



**PLANNING BOARD
REGULAR MEETING AGENDA
Monday, October 20th, 2025
5:30 P.M.**

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

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

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES –

- *August 18th, 2025*

3. NEW BUSINESS

- Request for an Alternative Design Review for Foxtail Subdivision ADP-2025-2

4. OTHER BUSINESS-Staff reports

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is November 17th 2025.



**PLANNING BOARD
REGULAR MEETING
Monday, August 18th, 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 - Absent
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Present
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Billy Clayton, Aqua Drill Inc. & Robert Hutchens, Builder

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:

- *July 21st, 2025*
Mr. Speaks moved to approve both sets of minutes as presented to the board, Mr. Coe seconded the motion. The motion passed unanimously 4-0.

3. NEW BUSINESS:

Rezoning Request of ZMA- 2025-03 Parcel No. 153215, address 1100 E Old US 421 HWY from Highway Business (HB) to Light Industrial (LI)

Director Detsch noted the applicant, Mr. Clayton and his builder, is here this evening to answer any questions the board may have. Before the board is a request by Aqua Drill Inc. for a rezoning from the Highway Business (HB) District to Light Industry (LI) District for a 0.924788-acre property off E Old US 421 HWY identified as Parcel 153215. They are wanting to build a warehouse for storage their equipment for their business, well drilling. Originally offices

were looked at but they are not going to have anyone there working during the day. As the line of work is more industrial in nature and needs the facilities to accommodate those which are not in line with our business design standards. In most of the surrounding properties are zoned Rural Residential (RR) and there are a few commercial uses towards the East. Please see below maps for aerial views. There is one property east zoned Light Industrial (LI), the Ever Ready Concrete Co. further down the road. Since most properties are residentially zoned, the board will need to address spot zoning factors as there are not many industrial properties in the area. No town sewer available, there is town water, but they are utilizing a well. The Town's Development Ordinance requires that when approving a map amendment, the

Planning Board must make a statement describing its consistency with the adopted comprehensive plan and explain why the board considers the action to be reasonable and in the public's interest. The Comprehensive Plan includes both a future land use map and a set of goals and strategies. The subject property is classified by the Future Land Use Map for Low Intensity. "The low intensity land use classification is intended primarily for agricultural purposes and large lot single-family residential development. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas are typically located in areas with limited access to transportation or utility infrastructure." Goal-Economic Development Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.

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

For the Spot Zoning consideration, the board will need to consider to be made include the size and nature of the tract, compatibility with existing plans, the impact of the zoning decision on the landowner and immediate neighbors and the surrounding community, and the relationship between the newly allowed uses in a spot rezoning and the previously allowed uses. It will also be arguable if the zoning power is being exercised in the public's best interest.

1. Size and nature of the tract- this tract proposed to be rezoned in the Town's ETJ from Highway Business (HB) to Light Industrial (LI) and is in similar size to the surrounding properties.

2. Compatibility with existing plans and zoning ordinance- The Town of Yadkinville's Comprehensive Plan and Future Land Use Plan notates this area to be Low Intensity. Current zoning of the property is Highway Business. "The Highway Business District is intended for higher intensity, primarily commercial, uses that are located adjacent to major highways and provide goods and services for the traveling public."

3. Impact of zoning decision- There is an impact on the neighbors with this rezoning request. The property is currently being used as a parking and staging area for their business and with a building being added there would be a more formal use of the property with potentially a few more trucks coming and going. This would not be an open to the public type of establishment as it is a warehouse for the storage of their supplies and trucks.

4. Relationship between previous and future zoning- The degree in uses with these two land uses is a slight change. The current zoning is our Highway Business zoning district, and the proposed use is the next up in intensity level, our Light Industrial zoning district.

Based on the four criteria this may be considered spot zoning but can be argued as legal spot zoning if it is reasonable in this situation and if zoning is being exercised in the public's best

interest. Director Detsch noted that the board would need to note those factors in their decision when they make a motion. Mr. Clayton addressed the board and explained the layout of the area and history of the property they own. Mr. Snow noted the area had been cleaned up and improved so far as he lives nearby. Mr. Clayton explained they would be landscaping the area and to his knowledge had not heard any complaints on the property. Mr. Coe asked about the adjacent property and if it was still a rental and it was unclear other than the property had changed names in the past few months per the tax records and Flemming is now the owner. Mr. Clayton explained this property would be their second location in the area. Mr. Clayton told the board that the staff comes into the site in the morning and loads up the trucks and leaves until the end of the day, hours usually 7:30 am to 5:00 pm. Clarification on the spot zoning was discussed among staff and the board members. *Mr. Speaks recommends **approval** of ZMA-2025-03 the Planning Board adopts the consistency statement dated August 18th, 2025, contained in the agenda materials to **approve** the zoning map amendment for Parcel 153215, for a rezoning from the Highway Business (HB) District to a Light Industrial (LI) District for a 0.924788-acre property, 1100 E. Old US 421 Hwy. Based on the four criteria (listed below) this may be considered spot zoning but can be argued as legal spot zoning if it is reasonable in this situation and if zoning is being exercised in the public's best interest.*

- 1. Size and nature of the tract*
- 2. Compatibility with existing plans and zoning ordinance*
- 3. Impact of zoning decision*
- 4. Relationship between previous and future zoning*

Mr. Snow seconded the motion and the motion passed unanimously 4-0.

- 4. UPDATES (STAFF REPORT)-** Ms. Detsch presented the staff report and noted the new business on Main Street where the recent façade improvement was granted. Both Pelagio Estates and Foxtail are moving dirt for the subdivision, pending their plat approvals. The recent annexation of South Oak Ridge Baptist Church was de-annexed by a legislation bill. Part of the property was in the ETJ and staff are hoping they will have noted that with the de-annexation. The board asked why, and it is guessed it was based on design guidelines because the town was stricter than the county's which would save them money on their building. Being outside of Town limits they will pay twice the water and sewer rates and have different services, but it does not impact the Town's taxes as they were not taxed due to non-profit/religious status. Grants for the façade were approved, new flooring for Unique Beauty Studio on Main Street. Milk and Honey and one of Jay Martin's businesses on Jackson Street has applied for a Business Investment Grant (BIG). Discussion of the eligible items for the Business Investment Grant was held between staff and the board. Additionally, the Town officially received word they received the grant for updating the Bicycle and Pedestrian Plan from NCDOT. Director Detsch noted that Ms. Williard and she are working to breathe more life back into the Yadkin Valley Heritage Corridor for wayfinding and other tourist promotions.

5. OTHER BUSINESS –N/A

- 6. ADJOURNMENT -** Next regularly scheduled Planning Board meeting is September 15th, 2025.

Mr. Snow moved to adjourn the meeting at 5:53 p.m. The motion was seconded by Mr. Coe, and the motion passed unanimously by a vote of 4-0.

Respectfully submitted,

Meredith Detsch, CZO
Planning Director

Date

Anna Logan Howe, *Chair* or
Jeff Gibbs, *Vice Chair*

Date

DRAFT



TO: Planning Board Members
FROM: Meredith Detsch, Planning Director
DATE: October 20th, 2025
RE: ADP-2025-2, Alternative Design Proposal –

**Title 9, Development Ordinance, Article 2
Administration, Procedures & Enforcement,
Section 2.2 Procedures, Subsection 2.2.9
Alternative Design Proposal**

BACKGROUND

Site Information:

Applicant: Fernwood Phase 2, LLC
Robert Baldwin
323 Riverbend Drive, Bermuda Run, NC 27006
Tax Parcel No : PIN 5807460116/ Parcel No. 129814

Location: Northwood Church Road
Zoning: Rural Residential
Area: 21.45 acres

Proposed Development:

The proposed development is for single-family residential homes in the Town's ETJ.

ALTERNATIVE DESIGN PROPOSAL GUIDELINES

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

The referenced ordinance provision authorizes the Town of Yadkinville Planning Board to consider creative, alternative designs that meet the intent Title 9 Article 4, Development Standards, 4.2.2 Density and Dimension Table. For Rural Residential (RR), the minimum lot width needs to be met at the roadway and be 100'. On lots 13 & 14, they are not meeting that requirement.

The process is as follows for this review:

- Step 1: Pre-application meeting (complete)
- Step 2: Application/proposal submitted (complete)
- Step 3: Administrator review (complete)
- Step 4. Planning Board Review (meeting 10.20.25)

ADMINISTRATOR SUMMARY

On the preliminary plat, the proposed lots all meet the required minimum lot size, setbacks, and road frontage except for the last two lots in the cul-de-sac, 13 & 14.

PART II. - CODE OF GENERAL ORDINANCES

TITLE 9 DEVELOPMENT ORDINANCE

4.2.2 Density and Dimensional Table

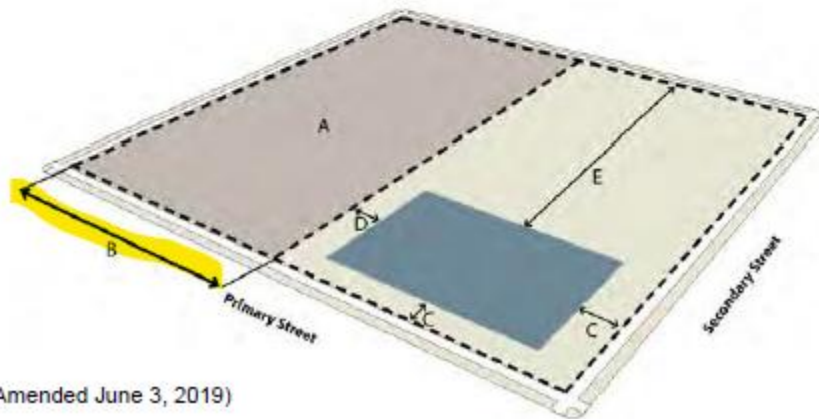
The following table provides the density and dimensional standards for each zoning district.

Table 4.2 Density and Dimensional Standards

District	A1 Maximum Residential Density (DUA)	A2 Minimum Lot Size1 (square feet)	B Minimum Lot Width (feet)	C Front Setback (feet)	D Side Setback (feet)	E Rear Setback (feet)	F Max. Height (feet)
RR	2	20,000	100	40	15	40	35
RM	4	10,000	75	30	10	30	35
RH	8	5,000	50	20	5	20	50
RMH	8	5,000	50	20	5	20	35
OI	8	5,000	50	20	5	20	50
NB	16	N/A	N/A	10	N/A	N/A	50
HB	N/A	N/A	N/A	10	N/A	N/A	50
CB	N/A	N/A	N/A	0 min. 10 max.	N/A	N/A	50
LI	N/A	N/A	N/A	10 interior 30 exterior	10 interior 30 exterior	10 interior 30 exterior	50
HI	N/A	N/A	N/A	10 interior 50 exterior	10 interior 50 exterior	10 interior 50 exterior	50

N/A = NOT APPLICABLE

Figure 4.6 Dimensions

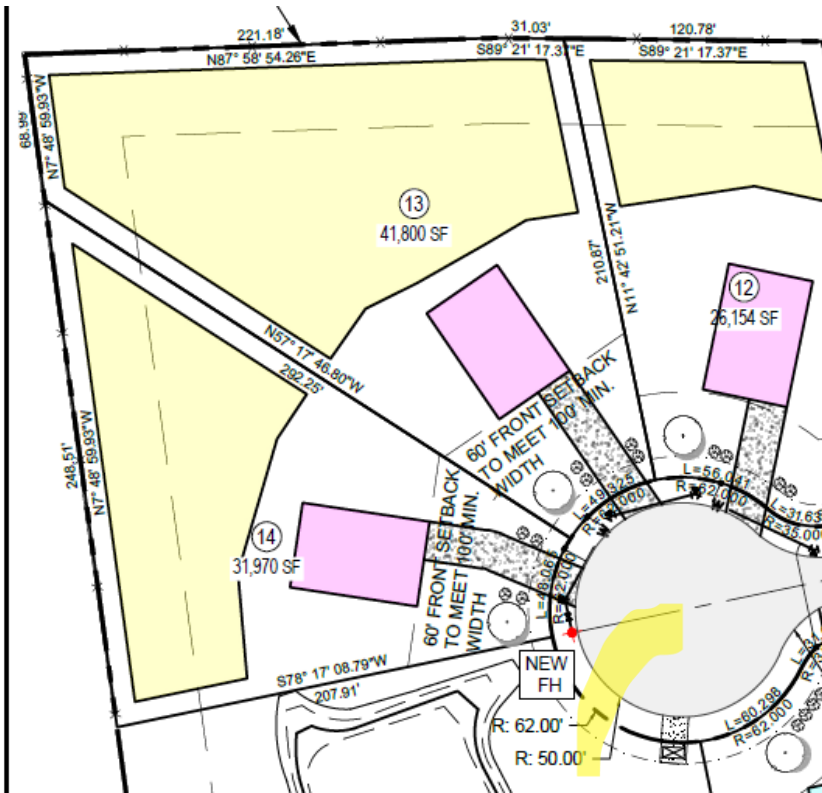


(ZTA-2019-02 Amended June 3, 2019)

Additionally, there are minimum requirements for the width of the cul-de-sac based on North Carolina Fire Codes. Because of this and the topography and required stormwater detention, the end of the subdivision becomes very narrow with available land for the lots at the roadway.

4.6.3.11 Cul-De-Sacs

A. Dead-end roads in excess of 150 feet shall be provided with a cul-de-sac or turnaround meeting North Carolina Fire Code.



Zoomed in on cul-de-sac challenges, see attached full Plat for complete reference.

Additionally, why this request is being sought is in the Development Ordinance the following are permitted verses seeking a variance and defending the hardship (state statute requirements).

4.1.5 Flexibility in Administration B. Any deviation from minimum setbacks shall require the issuance of a Variance by the Board of Adjustment as set forth in Section 2.2.6. **Any deviation from any other requirement of this Article by greater than 10% shall require review and approval by the Planning Board as an Alternative Design subject to the procedures set forth in Section 2.2.9.**

ADMINISTRATOR RECOMMENDATION

The Administrator recommends approving ADP-2025-2 as overall they are meeting the intent for the minimum lot frontage in this proposed subdivision. Seeking a variance would be another option but defending a hardship would be needed and with this clause in the development ordinance available staff felt comfortable recommending it. They could also seek a rezoning request to a different residential district with smaller lot size requirements, but the nature of these lots is large and consistent with the subdivision being in the ETJ, (RR) Rural Residential. They meet the intent of their proposed subdivision except for two lots so this seemed to be a reasonable request. Staff are permitted to give a 10% allowance but in this case it would only be a 90' frontage and still wouldn't help them achieve the need in their case, hence this request. For consistency with the Comprehensive Plan, the following apply: Goal- *Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists.* For a Land Use Strategy- LUI. *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 COMMISSION'S RECOMMENDED MOTION OPTIONS

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

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

Motion Examples:

Motion to Approve – I recommend approval of ADP-2025-2. This recommendation acknowledges that the Alternative Design Proposal represents a design that is equivalent or superior to one achievable under the applicable regulations, is compatible with surrounding development, substantially meets the ordinance requirements and is consistent with plans and policies of the Town.

Motion to Approve with Conditions – I recommend approval of ADP-2025-2. This recommendation acknowledges that the Alternative Design Proposal represents a design that is equivalent or superior to one achievable under the applicable regulations, is compatible with surrounding development, substantially meets the ordinance requirements and is consistent with plans and policies of the Town with the **following conditions**.....

Recommend Denial – I recommend denial of ADP-2025-2 because it does not meet the requirements of approval.

Defer – I recommend deferring action on ADP-2025-2 until the applicant can address the identified deficiencies and errors with the design.

Town of Yadkinville

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



Alternative Design Proposal

ADP- 2025-02

Receipt # _____

Property Information

Pre-Application Meeting: _____	Date Applied: <u>10/15/2025</u>	Date Issued: _____
Zoning District: <u>RR</u>	Development Type: <u>Residential Subdivision</u>	
Current Use: <u>Residential</u>	Proposed Use: <u>Residential</u>	Significant? _____
Property Value: <u>\$190,000</u>	Construction Value: <u>\$500,000</u>	
Any Current Conditions? Yes _____	No <u>X</u>	CUP- _____ CUP- _____
Any Current Variances? Yes _____	No <u>X</u>	VAR- _____ VAR- _____

Alternative Design Proposal

Property for which the Alternative Design Proposal is being filed:

Property Owner: Fernwood Phase 2, LLC
Property Address: 323 Riverbend Drive, Bermuda Run, NC 27006
Property Tax ID#: 5807460116 Zoning District: RR

Aspect or feature of the proposed development for which the Alternative Design Proposal is being filed:
Minimum property frontage width at right-of-way (r/w) for cul-de-sac lots

Relevant Development Ordinance Section:

Section 4.2.2 Density and Dimensional Table

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

The development ordinance requires a 100' minimum property frontage at the public right-of-way.
The "pie-shaped" lot layout and arrangement around the circular r/w results in a narrower frontage at the
the r/w which does not meet the 100' minimum front width. The proposed lot results in a width of 39' + at the r/w.

Continued on next page

Alternative Design Proposal

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

The proposed structure will be placed deeper into the lot than the required 40' front setback. At this location, the resulting width across the front of the structure will meet or exceed the minimum 100'.

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

This request will allow the proposed home to be placed in a location that is compatible with other homes within the subdivision. The lot size will be the same as the surrounding development. Approval of this request will allow the homes to be constructed the same as other lots within the subdivision.

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

The proposed project does meet the specific maximum density and minimum lot area size requirements of the Development Ordinances. The project substantially meets the requirements of the minimum lot width as the minimum frontage will be met slightly deeper into the lot. A proposed "build to line" is indicated at the point the minimum lot width is met, or at approximately 80' into the lot.

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

As stated previously, the area and density are consistent with the adopted policies. Meeting the minimum width deeper into the property is not inconsistent with the policies.

Resolution of Alternative Design Proposal

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

Additional Conditions: _____

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

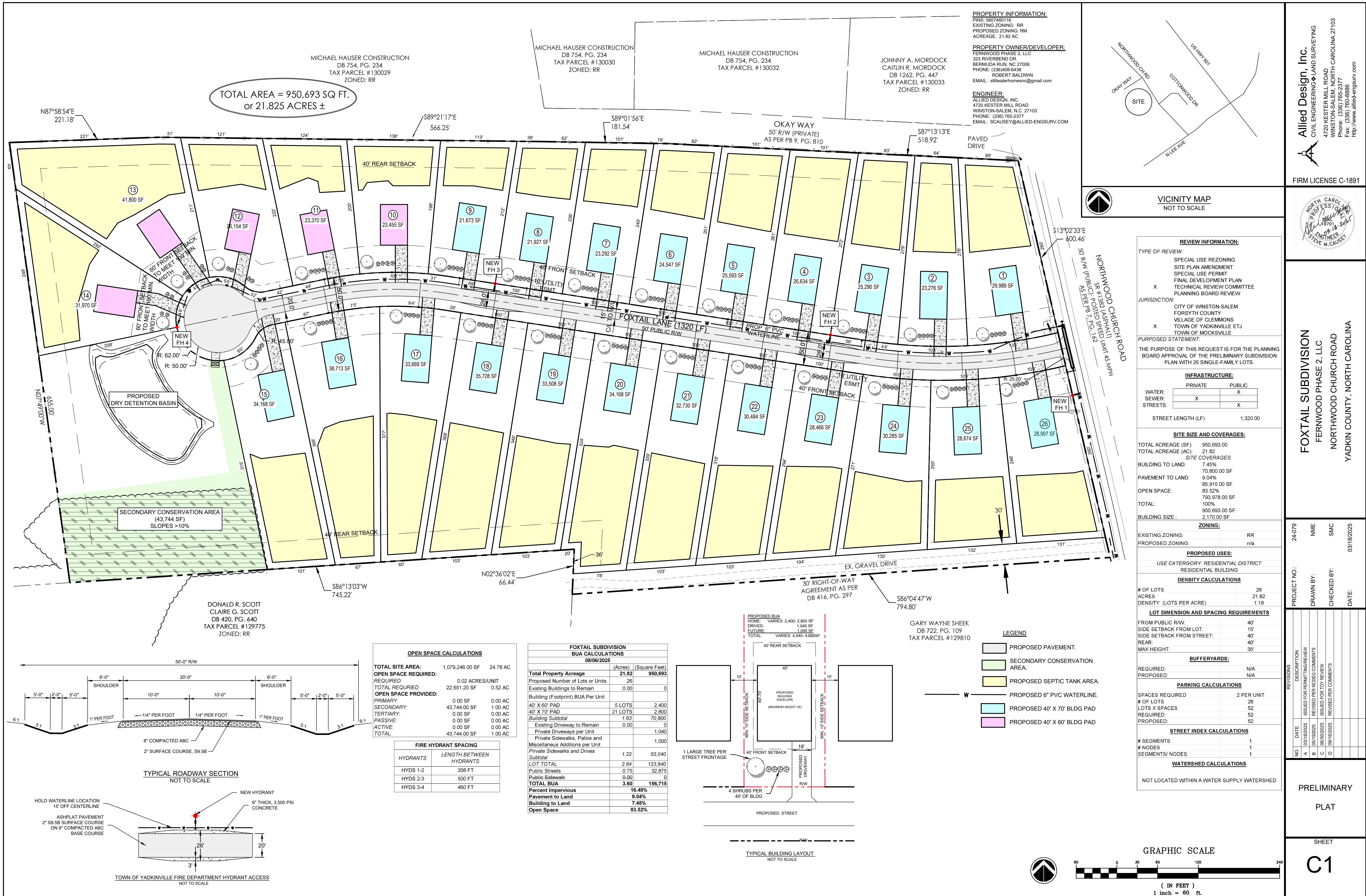
I understand that, if this proposal is approved, I will need to apply for Zoning Permits and Building Permits before beginning the proposed project.

Applicant

Date

Zoning Administrator

Date



ALLIED DESIGN, INC.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
PHONE: (336) 765-2377
FAX: (336) 760-8866
http://www.allied-engsurv.com

FIRM LICENSE C-1891



FOXTAIL SUBDIVISION
FERNWOOD PHASE 2, LLC
NORTHWOOD CHURCH ROAD
YADKIN COUNTY, NORTH CAROLINA

24-079
PROJECT NO.: NME
DRAWN BY: SMC
CHECKED BY:
DATE: 03/18/2025

NO.	DATE	DESCRIPTION
A	03/18/2025	ISSUED FOR PERMITTING REVIEW
B	05/18/2025	REVISED PER NCDEQ COMMENTS
C	06/30/2025	ISSUED FOR TOY REVIEW
D	09/16/2025	REVISED PER COMMENTS

PRELIMINARY
PLAT

SHEET

C1



Planning & Zoning Department Monthly Report

SEPT.
2025

by: Meredith Detsch, Planning Director

Zoning Permits:

New Residential: Fairfield Drive- 3 *new houses*; Hickory Street- 3 *new houses*
Other Residential: 1904 W. Main St.- *covered patio addition*
Commercial: 107 North Van Buren Street-*covered porch addition*;
237 E Main St.-*fence*
Sign Permits- 121 Monroe St. (*Muddy River Tavern*); 1400 W Old US 421 Hwy (*Harmony Grove Friends Church*); 800 S. State St. (*BP Gas*)

Zoning Requests:

Plats: Exempt for Town Stormwater off Elm Street
Zoning Verification Letters: 304 Harrison Avenue

Board(s) Review:

Zoning Map Amendment- ZMA 25-03- public hearing Sept. 8th
-approved by BOC
Major Special Use Permit- 2001 W. Main Street- Retail with outside storage- evidentiary hearing 9/8/25; approved by BOC
Grants: n/a
Zoning Text Amendments- *pending state review (ZTA 25-03):* Updates to Watershed Ordinance to comply with State-Model Ordinance adoption

Notable Events/ Projects:

- Technical Review Committee x2
- Friends of Downtown Meeting
- Leadership Yadkin starts
- Yadkin Valley Heritage Corridor Meeting (YVHC)
- Friday after 5 last concert

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/16/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
2	HOUSING			
3	MHC 25-01	633 W Main Street	Tenant, Ashley Potvin/Owner Trabelsi Abellatif (Ralph Trabelsi)	Complaint of house flooding due to poor water/sewer connection backing up into the house; Met with owner and tenant separately and gave them notice of inspection scheduled 5.27.25- Inspection completed June 2nd - warning citation send 7.8.25 with deadline to correct items by October 8th -meeting scheduled Oct. 6th for Zoning and future development -agreed to clean up outside, fix water damage inside and wait until zoning is finalized for remodeling.
4	MHC 25-02	303 & 304 Washington Street	Brenda Leak	No water on in house since January 2025, sent notice to Robert Torrence and Brenda Leak for Inspection on Oct. 14th; Administrative Warrant if no show and reschedule
5	NUISANCES			
6	PN 25-01	717 W. Lee Avenue	Sylvia Sellers	Accumulation of junk, trash, abandoned vehicles NOV sent to clean property by 3.18.25; owner passed away 6.8.25- coordinating with spouse Jason (6.30.25) sent final notice of violation for property to be cleaned up by 9.2.25 will release contractor at that point. BOC ok with plan. Property abated 9.10.25, bill and lien pending (CLOSED) 10.7.25 monitor
7	PN- 25-09	304 Washington Street	Brenda Leak	Family member paying taxes and will continue to mow properties and clean up(7.2.25) spoke with Mrs. Carter, no movement on properties since 7.1.25- family illnesses asked to mow and called in bulk pick up; sent final notice of violation for property to be cleaned up by 9.2.25 will release contractor at that point. Some cleaning done, opening minimum housing case
8	PN-25- 13	1016 Billy Reynolds Road	Margaret Howell Holt ET AL	NOV sent 6.26.25 for overgrowth to PO Box listed on property with deadline of July 14th ; tall grass still present 7.23.25; second notice cut grass in front yard only sent 8.1.25; price to mow just front yard (in town) (\$250- \$500 plus admin fees) sent to all estate associates deadline oct. 14
9	PN-25-17	212 Washington Street	Danny & Michele Owens	significant items in carport and yard- investigating for nusinance case- NOV sent 6/26/25 second NOV deadline 8.18.25-meeting with owner 8.19.25 (will clean up per call 8.15.25) inspected property 8.19.25 for the owner (met with brother) looked fairly clean but a few mowers and one potentially junk vehicle will give 30 days to finish cleaning given the significant improvement and talked about installing an accessory structure for remaining mowers and equipment; letter sent 8/22/25 with deadline of 30 days- Final extension Nov. 12th- spoke with owner 10.8.25 family health
10	PN-25-20	205 Tyler Street	Colonial Properties Inc.	Sofas and other large items in yard, overgrowth on house, July 23rd, second complaint Sept. 9th, NOV sent on 9-15-25 with deadline of October 1st -Attorney Hampton sent letter requesting meeting on Sept. 26- coordinate with Attorneys and property owner; called 10.7.25 to remind about chipping, attorney coorespondance 10.8.25, nusiance will be remied by next week private contractor

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/16/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
11				
12	PN-25-22	409 Poplar Cir	Kathy Snow 409 Poplar Circle Yadkinville NC 27055	Junk in carport 9.9.25 NOV sent 9.15.25 with deadline of october 1 -much cleaner, monitor at this time, no recitation 10.1.25
13	PN-25-23	413 Poplar Cir	Jimmy Leazer & Julie Leazer 413 Poplar Circle Yadkinville, NC 27055	Overgrown Vegetation 9.9.25; NOV sent 9.15.25 with deadline of 10.1.25-did not correct property, will resend notice- 2nd due 10.23.25
14	PN-25-24	417 Poplar Cir	Lessie Blevins 417 Poplar Circle Yadkinville NC 27055	Overgrown Vegetation 9.9.25; NOV sent 9.15.25 with deadline of 10.1.26-send daughter letter- Cynthia Stroud 1405 palomino rd, yadkinville extension to daughter up to 10.10.25
15	PN-25-25	200 Harrison Avenue	Glady's Vestal 200 Harrison Avenue Yadkinville, NC 27055	Overgrown Vegetation 9.9.25; NOV sent 9.15.25 with deadline of 10.1.25, no changes, will resend and post property posted 10.8.25- deadline 10.23.25
16	PN-25-27	516 W Main Street	Vestal 200 Harrison Avenue Yadkinville NC 27055	Overgrown Vegetation 9.9.28 NOV with deadline of 10.2.25 no changes, will resend and post property posted 10.8.25- deadline 10.23.25
17	PN-25-28	404 W Lee Ave	Robert Baldwin	Overgrown Vegetation 9.9.25-emailed 9.15.25; will call 10.3.25
18	PN-25-31	300 Cedar Street	Sandra Leake 201 E Main Street Suite C Yadkinville, NC 27055	Trash around property and unsecured 9.16.25 verified sqatters in the house too called attorney handling estate and no call back 9.15.25-cited with deadline of Oct. 1, property still has trash but is secure now per PD 10.1.25. Recite for trash AUCTION FOR HOUSE 10.21.25
19	PN-25-32	157069	GOUGH BILLY GENE GOUGH LESLIE JEAN 3225 COURTNEY HUNTSVILLE RD YADKINVILLE, NC 27055-5610	Overgrown Vegetation 9.23.25- sent letter deadline Oct.13, will mow it, spoke with owner and Don Adams will mow it- check back 28th
20	PN-25-33	157070	□ JOHNSON BARBARA R & HAYNES ROBIN R 3828 HEATHROW DR WINSTON SALEM NC 27127	Overgrown Vegetation 9.23.25- sent letter deadline Oct.13
21		103-107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	Cortsey notice - August 18th deadline - regroup with building inspector and contractor to determine next steps, board or secure front door and no trespassing signs in the meantime. September 3rd walk thru with Building Inspector- sent resources for historic renovations; moving foward with setting on foundation 9.12.25- followed up 9.27.25, 9.30.25 & 10.1.25-awaiting contractor and securing property HOUSE SECURED 10.5.25

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/16/2025

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
22	ABANDONED-JUNKED-NUISANCE VEHICLES			
23	MV-25-02	717 W Lee Avenue	Sylvia Sellers	6 junk vehicles documented 2.28.25 and cited on 9.12.25 post abatement of nuisance case, deadline September 22nd. Spoke with Micahel Porter- wanted two vehicles- get highway ready or off property-9.18.25- one car remains needing to be towed- written permission from neighbor to use property to tow- TOWED 9.29.25- deadline Oct. 10th for car to be disposed
24	ZONING			
25	ZV-25-01	1021 Renegar Road	Thomas Campbell	Second complaint came in- July 11th notice to inspect property and vehicles- verified the titles and two new vehicles on site were titled in Pilcer's name, 7.25.25. Spoke with landlord and tenants and close case as they are in compliance but will monitor weekly. No roll off or tow trucks to pick up or leave any vehicles on the property. Residential traffic only, text/call to let me know what new vehicles they purchase or sell. Closed but monitor -watch weekly for changes; two new trucks on property, tages removed from prius & blk tahoe 10.7.25