ms. Detsch noted no, they already were zoned for multi-family use, they just needed approval from the Board of Commissioners with a Major Special Use Permit (MSUP) which has already been approved. Mr. Gibbs asked about a third apartment complex proposal and Ms. Detsch have not seen any additional ones yet. Mr. Gibbs asked about the Industrial Park being built and Ms. Detsch noted yes, three (3) warehouse buildings around twenty thousand (20,000) square feet were proposed. As you move out towards the Extraterritorial Jurisdiction (ETJ) the area is mostly Rural Residential (RR). Mr. Dodson asked about the original request for the development and the difference between the two districts and Ms. Detsch noted they would have trouble getting all the lots to meet the ten thousand (10,000) square feet lots. She measured a lot on GIS off McCleskey Drive, and it was right at ten thousand (10,000) square feet with the house taking up most of the lot. She noted it must be a one-story house and in line with your

starter homes. For they proposed lots to meet the setbacks they would probably need to be two stories and typically those are not seen as your starter houses due to costs. Mr. Coe asked the applicant, Mr. Arroyo, what the guess was on the price of these homes. Mr. Arroyo stated around \$350,000. Mr. Coe asked about the construction of the houses, concrete slab or crawl space. Mr. Arroyo (applicant) could do concrete slab, but it may be crawl space foundation due to topography. Ms. Detsch noted the topography drops down towards the creek, around twenty feet (20') down. Mr. Speaks asked about the orientation of the buildings and how the roads will be laid out. Discussion of a typical neighborhood with streets and accessibility verses rear loaded or alley loaded lots. Ms. Detsch didn't believe we had anything in the ordinance to permit those right now and the roads would not meet our standards (NCDOT) and we prohibit private roads. A special process may be the avenue, but Ms. Detsch wasn't sure at this time and would need to research more. The proposed road would require sidewalks and streetlights to be installed by the developer, and the Town would take ownership after one (1) year of completion. The ETJ was granted relief from that with parameters recently with a Development Ordinance text amendment as the Town would not take ownership of those areas. Mr. Nations (neighbor) asked about sidewalks in the neighborhood where they were going and Ms. Detsch noted it will be on the new properties. Mr. Dodson stated they had discussion on new sidewalks in developments and Ms. Detsch concurred, but it was only for new developments in the ETJ as those roads are turned over to NCDOT and they do not typically maintain those assets so it would need to be an HOA, Homeowner's Association or each individual property owner. Mr. Dodson asked if this property was in the ETJ and Ms. Detsch noted it was within the Town limits so they would be required to install sidewalks and streetlights and after a year the Town would be eligible to take the maintenance on through a transfer approve by the Board of Commissioners. Clarification on sidewalks would only be in the new section of the neighborhood, not added to the existing areas of the neighborhood. Ms. Detsch noted there hasn't been a neighborhood built recently that falls within the current Development Ordinance in Town limits (2018 adoption). Mr. Dodson moved to approve the request ZMA-2026-02 and the Planning Board adopts the consistency statement dated May 18th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 133494/205 Taylor Street, for a rezoning from the Rural Residential (RR) to Residential High (RH) Density.

Comprehensive Plan Consistency Statement May 18th, 2026

ZMA 26-02

Address: 205 Taylor Street; Parcel No. 133494

Applicant: ARR Homes, LLC

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

Goal- Land Use & Growth Management: Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

Strategies:

LU- 1: Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over-development of environmentally sensitive areas.

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

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

Mr. Snow provided the second and Chair Howe asked for the vote, 4-2 approve with two denying, motion carries.

Ms. Detsch explained to the audience that they would do similar advertising for the Board of Commissioners hearing for this item as it is also a public hearing and will be held on June 1st. The Planning Board is the recommending body; the more technical board and the Board of Commissioners will make the final decision.

4. OTHER BUSINESS –

Ms. Detsch has an update on the Bicycle and Pedestrian Plan and an exercise for the board to do. Ms. Detsch went through the timeline for the public input and outreach and noted this is updating the existing plan that was adopted in 2016. The Town was awarded a grant to pay for most of the plan through NCDOT Integrated Mobility Division.

Mr. Gibbs excused himself from the meeting and would be sending in his resignation.

Discussion of streets and the traffic flow occurred among the staff and the board members.

Concerns brought up during the meeting were noted and to expand the road network it may include eminent domain to widen them. Ms. Howe asked if they could have limited the number of houses and Ms. Detsch stated yes if it had been a Conditional District rezoning request with a site-specific survey. Discussion of McCleskey Drive and that layout and lot sizes were discussed among staff and the board. Ms. Detsch noted that growth of development will be moving towards town as there is water and sewer available which is typically more cost effective than wells and septic systems. Ms. Detsch explained to the board we cannot change the ordinance currently to require a traffic impact analysis as the state statues have frozen any zoning changes that would make more restrictions and potential non-conformities as part of the downzoning bill.

Ms. Detsch noted they have reduced the regulations recently but cannot make them tighter. It was noted the Planning Board/Board of Adjustment will need one new in-town member, possibly two. Mr. Dodson asked about the status of the roundabouts along Highway 601. Mr. Koser spoke to it as if it were on track and the underground work was wrapping up. They have until March 2028 to complete the project. Mr. Coe asked about grocery stores and Ms. Detsch noted they would need to get their traffic counts back up on Highway 601 and would also need available land for them to purchase. Ms. Detsch noted our Economic Development Director Garrett Dinkins probably gets asked that question daily if not more. Mr. Dinkins is also working on getting the community another urgent care facility as ours has closed and the one in Jonesville too. There is a primary care provider on East Lee Avenue but may have limitations. Discussion of properties along Highway 601 and the owners being unreachable were discussed as they would need to be willing to sell the property for any type of business to be recruited. Ms. Detsch noted grocery store sizes like Aldi require twenty thousand (20,000) vehicle trips per day and before the construction on Highway 601 we were right at eighteen thousand (18,000) and now we are closer to sixteen thousand (16,000) vehicles per day. Post construction in 2028, Ms. Detsch noted traffic patterns will shift and may get us closer to the twenty thousand (20,000)

trips per day. Mr. Koser noted the first of the four roundabouts will be coming online soon at the Lee Avenue and Highway 601 intersection.

Ms. Detsch encouraged them to take the bicycle & pedestrian survey and also pass the word along. Mr. Koser explained this will assist the Town in getting some projects in front of NCDOT for consideration as part of their State Transportation Improvement Program (STIP) that is not solely vehicle use in nature. Additionally, it will help the town be ready for future grant opportunities by having this plan completed. Ms. Detsch walked them through the map component for the board to give input. The consultant awarded to the town is RK&K and assisting the Town complete this plan. Ms. Detsch walked the board through the processes they already have been working on including the sub-committee make up of the community members. Mr. Dodson asked Mr. Koser about getting more Town stickers, but of larger scale. Ms. Detsch noted in her staff report there are more developments coming online, including a new 911 center to support VIPER, interagency communication. Ms. Detsch noted a lot of infill lots with single family. Additionally, the board will have another rezoning request off Memorial Road with Triad Metal Recycling. They are proposing a transfer station, as an extension of their current services. Ms. Detsch explained the Planning Board will review the rezoning and the Board of Commissioners will review the rezoning and the Major Special Use Permit (MSUP) request to expand their operations and build a solid waste transfer station. Mr. Speaks asked if the Board of Commissioners ever deny cases the Planning Board sends them and Ms. Detsch noted they did with a recent rezoning case, no action taken which resulted in a denial of Rafael's request at 633 West Main Street for apartments. The owner may be looking at utilizing the space differently and staff directed him to the Fire Marshal and Building Inspector to determine options. The Code Report was briefly covered including zoning violations currently under investigation.

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is June 15th, 2026.

Mr. Dodson moved to adjourn the meeting at 6:30 p.m. The motion was seconded by Mr. Coe, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted,

Meredith Detsch, CZO
Planning Director

Date

Anna Logan Howe, *Chair*

Date



TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: June 15th, 2026

RE: ZMA-26-03: Request for rezoning Parcel No. 129110, Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI)

SUBJECT PROPERTIES INFORMATION								
Property Owner	Applicant	Parcel Number	Address	Acreage	Land Use	Future Land Use Map Category	Current Zoning	Proposed Zoning
Triad Metal Recyclers LLC	Chad Eller	129110	Memorial Road	7.87	Vacant	Employment Center	HB	HI

Surrounding Property:

This area is on the edge of the Town’s Extraterritorial Jurisdiction (ETJ). 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.

ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	HB	Commercial/Agricultural
East	HI	Heavy Industry (existing facility)
South	RR	Single family residential/vacant
West	HB	Single family residential

Potential Development:

Expansion of the recycling facilities by constructing 100’ x 115’ enclosed building for use as a Waste Transfer Facility and scales with office support. A Major Special Use Permit (MSUP) will be sought for the proposed use through the Board of Commissioners at the July 6th meeting. Since they are expanding to sanitary waste, they are still required to rezone the property to Heavy Industrial and secure a MSUP.

Site Information:

The existing neighboring site to the east is a recycling facility established in 2008 which was established utilizing the existing building on site that previously belonged to Advantage Machinery. The zoning of this neighboring parcel is Heavy Industrial. A Zoning Permit for operation of the existing recycling facility was secured from the Town, Permit #730. The zoning of the subject parcel, 129110, is currently Highway Business and does not permit the operations of a Waste Transfer Station. Development Ordinance 3.5.7.2 *Asphalt, Concrete, and Paving Materials Manufacturing; Junkyards and Recycling*

Operations; Demolition Landfills, Manufacturing (outside a fully enclosed building); Mining and Quarrying; Sawmills; is the section that most closely addresses a Waste Transfer Station and the only zoning district that includes Development Ordinance 3.5.7.2 is the Heavy Industrial District and only with the approval of a Major Special Use Permit (MSUP) granted by the Board of Commissioners. Parcel number 129144 adjoins the subject parcel at the northeast corner and is currently being used as a dwelling, single family making the current use Non-Conforming within the Highway Business zoning district although Development Ordinance section 7.4.2 allows a non-conforming, single family dwelling to remain with certain restrictions.

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

Existing district- 3.1.8 Highway Business District (HB)

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.

Proposed district- 3.1.10 Heavy Industrial District (HI)

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 emission of smoke, dust, fumes, glare, noise, and vibrations.

Site's proximity to utilities-

- ❖ Municipal sewer is not at the property but is on the western end of Memorial Road where it terminates near Short Road.
- ❖ Municipal water is not at the site or on Memorial Road. Water is located on the north side of Highway 421-limited access. There is water south on Hoots Road but would cross private property to tie in.

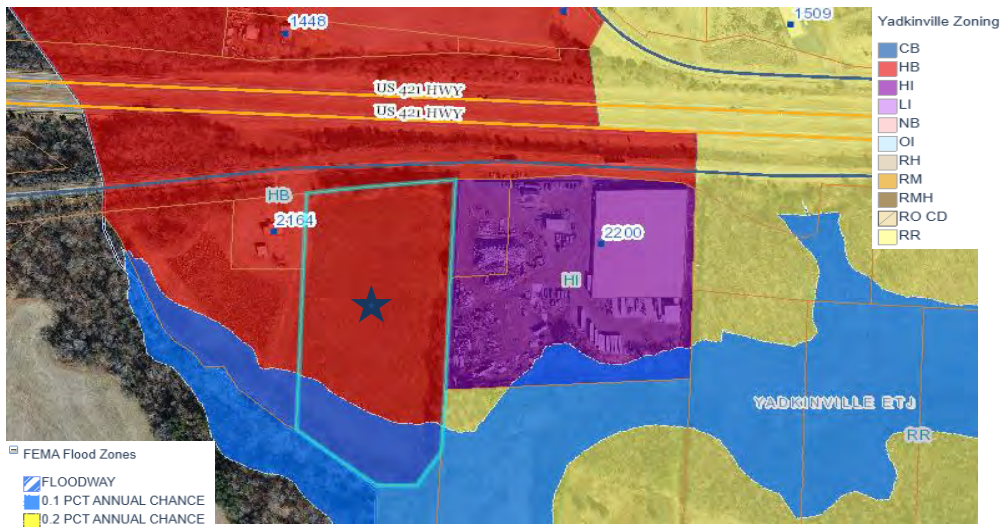
Transportation/road network information-

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 (*Northwest- near Austin Electrical Enclosures and Southeast- past Triad Metal Recyclers*). For a complete interactive traffic analysis see NCDOT's Traffic Volume Maps linked and choose Interactive Traffic Volume Map to see point locations surveyed: <https://connect.ncdot.gov/resources/State-Mapping/Pages/Traffic-Volume-Maps.aspx> No sidewalks exist currently on Memorial Road and there are none proposed on the Town's Comprehensive Transportation Plan or adopted Pedestrian Plan. Since this property resides in our ETJ, sidewalk infrastructure is outside the scope of our maintenance.

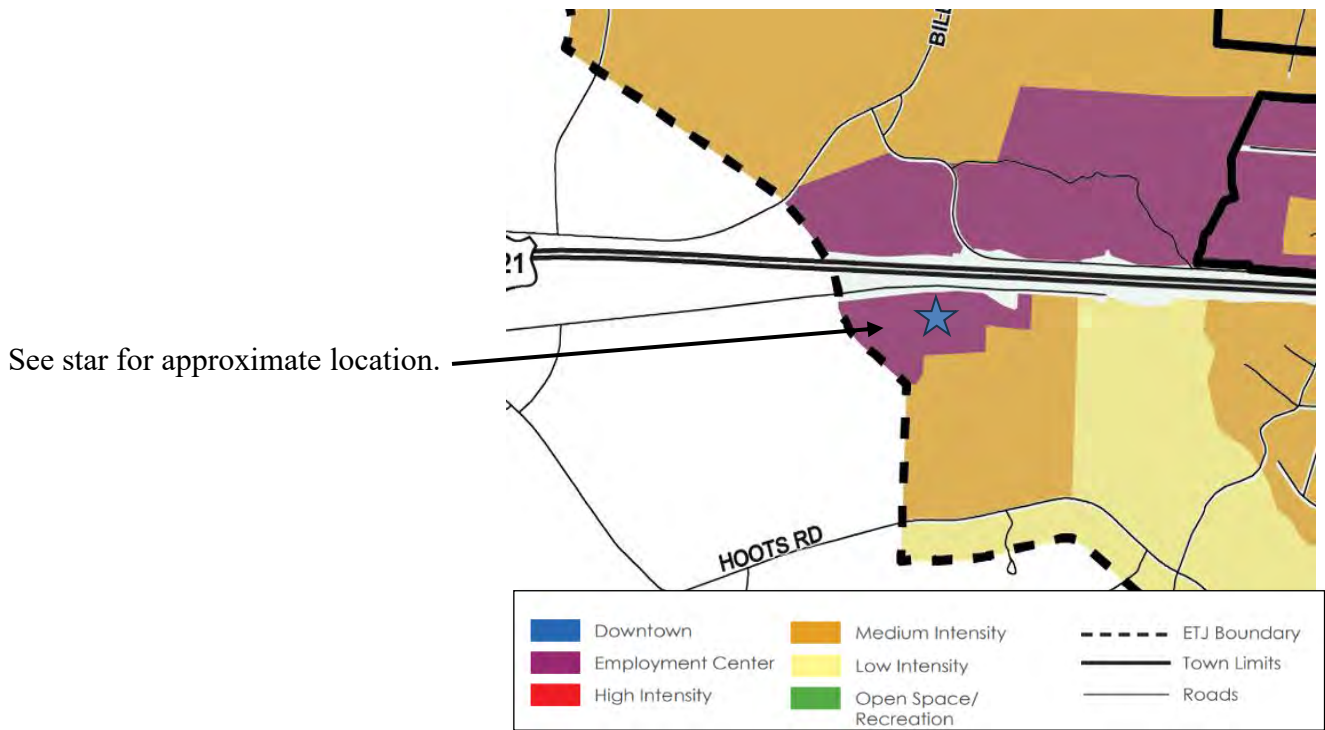
Watershed and Overlay Districts-

The site is not within the Watershed and Hoots Road to the South of the property is the dividing line. The site does have Floodplain on the southern portion along a creek and is considered AE in a limited studied area. AE is considered the 100-year floodplain and if development occurs within it, it must meet additional requirements such as raising the structure above the base flood elevation (height of the flood).

Town of Yadkinville Zoning & Floodplain Overlay Map



Town of Yadkinville’s Comprehensive Plan 2017-Review:
Future Land Use Map



See star for approximate location.

Future Land Use Category: *Employment Center*

The subject property is 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. These areas either have utilities and transportation infrastructure readily available, or utilities can be easily extended or improved to accommodate industry and promote economic development.

Goals and Strategies to consider from the Comprehensive Plan:

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.

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

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 (Rezoning)* 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 permits can be started for review-separate process, see Town's Development Ordinance *2.2.3.4 Zoning Permit Procedures for Multifamily Residential and Nonresidential Development*

Staff Analysis:

The proposed zoning change to Heavy Industrial (HI) is consistent with the Future Land Use Map as that area shows Employment Center which is often associated with industry. The Heavy Industrial (HI) district can accommodate several industrial uses such as recycling operations, warehouses, lumberyards, machine and welding shops, multiple types of manufacturing operations, power generation operations including

solar, animal processing and livestock sales to name a few. 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*.

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, the state's requirements for a solid waste transfer station permit are very rigorous and requires additional distances and buffers between the adjacent property owners. An engineering firm has been obtained to assist the owners through both permit processes (Town & State).

Table 4.4 Type 1 Buffer Yard

Criteria	Standard
Width	20 feet (Type 1) 50 feet (Type 2) / 30 feet (Type 3)
Large Trees	1 per 100 linear feet
Small Trees	2 per 100 linear feet
Large Shrubs	15 per 100 linear feet
Medium or Small Shrubs	10 per 100 linear feet
Fence, Wall, or Berm *	Optional *
Groundcover	Pine needles, mulch, or landscaping rock

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.

**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-2026-03 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).

Comprehensive Plan Consistency Statement June 15th, 2026

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.

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

- **Defer** – To defer action on ZMA-2026-03, 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-2026-03, the Planning Board adopts the consistency statement dated June 15th, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel 129119/Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

Comprehensive Plan Consistency Statement June 15th, 2026

ZMA 26-03

Address: Memorial Road; Parcel No. 129119

Applicant: Chad Eller

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.

Town of Yadkinville Rezoning Application

Project Information

Date of Application

5/12/2026

Name of Project

Triad Metal Transfer Station

Tax Parcel Number(s)

129110

Address

Triad Metal Recyclers, LLC, PO Box 2388, Yadkinville, North Carolina 27055

Property Size

7.87

Current Zoning District

Highway Business (HB)

Proposed Zoning District

Heavy Industrial (HI)

Overlay District(s)

Flood Plain on the back side of property

Contact Information

Applicant

Chad Eller

Applicant Address

1407 US 601 HWY, Yadkinville, North Carolina 27055

Applicant Signature



Property Owner

Triad Metal Recyclers, LLC

Property Owner Address

PO Box 2388, Yadkinville, North Carolina 27055

Property Owner Signature

A handwritten signature in black ink, appearing to be 'C. H. H.', written in a cursive style.

Description of Request

Briefly explain the nature of this request

This request is to rezone a parcel of land in the Yadkinville ETJ to a heavy industrial zoning classification that will allow for the development and operation of a solid waste transfer station. The proposed facility will serve as a central location for only the transfer of solid waste collected from dumpster containers at Businesses and County Solid Waste Convenient Sites to a live-bottom truck and then trucked to a landfill site.

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 planning goals by directing higher-intensity and industrial uses to appropriately designated heavy industrial areas. A transfer station is a use that is aligned with the heavy industrial zoning district so that the impacts such as truck traffic, noise, and operational activity can be properly managed. The parcel is adjacent to an existing heavy industrial zoned property and current use, supporting the continuation of the established development.

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

The proposed rezoning request is reasonable in that it supports the development of infrastructure needed to handle the transfer and removal of solid waste within the community.

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.

PIN	PARCEL_NO	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580600249938.00	129091	1620 HOOTS RD	CLEARY KIRK ET UX	CLEARY RITA	1500 HARVE RD	YADKINVILLE	NC	27055
580600349930.00	129109	1600 HOOTS RD	CARLTON JEFFREY STEVEN		811 DALTON RD	LEWISVILLE	NC	27023
580600354808.00	129110	MEMORIAL RD	TRIAD METAL RECYCLERS LLC		PO Box 2388	Yadkinville	NC	27055
580600360014.00	129112	MEMORIAL RD	RAYBORN MELISSA J		1112 SHORT RD	YADKINVILLE	NC	27055
580600362202.00	129114	2164 MEMORIAL RD	RAYBORN MELISSA J		1112 SHORT RD	YADKINVILLE	NC	27055
580600362785.00	129115	1448 BEAMER RD	Hodge Roselyn		1253 EPHRAM TRL	YADKINVILLE	NC	27055
580600366196.00	129116	MEMORIAL RD	TRIAD METAL RECYCLERS LLC		PO BOX 2388	YADKINVILLE	NC	27055-2388
580600367761.00	129118	US 421 HWY	EAST BEST LLC		1016 MONTANA DR	CHARLOTTE	NC	28216
580600369053.00	129119	2200 MEMORIAL RD	TRIAD METAL RECYCLERS LLC		PO BOX 2388	YADKINVILLE	NC	27055-2388
580600576835.00	129182	1253 EPHRAM TRAIL	Hodge Roselyn		1253 EPHRAM TRL	YADKINVILLE	NC	27055

Chad Eller-property owner- 1407 US 601 Hwy Yadkinville, NC 27055



May 29th, 2026

Subject: Rezoning Request ZMA-2026-03
Request from HB, Highway Business to HI, Heavy Industrial
Parcel Number:129110
Address: Memorial Road

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, June 15th, 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 2026-03 (ZMA-2026-03), to rezone the subject property from **HB, Highway Business to HI, Heavy Industrial** for the for the 7.87-acre tract. The proposed rezoning is being requested to accommodate the expansion of Triad Recycling.

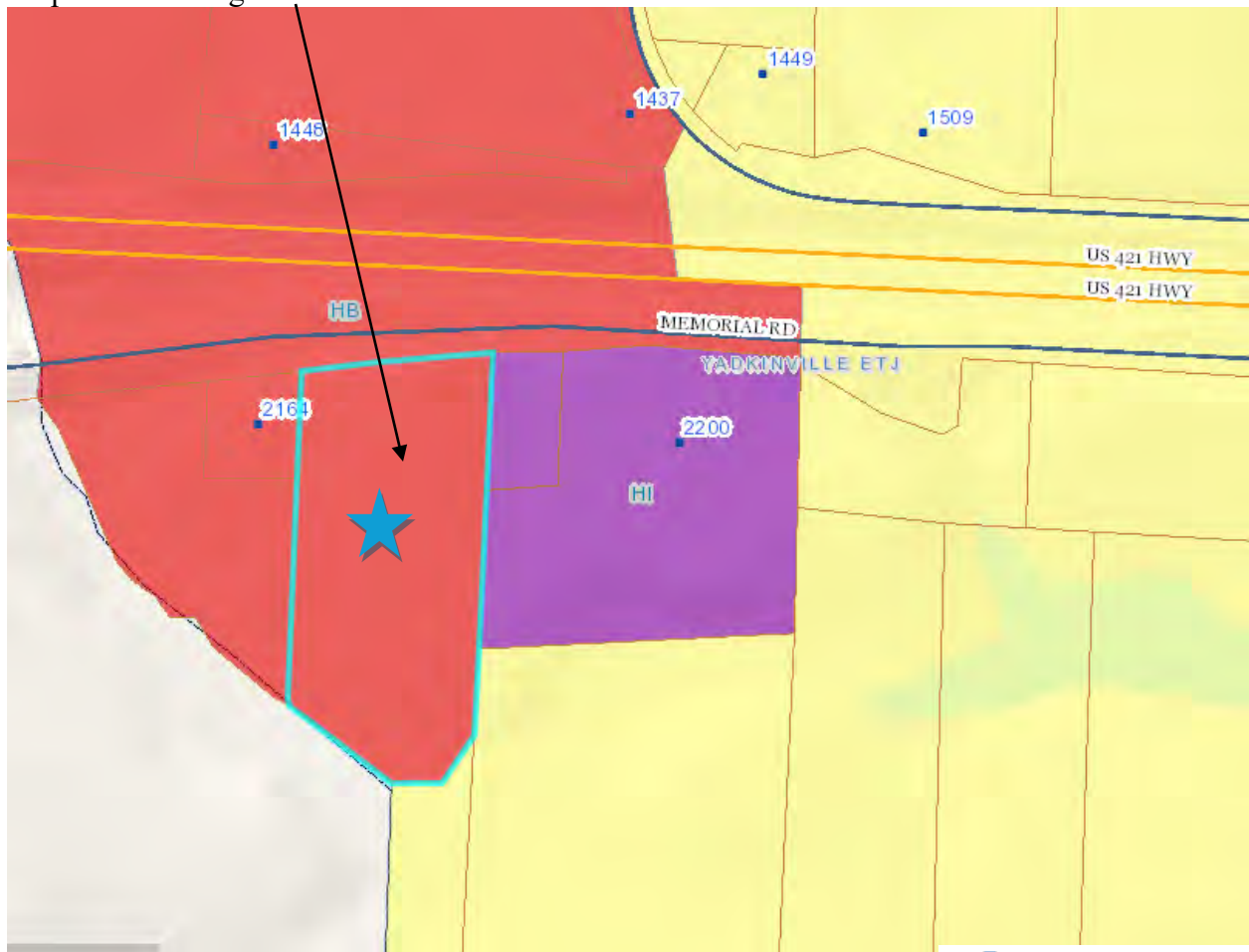
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions prior to the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact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

Proposed rezoning of Memorial Road



Yadkinville Zoning

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



May 29th, 2026

Subject: Rezoning Request ZMA-2026-03
Request from HB, Highway Business to HI, Heavy Industrial
Parcel Number:129110
Address: Memorial Road

Dear property owner/applicant:

Please plan to attend the Town of Yadkinville's Planning Board public hearing on Monday, June 15th, 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 2026-03 (ZMA-2026-03), to rezone the subject property from **HB, Highway Business to HI, Heavy Industrial** for the for the 7.87-acre tract. The proposed rezoning is being requested to accommodate the expansion of Triad Recycling.

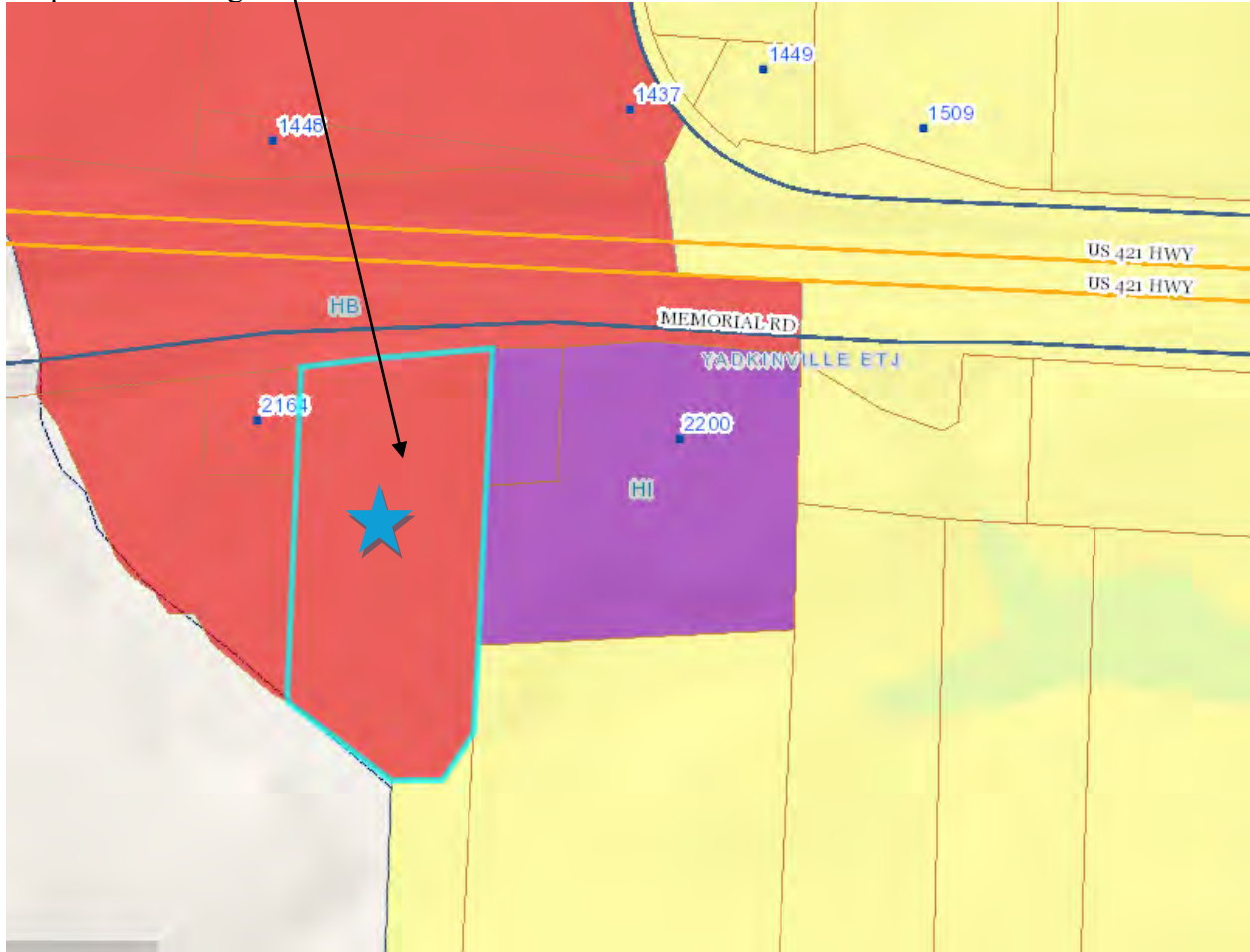
You are welcome to call me should you have any questions prior to the meeting. Please note a similar letter is going out to the adjacent property owners as well notifying them of the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email planning@yadkinville.org 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 location

Proposed rezoning of Memorial Road



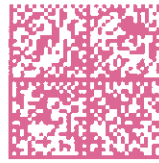
Yadkinville Zoning

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



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



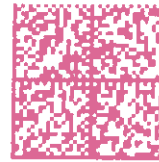
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 MAY 29 2026

Chad Eller
1407 US 601 Hwy
Yadkinville, NC 27055



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



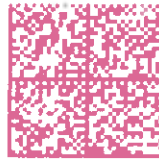
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02 7H
0006112166 MAY 29 2026

Melissa Raybarn
1112 Short Road
Yadkinville, NC 27055



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

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US POSTAGETM PITNEY BOWES



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Roselyn Hodge
1253 Ephraim Trail
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE

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Yadkinville, N. C. 27055-0816

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0006112166 MAY 29 2026

Triad Metal Recyclers LLC
P.O. Box 2388
Yadkinville, NC 27055

Planning



TOWN OF YADKINVILLE

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

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US POSTAGE^{IM}PITNEY BOWES



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0006112166 MAY 29 2026

Kirk & Rita Cleary
1500 Hane Road
Yadkinville, NC 27055

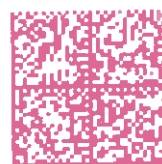
Planning



TOWN OF YADKINVILLE

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

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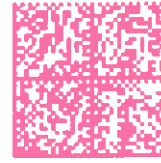
Jeffrey Steven Carlton
811 Dalton Rd
Lewisville, NC 27023

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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 27055
02 7H

\$ 000.74⁰

0006112166 MAY 29 2026

East Best LLC
1016 Montana Dr.
Charlotte, NC 28216

posted 5.29.26

**Z REZONING
REQUEST**
PUBLIC HEARING
TOWN OF YADKINVILLE
PLANNING BOARD
REQUEST Highway Business
HB Heavy Industrial III
YADKINVILLE TOWN HALL
336-679-8732
DATE: 6.15.26 TIME: 5:30 PM



Planning & Zoning Department Monthly Report

MAY
2026

by: Meredith Detsch, Planning Director

Zoning Permits:	<p>New Residential: <i>New houses:</i> 408 E. Main St., 3 houses on Foxtail Ln.</p> <p><i>Other permits:</i> 419 Sycamore St-shed, 640 W Lee Ave.-shed</p> <p>Commercial: Auto body shop-1417 W Main St.,</p> <p>Sign Permits: Change out digital board 226 E. Main St.</p>
Zoning Requests:	<p>Plats: updated Foxtail Sub., 205 Taylor Street</p> <p>Zoning Verification Letters: Unifi Industrial Road Properties & 916-948 S. State St.</p>
Board(s) Review:	<p>Upcoming hearings:</p> <ul style="list-style-type: none"> -Rezoning at Memorial Road (HB to LI) -Major Special Use Permit- expand Triad Recycling-Memorial Road

Notable Events/ Projects:

- Planning Board
- Friends of Downtown Yadkinville meeting
- Mama Jewell's Childplex ribbon cutting
- Technical Review Committee
- Yadkinville Bike/Pedestrian Plan meeting with consultant

Code Enforcement Report Attached 26

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

6/12/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
2	HOUSING			
3	MHC 25-02	303 & 304 Washington Street	Brenda Leak	Notice to Robert Torrence and Brenda Leak for Inspection on Oct. 14th; refused inspection, Administrative Warrant for Nov. 4th; inspection complete and notice sent with hearing scheduled for December 17th (no show)- resent letter for hearing new date 3.13.26. Hearing held with Calvin & Charlotte Carter- working on acquiring property, will send 90 day order to demo/close properties after April 14th- (court on property damages)
4	MHC 25-03	107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	no changes on site or relayed to staff- pending directive to issue minimum housing case 5.18.26 working on brick contractor for piers
5	NUISANCES			
6	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02; abatement of property will need to include this with house case
7	PN-26-03	532 Carolina Avenue	Pablo Christobal	Significant household items on front porch including refridgerator- notice 4.13.26, deadline 4/28/26; did not meet, second notice 6.12.26 with deadline 6.29.26
8	PN 26-07	314 Virginia Avenue	Joyce Tuttle	Tall grass complaint, special proceedings with Hutchens Law Firm- Email NOV, 910-864-3068; kevin.olinger@thefoundationlegalgroup.com, have till June 18th
9	PN 26-08	528 Carolina Avenue	Alvarado Holdings, LLC	wood pile, debris scattered, NOV sent 6.12.26 wiuth deadline of June 29th
10	PN 26-09	524 Carolina Avenue	Leslie Brown Horne Trustee	Large pile of construction debris on property letter sent 6.12.26 deadline 6.29.26
11	PN 26-10	Crescentview Dr/W Lee Avenue Parcel 129466	Noland & Candice Brown	Tall grass-NOV sent 6.12.26, deadline 6.29.26
12	PN 26-11	1016 Billy Reynolds Road	Margaret Howell Holt	Tall grass, pending NOV
13	ABANDONED-JUNKED-NUISANCE VEHICLES			
14		parcel 130962	Michael & Jamie Johnson	potential junk car- verify
15	ZONING			
16	ZV-25-04	3013 Ashton Ct	Rafael Sanato Hernandez & Zonia Muller	Complaint by neighbor for auto business being ran out of residence= staff verified on 11/25/25 and sent NOV 12/1/25 with deadline of 12/12/25 -spoke with owner and asked to cease all operations from house- Monitor, need a permit for the garage and fence-will contact and resend NOV if no response
17	ZVL 26-06	544 Carolina Avenue	Victor P Terrones & Demetria Mendoza Cervantez	Appears to be running a gutter company out of house, yard full of materials front and back deadline June 15th - spoke with owner Dimetria S. extra week -Check June 19th
18	ZVL 26-07	524 Peach Street	Colonial Properties Inc.	received complaint 6.2.26; spoke with owner's attorney as courtsey on 6.12.26; pending letter
19	ZVL 26-08	119 Jackson Street	James Caudle	Sign painted on wall, need sign permit -contacting