



**BOARD OF ADJUSTMENT
REGULAR MEETING
RESCHEDULED Tuesday September 22nd 2026
10:45 am
Continued to Monday September 28th at 6:00 pm**

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

AGENDA

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

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

- No minutes to present from the training exercise held with the Board of Commissioners on 2.23.26, see presentation for context of meeting, no action was taken.

3. NEW BUSINESS

- Public Evidentiary Hearing: Variance Request (VAR 2026-01)
Request for relief of glazing requirements, Section 5.3.4A for Sinclair Landing, proposed apartments at Parcel No. 132724, Progress Lane

4. BUSINESS-Staff reports

5. ADJOURNMENT - Next regularly scheduled Board of Adjustment meeting is October 19th, 2026; however, we have no agenda items currently.



TO: Board of Adjustment

FROM: Meredith Detsch, Planning Director

DATE: 9/18/26

RE: Variance Request from the Town's Development Ordinance, Section 5.3.4A (VAR 26-01)

Applicant(s)/Owner(s)	PIN	Address	Acreage	Land Use	Current Zoning
Betty Brown (owner) Wallick Asset Management, LLC (applicant)	5816296059	Progress Lane	5.88	Vacant	Residential High Density (RH)

Adjacent Property Zoning and Land Use		
Direction	Zoning	Land Use
North	RR	Residential
West	RH	Residential
East	RR	Residential
South	RM	Residential

*The surrounding area is a all residential in nature.

Variance Requirements:

This public hearing is a quasi-judicial evidentiary hearing for a Variance Request. Sworn testimony will be provided by witnesses speaking before the Board of Adjustment to establish facts of the case.

A variance request is for relief from the requirements of the Development Ordinance granted by the Board of Adjustment.

Requested Relief Section of the Development Ordinance:

5.3 MULTI-FAMILY AND TOWNHOME RESIDENTIAL DESIGN STANDARDS

5.3.4 Windows

A. A minimum of 25% of the primary façade and 20% of all secondary/corner side façades shall be composed of window area.

Development Details:

This proposed project has been approved through a Major Special Use Permit issued by the Board of Commissioners on April 6th, 2026. Additional conditions with landscaping and fencing were included during the approval process. Overall, the project meets the Development Ordinance for both the site and the design of the multi-family structures. During the final design process, it was discovered the requirements for windows (glazing) could not be achieved due to conflicting regulations at the local, state, and federal level. The simplest and cleanest option was to seek a variance and explain the conflicting rules as they cannot all be achieved. The project is being funded through North Carolina Housing Finance Agency and there are requirements for so much wall space in the bedrooms for furniture/beds. Additionally, utilities and state energy code

standards have hindered the size and location of potential windows creating challenges for the design of the structures. Finally, our Development Ordinance required the layout of the buildings to avoid a barrack style setup, and staff and the design team determined the current layout would not lean towards that, however that created new challenges with the layouts, resulting in more area to have windows. The applicant's narrative goes into much more detail and is provided as part of the exhibits in the agenda packet of those challenges they faced with this project.

Recommendation/Vote:

The concurring vote of 4/5 of the Town Board of Adjustment members shall be necessary to grant a variance.

When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- 1.Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- 2.The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
- 3.The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4.The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured, and substantial justice is achieved.

Motion to include all four findings of fact are met for the variance giving relief for Development Ordinance: 5.3 MULTI-FAMILY AND TOWNHOME RESIDENTIAL DESIGN STANDARDS

5.3.4 Windows (A)

Attachments-See Exhibits

Exhibits:

1. Application and narrative
2. Architect Plans of Proposed Structure
3. Letters to adjacent property owners and owner 9.3.26
4. Mailing list of adjacent property owners/residents
5. Mailing proofs 9.3.26
6. Pictures of sign posted on property- 9.3.26
7. Major Special Use Permit issued by Board of Commissioners 4.6.26
including full submittal to the Board



TOWN OF YADKINVILLE

Planning & Zoning Department

Permit #: VARIANCE VAR 2026-01
 Date Recd: 8/31 Fee Pd \$ 400 Method check
 Rcpt No. 53153 Staff Initials: MFD

APPLICATION FOR VARIANCE

Property Owner/Application Information:

Property Owner		Applicant
Name:	Betty H. Brown	Wallick Asset Management LLC
Mailing Address:	5312 NC-601, Yadkinville, NC 27055	160 W. Main Street, Suite 200
Phone Number:	336-835-2221	608-886-8339
E-mail Address:		

Property Information

Project Name:	<u>Sinclair Landing</u>	Full Submittal Date: <u>8/27/2026</u>
Property Address/Location:	<u>0 Progress Lane, Yadkinville, NC</u>	Location: ☒ Town Limits ☐ ETJ
Parcel ID Number(s):	<u>132724</u>	Total Acreage: <u>5.88</u>
Deed Book: <u>023E</u>	Page(s): <u>0032</u>	Flood Hazard Area: ☐ Yes ☒ No
Current Zoning of Property: (can be obtained from Planning Dept)	<u>RH, vacant land</u>	Located in Watershed: ☐ Yes ☒ No
Current Use of Property:		Proposed Use of Property: <u>Multifamily</u>

Applicant Statement/Request to the Board of Adjustment

I/We the applicants/owners hereby petition the Board of Adjustment for a variance from the provisions of the Town of Yadkinville Land Use/Zoning Ordinance because it prohibits the use of the parcel of land described above in a manner shown by the attached plot plan. I request a variance from the following provisions of the ordinance (Identify section, subsection and paragraph numbers):

See attached document.

Statement of Justification: Please provide detailed information concerning all requests. Attach additional sheets if necessary.

See attached document.

Required Findings of Fact:

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under the state enabling legislation and Town of Yadkinville ordinances, the Board is required to reach four (4) findings of fact before it may issue a variance. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of the conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in the district involved. **The burden of proof is on the applicant and failure to adequately address the findings may result in denial of the application. Please attach additional pages if necessary.**

1. *Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*

See attached document.

Required Findings of Fact (cont.):		
<i>The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.</i>		
See attached document.		
<i>The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.</i>		
See attached document.		
<i>The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.</i>		
See attached document.		
Applicant Affidavit:		
I/We the applicants/owners do hereby make application to the Board of Adjustment of the Town of Yadkinville to approve the subject Variance request. I do hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Yadkinville, and will not be returned. I further understand that applicants, and/or their agents or parties of interest are prohibited from any contact in relation to this matter with the Board of Adjustment members or Planning Board members prior to the public hearing, that such communication may result in additional processes and delays and that disclosure of any such communication will be required at the scheduled public hearing.		
Brandon Barcena Print Name	Brandon Barcena Signature of Applicant	Digitally signed by Brandon Barcena Date: 2026.08.27 16:34:42 -04'00' Date
Brandon Barcena Print Name	Brandon Barcena Signature of Applicant	8/27/2026 Date
OFFICE USE ONLY		
I, as Planning & Zoning Administrator, believe this application to be complete based on the certification of the owner and/or applicant, and with signature, accept the application and any corresponding documentation.		
Signature of Planning & Zoning Administrator	9-1-2026 Date	Staff Comments: Sept. 21, 2026 BOA meeting

Required Findings of Fact (cont.):

2. *The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*

See attached document.

3. *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

See attached document.

4. *The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.*

See attached document.

Applicant Affidavit:

I/We the applicants/owners do hereby make application to the Board of Adjustment of the Town of Yadkinville to approve the subject Variance request. I do hereby certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Yadkinville, and will not be returned. I further understand that applicants, and/or their agents or parties of interest are prohibited from any contact in relation to this matter with the Board of Adjustment members or Planning Board members prior to the public hearing, that such communication may result in additional processes and delays and that disclosure of any such communication will be required at the scheduled public hearing.

Betty H. Brown
Print Name

Betty H. Brown
Signature of Applicant

8-26-26
Date

Print Name

Signature of Applicant

Date

****OFFICE USE ONLY****

I, as Planning & Zoning Administrator, believe this application to be complete based on the certification of the owner and/or applicant, and with signature, accept the application and any corresponding documentation.

Signature of Planning & Zoning Administrator

Date

Staff Comments:

TOWN OF YADKINVILLE

Misc. Payment

Payment Date: 09/01/2026

Reprint Date: 9/1/2026

CUSTOMER NAME & DESC. OF PAYMENT

ALEXIS DUNFEE WALLICK ASSET MANAGEMENT LLC

160 W. MAIN ST SUTIE 200

VAR-2026-01 CHECK #

Cash:	\$0.00
Check:	\$400.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$400.00
TOTAL PAID:	\$400.00
Change Due:	\$0.00

Details:

PERMITS \$400.00

Operator: 31

Receipt#: 53153

T H A N K Y O U !

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Applicant Statement/Request to the Board of Adjustment

I/We, the applicant/owner, hereby petition the Board of Adjustment for a variance from the provisions of the Town of Yadkinville Land Use/Zoning Ordinance because it prohibits the use of the parcel of land described above in a manner shown by the attached plot plan. I request a variance from the following provisions of the ordinance; **Section 5.3.4A:**

“A minimum of 25% of the primary façade and 20% of all secondary/corner side façades shall be composed of window area.”

Statement of Justification:

See attached building elevations with window area calculations. A variance is requested to allow a lower window area % on the secondary (Left & Right) facades of the apartment buildings, as detailed below. This variance would allow the project to meet utility, structural, energy, and safety requirements, while maintaining the intent of the ordinance in building character and style.

- Building Type I (Buildings #2 & #3 on site plan):
Front/Rear: 27% (meets 5.3.4A)
Left/Right: 17% (under 20% required per 5.3.4A, requesting variance)
- Building Type II (Building #4 on site plan):
Front/Rear: 27% (meets 5.3.4A)
Left: 17% (under 20% required per 5.3.4A, requesting variance)
Right: 13% (under 20% required per 5.3.4A, requesting variance)
- Building Type III (Building #1 on site plan):
Front/Rear: 25% (meets 5.3.4A)
Left: 15% (under 20% required per 5.3.4A, requesting variance)
Right: 19% (under 20% required per 5.3.4A, requesting variance)

Required Findings of Fact:

1. *Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property:*

1) Utilities: Several required utility items must be located on the side facades: the sprinkler riser room and electrical meter banks. These both prohibit windows within a certain area on the facade.

2) Structural: The side facades function as structural shear walls for the buildings. Significant window openings would require non-standard framing to accommodate, adding excessive cost and complexity to the project.

3) Energy: As a 9% NCHFA Tax Credit property, the buildings must meet Energy Star Multifamily New Construction requirements. This goes beyond NC Energy Code standards, and has strict building envelope requirements, which become infeasible as more windows are added. Additional window area may also have a negative impact on residents' utility costs.

4) Fire Egress & Privacy: All bedrooms are required to have at least one egress window, which may not be blocked by furniture. As seen on the building plans, there are minimal locations where additional windows could be placed without making bedroom furniture placement infeasible. Additionally, as most building end facades are at bedrooms or bathrooms, resident privacy becomes a concern as more windows are added.

2. *The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.*

The buildings are oriented on the site to accommodate grade and UDO requirements. Four small buildings are proposed to avoid a "barrack-style" line of two longer buildings from the street. However, this adds additional side facades, which must also accommodate required utility equipment, structural shear-wall segments, and dwelling-unit layouts identified in Findings of Fact #1. The resulting conflict between the 20% window-area requirement and these combined site-specific constraints is not a personal circumstance or a condition generally shared by properties in the surrounding area.

3. *The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

The hardship was not created by any action of the applicant or property owner. It results from the interaction of the ordinance's secondary-façade glazing requirement and the independent design requirements that the project faces through its funding from the North Carolina Housing Finance Agency with utility, structural, energy-efficiency, life-safety, and dwelling-unit design requirements applicable to the development.

The variance is being requested during the design process, after the project team evaluated the feasibility of additional windows. The requested relief is limited to those secondary façades where additional glazing would conflict with required utility equipment, structural shear-wall capacity, energy-performance requirements, or functional dwelling-unit layouts. Accordingly, the hardship arises from the applicable development design requirements rather than from an action taken by the applicant or property owner.

4. *The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.*

The proposed building designs are consistent with the intentions of the ordinance, stated in Sec. 5.1.1: "The purpose of this Section is to ensure architectural and design compatibility and the establishment and preservation of architectural character throughout Yadkinville." As shown on the attached elevations, the proposed building design is consistent with surrounding residential design in character and style. The proposed design provides window area complying with the ordinance on all primary facades, and provides the maximum feasible window area on the secondary facades considering the conditions outlined above. The project will comply with the remainder of the applicable ordinance requirements. The variance will not affect the project's permitted use, density, setbacks, height, access, or other development standards.



SINCLAIR LANDING

UNIT MIX

QUANTITY	UNIT	BEDROOMS	AREA	DESCRIPTION
6	1	One Bedroom	738 sf	Standard Unit
14	2	Two Bedrooms	984 sf	Standard Unit
2	2-END	Two Bedrooms	984 sf	Standard Unit
10	3	Three Bedrooms	1,179 sf	Standard Unit
1	1A-S	One Bedroom	738 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	2A-S	Two Bedrooms	984 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
				Also Includes Audio & Visual Impaired Accommodations in Unit)
1	3A-S	Three Bedrooms	1,179 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	1A	One Bedroom	738 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	2A	Two Bedrooms	984 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	3A	Three Bedrooms	1,179 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	1B	One Bedroom	738 sf	Accessible Type 'B' Unit w/ Bathtub
4	2B	Two Bedrooms	984 sf	Accessible Type 'B' Unit w/ Bathtub
1	2B-END	Two Bedrooms	984 sf	Accessible Type 'B' Unit w/ Bathtub
2	3B	Three Bedrooms	1,179 sf	Accessible Type 'B' Unit w/ Bathtub

46 Total Units

AREAS

BUILDINGS TYPE I (#2 & #3 ON SITE PLAN)

STORY	BUILDING GROSS AREA	BUILDING NET AREA
First Floor	5,606 sf	4,772 sf
Second Floor	5,435 sf	4,743 sf
Third Floor	5,435 sf	4,743 sf
	16,476 sf	14,258 sf

BUILDING TYPE II (#4 ON SITE PLAN)

STORY	BUILDING GROSS AREA	BUILDING NET AREA
First Floor	4,458 sf	3,603 sf
Second Floor	4,287 sf	3,574 sf
Third Floor	4,287 sf	3,574 sf
	13,032 sf	10,751 sf

BUILDING TYPE III (#1 ON SITE PLAN)

STORY	BUILDING GROSS AREA	BUILDING NET AREA
First Floor	5,529 sf	4,401 sf
Second Floor	5,237 sf	4,545 sf
Third Floor	5,237 sf	4,545 sf
	16,003 sf	13,491 sf

SITE TOTAL: 61,987 sf 52,758 sf

AMENITIES

REQUIRED AMENITIES

- COVERED PICNIC AREA (150 SF W/ 1 ADA & 1 STANDARD PICNIC TABLE & 1 GRILL)
- MULTIPURPOSE ROOM
- PLAYGROUND

ADDITIONAL REQUIRED AMENITIES (3)

- OUTDOOR SITTING AREAS WITH BENCHES (MINIMUM OF 3 LOCATIONS)
- EXERCISE ROOM W/ NEW EQUIPMENT
- RESIDENT COMPUTER CENTER (MINIMUM OF 2 COMPUTERS)

OTHER AMENITIES:

- LAUNDRY ROOM
- COVERED POSTAL FACILITY
- OFFICE
- MAINTENANCE ROOM



6 REAR ELEVATION (PRIMARY - PROGRESS LANE) - BLDG. TYPE I (#2, #3)
1/16" = 1'-0"



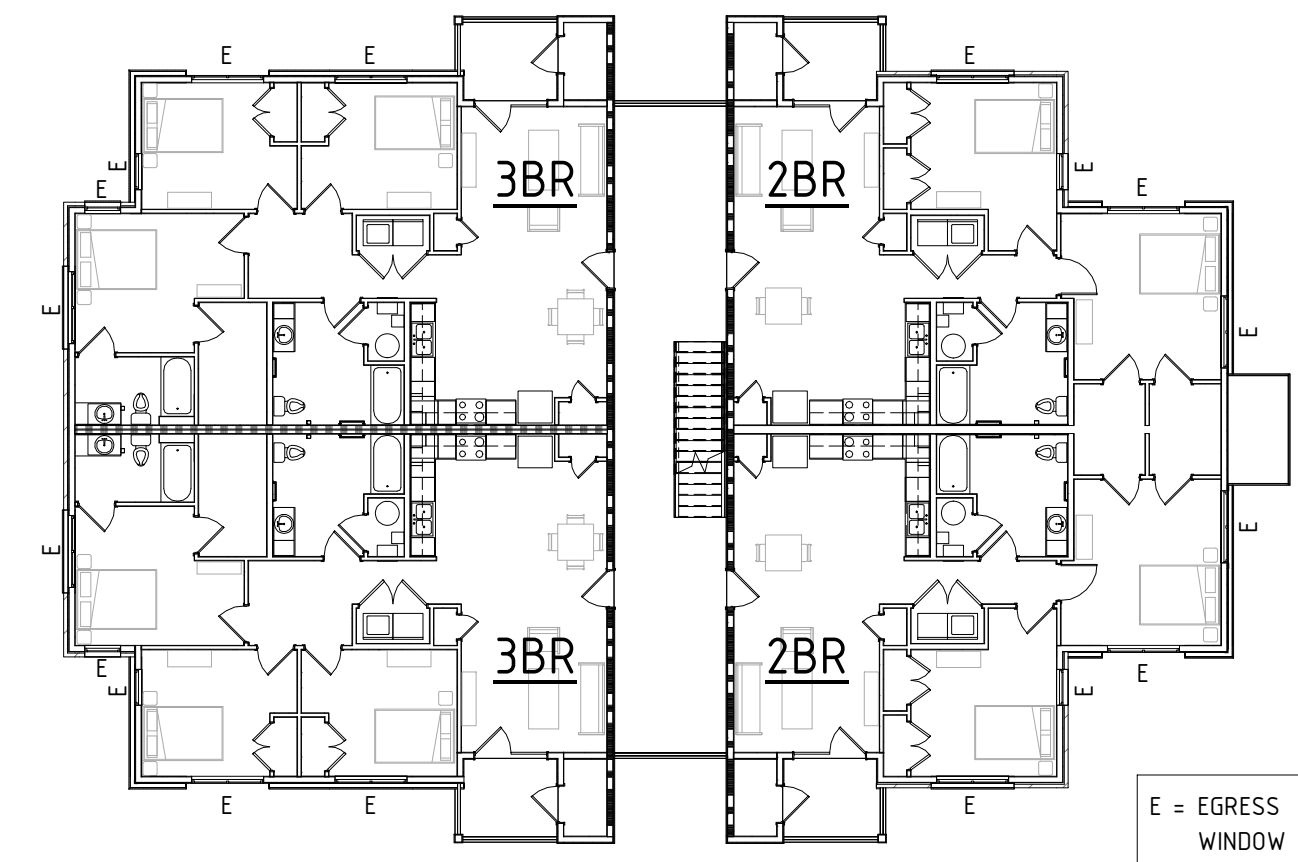
5 LEFT ELEVATION (SECONDARY) - BUILDING TYPE I (#2 & #3)
1/16" = 1'-0"



4 RIGHT ELEVATION (SECONDARY) - BUILDING TYPE I (#2 & #3)
1/16" = 1'-0"



3 FRONT ELEVATION (PRIMARY - PARKING) - BUILDING TYPE I (#2 & #3)
1/16" = 1'-0"



2 SECOND & THIRD FLOOR PLAN - BUILDING TYPE I (#2 & #3)
1/16" = 1'-0"

BUILDING MATERIALS:
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES
 w/ METAL DRIP EDGE (TYP)
 -ACCENT STANDING SEAM METAL ROOF
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -VINYL LAP SIDING (TYP)
 -ACCENT FIBER CEMENT PANELING & BATTENS
 (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 -ACCENT VINYL B&B SIDING
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

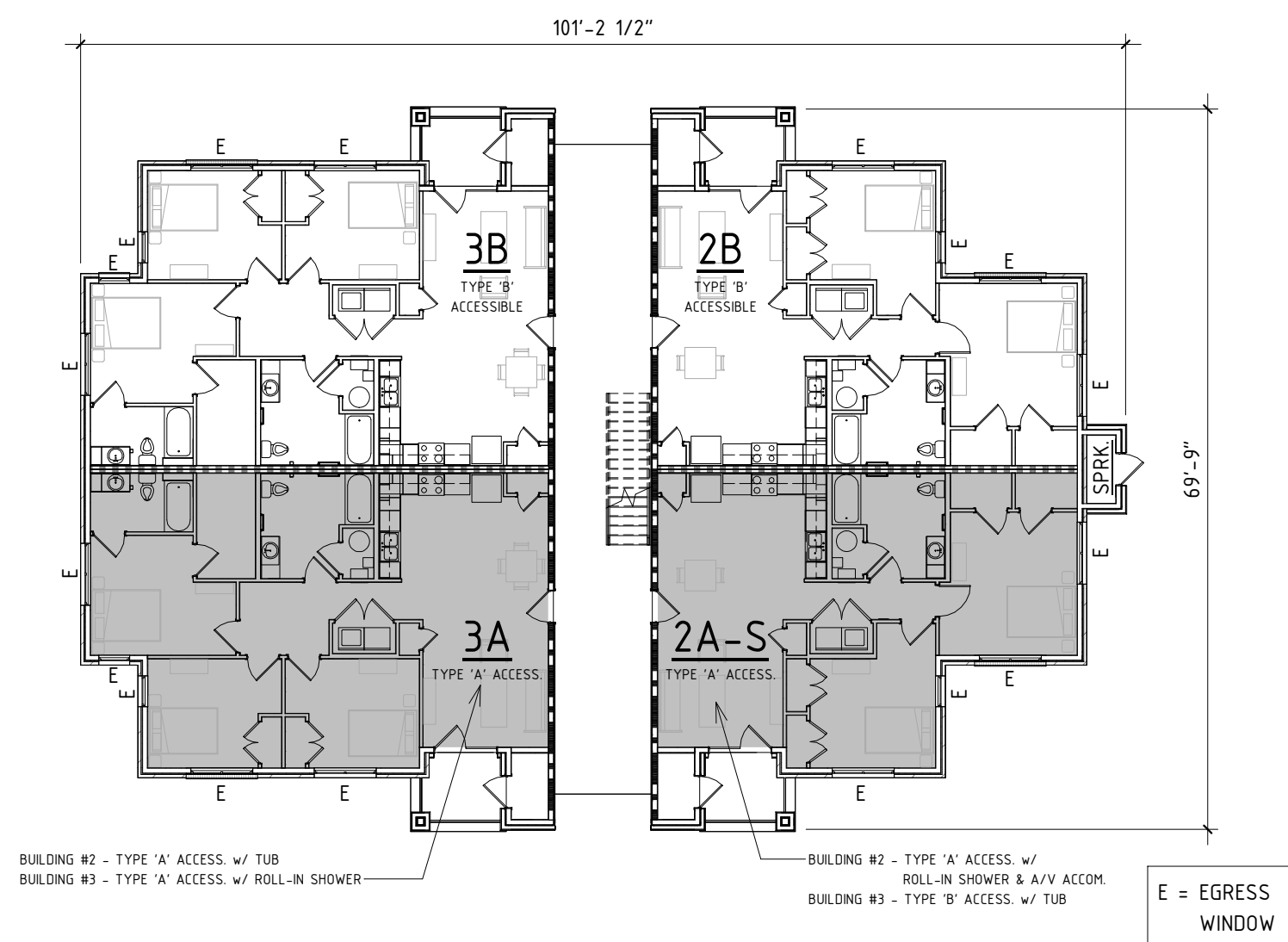
WINDOW AREA PERCENTAGE CALCULATIONS
 PER MORGANTON UDO, SECTION 5.3.4A

FRONT (PRIMARY - PARKING):
 - TOTAL WALL AREA: 2413 sf
 - WINDOW AREA: 655 sf
 - WINDOW AREA PERCENTAGE: 27%

REAR (PRIMARY - PROGRESS LANE):
 - TOTAL WALL AREA: 2413 sf
 - WINDOW AREA: 655 sf
 - WINDOW AREA PERCENTAGE: 27%

LEFT (SECONDARY):
 - TOTAL WALL AREA: 1628 sf
 - WINDOW AREA: 270sf
 - WINDOW AREA PERCENTAGE: 17%

RIGHT (SECONDARY):
 - TOTAL WALL AREA: 1628 sf
 - WINDOW AREA: 270sf
 - WINDOW AREA PERCENTAGE: 17%



1 FIRST FLOOR PLAN - BUILDING TYPE I (#2 & #3)
1/16" = 1'-0"



⑥ REAR ELEVATION (PRIMARY - PROGRESS LANE) - BUILDING TYPE II (#4)
1/16" = 1'-0"



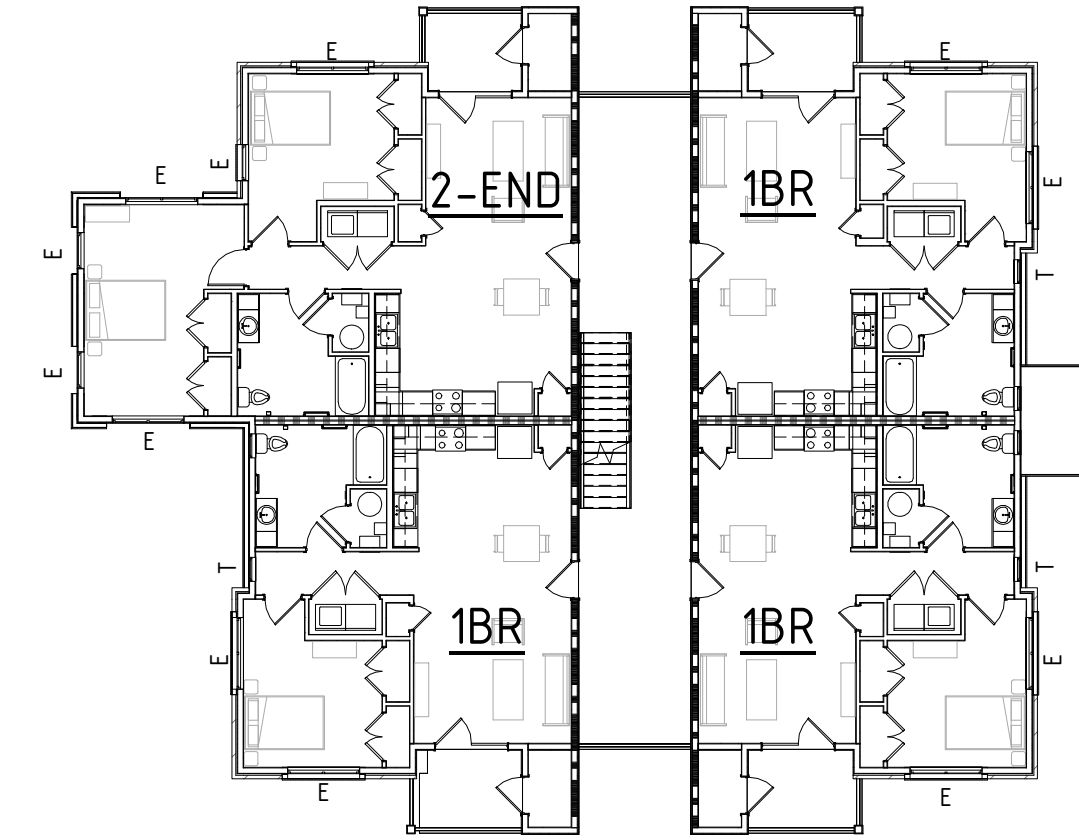
⑤ LEFT ELEVATION (SECONDARY) - BUILDING TYPE II (#4)
1/16" = 1'-0"



④ RIGHT ELEVATION (SECONDARY) - BUILDING TYPE II (#4)
1/16" = 1'-0"



③ FRONT ELEVATION (PRIMARY - PARKING) - BUILDING TYPE II (#4)
1/16" = 1'-0"



② SECOND & THIRD FLOOR PLAN - BUILDING TYPE II (#4)
1/16" = 1'-0"

BUILDING MATERIALS:
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES
 w/ METAL DRIP EDGE (TYP)
 -ACCENT STANDING SEAM METAL ROOF
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -VINYL LAP SIDING (TYP)
 -ACCENT FIBER CEMENT PANELING & BATTENS
 (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 -ACCENT VINYL B&B SIDING
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

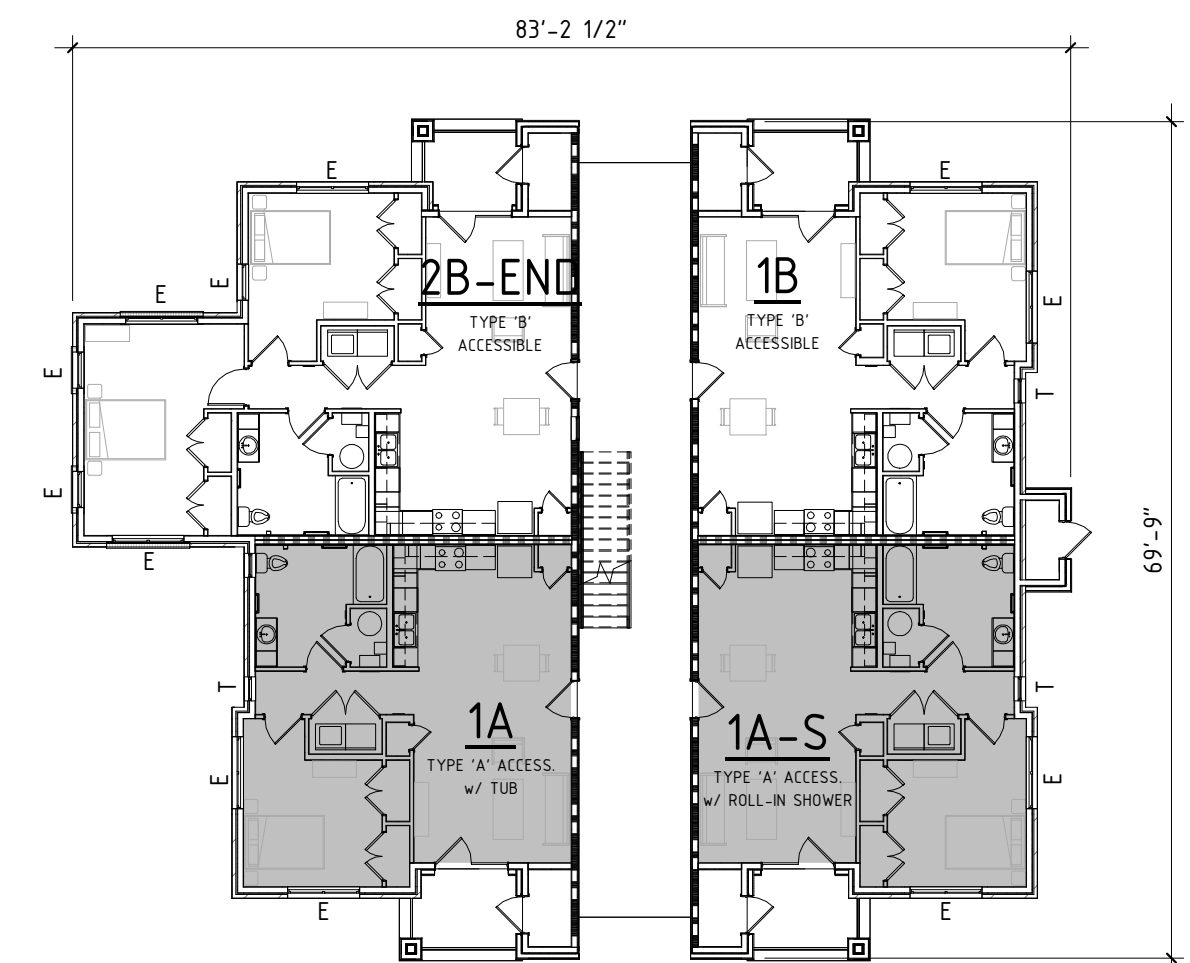
WINDOW AREA PERCENTAGE CALCULATIONS
 PER MORGANTON UDO, SECTION 5.3.4A

FRONT (PRIMARY - PARKING):
 - TOTAL WALL AREA: 1943 sf
 - WINDOW AREA: 520 sf
 - WINDOW AREA PERCENTAGE: 27%

REAR (PRIMARY - PROGRESS LANE):
 - TOTAL WALL AREA: 1943 sf
 - WINDOW AREA: 520 sf
 - WINDOW AREA PERCENTAGE: 27%

LEFT (SECONDARY):
 - TOTAL WALL AREA: 1628 sf
 - WINDOW AREA: 249sf
 - WINDOW AREA PERCENTAGE: 15%

RIGHT (SECONDARY):
 - TOTAL WALL AREA: 1628 sf
 - WINDOW AREA: 216sf
 - WINDOW AREA PERCENTAGE: 13%



① FIRST FLOOR PLAN - BUILDING TYPE II (#4)
1/16" = 1'-0"



⑥ REAR ELEVATION (PRIMARY - PROGRESS LANE) - BUILDING TYPE III (#1)
1/16" = 1'-0"



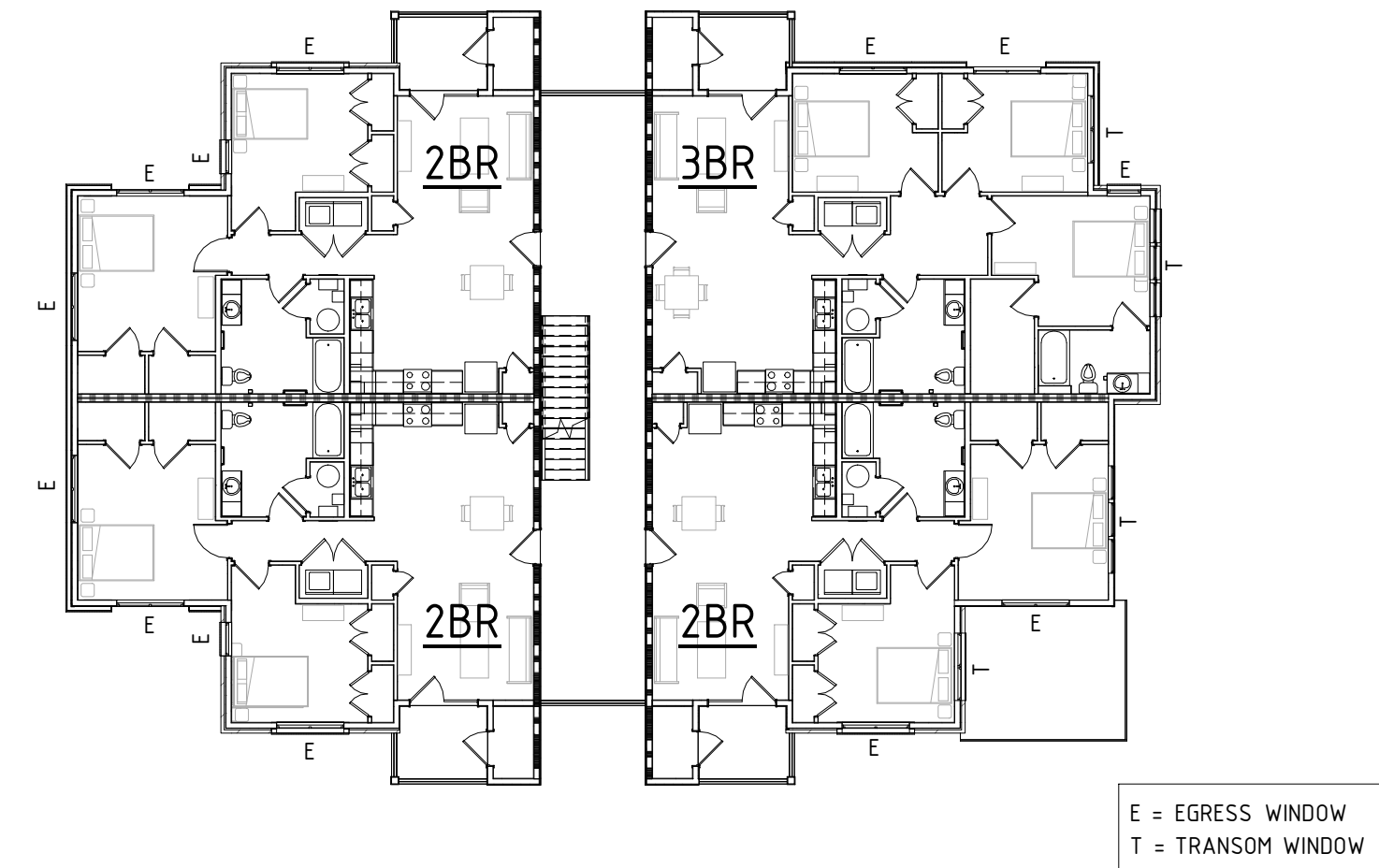
⑤ LEFT ELEVATION (SECONDARY) - BUILDING TYPE III (#1)
1/16" = 1'-0"



④ RIGHT ELEVATION (SECONDARY) - BUILDING TYPE III (#1)
1/16" = 1'-0"



③ FRONT ELEVATION (PRIMARY - PARKING) - BUILDING TYPE III (#1)
1/16" = 1'-0"



② SECOND & THIRD FLOOR PLAN - BUILDING TYPE III (#1)
1/16" = 1'-0"

BUILDING MATERIALS:
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES w/ METAL DRIP EDGE (TYP)
 -ACCENT STANDING SEAM METAL ROOF
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -VINYL LAP SIDING (TYP)
 -ACCENT FIBER CEMENT PANELING & BATTENS (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 -ACCENT VINYL B&B SIDING
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

OVERALL COMMON AREA SF CALCS
2,196 SF NET
- 164 SF MAINTENANCE
- 234 SF OFFICE (INCL. CLOSET)
= 1,798 SF REMAINING
46 UNITS x 7 SF/EA=
322 SF REQ'D FOR OAP
LAUNDRY
HOOK-UPS PROVIDED IN UNITS
46 UNITS / 25 =
1.84 EACH, REQ'D PER OAP
PROVIDED:
(2) WASHERS, (2) DRYERS

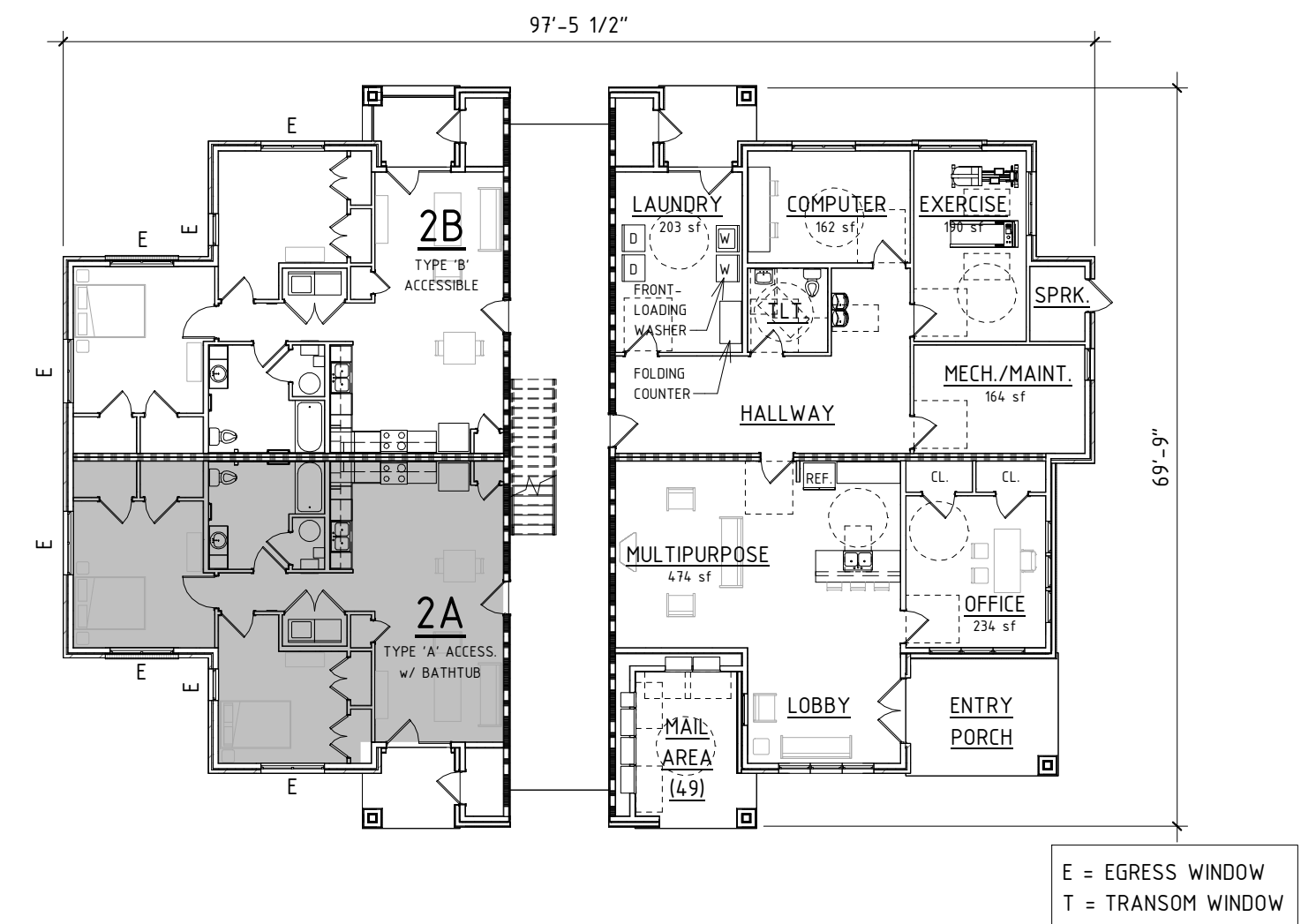
WINDOW AREA PERCENTAGE CALCULATIONS
 PER MORGANTON UDO, SECTION 5.3.4.A

FRONT (PRIMARY - PARKING):
 - TOTAL WALL AREA: 2412 sf
 - WINDOW AREA: 603 sf
 - WINDOW AREA PERCENTAGE: 25%

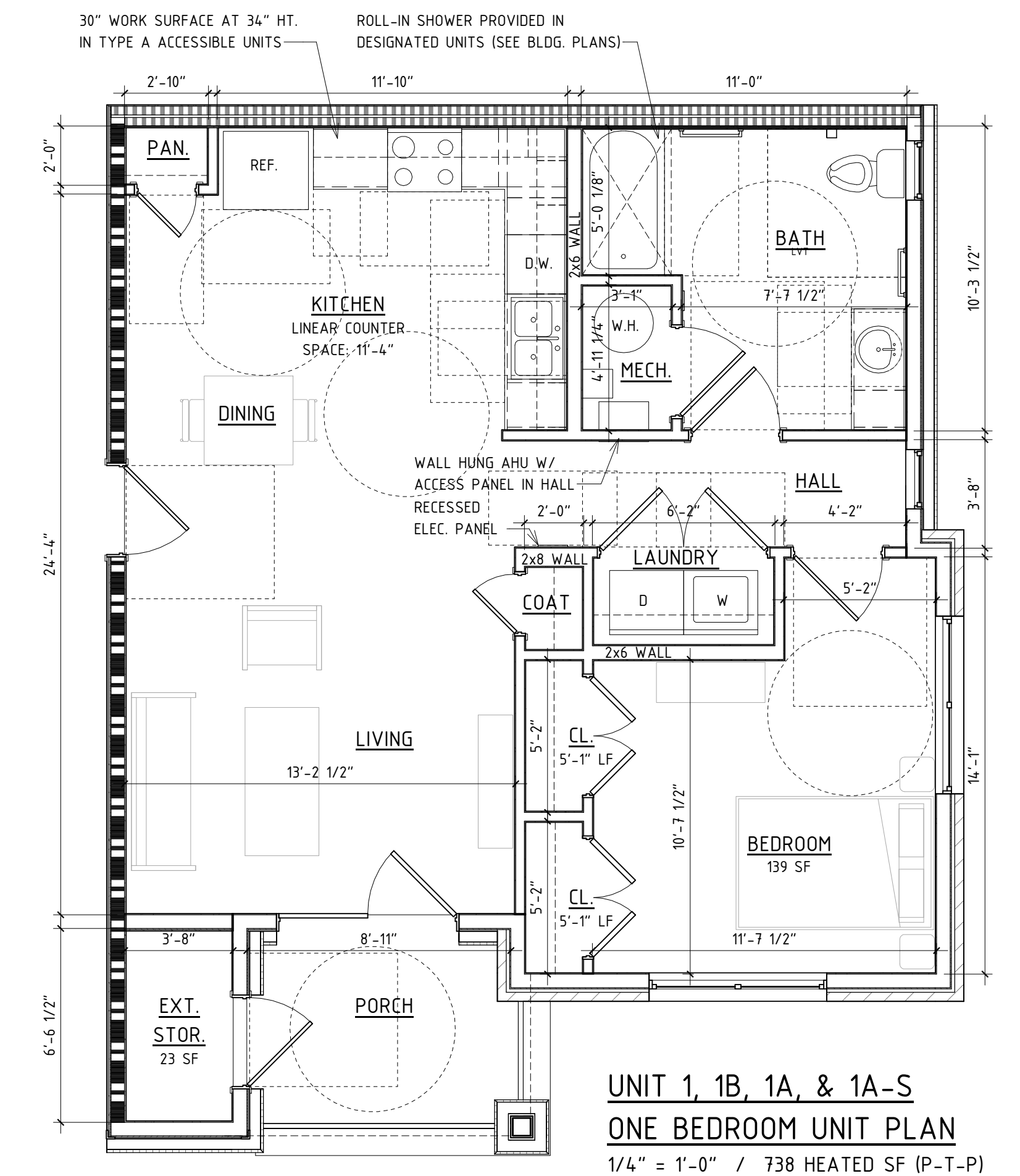
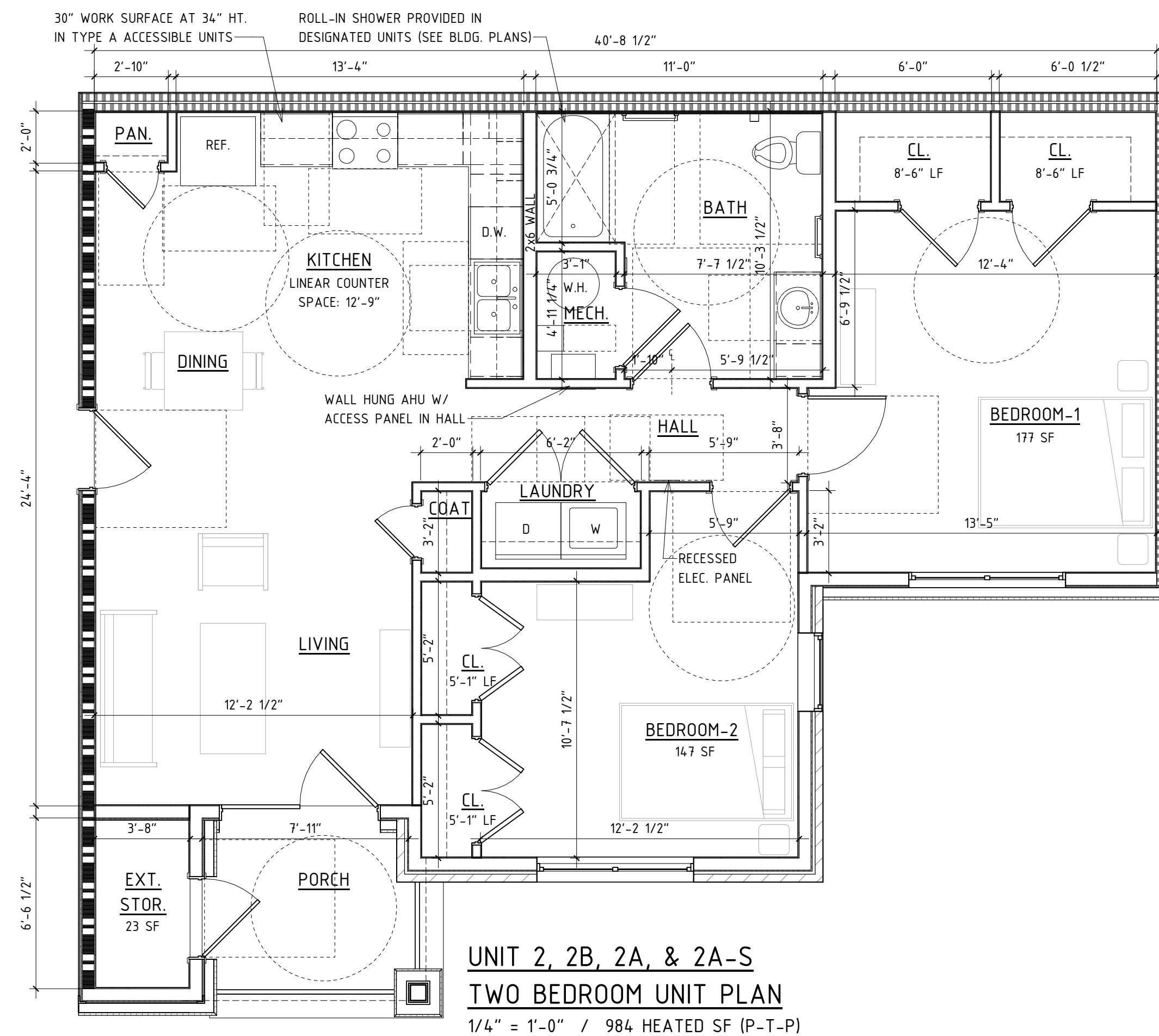
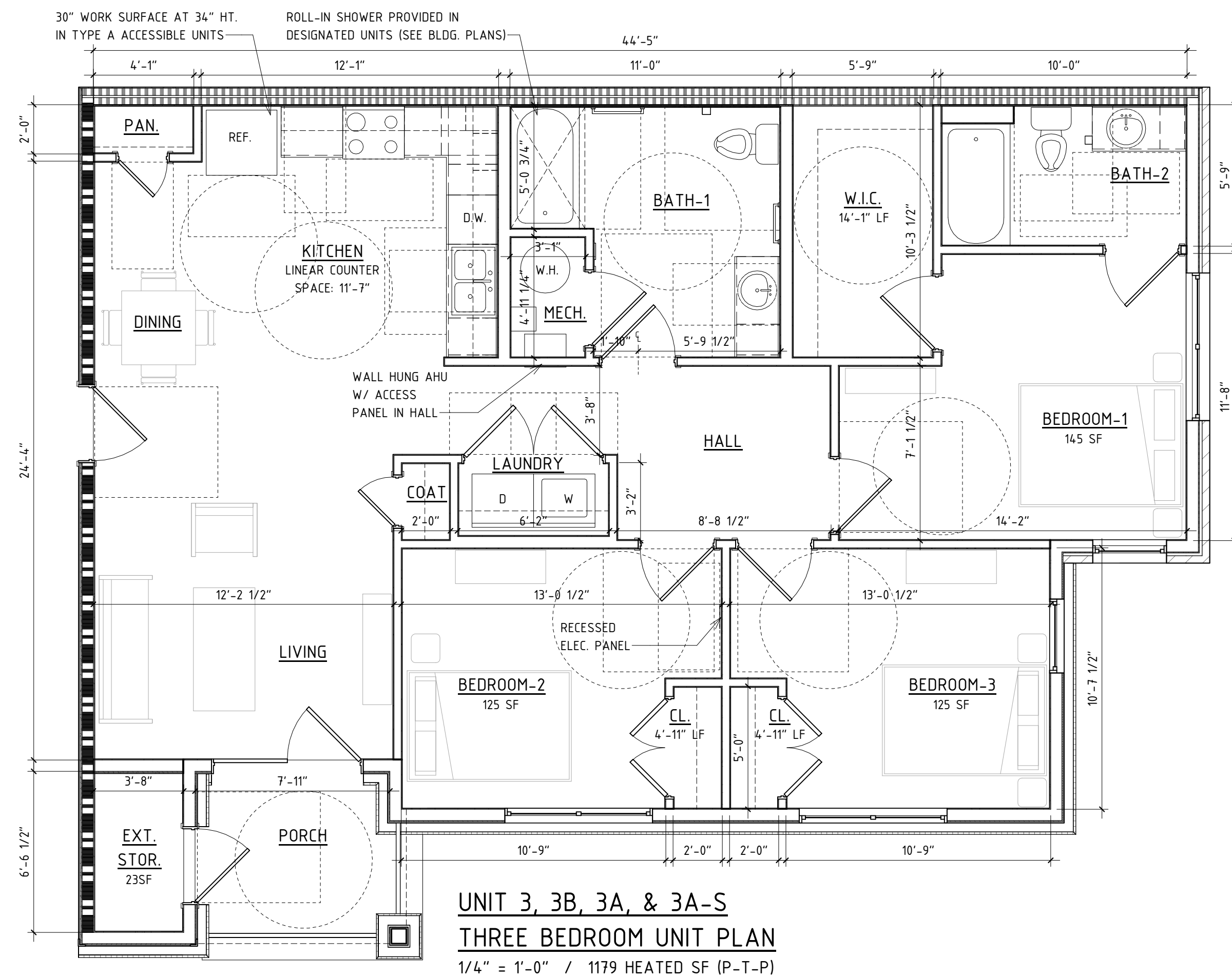
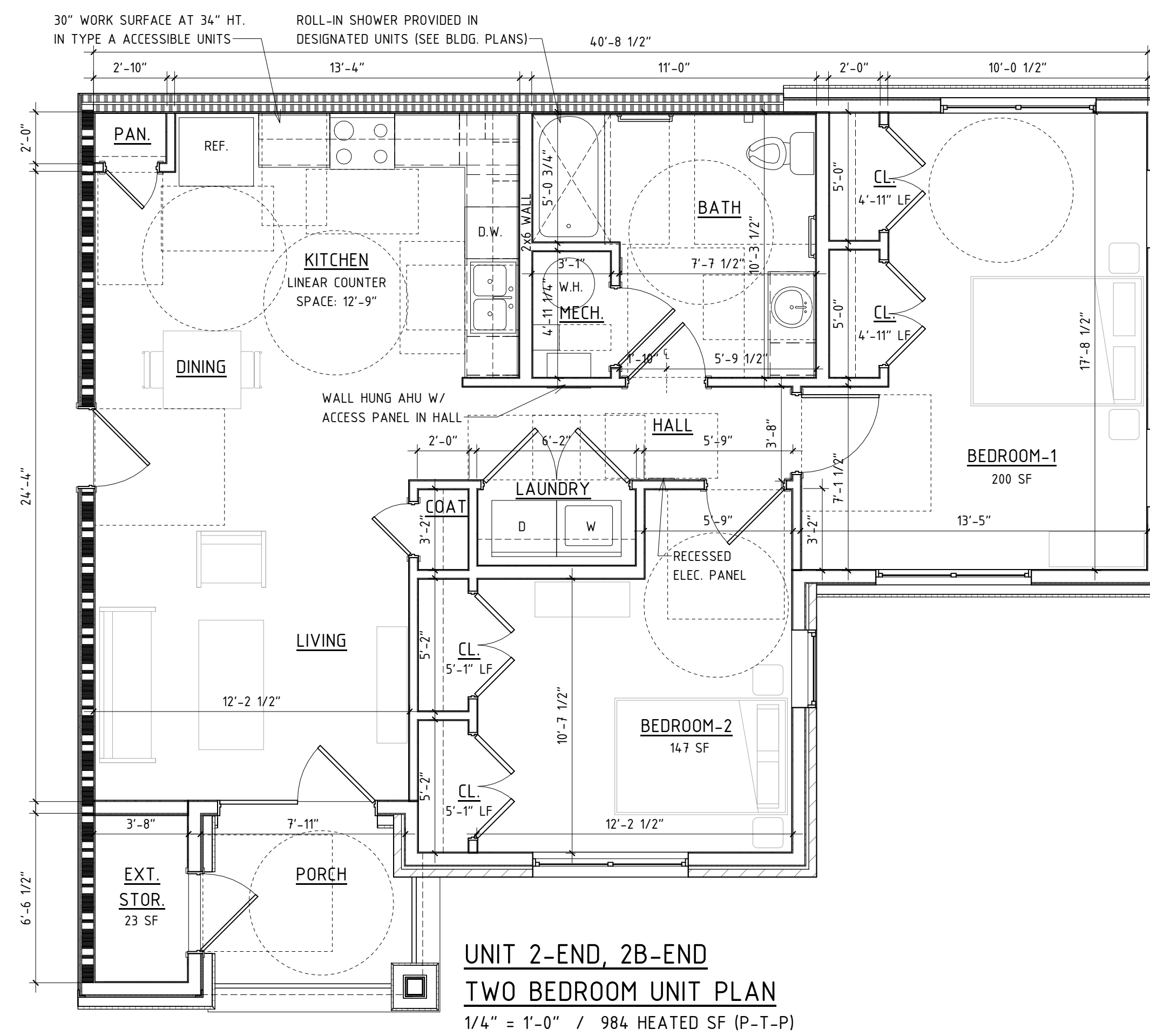
REAR (PRIMARY - PROGRESS LANE):
 - TOTAL WALL AREA: 2412 sf
 - WINDOW AREA: 639 sf
 - WINDOW AREA PERCENTAGE: 27%

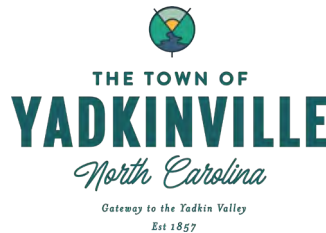
LEFT (SECONDARY):
 - TOTAL WALL AREA: 1628 sf
 - WINDOW AREA: 270sf
 - WINDOW AREA PERCENTAGE: 17%

RIGHT (SECONDARY):
 - TOTAL WALL AREA: 1628 sf
 - WINDOW AREA: 320 sf
 - WINDOW AREA PERCENTAGE: 19%



① FIRST FLOOR PLAN - BUILDING TYPE III (#1)
1/16" = 1'-0"





September 3rd, 2026

Notice of Public Evidentiary Hearing: Variance from Development Ordinance

Request for relief from Section 5.3.4A: Windows

Parcel Number 13274

Progress Lane

To whom it may concern:

The purpose of this letter is to notify you that the Town of Yadkinville **Board of Adjustment (BOA)** will be conducting a public evidentiary hearing on **Monday, September 21st, 2026, at 6:00 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC.** The purpose of the public evidentiary hearing is to consider a request for a variance from the Town's Development Ordinance regarding window façade requirements for Multi-Family Dwellings (Section 5.3.4A) at 0 Progress Lane, Parcel Number 132724, approximately 5.88 acres.

As an adjacent property owner, you are invited to attend the public evidentiary hearing being offered by the Board of Adjustment. A public evidentiary hearing is a quasi-judicial hearing very similar to a court hearing. All testimony must be sworn and in person before the board. Comments called via phone and letters or written statements such as petitions cannot be entered into the record. Having firsthand in person testimony allows for cross examination of all witnesses by the Board and others in attendance. Testimony offered on the case should be from direct personal or professional knowledge and focused on the ordinance specific considerations. This quasi-judicial decision may be appealed to Superior Court within 30 days after the aggrieved party receives the Board's written decision. Anyone wishing to receive a copy of the written decision on this case must file a written request with the Planning Director before or at the meeting.

Please contact 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
www.yadkinville.org

Attached: Map of property on Progress Lane with Zoning

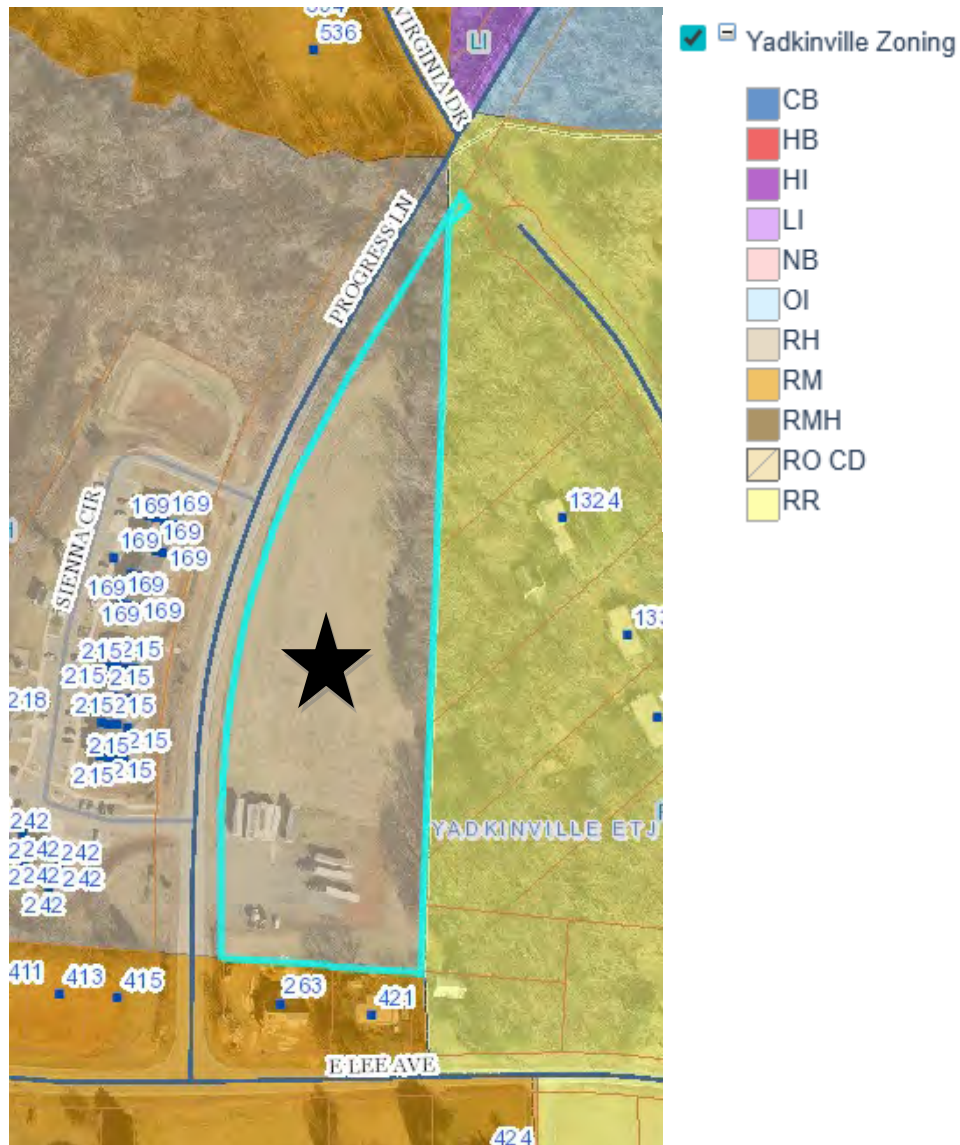


exhibit 4

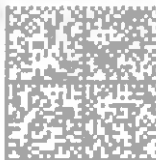
PIN	PARCEL_NO	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
581600286511	132350	421 E LEE AVE	KIMMER TYLER ✓		421 E LEE AVE	YADKINVILLE	NC	27055
581600287581	132353	LEE AVE	HULL PENNY H ET UX ✓	HULL THOMAS MICHAIL	441 LONGMEADOW DR	CLEMMONS	NC	27012
581600287646	132354	LEE AVE	HULL PENNY H ET UX ✓	HULL THOMAS MICHAIL	441 LONGMEADOW DR	CLEMMONS	NC	27012
581600289953	132355	1336 CROSS CREEK DR	CAUDILL DENNIS R ETUX ✓	CAUDILL LYNN H	1336 CROSS CREEK DR	YADKINVILLE	NC	27055
581600298255	132358	1324 CROSS CREEK DR	MILLER LARRY G JR & TRUSTEES ✓	MILLER DANIEL L	1009 WILDERNESS DRIVE	YADKINVILLE	NC	27055
581600298408	132359	CROSS CREEK DR	ZACHARY FRANK ✓		1342 CROSS CREEK DR	YADKINVILLE	NC	27055
581600299069	132361	1332 CROSS CREEK DR	DOWNEY JAMES P ET UX ✓	DOWNEY MARCIA G	1332 CROSS CREEK DR	YADKINVILLE	NC	27055
581600391619	132398	1325 CROSS CREEK DR	WINSLOW EMMITTE ✓		BOX 141	YADKINVILLE	NC	27055
581605284531	132723	263 PROGRESS LN	VEGA JOSE ALFREDO JUAREZ ETUX ✓	SERVIN AMELIA JASSO	263 PROGRESS LN	YADKINVILLE	NC	27055
5816283519	158061	415 E LEE AVE	THE J RYAN GROUP LLC ✓		PO BOX 527	CLEMMONS	NC	27012
5816291790	155972	PROGRESS LANE	BROWN BETTY H ✓		3305 LONE HICKORY RD	YADKINVILLE	NC	27055
5816292140	155973	218 SIENNA CR	SIENNA HEIGHTS LLC ✓		1220 ARBORETUM DR	LEWISVILLE	NC	27023
5816296059	132724	PROGRESS LANE	BROWN BETTY H ✓		3305 LONE HICKORY RD	YADKINVILLE	NC	27055
5816296936	132357	536 VIRGINIA DR	SAMS DAVID WILLIAM ET UX ✓	SAMS DONNA KAY	536 VIRGINIA DR	YADKINVILLE	NC	27055

Applicant - Wallich Asset Management LLC
 1160 West Main St. Suite 200
 New Albany OH 43054

YADKINVILLE
ice Drawer 816
N.C. 27055-0816

exhibit 5

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 27055 \$ 000.78⁰
02 7H
0006112166 SEP 03 2026

James + Marcia Downey
1332 Cross Creek Drive
Yadkinville, NC 27055

YADKINVILLE
ice Drawer 816
N.C. 27055-0816

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 27055 \$ 000.78⁰
02 7H
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Emmitte Winston
PO Box 141
Yadkinville, NC 27055

YADKINVILLE
ice Drawer 816
N.C. 27055-0816

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US POSTAGETM PITNEY BOWES

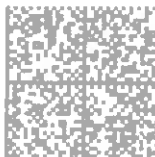


ZIP 27055 \$ 000.78⁰
02 7H
0006112166 SEP 03 2026

Jose Alfredo Juarez Vega
Amelia Jasso Servin
2123 Progress Lane
Yadkinville, NC 27055

YADKINVILLE
ce Drawer 816
N.C. 27055-0816

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 27055 \$ 000.78⁰
02 7H
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The J. Ryan Group LLC
PO Box 527
Clemmons, NC 27012

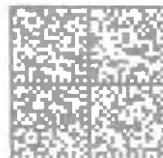
Planning



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

Betty Brown
3305 Lane Hickory Road
Yadkinville, NC 27055

FIRST-CLASS



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Planning



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US POSTAGE[®] PITNEY BOWES



ZIP 27055 \$ 000.78⁰
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Penny + Thomas Hull
441 Longmeadow Drive
Clemmons, NC 27012

Planning

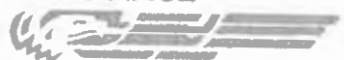


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Dennis + Lynn Caudill
1336 Cross Creek Drive
Yadkinville, NC 27055

Planning



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Larry + Daniel Miller
1009 Wilderness Drive
Yadkinville, NC 27055

Planning



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0006112166 SEP 03 2026

Frank Zachary
1342 Cross Creek Dr
Yadkinville, NC 27055

Planning



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Yadkinville, N. C. 27055-0816

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ZIP 27055 \$ 000.78⁰
02 7H
0006112166 SEP 03 2026

Tyler Kimmey
421 E. Lee Avenue
Yadkinville, NC 27055

Planning



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Yadkinville, N. C. 27055-0816

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ZIP 27055 \$ 000.78⁰
02 7H
0006112166 SEP 03 2026

Wallick Asset Management LLC
160 West Main Street Suite 200
New Albany, OH 43054



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

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ZIP 27055 \$ 000.78⁰
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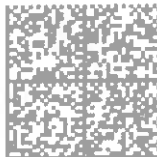
David Williamsams
Donna Kay Sams
536 Virginia Drive
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 27055 \$ 000.78⁰
02 7H
0006112166 SEP 03 2026

Sienna Heights, LLC
1220 Arboretum Dr.
Lewisville, NC 27023

V VARIANCE REQUEST
PUBLIC HEARING
BOARD OF ADJUSTMENT
REQUEST: *Development*
Ordinance- 5.3.4A Windows
YADKINVILLE TOWN HALL
336-679-8732
DATE: *9.21.26* **TIME:** *6:00PM*



ORDER OF A SPECIAL USE PERMIT

**TOWN OF YADKINVILLE
YADKIN COUNTY
NORTH CAROLINA**

APPLICATION: MAJOR SPECIAL USE PERMIT 2026-01

THE BOARD OF COMMISSIONERS for the Town of Yadkinville, North Carolina having held a public evidentiary hearing on Monday April 6th, to consider application number MSUP 2026-01 submitted by Wallick Asset Management, LLC (applicant), and Betty Brown (owner) for a Major Special Use Permit (MSUP) to approve at Progress Lane, Parcel No. 132724 Yadkinville, NC 27055.

DESCRIPTION OF PREMISES

Location: Progress Lane, Yadkinville, NC 27055

Zoning: Residential High Density (RH) Town Limits

Tax Map Reference Numbers (PIN/PARCEL NO.): 5816296059 / 132724

The following items were accepted into evidence to constitute a part of the record in the matter:

Exhibits:

1. Application & narrative (MSUP 26-01)
2. Sinclair Landing Site Plan
3. Sinclair Landing Architectural Drawings (previously submitted)
4. Sinclair Landing Architectural Drawings updated 4.3.26
5. Letter to adjacent property owners (3.19.26)
6. List of adjacent property owners
7. Sign posted at property (3.19.26)
8. Ordinance regulating Multi Family
9. Presentation by Brandon Barcena on company and other communities with similar proposals

The Board considered the approval criteria required by Title 9 Development Ordinance article 2. Administration, procedures and enforcement 2.2.5 special use permits and Article 3. Zoning districts and uses: 3.5.5.3 Special Requirements for Multi-family Residential

Having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSION:

The major special use is consistent with the economic goal of the Comprehensive Plan and APPROVED per the following standards.

1. The use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved; *yes, multifamily is permitted in this district with securing a Major Special Use Permit and measures will be taken on site to preserve public safety and health;*

2. That the use complies with all required standards, conditions and specifications of this Ordinance; *yes, see attached submitted site plan;*

3. That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and *yes, this will improve the surrounding values as it currently is vacant;*

4. That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and *yes, this is the highest and best use with minimum impact in the area. Additionally, the Town's Comprehensive Plan strategies is "to encourage the development compatible with surrounding land development and available infrastructure and services" etc.;*

5. That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and any other relevant adopted plans and policy guidance. *Yes, the subject property's zoning district is designated as residential high density (RH) which permits multi-family development with a Major Special Use Permit. The Town's Comprehensive Plan "Encourage a mix of housing types within the community to accommodate residents in different stages of life."*

Based on the above FINDINGS OF FACT the Board CONCLUDES that the Special Use Permit requirements of the Town of Yadkinville's Development Ordinance have been met, subject to the standards specific to principal uses for multi-family development as shown in the Town's Development Ordinance ARTICLE 3. ZONING DISTRICTS AND USES

3.5.2.4 Dwellings, Multifamily and Developments, Multifamily

In addition to the building design standards in Article 4, multi-family dwellings and developments shall meet the following requirements:

A. Multi-family residential developments shall have frontage on or access from a state-maintained major or minor thoroughfare as designated in the Yadkinville Comprehensive Transportation Plan.

B. All streets or access ways providing ingress and egress from the development to an existing public street system shall comply with the current standards being required by the infrastructure regulations Article 4.

C. Developments that are proposed to be developed under the North Carolina Unit Ownership Act shall meet the requirements of that Act by recording the declaration and plan with the Register of Deeds. Where land is to be conveyed in accordance with such declaration and plan, the developer shall comply with the development requirements of this Ordinance.

D. No multi-family dwellings or series of attached dwellings, multi-family building or other such arrangements shall exceed a length of 150 feet when measured along the longest axis of the building or series of attached units. In no case shall any building be closer than 20 feet to any other building in the development. Furthermore, buildings shall not be arranged in straight rows oriented in such a way as to resemble rows of barracks.

E. All main utility lines, meters, taps and other appurtenances, up to and including the meter for each individual unit, (but not including the service lines and other facilities extending service to each individual unit) shall be built to the same standard as required for developments. All such facilities, together with an easement of sufficient width, shall be conveyed to and/or dedicated to the Town for public use and maintenance. All utilities shall be placed underground.

F. Each unit shall be individually metered for all utilities. Responsibility for the maintenance of common utility lines and/or facilities, which have not been conveyed to the Town and/or dedicated for public use shall be the responsibility of the project owner, or in the case of unit ownership clearly established in the declaration, protective covenants and other bylaws.

G. Stationary sanitary containers shall be located so as not to interfere with sight distance or the free movement of vehicles on streets or service drives and so as to allow collector trucks adequate maneuvering space to empty the containers and to leave the property without excessive backing. Such containers shall be screened in accordance with Section 4.4.7.

Additionally, both the applicant and the Board of Commissioners have agreed to a stricter buffer along the adjacent residential properties as follows:

Buffer agreement

The required buffer along the rear and side of the property will be twenty feet (20') in width and half of the live species will be evergreen in nature in addition to the shrubbery remaining at the 75% per 4.4.2 (General Standards for All Landscaping 1. "At least 75% of the required shrub shall be evergreen species locally adapted to the area." Staff recommends a mixing of species (monocultures) for diversity to avoid dying off if disease or blight was to impact the trees planted.

In addition to the twenty foot (20') buffer requirement along the east and south of the property, there shall be an opaque fence (wood is acceptable with no spacing between the pickets) six foot tall (6') privacy fence running along the following parcels 132723, 132350, 132353, 132354, see attached photo representing area to maintain the buffer and fencing. The addition of the fence does not permit a reduction in the width of the buffer regardless of the Development Ordinance allowance of one in section 4.4.3 Buffer Yards, Table 4.4 Type 1 Buffer Yard.



*Red line represents the area the privacy wood opaque 6' in addition to the 20' width landscaping buffer, no reduction in width of the buffer with the fence in this area.

and is hereby GRANTED:

This 6th day of April 2026.

BY

Eddie Norman, Mayor

ATTEST

Alex Potts, Town Clerk

(Corporate Seal)

Applicant/Owner to also agree in writing

Name/Signature of Applicant Jacob Gill Jacob Gill, Vice President
Representative of Wallick Asset Management LLC

Name/Signature of Owner Betty H. Brown





TO: Mayor Norman and the Board of Commissioners

FROM: Meredith Detsch, Planning Director

DATE: April 6th, 2026

RE: Major SUP-2026-01 - Request for a Major Special Use Permit to approve multi-family apartments (46 units) at Progress Lane.

Applicant(s)/Owner(s)	PIN	Address	Acreage	Land Use	Current Zoning
Betty Brown	5816296059	Progress Lane	5.88	Vacant/ truck terminal	(RH) Residential High Density District
ADJACENT ZONING AND LAND USE					
Direction		Zoning	Land Use		
North		RM/RR	Single family residential		
Northwest		RR	Single family residential		
Northeast		RR	Vacant/Single family residential		
East		RR	Single family residential		
Southeast		RR/RM	Single family residential		
South		RM	Single family residential		
Southwest		RM	Single family residential		
West		RH	Sienna Heights Apartments (Multi-family)		

*The surrounding area is a blend of residential houses and multifamily, along with vacant land. North of Virginia Drive is Light Industrial (under construction) and Office and Institutional.

Major Special Use Permit Requirements:

This public hearing is a quasi-judicial evidentiary hearing for a Major Special Use Permit. Sworn testimony will be provided by witnesses speaking before the Board of Commissioners to establish facts of the case. The Development Ordinance requires approval of a Major Special Use Permit by the Board of Commissioners for certain uses that can potentially have a greater size, impact, or relationship to the general welfare of the area where it is located. One of these such uses is the subject multi-family apartments. As part of the Major Special Use Permit review, multi-family use is also required to comply with the following special requirements for this use, as provided in the Development Ordinance:

3.5.2.4 Dwellings, Multifamily and Developments, Multifamily

In addition to the building design standards in Article 4, multi-family dwellings and developments shall meet the following requirements:

- A. Multi-family residential developments shall have frontage on or access from a state-maintained major or minor thoroughfare as designated in the Yadkinville Comprehensive Transportation Plan.
- B. All streets or access ways providing ingress and egress from the development to an existing public street system shall comply with the current standards being required by the infrastructure regulations Article 4.

C. Developments that are proposed to be developed under the North Carolina Unit Ownership Act shall meet the requirements of that Act by recording the declaration and plan with the Register of Deeds. Where land is to be conveyed in accordance with such declaration and plan, the developer shall comply with the development requirements of this Ordinance.

D. No multi-family dwellings or series of attached dwellings, multi-family building or other such arrangements shall exceed a length of 150 feet when measured along the longest axis of the building or series of attached units. In no case shall any building be closer than 20 feet to any other building in the development. Furthermore, buildings shall not be arranged in straight rows oriented in such a way as to resemble rows of barracks.

E. All main utility lines, meters, taps and other appurtenances, up to and including the meter for each individual unit, (but not including the service lines and other facilities extending service to each individual unit) shall be built to the same standard as required for developments. All such facilities, together with an easement of sufficient width, shall be conveyed to and/or dedicated to the Town for public use and maintenance. All utilities shall be placed underground.

F. Each unit shall be individually metered for all utilities. Responsibility for the maintenance of common utility lines and/or facilities, which have not been conveyed to the Town and/or dedicated for public use shall be the responsibility of the project owner, or in the case of unit ownership clearly established in the declaration, protective covenants and other bylaws.

G. Stationary sanitary containers shall be located so as not to interfere with sight distance or the free movement of vehicles on streets or service drives and so as to allow collector trucks adequate maneuvering space to empty the containers and to leave the property without excessive backing. Such containers shall be screened in accordance with Section 4.4.7.

2.2.5 SPECIAL USE PERMITS Step 5.C.

The Board of Commissioners may impose such additional restrictions and requirements as it may deem necessary in order that the purpose and intent of this Ordinance are served, public welfare secured, and substantial justice done. Any conditions of approval shall meet or exceed the minimum requirements of the Ordinance. If all requirements and conditions are accepted in writing by the applicant/landowner, the Board shall authorize the issuance of the Major Special Use Permit.

The Proposal:

The petitioner, Wallick Asset Management LLC is requesting a Special Use Permit to allow for the development and operation of Sinclair Landing, a 46-unit affordable multifamily residential community to be located on Progress Lane in the Town of Yadkinville. The applicant has submitted a site plan, architectural renderings, and narrative addressing application questions.

Background: This property is currently zoned Residential High Density, not requiring a rezoning for the development of apartments, they are permitted with a Major Special Use Permit. Across the street is a similar complex to what is being proposed for this property. Our Development Ordinance (DO) permits the density of units on a Residential High Density zoning district to be (8) eight units per acre. This property is 5.88 acres per Yadkin County yielding a max units of 47, the proposal is 46. The original proposal did not meet our supplemental standards for apartments, hence it was amended recently and will be distributed to the board. The DO (3.5.2.4) calls for the buildings to not exceed 150' long and not be in a barrack style. The updated site plan represents that and the updated architectural renderings will be distributed before or at the meeting.

Redevelopment Details:

The property is currently vacant and has a truck terminal established on the property. With the

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

development of the multi-family units a 20' Type 1 buffer will be required abutting the single-family residents to the rear and north.

Type 1 Buffer: Non-residential or Multi-family Residential development adjacent to any type of residential development (not including development within an LI or HI District)

Consistency with the Comprehensive Plan:

The following goals and strategies are consistent with the Comprehensive Plan.

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

Strategies:

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

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

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

Recommendation/Vote:

The concurring vote of a simple majority of the Town Board of Commissioners shall be necessary to grant a Major Special Use Permit. All of the following standards should be considered with the motion and met to secure the Special Use Permit.

- 1. The use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved;*
- 2. That the use complies with all required standards, conditions and specifications of this Ordinance;*
- 3. That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and*
- 4. That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and*

5. *That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and any other relevant adopted plans and policy guidance.*

Sample Motions:

Approval- Based on the testimony and hearing record before us, I move to **approve** the Major Special Use Permit (MSUP 26-01) for the multi-family apartments- forty-six (46) dwelling units proposed at Progress Lane as it meets all five standards for a Major Special Use permit set forth in the Town of Yadkinville's Development Ordinance 2.2.5.

**Additional requirements may be added if both the owner/applicant agree to them in writing. Such requirements can only be to uphold the purpose and intent of this ordinance are served and public welfare is secured. Any additional requirements must meet or exceed the ordinance requirements.*

Denial- Based on the testimony and hearing record before us, I move to **deny** the Major Special Use Permit (MSUP 26-01) for the multi-family apartments- forty-six (46) dwelling units proposed at Progress Lane as it meets all five standards for a Major Special Use permit set forth in the Town of Yadkinville's Development Ordinance 2.2.5.

**Note which standard is not met and any supporting evidence entered into the record supporting that.*

Attachments-See Exhibits (listed below)
--

1. Application & narrative (MSUP 26-01)
2. Sinclair Landing Site Plan
3. Sinclair Landing Architectural Drawings (previously submitted)
4. Sinclair Landing Architectural Drawings updated
5. Letter to adjacent property owners
6. List of adjacent property owners
7. Sign posted at property
8. Ordinance regulating Multi Family

Exhibit 1



Town of Yadkinville

P.O. Box 816

Phone: (336) 679-8732

Fee: \$500.00

Receipt: _____

Permit: _____

Date: _____

MAJOR SPECIAL USE PERMIT APPLICATION

LANDOWNER INFORMATION:

Name Betty H. Brown Address 5312 NC Hwy 601, Yadkinville, NC 27055

Name _____ Address _____

Phone (H) 336-835-2221 (W) _____

Email _____

APPLICANT INFORMATION:

Name Wallick Asset Management LLC Address 160 W Main Street, Ste 200, New Albany, OH 43054

Name _____ Address _____

Phone (H) 608-886-8339 (W) _____

Email _____

PROPERTY LOCATION:

Street Address TBD (PIN 5816296059)

Street Name Progress Lane Zoning District RH

Requested Use Affordable multifamily housing

Please provide a description of the Special Use request as to how the use will operate, available parking, anticipated noise, available parking, services offered and/or examples of the items sold (**as applicable**). Describe any buildings/structures on the property. You may attach information on a separate sheet.

Please see accompanying narrative.

APPLICANT, YOU ARE REQUIRED TO ANSWER THE FOLLOWING QUESTIONS UNDER OATH AT THE BOARD OF COMMISSIONERS MEETING:

****Please print all answers or provide on an attached typed or printed sheet****

PUBLIC CONVENIENCE AND WELFARE

1. Why are you requesting this land use?

Please see accompanying narrative.

2. Why is this land-use essential or desirable to you? _____

Please see accompanying narrative.

3. Why is this land use desirable or essential to the citizens of Yadkinville? _____

Please see accompanying narrative.

ON SITE AND SURROUNDING LAND USES

4. What is on the property now?

Please see accompanying narrative.

5. What land uses are on the surrounding properties and in the general vicinity?
(Give a good description)

Please see accompanying narrative.

6. How will the land-use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why you think it will or will not affect the surrounding area.

Please see accompanying narrative.

7. Will you use public water X, public sewer X, private well _____, or private septic tank ____?

- Please see accompanying narrative.
-
- Describe the drainage of this property. _____
- Please see accompanying narrative.
-
- How is your trash and garbage going to get to the landfill?
- Please see accompanying narrative.
-

TRAFFIC

- Please see accompanying narrative.
-
-
-
- What is the approximate distance between your driveway and the next nearest driveway or intersection? Please see accompanying narrative.

CONDITIONS

-

ADDITIONAL COMMENTS:[illegible]

I hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Town of Yadkinville Code of Ordinances. I understand that any VIOLATION of the terms above stated immediately REVOKES this Permit.

Landowner's Signature Betty H. Brown Date 2/22/26

I hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Town of Yadkinville Code of Ordinances. I understand that any VIOLATION of the terms above stated immediately REVOKES this Permit.

Applicant's Signature Joel Live Date 2/25/26

SPECIAL USE PERMITS, CONDITIONS AND FINDINGS OF FACT

The Purpose of this section is to grant in particular cases and subject to appropriate conditions and safeguards, permits for special uses as authorized by this chapter and set forth as special uses under the various use districts. The Board shall not grant a Special Use Permit unless and until:

1. A written application for a Major Special Use Permit is submitted indicating the section of this chapter under which the Major Special Use Permit is sought.
2. A public hearing is held. Notice of such public hearing shall be posted on the property for which the Major Special Use Permit is sought and in a local newspaper at least 15 days prior to the public hearing. This legal notice shall describe the request and appear at least once weekly for two consecutive weeks.
3. The Administrator shall provide notice of the public hearing in the following manner as prescribed by NCGS 160D-406. Notice of Board of Commissioners hearings shall be mailed to the person or entity whose application is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; and to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing. In the absence of evidence to the contrary, the Town may rely on the Yadkin County tax listing to determine owners of property entitled to mailed notice. The Town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.
4. The Board of Commissioners shall conduct a quasi-judicial public hearing for a Major Special Use Permit. Sworn testimony shall be provided by witnesses speaking before the Board on the matter.
5. The Board of Commissioners shall grant a Major Special Use Permit upon affirmative findings made for each of the following:
 - That the use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved;
 - That the use complies with all required standards, conditions and specifications of this Ordinance;
 - That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and

- That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and
- That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and other adopted plans and policy guidance.

** I have received and read the above statement.

Applicant's Signature



Date

2/25/26

STAFF'S CHECKLIST

1. Date completed application received: 3/2/26
2. Date and amount of payment for review: 3/2/26- \$500
3. Date of posting notice of public hearing on property: 3/19/26
4. Dates of advertising notice of public hearing in local paper: not req.
5. Date of Board of Commissioners meeting(s) when request is considered:
4.6.26
6. Action by Board of Commissioners:

Application granted
Application deferred
Application denied
7. Conditions set by the Board of Commissioners:

Planning Director

Date

SINCLAIR LANDING – SPECIAL USE PERMIT

Description of Special Use Permit Request

Wallick Asset Management LLC is requesting a Special Use Permit to allow for the development and operation of Sinclair Landing, a 46-unit affordable multifamily residential community to be located on Progress Lane in the Town of Yadkinville. The property will operate as a long-term residential use, providing housing for individuals and families earning between 40% and 60% of the Area Median Income. The community will consist of two 3-story garden style, walk-up residential buildings with a mix of one-, two-, and three-bedroom units.

The site will include a total of 92 off-street parking spaces, which meets the requirements of the Town of Yadkinville zoning ordinance. These spaces will be available to residents and their guests and will be distributed throughout the site to provide convenient access to each residential building.

Amenities at Sinclair Landing will include a centrally located playground, a covered picnic area, and three outdoor seating areas for passive recreation. One of the residential buildings will also contain indoor resident amenities, including a community room, exercise room, and computer center. These amenities are intended solely for use by residents and their guests and will operate in a manner consistent with typical residential community amenities.

Noise generated by the development is expected to be minimal and consistent with other residential uses. Outdoor amenity areas will be used for passive recreational purposes, and the site design includes landscaped areas and tree buffers along the property boundaries to help maintain compatibility with adjacent properties.

The property will be professionally managed by Partnership Property Management (PPM), an experienced management company specializing in affordable housing communities. PPM will be responsible for leasing, maintenance, and compliance, helping to ensure the property operates in an orderly and well-maintained manner. An operating reserve will be in place to account for long-term property maintenance needs.

Public Convenience and Welfare

I. Why are you requesting this land use?

Wallick Asset Management is requesting this land use to develop Sinclair Landing as a thoughtfully planned affordable multifamily residential community that will help address the growing need for quality, attainable housing in the Town of Yadkinville. This request will allow the property to be used in a manner consistent with its RH – Residential High Density zoning designation, while providing housing opportunities for working individuals and families who support the local workforce and economy. The site's size, access, and surrounding development pattern make it well-suited for multifamily residential use and allow for appropriate site design, resident amenities, and professional on-site management. Approval of this request will enable the development of a well-maintained residential community that enhances the efficient use of the property, expands local housing options, and remains compatible with the character of the surrounding area.



II. Why is this land use essential or desirable to you?

This land use is essential to Wallick because it allows for the development of Sinclair Landing as a financially and operationally viable affordable housing community. The Special Use Permit is necessary to construct and operate multifamily housing at the density required to support high-quality construction, long-term professional management, and resident amenities. Without this land use approval, the property could not be developed in a manner that effectively addresses the demonstrated need for affordable housing in Yadkinville. Approval will allow Wallick to move forward with a community that provides stable, well-managed housing for local residents while ensuring the property is developed in a responsible and sustainable manner consistent with the Town's objectives.

III. Why is this land use desirable or essential to the citizens of Yadkinville?

This land use is desirable to the citizens of Yadkinville because it will expand the supply of quality, attainable housing for local residents, including working individuals, families, and seniors who are an important part of the community. Providing housing options at a range of income levels helps support the local workforce, allows residents to live near their jobs and families, and promotes long-term community stability.

Sinclair Landing will be designed to be a well-maintained and attractive residential community, contributing positively to the Town's overall character. The development will also increase the productive use of the property, support the local economy through resident spending, and help ensure that Yadkinville remains an inclusive and sustainable community where people who live and work in the area have access to safe and reliable housing.

On Site and Surrounding Land Uses

IV. What is on the property now?

The subject property is currently vacant and well maintained, with no residential or commercial structures present. A small gravel parking area exists on the southern portion of the site, which is used occasionally. Otherwise, the property remains largely undeveloped and is suitable for residential development consistent with surrounding land uses.

V. What land uses are surrounding the properties and in the general vicinity?

Immediately west of the property, across Progress Lane, is Sienna Heights Apartments, an existing multifamily residential community consisting of three buildings that are in good condition and actively occupied.

To the east, a wooded area provides a natural buffer between the subject property and the single family residences located along Cross Creek Drive. South of the property are additional single family homes. Further

south, across East Lee Avenue, the area transitions into agricultural land interspersed with single family residential uses.

Overall, the surrounding area consists primarily of residential uses, including both single family and multifamily housing, along with agricultural land that reflects the Town's traditional development pattern.

VI. How will the land use you are requesting affect the surrounding properties, residents and businesses in the area?

The proposed Sinclair Landing multifamily residential community is expected to have a positive impact on the surrounding properties, residents, and businesses, and will be compatible with the established character of the area.

The site is located within an area that already includes a mix of residential uses, including the existing multifamily community to the west and single family homes to the east and south. As a result, the proposed residential use is consistent with the existing development pattern and will complement the surrounding neighborhood.

The development will be thoughtfully designed, professionally constructed, and carefully managed to maintain a high quality appearance and ensure compatibility with nearby properties. The site plan incorporates appropriate setbacks, landscaping, and buffering to help integrate the development into its surroundings.

In addition, the community will provide much needed housing opportunities for local residents, allowing individuals and families to live near employment, services, and amenities within Yadkinville. The presence of new residents will also support nearby businesses and contribute to the Town's economic vitality.

Because the property will function as a residential community similar in nature to those already located nearby, it is not expected to create adverse impacts such as excessive noise, traffic beyond typical residential levels, or negative effects on neighboring property values.

VII. Will you use public water, public sewer, private well, or private septic tank?

The project will be serviced by the existing public water and public sewer on Progress Lane.

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

The proposed driveway connection will be 23' of asphalt with 2' standard curb and gutter on both sides.

IX. Describe the drainage of this property.

Drainage for the site will include a storm sewer system within the parking lot along with a roof header system to capture the downspouts from the buildings which will be tied into the storm sewer system. All of the storm sewer will be directed to an above ground stormwater control structure for stormwater management.

X. How is your trash and garbage going to get to the landfill?

Republic Services will provide recycling and waste services and be responsible for taking the trash to the landfill.

Traffic

XI. Describe the traffic conditions and sight distances on the State Road that serves this property.

Progress Lane primarily serves residential land uses and experiences relatively low traffic volumes with minimal congestion. While there is a slight bend in the roadway, the proposed site access point has been intentionally located beyond the curve to provide improved sight distance for vehicles entering and exiting the property. The entrance will be designed in accordance with applicable standards to ensure safe and efficient access.

XII. What is the approximate distance between your driveway and the next nearest driveway or intersection?

The proposed driveway to Sinclair Landing is located directly across from the northern entrance of Sienna Heights Apartments, and approximately 600 feet south of the intersection of Progress Lane and Virginia Drive.

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SINCLAIR LANDING

UNIT MIX				
QUANTITY	UNIT	BEDROOMS	AREA	DESCRIPTION
6	1	One Bedroom	738 sf	
16	2	Two Bedrooms	984 sf	
10	3	Three Bedrooms	1,179 sf	
1	1A-S	One Bedroom	738 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	2A-S	Two Bedrooms	984 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
				Also Includes Audio & Visual Impaired Accommodations in Unit)
1	3A-S	Three Bedrooms	1,179 sf	Accessible Type 'A' Unit w/ Roll-In Shower (Includes Accessible Work Space & Grab Bars;
1	1A	One Bedroom	738 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	2A	Two Bedrooms	984 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	3A	Three Bedrooms	1,179 sf	Accessible Type 'A' Unit w/ Bathtub (Includes Accessible Work Space & Grab Bars)
1	1B	One Bedroom	738 sf	Accessible Type 'B' Unit w/ Bathtub
5	2B	Two Bedrooms	984 sf	Accessible Type 'B' Unit w/ Bathtub
2	3B	Three Bedrooms	1,179 sf	Accessible Type 'B' Unit w/ Bathtub
46 Total Units				
AREAS			AMENITIES	
BUILDING #1			REQUIRED AMENITIES	
STORY	BUILDING GROSS AREA	BUILDING NET AREA	-COVERED PICNIC AREA (150 SF W/ 1 ADA & 1 STANDARD PICNIC TABLE & 1 GRILL)	
First Floor	10,267 sf	8,329 sf	-MULTIPURPOSE ROOM	
Second Floor	10,086 sf	8,300 sf	-PLAYGROUND	
Third Floor	10,086 sf	8,300 sf	ADDITIONAL REQUIRED AMENITIES (3)	
	30,439 sf	24,929 sf	-OUTDOOR SITTING AREAS WITH BENCHES (MINIMUM OF 3 LOCATIONS)	
BUILDING #2			-EXERCISE ROOM W/ NEW EQUIPMENT	
STORY	BUILDING GROSS AREA	BUILDING NET AREA	-RESIDENT COMPUTER CENTER (MINIMUM OF 2 COMPUTERS)	
First Floor	10,749 sf	8,648 sf	OTHER AMENITIES:	
Second Floor	10,447 sf	8,759 sf	-LAUNDRY ROOM	
Third Floor	10,447 sf	8,759 sf	-COVERED POSTAL FACILITY	
	31,643 sf	26,166 sf	-OFFICE	
SITE TOTAL:	62,082 sf	51,095 sf	-MAINTENANCE ROOM	



6 REAR ELEVATION - BUILDING #1
1/16" = 1'-0"



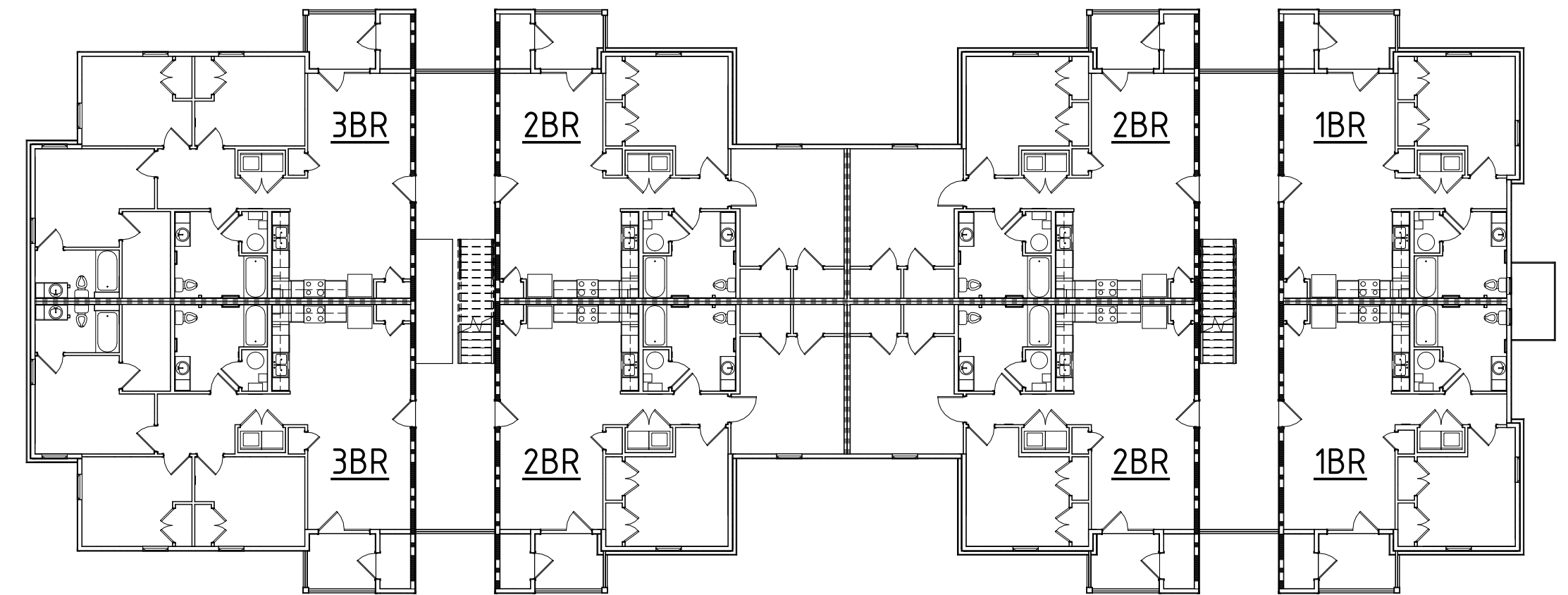
5 LEFT ELEVATION - BUILDING #1
1/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING #1
1/16" = 1'-0"

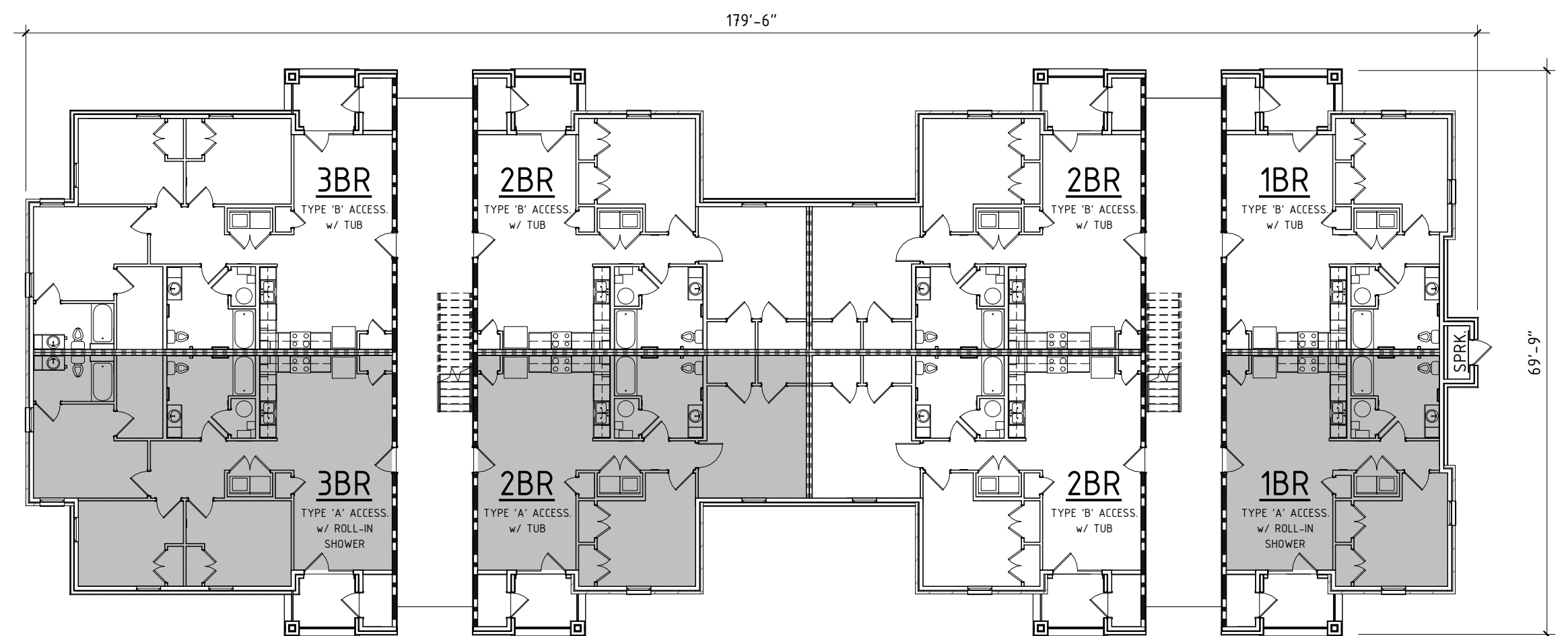


3 FRONT ELEVATION - BUILDING #1
1/16" = 1'-0"



2 SECOND & THIRD FLOOR PLAN - BUILDING #1
1/16" = 1'-0"

BUILDING MATERIALS:
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES
 w/ METAL DRIP EDGE (TYP)
 -ACCENT STANDING SEAM METAL ROOF
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -VINYL LAP SIDING (TYP)
 -ACCENT FIBER CEMENT PANELING & BATTENS
 (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 -ACCENT VINYL B&B SIDING
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS w/ BRICK BASE



1 FIRST FLOOR PLAN - BUILDING #1
1/16" = 1'-0"



6 REAR ELEVATION - BUILDING #2
1/16" = 1'-0"



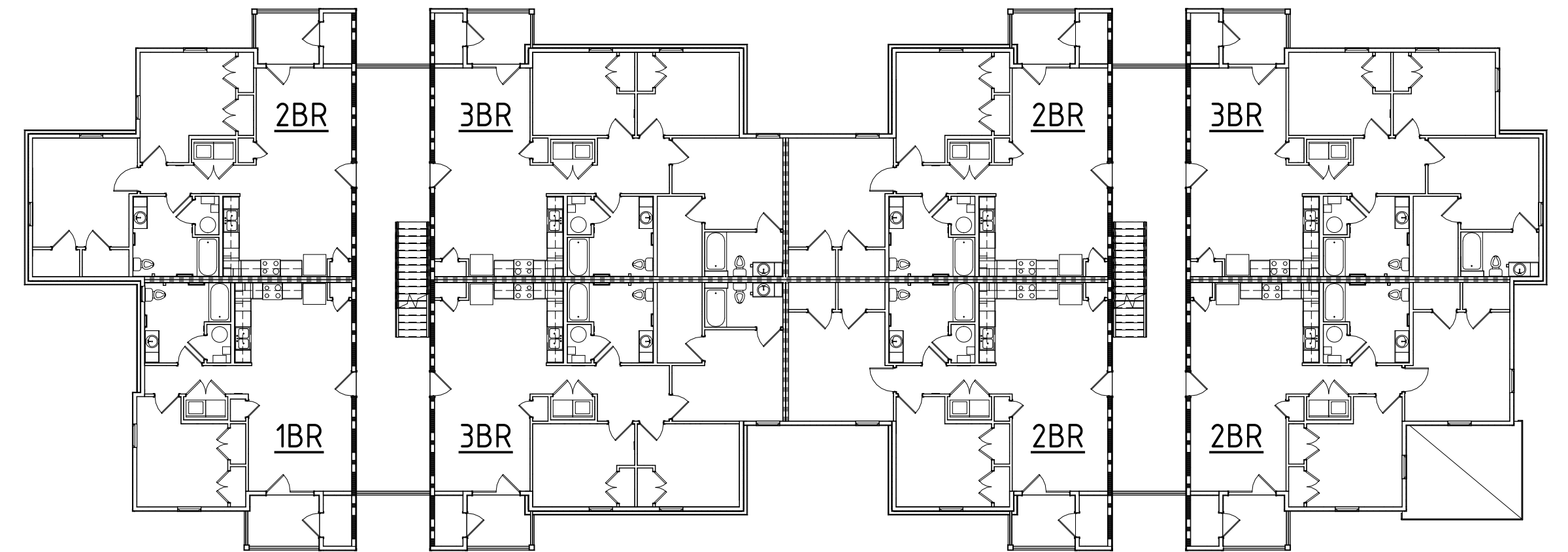
5 LEFT ELEVATION - BUILDING #2
1/16" = 1'-0"



4 RIGHT ELEVATION - BUILDING #2
1/16" = 1'-0"



3 FRONT ELEVATION - BUILDING #2
1/16" = 1'-0"

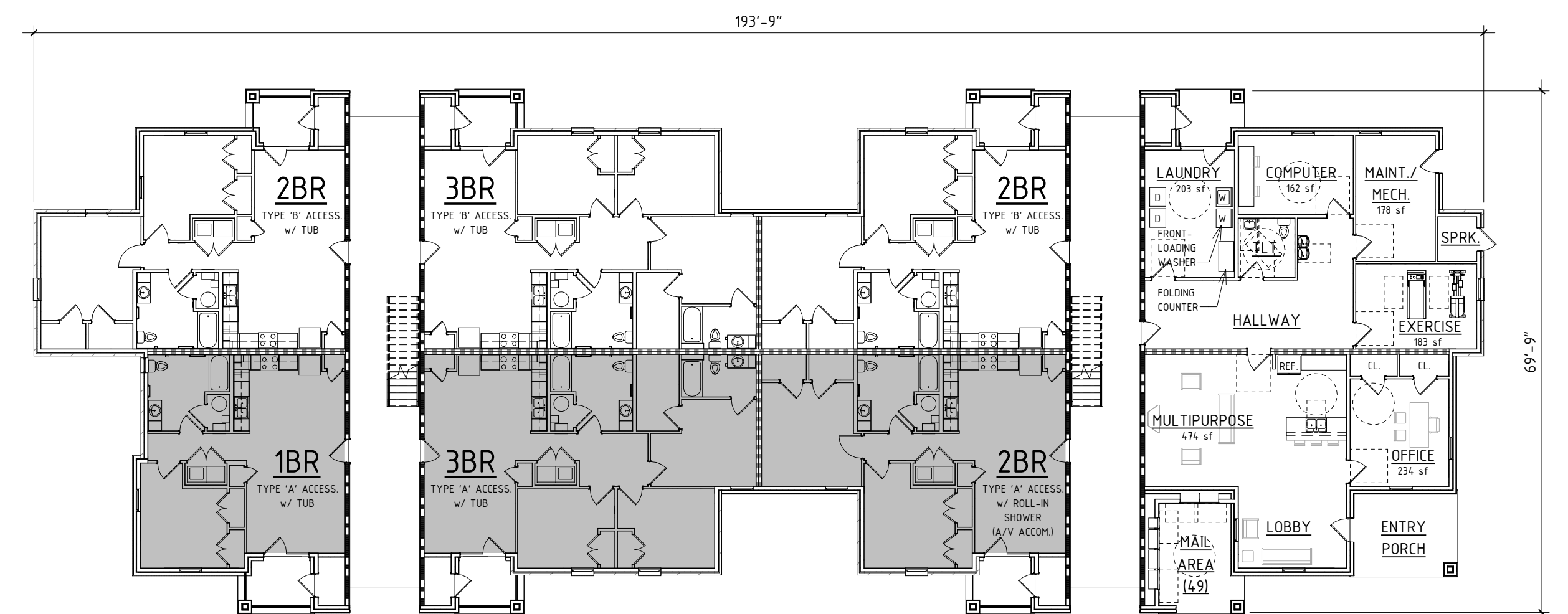


2 SECOND & THIRD FLOOR PLAN - BUILDING #2
1/16" = 1'-0"

BUILDING MATERIALS:
 -30 YEAR ANTIFUNGAL DIMENSIONAL ROOF SHINGLES
 w/ METAL DRIP EDGE (TYP)
 -ACCENT STANDING SEAM METAL ROOF
 -ALUMINUM GUTTERS & DOWNSPOUTS
 -VINYL LAP SIDING (TYP)
 -ACCENT FIBER CEMENT PANELING & BATTENS
 (BETWEEN WINDOWS IN SEVERAL LOCATIONS)
 -ACCENT VINYL B&B SIDING
 -VINYL WINDOWS
 -WIDE WINDOW & DOOR TRIM
 -BRICK VENEER w/ CONTINUOUS ROWLOCK SILL
 -FIBER CEMENT CLAD COLUMNS w/ BRICK BASE

OVERALL COMMON AREA SF CALCS
 2,196 SF NET
 - 178 SF MAINTENANCE
 - 234 SF OFFICE (INCL. CLOSET)
 = 1,425 SF REMAINING
 46 UNITS x 7 SF/EA =
 322 SF REQ'D FOR OAP

LAUNDRY
 HOOK-UPS PROVIDED IN UNITS
 46 UNITS / 25 =
 1.84 EACH, REQ'D PER OAP
 PROVIDED:
 (2) WASHERS, (2) DRYERS



1 FIRST FLOOR PLAN - BUILDING #2
1/16" = 1'-0"

Exhibit 5



March 19th, 2026

Notice of Public Evidentiary Hearing: Major Special Use Permit Request (M-SUP 2026-01)
Request for Multi- Family Dwellings
Parcel Number 13274
Progress Lane

To whom it may concern:

The purpose of this letter is to notify you that the Town of Yadkinville **Board of Commissioners** will be conducting a public evidentiary hearing on **Monday, April 6th, 2026, at 6:00 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC.** The purpose of the public evidentiary hearing is to consider a request for a Major Special Use Permit, to locate Multi-Family Dwellings at Progress Lane, Parcel Number 132724, approximately 5.88 acres.

This public evidentiary hearing is a quasi-judicial hearing very similar to a court hearing. All testimony must be sworn and in person before the board. Comments called via phone and letters or written statements such as petitions cannot be entered into the record. Having firsthand in person testimony allows for cross examination of all witnesses by the Board and others in attendance. Testimony offered on the case should be from direct personal or professional knowledge and focused on the ordinance specific considerations. If several people have testimony to offer it is suggested, they coordinate their efforts to avoid repetition. Note: this is **NOT** a zoning change request, it is essentially a permitted use request with factual input from the adjacent property owners. Action may be made by the Board following the public evidentiary hearing that evening. This quasi-judicial decision is subject to be appealed to Superior Court within 30 days after the aggrieved party receives the Board's written decision. Anyone wishing to receive a copy of the written decision on this case must file a written request with the Planning Director before or at the meeting.

As an adjacent property owner, you are invited to attend the public evidentiary hearing being offered by the Board of Commissioners. Please contact 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 on Progress Lane with Zoning

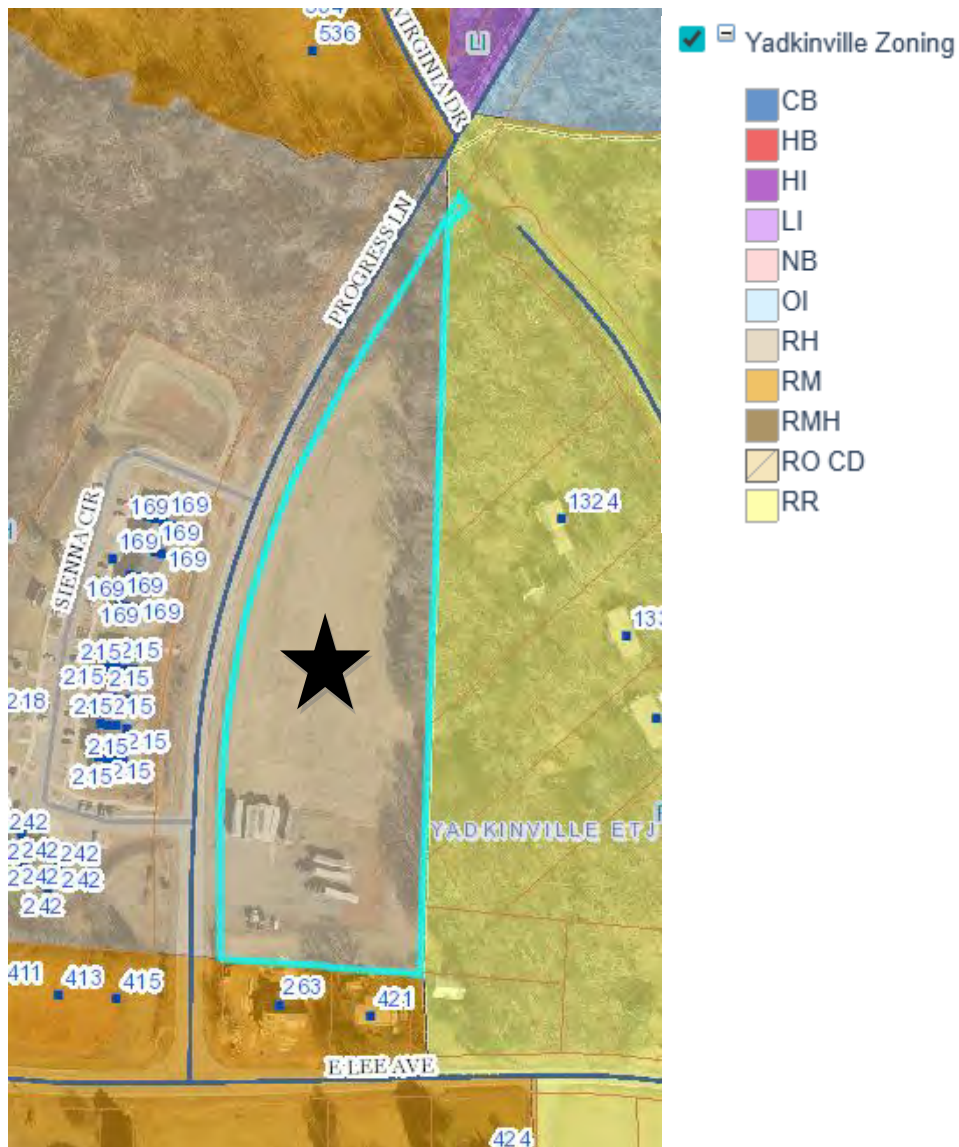


Exhibit 6

PIN	TOTAL_ACR	PARCEL_NO	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
581600286511	0.362	132350	421 E LEE AVE	KIMMER TYLER		421 E LEE AVE	YADKINVILLE	NC	27055
581600287581	0.604	132353	LEE AVE	HULL PENNY H		441 LONG MEADOW DR	CLEMMONS	NC	27012
581600287646	0.486	132354	LEE AVE	HULL PENNY H		441 LONG MEADOW DR	CLEMMONS	NC	27012
581600289953	1.876	132355	1336 CROSS CREEK DR	CAUDILL DENNIS R ETUX	CAUDILL LYNN H	1336 CROSS CREEK DR	YADKINVILLE	NC	27055
581600295923	1.231	132357	536 VIRGINIA DR	ARR HOMES LLC		1944 GOSPEL WAY CHURCH R	YADKINVILLE	NC	27055
581600298255	1.896	132358	1324 CROSS CREEK DR	MILLER LARRY G JR & TRUSTEES	MILLER DANIEL L	1009 WILDERNESS DRIVE	YADKINVILLE	NC	27055
581600298408	1.714	132359	CROSS CREEK DR	ZACHARY FRANK		1342 CROSS CREEK DR	YADKINVILLE	NC	27055
581600299069	1.913	132361	1332 CROSS CREEK DR	DOWNEY JAMES P ET UX	DOWNEY MARCIA G	1332 CROSS CREEK DR	YADKINVILLE	NC	27055
581605284531	0.485	132723	263 PROGRESS LN	VEGA JOSE ALFREDO JUAREZ ETUX	SERVIN AMELIA JASSO	263 PROGRESS LN	YADKINVILLE	NC	27055
5816291790	6.883	155972	PROGRESS LANE	BROWN BETTY H		5312 NC HWY 601	YADKINVILLE	NC	27055
5816292140	6.511	155973	218 SIENNA CR	SIENNA HEIGHTS LLC		1220 ARBORETUM DR	LEWISVILLE	NC	27023
5816296059	5.88	132724	PROGRESS LANE	BROWN BETTY H		5312 NC HWY 601	YADKINVILLE	NC	27055
999999999999	0.096214		CROSS CREEK DR	UNKNOWN	ROW	UNKNOWN	YADKINVILLE	NC	27055
5816283519	0.342	158061	415 E. LEE AVE	FOUNDATION HOME BUILDERS LLC		415 PISGAH CHURCH RD	GREENSBORO	NC	27445

Exhibit 7



Exhibit 8- ordinances

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.

Definition: **DEVELOPMENT, MULTIFAMILY RESIDENTIAL.** A classification of housing on a common lot or development site where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Units can be next to each other (side-by-side units) or stacked on top of each other (top and bottom units). Common forms of multifamily residential development include apartment buildings, townhomes, duplexes, and condominiums

Residential Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Accessory dwellings	P	S	S	S	S		S				3.5.2.1
Accessory structures (residential)	P	P	P	P	P		P				3.5.2.2
Accessory, temporary family health care structures	P	P	P	P	P		P				3.5.2.3
Caretaker's residence-removed 9.9.24											
Dormitory					S	S	S	S	S	S	
Dwellings, single-family	P	P	P	P	P		P				
Dwellings, multifamily and Developments, multifamily			S				S				3.5.2.4

3.5.2.4 Dwellings, Multifamily and Developments, Multifamily

In addition to the building design standards in Article 4, multi-family dwellings and developments shall meet the following requirements:

A. Multi-family residential developments shall have frontage on or access from a state-maintained major or minor thoroughfare as designated in the Yadkinville Comprehensive Transportation Plan.

B. All streets or access ways providing ingress and egress from the development to an existing public street system shall comply with the current standards being required by the infrastructure regulations Article 4.

C. Developments that are proposed to be developed under the North Carolina Unit Ownership Act shall meet the requirements of that Act by recording the declaration and plan with the Register of Deeds. Where land is to be conveyed in accordance with such declaration and plan, the developer shall comply with the development requirements of this Ordinance.

D. No multi-family dwellings or series of attached dwellings, multi-family building or other such arrangements shall exceed a length of 150 feet when measured along the longest axis of the building or series of attached units. In no case shall any building be closer than 20 feet to any other building in the development. Furthermore, buildings shall not be arranged in straight rows oriented in such a way as to resemble rows of barracks.

E. All main utility lines, meters, taps and other appurtenances, up to and including the meter for each individual unit, (but not including the service lines and other facilities extending service to each individual unit) shall be built to the same standard as required for developments. All such facilities, together with an easement of sufficient width, shall be conveyed to and/or dedicated to the Town for public use and maintenance. All utilities shall be placed underground.

F. Each unit shall be individually metered for all utilities. Responsibility for the maintenance of common utility lines and/or facilities, which have not been conveyed to the Town and/or dedicated for public use shall be the responsibility of the project owner, or in the case of unit ownership clearly established in the declaration, protective covenants and other bylaws.

G. Stationary sanitary containers shall be located so as not to interfere with sight distance or the free movement of vehicles on streets or service drives and so as to allow collector trucks adequate maneuvering space to empty the containers and to leave the property without excessive backing. Such containers shall be screened in accordance with Section 4.4.7.



Planning & Zoning Department Monthly Report

**AUG.
2026**

by: Meredith Detsch, Planning Director

Zoning Permits:	New Residential: 2350, 2490, 2560 Foxtail Lane, 115 & 119 Hickory St., 710 & 714 Eisenhower St. Other permits: 317 Cleary Ln.-shed; 538 Peach St.-porch addition; 520 Peach St.- porch addition Commercial: 1619 S. State Street- Goodwill; 609 Carolina Ave.-gas tanks Sign Permits: 701 S. State St.-Strickland Brothers freestanding sign; 250 Service Rd.- Daymark monument sign
Zoning Requests:	Plats: n/a Zoning Verification Letters: n/a
Board(s) Review:	Upcoming hearings: -Variance for Sinclair Landing- Progress Ln.- window requirements

Notable Events/ Projects:

- Research on single family options - new zoning district
- Draft ordinance of downtown sidewalk cafe options
- Meeting with consultant for Yadkin Co. Comprehensive Plan update- Inspire
- Technical Review Committee (2 x this month)
- Friends of Downtown Yadkinville meeting
- Work on draft "Go Yadkinville" Bicycle/Pedestrian Plan

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

9/18/2026

	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, Hold additional hearing with owner/family, notice sent & posted 9.10.26 for 9.23.26-signiture confirmed 9.12.26
4	MHC 25-03	107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	Pending directive to issue minimum housing case - no changes witnessed
5	MHC 26-01	348 Twin Oaks Dr	Wesley Community Development Corporation	Inspection done on 7/9/26 with tenant Hardie & Keith @ Fire Marshal's Office; Fire Marshal Office conducting enforcement of sprinklers, following. Otherwise not enforceable case for Minimum Housing once sprinklers are corrected
6	NUISANCES			
7	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02; abatement of property will need to include this with house case- tall grass again (9.10.26)
8	PN 26-12	712/716 Tennessee Street	Eva & Kenneth Carter	Tall grass and trash in yard, items unsecured, letter sent 8/11/26 deadline 28th - spoke with grandson and has hired Kevin Long to start maintaining property, will continue to coordinate; grass mowed and trash abated 9.9.26; need to secure properties
9	PN 26-14	409 Poplar Circle	Kathy Snow	Carport full of items again verify nuisance; letter sent 8.11.26 with a deadline 8.28.26- not in compliance, will renotify deadline
10	PN 26-15	425 E. Main Street	Barbara Brumfield	overgrown and trash outside letter sent 8.11.26 with a deadline 8.28.26/ spoke with daughter, mother passed away late July, gave 30 day extension and asked to work on making progress, will reconnect with her on September 28
11	PN 26-16	309 Locust St	Melinda Williams & Carol Hawkins	complaint on tall vegetation and property not being managed- letters bounced back, will resend to different address & post property new deadline 9.15.26
12	PN 26-17	117 Tyler Street	Christopher Tyler	tall vegetation, notice sent 8.28.26 with deadline of 9.15.26-mowed 9.9.26 CASE CLOSED
13	PN 26-18	217 E. Taylor St.	Richard Norcott	Stacking debris up around house - sent notice 9.14.26, deadline 10.2.26
14	PN 26-19	321 Virginia Dr.	Mackenie Miller	tall grass -send notice sent notice 9.14.26 deadline 10.2.26
15	PN 26-20	200 Harrison Ave	Gladys Vestal	tall grass -send notice notice sent with 10.2.26 deadline
16	PN 26-21	516 W Main St.	LC Vestal	tall grass -send notice notice sent with 10.2.26 deadline
17	ABANDONED-JUNKED-NUISANCE VEHICLES			
18				

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

9/18/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
19	ZONING			
20	ZV 26-05	119 Jackson Street	James Caudle	Sign painted on wall, need sign permit -contacting with courtesy letter
21	ZV 26-08	524 Peach Street	Colonial Properties Inc.	will need to cite each tenant individually per owner attorney-pending notice to tenant, sent 9.14.26 deadline 10.2.26
22	ZV 26-10	1820 Fred Hinshaw Road	Terry & Stephen Allen	complaint of camper being lived out of on the property- need to send notice
23	ZV 26-11	1145 Hoots Road	Daniel & Jennifer Harker	complaint of camper being lived out of on the property- need to send notice
24	ZV 26-12	1000 S. State St	Charles B Bush & Kimberly Bush	Lights added to structure and pointing in roadway -send notice
25	ZV 26-13	536 Virginia Drive	David William Sams & Donna Kay Sams	Shed and fence built without permits and in front yard -need to send notice
26	ZV 26-14	3013 Ashton Ct	Rafael Sanato Hernandez & Zonia Muller	Need zoning permit for garage and fence
27	ZV 26-15	1404 Shacktown Road	Emily Elizabeth Atwood	Need zoning permit for fence