



THE TOWN OF **YADKINVILLE**

PLANNING BOARD REGULAR MEETING AGENDA

Monday, April 20th, 2026

5:30 P.M.

Yadkinville Town Hall

Commissioners Chambers

213 Van Buren Street, Yadkinville, NC 27055

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

1. CALL MEETING TO ORDER

2. SWEARING IN MEMEBERS:

- Swear in Danny Coe
- Swear in Steve Brown (alternate)

3. APPROVAL OF MINUTES –

- December 15th, 2025

4. NEW BUSINESS

- Request for rezoning (ZMA-2026-01) Parcel No. 130974, 197 Willow St. from the Residential Medium Density (RM) to the Residential High Density (RH)
- Request for a text amendment (ZTA-2026-01) permitting medical offices in the Light Industrial Districts (LI) found in Town Code Title 9; Article 3.4.3 Permitted Use Table.

5. OTHER BUSINESS-

- Staff reports

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is May 18th, 2026, at 5:30 pm



**PLANNING BOARD
REGULAR MEETING
Monday, December 15th, 2025
5:30 P.M.**

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

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

Anna Logan Howe, Chair – Present
Jeff Gibbs, Vice Chair – Absent
Virgil Dodson - Present
R.J. Speaks - Absent
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present
Steve Brown – Present

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Applicants: Sarah Tyndall (Mavis), Megan Pullman (Mavis), Sarah Landers (Mavis), Tate Williams (rezoning), Rafael Trabelsi (rezoning applicant).

1. CALL MEETING TO ORDER

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

2. APPROVAL OF MINUTES:

- *November 17th, 2025*
Mr. Coe moved to approve November 17th, 2025, minutes as presented to the board, Mr. Snow seconded the motion. The motion passed unanimously 6-0.

3. NEW BUSINESS:

*Alternative Design Proposal ADP 25-03 Mavis Tire at South State Street/
Lincoln Avenue*

The request is for a different orientation than typically approved and screening yard requirements for their dumpster (unusual location given orientation). The layout with the front of the store is being proposed to face Food Lion's side as they will be promoting access from Food Lion's

shopping center parking lot. An access easement will be placed between the two properties for easier connectivity. The Company, Mavis Tire, has specific requirements for their showroom and the bay areas and optimal to their layout has created a pinch point that couldn't be approved at staff level.

The following items are what are sought for alternative designs.

Since the orientation will be towards Food Lion and not Lincoln Street, the applicant is asking for consideration of the dumpster to be considered the side or rear of the property much like other businesses along that stretch of South State Street (DO 4.4.7). The orientation will be facing a driveway onto Food Lion's location (DO 5.2). With the front, the applicant is asking for it to be facing an internal access drive, into Food Lion's center (DO 5.4.9). Staff went over the options because they could have repositioned the store but there would be a challenge with the garage doors.

Additionally, why this request is being sought is in the Development Ordinance the following are permitted verses seeking variances and defending the hardship (state statute requirements). It could be considered a self-created hardship since it is not developed yet. Staff presented the option for the Alternative

Design Proposal to the applicant as the flexibility in administration was not enough to approve this proposal.

Sarah Tyndall went over the goals of the site which included the traffic pattern would route through South State Street and the Food Lion access off that roadway. They are avoiding the main access off Lincoln Street as it is a secondary road and is residential in nature. The lot would be subdivided, and they would be able to access South State Street through their access easement with Food Lion. The landscaping areas were noted as buffering the bay doors from South State Street and Lincoln Street. There were some grading challenges with the site and stormwater, hence the layout of the site. Additionally, the dumpster will be screened per the requirements of the Development Ordinance. Megan Pullman is the Landscape Architect and Sarah Landers works with Ms. Tyndall on the site design and was introduced to the board. Ms. Pullman noted the landscape plans were meeting the development ordinance and passed out updated copies. The design presented encourages the building's orientation to align with the access isles through Food Lion's access and Lincoln Street. This design also promotes commercial harmony along South State Street in addition to the viewable areas from South State Street in line with the intent of the Highway Business District. Since Lincoln Street is not commercial in nature, having Mavis's main access along it would not be advantageous for the neighborhood. The residential area is not intended for having heavier commercial uses and traffic and the primary viewing from South State Street verses the residents is more in line with the intent of the Development's Ordinance internal accesses. Mr. Coe raised concerns with removing parking spaces from Food Lion. Ms. Tyndall noted they would not be using Food Lion's parking spots, and they have met the Development Ordinance's required parking allowances. Four spaces being removed for the internal drive isle to connect to Mavis. Ms. Tyndall noted they could explore some shared parking if need be on their side and they also want to be cognitive that Food Lion may have requirements with their lease or their parking demands. Mr. Snow asked the applicants to clarify why the store needed to face Food Lion. The applicants explained due to the grading and way the property is being subdivided, they wanted to avoid facing Lincoln Street as it's primarily residential in nature. Additionally, this setup aligns well with the Development Ordinance promoting internal accesses verses residential facing accesses. The landscaping would block the view and they also need to have the dumpster location on the front technically which is not

permitted. Mr. Snow asked for clarification on the location and Ms. Tyndall noted the topography challenges and stormwater constraints. Utilities are also constrained with the location of the site. The overall site shown was four parcels to be subdivided as outparcels. Discussion of the properties overall and the future locations for commercial sites were discussed with the board and applicants. Chair Howe asked about truck traffic going in and out of the site. The applicants noted they had not explored that extensively yet and concerns about turning radius were discussed. Mr. Brown asked about the grade change of the drive isle from Food Lion as there is a change in grade and the applicants stated it was currently at 7-8 % grade change. Discussion of the subdivision and agreement with the property owners would need to be worked out on the applicant's side. Mr. Dodson asked the about the location of the bay doors, the applicant noted some would face Food Lion and some would face South State Street but are being screened with a landscaping buffer along the South State Street side. Mr. Coe asked if the drive isle would be a street eventually to Lee Avenue. That would be dependent on the future property owner and their layout with their site. The current driveway on Lee Avenue was residential and should be verified with NCDOT on the status of that. Discussion of the access points and driveways were covered by staff for the entire site and noted the other tenants/developer will need to determine their access points. Staff asked if the stormwater would be site specific or the whole site? The applicants noted it was just for Mavis Tire, not any other sites. Discussion of the pond and the layout with materials was covered by Ms. Tyndall. The water and sewer are accessible off Lincoln Street and was the closest location they could tap into. Mr. Dodson wanted to ensure there would be no additional water on the parking lot, and they agreed this stormwater pond would capture all the run-off and eventually into the storm drains. The request and details were recapped with the board and levels of approval with this board verses staff.

Mr. Brown recommends approval of ADP-2025-3. This recommendation acknowledges that the Alternative Design Proposal represents a design that is equivalent or superior to one achievable under the applicable regulations, is compatible with surrounding development, substantially meets the ordinance requirements and is consistent with plans and policies of the Town. Mr. Snow seconded the motion, and it passed unanimously 5-0.

ZMA 25-06: A request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to Residential High Density Conditional Zoning District (CZ RH) for a 2.2-acre property at 633 W. Main Street identified as Parcel 130821. The applicant is petitioning to rezone the property 329 Virginia Drive, 0.49 acres, to have a second residential lot subdivided out facing E. Main Street. Several properties in the area are residential in nature or office and institutional uses that are low

impact. Further behind the subject property is a townhouse development that is zoned the same as the proposed use, Conditional Zoning Residential High Density.

The current owner would like to convert the existing house and addition into five (5) apartments for rent. Currently this property was brought to staff's attention as a minimum housing complaint. There was a finished apartment in the back section of the addition that incurred water damage. In investigating the minimum housing complaint, staff spoke with owner about rezoning to get the property into compliance all around and have it meet zoning and minimum housing requirements. Therefore, the owner and staff reviewed the last rezoning request and felt a conditional zoning district could be more appealing to the adjacent property

owners as there were some concerns with the last request that ended up being pulled by the applicant. Staff recommended the conditional district as additional landscaping, fencing, parking location could be negotiated between the board and property owner (in writing). Additionally, the zoning would be site specific so if there were more units requested in the future, it would have to be approved by the Board versus staff and there would be a site-specific request again allowing the neighbor's input to be considered in any future development. The Future Land Use Plan shows this area as Medium Intensity. The Medium Intensity classification is intended for a variety of medium density residential uses and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas should be located in areas with easy access to transportation and utility infrastructure. Some of the Comprehensive Plan Strategies are *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. Another is *LU-4*: Encourage a mix of housing types within the community to accommodate residents in different stages of life. Finally, the *LU-5*: Encourage the revitalization and reuse of currently unused or underutilized structures and sites. These strategies are met with this request and consistent with the intent of the High Intensity Land Use classification and the goals and strategies of the adopted Yadkinville Comprehensive Plan. Additionally, by rezoning the property we begin to get the property to come into compliance with the Town's Minimum Housing Code. As of right now, only two units could be rented out but would need to be permitted and updated to meet the Town's Minimum Housing Code and the NC Building Code.

Tate Williams, owner of 632 W. Main Street, spoke to the board and is representing several of the neighbors in the area. They have prepared a written statement opposing the rezoning of the property. As a resident he is concerned about the proposed rezoning of 633 W. Main Street currently zoned Office and Institution. As a lifelong resident of Yadkin County, he wants the community to thrive and a wholesome safe nurturing setting. He is opposed to the rezoning to allow for apartments. While he is not opposed to it being a rental property, he would want to have it more in line with medium density versus high density as proposed. The four points he would like to cover include:

1. Negative impact on surrounding residents, it would change the character and density of the neighborhood except for a few establishments most of the properties on West Main Street are single family. The request is shown for the whole property versus just the existing house. The zoning if approved could be expanded and change the livability of the residents on West Main Street. While the owner has noted he is not intending to expand, a future owner may want to expand.
2. Tenant behavior history on the property has impacted the neighbors as they have experienced drug activity, walking through property, trash impacting neighbor all impact the quality of life. Question of tenant vetting system and the addition of more tenants would increase this.
3. Law Enforcement presence on the property has been often for the previous tenants. The safety and tranquility of the neighborhood is questioned because of this. More tenants added to this property would only exacerbate this issue.
4. Housing in Yadkinville, as a lifelong resident here, there are new homes and apartments being built and there are several housing options now we ask if this addition is necessary. As the homeowners experienced these issues with just a few tenants, adding more will certainly

increase them along West Main Street. Mr. Tate respectfully requests the Town consider the best interest of all residents with this request. Keeping the subject property as medium density will continue the quality of life for the residents in the area and preservation of community character, property values, safe and harmonious for the area. The risks to the quality of life outweigh the rewards.

Mr. Williams thanked the board for their consideration and presented a petition from the adjacent property owners showing opposition to this request. A previous petition from the last request last year was also presented.

Mr. Dodson asked if the three property owners (Brown, Dunn, and Williams) were all opposed. Mr. Williams has not contacted Mr. Jarvis behind this property where the duplexes are off W. Lee Avenue.

Mr. Trabelsi spoke to the board saying that he purchased this property as an investment property to convert it into apartments. He was originally pursuing apartments behind the existing structure as new construction in addition to the house/addition being converted. He has been speaking with the County Fire Marshal and County Building Inspector about the improvements needed determining the best building plans. The prior rezoning last year sought was approved by the Planning Board, but Mr. Williams objected and Mr. Trabelsi pulled his application before it was moved on to the Board of Commissioners. He also went to speak to Mr. Williams about what would work on that property in his opinion to ensure it wouldn't negatively impact him. Mr. Trabelsi noted it's over 7,000 square feet and by just renting it as two units it would be problematic with all the vacant unused areas. The property has been neglected, and he has been working on improving the property overall and is pausing until he moves forward with this request. As this is an investment property, Mr. Trabelsi is looking at more than two units since the taxes and insurance is expensive on that property. He is willing to make sure the rezoning is considerate with the neighbors as a Conditional Rezoning with additional landscaping, fencing, and not building in the back of the property. He is also looking to sell off the rear of the property if he cannot build on it due to sewer complexity on the back end of the property. He is just requesting to use the 7,000 square feet of the existing structures and have five multi-family dwelling units. Mr. Trabelsi noted there should not be that much parking as prior use with the veteran's care was more intense with the daily trips to support those residents. He also noted that all areas around his property are residential in nature and felt this made sense especially as the hospital across the street is mostly vacant, same zoning district. If the hospital is sitting empty, he will have challenges renting it out as office space too, especially since it's over 7,000 square feet. He also noted he would screen the tenants and have a management company taking care of the property. The previous tenant mentioned earlier in the meeting he explained he allowed a family that was down on their luck and he just let them live there with no rental agreement. Moving forward he will be stricter on the tenants living in those units.

Mr. Dodson asked if the board had not approved of the original request last year. It was clarified the Planning Board did approve the rezoning, but Mr. Trabelsi pulled his application before it went to the Board of Commissioners as the neighbors were upset. His request now is for a Conditional District request so that additional landscaping, location of parking and other site improvements could be discussed and negotiated to alleviate some of the concerns the neighbors had last time. This request is also site specific and if the owner wanted to make changes he would have to come back through this same process. Mr. Dodson asked Mr. Williams if the future development behind the existing house a large part of the concern

is. Mr. Williams noted by Mr. Trabelsi not building behind it now, it has helped with the concerns, but the use is still the center of the concern. Additionally, five apartments seem excessive for the area and different from the Veteran's home. Mr. Brown asked for clarification on the site approval with this request if he wanted to do additional apartments. Mrs. Detsch noted it would require him to redo this entire process all over again, the rezoning and the Special Use Permit with the Board of Commissioners. Mrs. Detsch noted in the agenda packet there is a survey, as built survey, that is required to have with the conditional rezoning. The board and the applicant could negotiate parking be in a different area or a certain type of fence or additional landscaping. The cap of dwelling units per acre was also noted the cap for this district is 8 per acre so 16-17 units would be all ever allowed even with this zoning district, (Residential High Density). Mr. Dodson asked about the district change and Mrs. Detsch noted they are going from office use, some business use to a high density residential. Mr. Coe asked about conditional statements and Mrs. Detsch noted you could, but they would need to be specific to the purview as previously mentioned and both parties must be agreed upon and signed by both the owner and board. Mr. Dodson asked Mr. Trabelsi again what the unit make-ups are and he noted (1) one bedroom, (2) two bedrooms, and (2) three bedrooms. Mr. Trabelsi noted it's eleven bedrooms and prior with the Veteran's it was fourteen bedrooms and had two people living in each bedroom. Mr. Trabelsi is shifting the floorplan with adding in living rooms, kitchen, etc. Mr. Dodson asked to recap the difference in this request and Mrs. Detsch noted the prior rezoning request was called a straight rezoning and he could build the max units, 16-17 as is not coming back to the board for additional approvals. Mr. Trabelsi pulled the application before it went before the Board of Commissioners last time. This time he has gone ahead and made the request stricter and limited and hoping this would be a better fit for the neighborhood. Mr. Williams added that previously the Planning Board did not advertise as robustly as they do now, hence why was there no opposition at the last meeting. Mr. Dodson noted this property is next to a business and another business is across the street, this type of use would fit in. By limiting the units to five without coming back before the board it seems appropriate. Discussion of the area and neighboring properties were discussed with the applicant and the board members. Staff and the board discussed at length the options for conditions on the rezoning including increasing the buffer and adding the fence commenced between them and the Mr. Trabelsi. Mr. Trabelsi is willing to install any type of fencing and landscaping. The Development Ordinance requires a 20' buffer area and if a fence is installed, it can be reduced by 25%. Mr. Trabelsi is willing to do both just like guidance on material and plants. Discussion of 20' landscaping buffer along the Williams side with an opaque privacy fence and 10' with an opaque fence on the Triad Inc. side as it is undeveloped.

Mr. Dodson to recommend approval of ZMA 2025-06 the Planning Board adopts the consistency statement dated December 15th, 2025, contained in the agenda materials to approve the zoning map amendment for Parcel 130821/633 W. Main Street, for a rezoning from the Office and Institutional District (OI) to Residential High Density Conditional Zoning District (CZ RH). Conditions of the fence shall be opaque on both sides of the property within the buffer, 4' tall in front of the house and 6' from the house back.
Comprehensive Plan Consistency Statement December 15th, 2025.

ZMA 25-06

Address: 633 W. Main Street/Parcel 130821

Applicant: Rafael Trabelsi

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

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

Strategies:

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

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

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

Both parties are to sign the Planning Board recommendation on the opaque fence.

Mr. Brown provided the second and it passed unanimously 5-0.

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

4. OTHER BUSINESS –

- Staff reports- Mrs. Detsch noted her staff report was included in the agenda packet and let us know if there are questions.

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is in January.

Mr. Dodson moved to adjourn the meeting at 7:15 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 or
Jeff Gibbs, Vice Chair

Date



TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: April 16th, 2026

RE: ZMA-26-01: Request for rezoning (ZMA-2026-01) Parcel No. 130974, 197 Willow St. from the Residential Medium Density (RM) to the Residential High Density (RH)

Date of Public Hearing: Planning Board is April 20th, 2026
Board of Commissioners May 4th, 2026

Potential Development: Subdivide property into an additional lot for another single-family home.

SUBJECT PROPERTIES INFORMATION						
Property Owner	Parcel Number	Address	Acreage	Land Use	Current Zoning	Proposed Zoning
Arroyo Electric, Inc.	130974	197 Willow Street	0.409	Former Childcare, turned into single family home	RM	RH

Surrounding Property

Several properties in the area are residential in nature, office and institutional uses and other businesses in our downtown area. The downtown Central Business District is a collection of office, retail, insitutional, and government facilities.

ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	CB	Central Business District
Northwest	CB	Central Business District
Northeast	CB	Central Business District
East	RM	Single family residential
Southeast	RM	Single family residential
South	RM	Single family residential
Southwest	RM	Single family residential
West	RM	Single family residential

Per the Development Ordinance, the zoning district, Residential High Density is in line with the proposed intent of the property single family residential, with the smaller lot size:

3.1.3 Residential High Density (RH)

The Residential High-Density District is established as a high-density district in which the principal use of land is for single family, two-family, townhomes, and multifamily residences. The regulations of this district are intended to provide areas of the community for those persons desiring small residences and multifamily structures in relatively high-density, walkable neighborhoods. Structures within this district will have both public water and sewer available.

Town of Yadkinville Zoning Map



Background: The proposed rezoning would keep the property of a single family in nature, and they are proposing to create a separate lot for an additional single-family home to be built. The property will be subdivided-contingent on the rezoning. The applicant is petitioning to rezone the property to have a second residential lot subdivided out facing W. Willow Street. While it could be done in current zoning district, Residential Medium (RM) District, the setbacks are: Front- 30', Rear-30', Sides- 10'with a minimum lot size of 10,000 square feet. 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. The property currently has a single-family house on the lot being renovated and has Town water and sewer services to it.

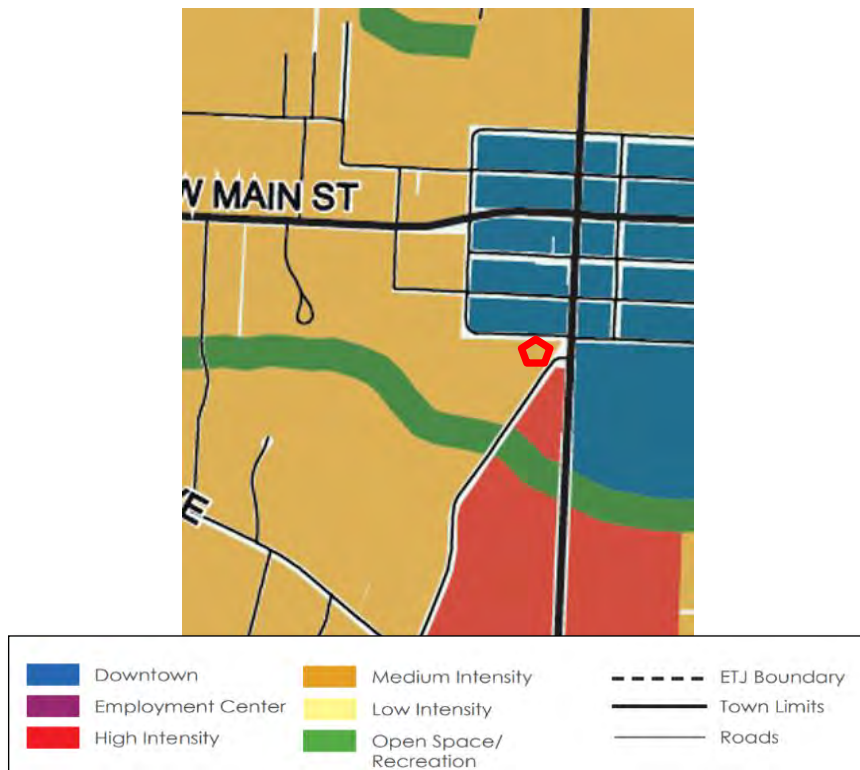
The property was originally a daycare many years ago and was tied in with the First Baptist Church of Yadkinville. There are deed restrictions on the property with the following:

1. No activity that would disrupt any and all church services.
2. The property shall be maintained and kept in an orderly and appealing manner, which includes, but not limited to being free of trash, junk car, and campers.
3. No bordellos, vape shops, bars and any other establishments that would go against the teaching and beliefs of the church.
4. The property shall remain a one family dwelling, no duplex, condo or multi-family housing.
5. The property shall adhere to any and all ordinances set forth by the Town of Yadkinville and Yadkin County.
6. If any one of the above restrictions shall be deemed unenforceable, then it shall not taken away from the enforceability of the remaining restrictions. Theses restrictions shall run with the land, and shall be binding on any successive party (deed book 1450, page 0042).

Town of Yadkinville Comprehensive Plan and Review Criteria:

North Carolina General Statute 160D-301 requires the Planning Board to provide a written recommendation on zoning amendments to the governing board, addressing consistency with any adopted comprehensive or land-use plans

Future Land Use Map



Land Use Categories:

The subject property is classified by the Future Land Use Map for **Medium Intensity**. The Medium Intensity classification is intended for a variety of medium density residential uses and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas should be located in areas with easy access to transportation and utility infrastructure.

Goals and Strategies to consider from the Comprehensive Plan:

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

Strategies:

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

Planning Board Staff Report 4.20.26

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

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

Staff Analysis & Recommendation:

The Planning Director recommends approval of ZMA-2026-01. This recommendation is based on the request being consistent with the intent of the Medium Intensity and Land Use Goal and Strategies of the adopted Yadkinville Comprehensive Plan.

While there is concern of spot zoning, this property is not immediately near another Residential High (RH) District property, but it is staying residential in nature, just changing lot sizes. The criteria appear to be met and reasonable in the public’s interest as its remaining residential in the rezoning request. The area surrounding the downtown is denser and smaller lots of residential areas in the nearby vicinity is complementary.

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-2026-01 the Planning Board adopts the consistency statement dated April 20th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 130974/197 Willow Street, for a rezoning from the Residential Medium (RM) Density to Residential High (RH) Density.

Comprehensive Plan Consistency Statement April 20th, 2026

ZMA 26-01

Address:197 Willow Street; Parcel No. 130974

Applicant: Arroyo Electric Inc.

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.

Recommend Denial – To recommend denial of ZMA-2026-01, the Planning Board adopts the consistency statement dated April 20th, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel 130974/197 Willow Street, for a rezoning from the Residential Medium (RM) Density to Residential High (RH) Density.

Comprehensive Plan Consistency Statement April 20th, 2026

ZMA 26-01

Address: 197 Willow Street; Parcel No. 130974

Applicant: Arroyo Electric Inc.

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

Defer – To defer action on ZMA-2026-01, the Planning Board would need to take action to defer the case to a meeting date to be set, because the amendment needs additional consideration.

A simple majority vote is needed to recommend approval, denial or deferment of the requested action. The Planning Board's recommendation will be forwarded to the Town Board of Commissioners for a final decision.

ATTACHMENTS: Rezoning Application & Advertisements



TOWN OF YADKINVILLE

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

\$500.00

REZONING APPLICATION

Case # ZMA 20-01 Receipt # _____

PROJECT INFORMATION:

Date of Application 03/25/20
Name of Project Willow St Lot 2
Tax Parcel Number(s) 130974
Address 197 Willow St, Yadkinville Property Size 16,229 sqft
Current Zoning District RM Proposed Zoning District RH
Overlay District(s) _____

CONTACT INFORMATION:

Applicant Jose Arroyo Property Owner Arroyo Electric

Email Address _____
Signature [Signature]

Email Address _____
Signature (required) [Signature]

DESCRIPTION OF REQUEST:

A) Briefly explain the nature of this request.
Rezoning RH

B) Provide a statement regarding the consistency of this request with town plans and the surrounding land uses.
Request to change zoning from medium density to a RH zoning for to construct a single family home in a smaller size lot

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

NOTICE AND HEARING REQUIREMENTS:

All applications for ordinance amendments must be reviewed by the Town of Yadkinville Planning Board before proceeding to the Board of Commissioners for public hearing and decision. The Planning Board will review applications for ordinance amendments at its next meeting following submission of the application and filing fee if the application is submitted at least thirty (30) days in advance of the regular meeting date. Following review and recommendation by the Planning Board, the matter will be forwarded to the Town Board of Commissioners. Following the receipt of notification of a pending ordinance amendment, the Town Board of Commissioners will schedule a public hearing for the next available meeting that allows for sufficient time for the Town to mail and publish the statutorily required notices. All applications for ordinance amendments must be published in the newspaper once a week for two consecutive weeks.

MEETING DATES:

Planning Board Meeting Date: April 20th 2020

Planning Board Decision: _____

Board of Commissioners Meeting Date: May 4th 2020

Board of Commissioner Decision: _____

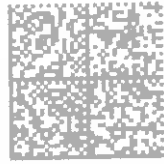
PIN	PARCEL_NO	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580700903967.00	130013	ANDERSON WILLIAM THOMAS	ANDERSON MARGARET MACKIE	93 BLACKHAWK RIDGE WAY	GRANITE FALLS	NC	28630
580720907910.00	130959	BROWN CHRISTOPHER L		PO BOX 775	YADKINVILLE	NC	27055
580720913037.00	130968	FIRST BAPTIST CHURCH OF	YADKINVILLE	304 S STATE ST	YADKINVILLE	NC	27055
580720915065.00	130974	Arroyo Electric Inc		1944 Gospel Way Church Road	YADKINVILLE	NC	27055
580720915277.00	130975	FIRST BAPTIST CHURCH OF	YADKINVILLE	PO Box 668	YADKINVILLE	NC	27055
580720919245.00	130996	SARO LLC		6220 KIT CREEK RD	MORRISVILLE	NC	27560
581703004773.00	133111	MACKIE GEORGE C JR		528 N MAIN ST	WAKE FOREST	NC	27587

Planning



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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 APR 02 2026

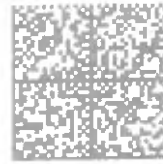
First Baptist Church of Yadkinville
304 S. State Street
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 APR 02 2026

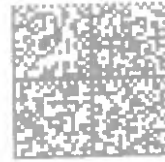
Savo LLC
6220 Kit Creek Road
Morrisville, NC 27560

Planning



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

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 APR 02 2026

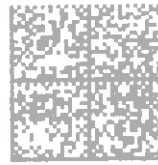
George Machie Jr.
528 N. Main Street
Wake Forest, NC
27587

Planning



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

FIRST-CLASS



US POSTAGETMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 APR 02 2026

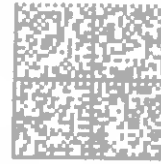
Arroyo Electric Inc.
1944 Gospel Way Church Road
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 APR 02 2026

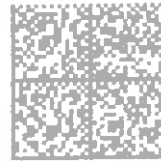
William Thomas Anderson
Margaret Machie Anderson
93 Blackhawk Ridge Way
Granite Falls, NC 28630

Planning



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

FIRST-CLASS



US POSTAGETMPITNEY BOWES
ZIP 27055 \$ 000.74⁰
02 7H
0006112166 APR 02 2026

Christopher Brown
PO Box 775
Yadkinville, NC 27055



Z REZONING REQUEST
PUBLIC HEARING
TOWN OF YADKINVILLE
REQUEST: RM Residential Medium Density
To: RH Residential High Density
YADKINVILLE TOWN HALL
336-679-8732
DATE: 4.20.2026 TIME: 5:30 PM

FILED Oct 14, 2025
AT 11:13:00 AM
BOOK 01450
START PAGE 0042
END PAGE 0046
INSTRUMENT # 04207
EXCISE TAX \$180.00

Tax Collector: MM
Land Records: MM
Tax Appraisal: MM

Excise Tax \$180.00

Recording Time, Book and Page

County: Yadkin

Brief Description: New Liberty Township

Parcel ID Number: A portion of 130974

Mail after recording to _____

This instrument was prepared by Sarah F. Johnson, a licensed North Carolina attorney

The hereinafter described property Does Does not include the primary residence of the Grantor

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 12 day of October 20 25 by and between

GRANTOR

GRANTEE

First Baptist Church of Yadkinville
A North Carolina Non-Profit
Corporation

Arroyo Electric, Inc.
A North Carolina Corporation
1944 Gospel Way Church Road
Yadkinville, NC 27055

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in New Liberty Township, Yadkin County, North Carolina, and particularly described as follows:

See Exhibit "A" Attached.

Grantor acquired the property described hereinabove by instrument recorded in Deed Book 436, Page 608, Yadkin County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Applicable public utility, street and highway easements, and right of way of record.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

Dean E Groce (SEAL)
Dean E. Groce, Deacon
An Authorized Representative of First Baptist Church of
Yadkinville

STATE OF NORTH CAROLINA, Surry County

I, Sarah J. Hartman, a Notary Public for Surry County, North Carolina, do hereby certify that Dean E. Groce, Deacon—An Authorized Representative of First Baptist Church of Yadkinville personally appeared before me this day and acknowledged due execution of the foregoing instrument.


Witness my hand and official seal this the 12 day of Oct., 2025.

SARAH J. HARTMAN
NOTARY PUBLIC
Surry County, North Carolina
My Commission Expires 12/2/29

Sarah J. Hartman
Notary Public

My commission expires: 12/2/29

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.


 (SEAL)
Everett H. Johnson, Deacon
An Authorized Representative of First Baptist Church of
Yadkinville

STATE OF NORTH CAROLINA, Surry County

I, Sarah J. Hartman, a Notary Public for Surry County, North Carolina, do hereby certify that Everett H. Johnson, Deacon—An Authorized Representative of First Baptist Church of Yadkinville personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of Oct., 2025.

SARAH J. HARTMAN
NOTARY PUBLIC
Surry County, North Carolina
My Commission Expires 12/2/29


Notary Public

My commission expires: 12/2/29

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

Bonnie Troutman (SEAL)
Bonnie Troutman, Deacon
An Authorized Representative of First Baptist Church of
Yadkinville

STATE OF NORTH CAROLINA, Surry County

I, Sarah J. Hartman, a Notary Public for Surry County, North Carolina, do hereby certify that Bonnie Troutman, Deacon—An Authorized Representative of First Baptist Church of Yadkinville personally appeared before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of Oct., 2025.

SARAH J. HARTMAN
NOTARY PUBLIC
Surry County, North Carolina
My Commission Expires 12/2/29

Sarah J. Hartman
Notary Public
My commission expires: 12/2/29

EXHIBIT "A"

BEING all of Lot 2 as shown on plat of survey entitled First Baptist Church of Yadkinville as prepared by Ronald A. Bell, Jr., PLS L-3452, dated July 11, 2022 and recorded in Plat Book 13, Page 291, Yadkin County Register of Deeds.

The above described property is subject to the following restrictions:

1. No activity that would disrupt any and all church services.
2. The property shall be maintained and kept in an orderly and appealing manner, which includes, but not limited to being free of trash, junk car, and campers.
3. No bordellos, vape shops, bars and any other establishments that would go against the teaching and beliefs of the church.
4. The property shall remain a one family dwelling, no duplex, condo or multi-family housing.
5. The property shall adhere to any and all ordinances set forth by the Town of Yadkinville and Yadkin County.
6. If any one of the above restrictions shall be deemed unenforceable, then it shall not taken away from the enforceability of the remaining restrictions.

Theses restrictions shall run with the land, and shall be binding on any successive party.



April 2, 2026

Subject: Rezoning Request ZMA-2026-01
Request from RM, Residential Medium Density to RH, Residential High Density
Parcel Number 130974
Address: 197 Willow Street

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, April 20th, at 5:30 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC. The purpose of the public hearing is to consider a rezoning request, Zoning Map Amendment 2026-01 (ZMA-2026-01), to rezone the subject property from the current RM, Residential Medium Density to RH, Residential High Density for the 0.409-acre tract. The proposed rezoning is being requested to accommodate the subdivision of the property for additional single-family houses.

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

The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email planning@yadkinville.org or by phone at 336-679-8732.

Sincerely,

Meredith Detsch, CZO
Planning Director
Town of Yadkinville
P.O. Box 816
213 S Van Buren St.
Yadkinville, North Carolina 27055
E-Mail: planning@yadkinville.org
Office: (336) 679-8732
Cell: (336) 409-3863
www.yadkinville.org

Attached: Map of property



April 2, 2026

Subject: Rezoning Request ZMA-2026-01
Request from RM, Residential Medium Density to RH, Residential High Density
Parcel Number 130974
Address: 197 Willow Street

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, April 20th, at 5:30 PM in the Commissioners Chamber of Town Hall located at 213 Van Buren Street, Yadkinville, NC. The purpose of the public hearing is to consider a rezoning request, Zoning Map Amendment 2026-01 (ZMA-2026-01), to rezone the subject property from the current RM, Residential Medium Density to RH, Residential High Density for the 0.409-acre tract. The proposed rezoning is being requested to accommodate the subdivision of the property for additional single-family houses.

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

The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email planning@yadkinville.org or by phone at 336-679-8732.

Sincerely,

Meredith Detsch, CZO
Planning Director
Town of Yadkinville
P.O. Box 816
213 S Van Buren St.
Yadkinville, North Carolina 27055
E-Mail: planning@yadkinville.org
Office: (336) 679-8732
Cell: (336) 409-3863
www.yadkinville.org

Attached: Map of property

Proposed rezoning of 197 Willow Street



Yadkinville Zoning

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



TO: Planning Board Members
FROM: Meredith Detsch, Planning Director
DATE: April 17, 2026
RE: ZTA-2026-01, Ordinance No. 2026-03

– A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, 3.4.3 Permitted Uses Table to permit by right medical offices in the Light Industrial District (LI).

BACKGROUND

The Town’s current zoning ordinance permits Medical Offices within the Office & Institutional District (OI), Central Business District (CB), Neighborhood Business District (NB), and Highway Business District (HB) by right. Recently, Yadkin County began to surplus several properties including 320 E. Lee Avenue where Daymark is currently at. They have sought a new location to grow their services in our community and located an ideal property, 250 Service Road. The property is Light Industrial and has several various offices uses in it currently. A text amendment is recommended as staff did not want to cause any non-conformities for the uses currently located there. In this case the setup of the building is primarily offices now and it makes sense for this change in uses allowance. This will also benefit any other potential relocates or existing medical uses in our Light Industrial District (LI).

Proposal: To accommodate that request, a text amendment to the Town’s Table of Uses is required. The proposed amendment would add Medical Offices as a use permitted by right within the Light Industrial District (LI).

PLANNING DIRECTOR’S RECOMMENDATION

The proposed amendment is a minor modification that expands the opportunities for our community to accommodate various medical uses in an additional zoning district. The town has a limited inventory of privately owned medical, office, and commercial space, with most of these services currently concentrated within the county-owned and maintained hospital. This lack of available private-sector space limits opportunities to attract new businesses and makes it more difficult to retain existing businesses that may need to expand or relocate. Increasing the supply of privately developed commercial and professional space will be important to support business growth, strengthen retention efforts, and promote a more balanced and sustainable local economy. The Planning Director recommends approval of ZTA-2026-01 Ordinance 2026-03, a request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance 3.4.3 Permitted Uses Table to permit medical offices by right in the Light Industrial District (LI).

PLANNING BOARD’S RECOMMENDED MOTION OPTIONS

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

To recommend approval of ZTA-2026-01, the Planning Board adopts the consistency statement dated April 20th, as included in the agenda materials. The Board recommends approval of the zoning text amendment to the Town of Yadkinville Code of Ordinances, Title 9 – Development Ordinance, amending Section 3.4.3, Permitted Uses Table, to allow Medical Offices as a permitted use by right within the Light Industrial District (LI).

Comprehensive Plan Consistency Statement April 20th, 2026.

The Planning Board finds the proposed text amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it encourages diverse business opportunities in our zoning districts. The following goals and strategies support this amendment:

GOAL(S):

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

STRATEGIES:

- LU2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.
- LU5. Encourage the revitalization and reuse of currently unused or underutilized structures and sites

Recommend Denial – To recommend denial of ZTA-2026-01, the Planning Board adopts the consistency statement dated April 20, 2026, as included in the agenda materials. The Board recommends denial of the proposed zoning text amendment to the Town of Yadkinville Code of Ordinances, Title 9 – Development Ordinance, which seeks to amend Section 3.4.3, Permitted Uses Table, to allow medical offices as a permitted use by right within the Light Industrial District (LI).

Comprehensive Plan Consistency Statement April 20th, 2026.

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

Defer – To defer action on ZTA-2026-01, the Planning Board would need to take action to defer the case to a meeting date to be set, because the amendment needs additional consideration.

**A simple majority vote is needed to recommend approval, denial or deferment of the requested action. The Planning Board’s recommendation will be forwarded to the Town Board of Commissioners for a final decision.

ATTACHMENTS: Proposed Text and Text Amendment Application
--

For reference: Definition of MEDICAL OFFICES. An establishment primarily engaged in furnishing medical and surgical services to individuals and licensed for such practice by the state. This definition includes physicians, dentists, chiropractors, opticians, ophthalmologists, psychiatrists, psychologists, and other health practitioners.

PART II. - CODE OF GENERAL ORDINANCES

TITLE 9 DEVELOPMENT ORDINANCE

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



TOWN OF YADKINVILLE

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

ORDINANCE AMENDMENT APPLICATION

Case # <u>Z+2601</u>	Receipt # <u>049836</u>
----------------------	-------------------------

CONTACT INFORMATION:

Applicant John Coad Westra III

Address ~~2010 3000~~ 250 Service Road, Yadkinville, NC 27055
Yadkinville, North Carolina, 27055

REQUEST:

Ordinance Section: Title 9 Development (Article 3.413)

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

To allow for a medical office to relocate in the light industrial district. Space to be utilized is existing office space approximately 5000 sqft. Looking to bring needed health care to our community and maximize the economical development of our town and community. Space is designed currently for this type of tenant.

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

~~maximize unused office space and~~ maximize unused office space and bring needed health care to our community. Space is currently unoccupied and is designed for such tenants. They are looking to potentially expand services in area.

NOTICE AND HEARING REQUIREMENTS:

All applications for ordinance amendments must be reviewed by the Town of Yadkinville Planning Board before proceeding to the Board of Commissioners for public hearing and decision. The Planning Board will review applications for ordinance amendments at its next meeting following submission of the application and filing fee if the application is submitted at least thirty (30) days in advance of the regular meeting date. Following review and recommendation by the Planning Board, the matter will be forwarded to the Town Board of Commissioners. Following the receipt of notification of a pending ordinance amendment, the Town Board of Commissioners will schedule a public hearing for the next available meeting that allows for sufficient time for the Town to mail and publish the statutorily required notices. All applications for ordinance amendments must be published in the newspaper once a week for two consecutive weeks.

MEETING DATES:

Planning Board Meeting Date: 4-20-26

Planning Board Decision: _____

Board of Commissioners Meeting Date: 5-4-2026

Board of Commissioner Decision: _____

ORDINANCE AMENDMENT FEE - \$500



Planning & Zoning Department Monthly Report

MARCH
2026

Zoning Permits:	<p>New Residential: <i>New houses:</i> 126 Aspen St, 8 houses on Foxtail Ln., 106 Adams St., 1011 Renegar Rd. (modular) <i>Other permits:</i> fence @ 120 Washington St., pool at 601 Joy St. Commercial: working on: addition @ Collide, Yadkin County's new 911 center, Industrial Park off Progress Lane building review Sign Permits: Mavis Tire</p>
Zoning Requests:	<p>Plats: Preliminary for Industrial Lane off Progress In. & exempt off Fred Hinshaw Rd. Zoning Verification Letters: n/a</p>
Board(s) Review:	<p>Upcoming hearings: Rezoning at 197 W. Willow Lane (RM to RH)</p>

Notable Events/ Projects:

- Friends of Downtown Yadkinville meeting
- Technical Review Committee
- Finalize facade grant criteria
- Leadership Yadkin
- Minimum Housing Hearing 301 Washington Street
- Yadkin Valley Outreach Wellness Meeting
- Behind scene work on Bicycle/Pedestrian plan
- Presence with Yadkin Valley Heritage Corridor

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

4/17/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
2	HOUSING			
3	MHC 25-01	633 W Main Street	Tenant, Ashley Potvin/Owner Trabelsi Abellatif (Ralph Trabelsi)	warning sent 7.8.25 with deadline to correct items by October 8th -meeting on Oct. 6th for Zoning and future development -agreed to clean up outside, fix water damage inside and wait until zoning is finalized for remodeling. Pending rezoning for apartments- December PB meeting approved, BOC March Meeting no decision made, met with owner 3/30/26 to determine next steps on property
4	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)
5	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
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
8	PN 25-35	103-107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	HOUSE SECURED 10.5.25; working with Preservation NC to move forward on house renovation; draft NOV for garage unsecured and debris throughout yard- pending directive to issue- no changes to site currently
9	PN-26-01	520 E. Main Street	Beth Gentry	NOV sent 1/22/26 with deadline of February 9th; asked for 30 day extension- new deadline March 13th, did not meet deadline, will reissue NOV final notice before contractor released
10	PN-26-02	520 Forest Lane	Scotty Myers	NOV sent 3/4/26 with deadline of 3.20.26 debris behind storage shed piled up, CLOSED, cleaned up
11	PN-26-03	532 Carolina Avenue	Pablo Christobal	Significant household items on front porch including refridgerator- notice 4.13.26, deadline 4/28/26
12	ABANDONED-JUNKED-NUISANCE VEHICLES			
13				
14	ZONING			

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

4/17/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
15	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
16	ZV 26-01	1821 Fred Hinshaw Road	Thomas & Peggy Cranfill	Living in camper-in our ETJ, documented it 2.20.26 and sent NOV 3.4.26 with deadline of March 19th -spoke with owner on 3.6.26 and will remove utility hook ups, was using camper to house dogs (foster)
17	ZVL 26-02	600 Lincoln Street	Raynaldo Alarcon & Alejandra Castro	too many chickens, NOV 4/13/26, deadline of 4.27
18	ZVL 26-03	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, pending notice 4.2.26
19	ZVL 26-04	649 Carolina Avenue	Ofelia Hernandez & Rafael Jacobo	Complaint of chickens running loose; notice on 4/14/26; deadline of 27th