



**PLANNING BOARD
REGULAR MEETING AGENDA**

Monday, October 19th, 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 MEMBERS

- Christy Ellington

3. APPROVAL OF MINUTES –

- September 28th, 2026

4. NEW BUSINESS-

- ZMA-26-07: Request for rezoning Parcel No. 129114, 2164 Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI)
- ZMA-26-08: Request for rezoning Parcel No. 129112, Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI)

5. OTHER BUSINESS-

- Staff reports

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is
November 16th, 2026, at 5:30 pm



PLANNING BOARD
RESCHEDULED REGULAR MEETING
Monday, September 28th, 2026, 5:30 P.M.
Yadkinville Town Hall
Commissioners Chambers
213 Van Buren Street, Yadkinville, NC 27055

PLANNING BOARD MEMBERS

(PRESENT/ABSENT):

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

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Applicant: Perry Peterson
Other attendees: None

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. SWEARING IN MEMBERS: Mr. Smith was sworn in the week prior at the rescheduled Board of Adjustment meeting. Mr. Smith serves on both boards.

3. APPROVAL OF MINUTES: *July 20th, 2026*

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

4. NEW BUSINESS: ADP-2026-1, Alternative Design Proposal for the Childplex at the corner of Hawthorne Drive and Progress Lane.

Ms. Detsch presented the Alternative Design Request for the Childplex, new construction at the corner of Hawthorne Drive and Progress Lane, approximately 1.49 acres. This project is unique as it's the first one in the state as multiple childcare facilities all in one house. Ms. Detsch noted to seek a variance for new construction with this level of design relief needs was not very feasible and recommended an alternative design review since it is a prototype for this type of facility in the state. The site plan should be finalized soon and submitted for final review including the stormwater. Ms. Detsch explained she is going to walk the board through the items not meeting the Development Ordinance and how they are addressing it. The architecture plans do not meet all our building requirements outlined in Title 9, Article 5.4 Nonresidential Design Standards. Per the Town's Zoning Ordinance. For section 5.4.3 *Building Modulation*, it does not meet the requirement for 1' for buildings under 100'. They are proposing porticos to break up the front mass of the building and adding in tall evergreen trees to break up the façade. For 5.4.5, *Horizontal Articulation*, they are proposing porticos at the entrance and gables evenly distributed through the roof structure as well as awnings over the doors. As for it being 75% of the width of the horizontal wall plan for both sides does not meet those ratios. For the roof, per 5.4.6 *Roof Form and Materials*, the roof shown is an asphalt shingle roof with a 5:12 pitch which does not meet our minimum requirement of 6:12 for the pitch. They are meeting the façade materials and color scheme. Windows and glazing, for 5.4.8 *Windows and Glazing*, they do not meet the 25% required area and 10% on secondary street fronts. Safety and layout are a large concern with the extra window requirements. Ms. Detsch showed the board the floor layout in the building with the various rooms and designated spaces. It is a secure facility with one entrance in and noted the storage and bathroom requirements for each room. Ms. Detsch noted the outside of the facility and measures being taken to offer alternative options to meet our design requirements. The site plan was also shown to the board noting the parking, layout, and driveways. Ms. Detsch would turn it over to the applicant Mr. Peterson as he is the Architect firm overseeing and designing the build. Mr. Peterson explained his firm had been hired to do the design of this facility. This concept being designed is a childcare center designed for rural areas in the state where there is a lack of opportunities for childcare centers. By having six centers under one roof, it lowers the cost barrier for start up daycare facilities. Yadkinville is the first and being funded by The Yadkin Economic Development NC Non-Profit Corporation. The six different rooms could be one provider or three different providers or really any combination. The idea is to lower the cost barrier as to build a new childcare facility is extremely expensive and hard to get going through the various regulations. This is being done to help alleviate those challenges and this model is being looked at as the prototype other communities would follow and to lower the design cost if it's replicated throughout the state. Mr. Peterson does schools and other institutions throughout the state, so he is familiar with the requirements. He explained they couldn't follow the designs exactly but are close. Windows are oversized more than the doors but narrow, as with toddlers there is a significant safety concern. They have 85% coverage of the facade so about 10% off on the coverage needed. Other factors were costs: windows are a much higher square footage costs and energy efficiency is another factor with operation costs. Childcare facilities need more wall space to function hence the need for less window space and want to keep them all identical. For the roof slope, 5:12 is provided and as they get taller, becomes more costly, and felt like 5:12 would be close to the required 6:12 verses the standard 4:12 roof pitches typically designed. For the overall design it does meet Yadkinville's standards and turned out to be a great product for others to replicate in their communities. It will be a more attractive building than originally proposed based on the Town's

design requirements they hadn't originally considered. As this gets placed in other areas of the state, they can change the façade materials to fit their jurisdiction better. Mr. Dodson asked about the drop-off and pick-up at the front of the building and Mr. Peterson explained the standard is for parents to walk the child into the doorway, not just drop off at the front door. Security features will be a factor for how that is conducted. Mr. Peterson explained the rush with drop off and pick up and how traffic will flow during the peak times. Having two-way access throughout the lot is how it's shown on the site plan but may change as an administrative decision by who runs the facility. In Yadkinville, Smart Start will run the facility. Mr. Smith asked about it being a stand-alone facility and the recreation aspects for the children and Mr. Peterson explained it's bare bones and has an activity room and training room. The food will be catered and brought in; it's a minimum facility. The providers will need to schedule accordingly in the shared spaces. The size of the rooms accommodates about sixteen (16) children per room and there are state requirements for teacher-student ratio. They found this setup was the most cost effective for square footage and meeting those requirements. Mr. Smith reiterated they were requesting its roof pitch, modulation, and windows for this relief. Mr. Peterson explained the more complex the design the more costs. He also mentioned the materials used will be focused on longevity and as little maintenance as needed. Mr. Dodson recommended approval of ADP-2026-01. He stated that 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. Speaks seconded the motion and it passed unanimously 6-0. The board thanked Mr. Peterson and looks forward to the completion of the project. Mr. Smith noted the state legislation has changed for this project so a lot of people will be taking note of this facility statewide.

5. **OTHER BUSINESS** –Ms. Detsch went over the reports and asked the board if they had any questions on them since reviewing them last week. Ms. Detsch noted the tall grass had taken precedence over some of the other cases as for timeliness and will hopefully catch up on the zoning cases soon. Discussion of recreation vehicles being lived in also was mentioned.
6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is in October if they have any items. *Mr. Dodson moved to adjourn the meeting at 5:52 p.m. The motion was seconded by Mr. Speaks, and the motion passed unanimously by a vote of 6-0.*

Respectfully submitted,

Meredith Detsch, CZO
Planning Director

Date

Anna Logan Howe, Chair or
RJ Speaks, Vice-Chair

Date



TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: October 15th, 2026

RE: ZMA-26-07: Request for rezoning Parcel No. 129114, 2164 Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI)

Property Owner	SUBJECT PROPERTIES INFORMATION							
	Applicant	Parcel Number	Address	Acreage	Land Use	Future Land Use Map Category	Current Zoning	Proposed Zoning
Triad Metal Recyclers LLC	Vann Winslow	129114	2164 Memorial Road	1.00	Residential	Employment Center	HB	HI

Surrounding Property:

This area is on the edge of the Town's Extraterritorial Jurisdiction (ETJ). The zoning jurisdictions in this area are: Highway Business District, Heavy Industrial District, and Rural Residential District. Yadkin County's zoning district adjacent to our ETJ to the southwest is Rural Agricultural.

ADJACENT ZONING AND LAND USE		
Direction	Zoning	Land Use
North	HB	Commercial/Agricultural
East	HI	Heavy Industry (proposed facility)
South	HB	Vacant
West	HB	Vacant

Potential Development/Development in area:

Previous rezoning case ZMA 26-03 for Parcel No. 129110, (next to this property) was for the expansion of the facilities by constructing 100' x 115' enclosed building for use as a Solid Waste Transfer facility and scales with office support. Additionally, a Major Special Use Permit (MSUP) was issued for the proposed use through the Board of Commissioners at the July 6th meeting. Both the rezoning and Major Special Use Permit were required as they were proposing to expand to Solid Waste Transfer facility. The site further to the east is a recycling facility established in 2008 which was established utilizing the existing building on site that previously belonged to Advantage Machinery.

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

Existing district- 3.1.8 Highway Business District (HB)

The Highway Business District is intended for higher intensity, primarily commercial, uses that are located adjacent to major highways and provide goods and services for the traveling public.

Proposed district- 3.1.10 Heavy Industrial District (HI)

The Heavy Industrial District is established to accommodate industries that primarily involve the production of goods from raw materials. However, it is expected that industries will minimize emission of smoke, dust, fumes, glare, noise, and vibrations.

Site's proximity to utilities-

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

Transportation/road network information-

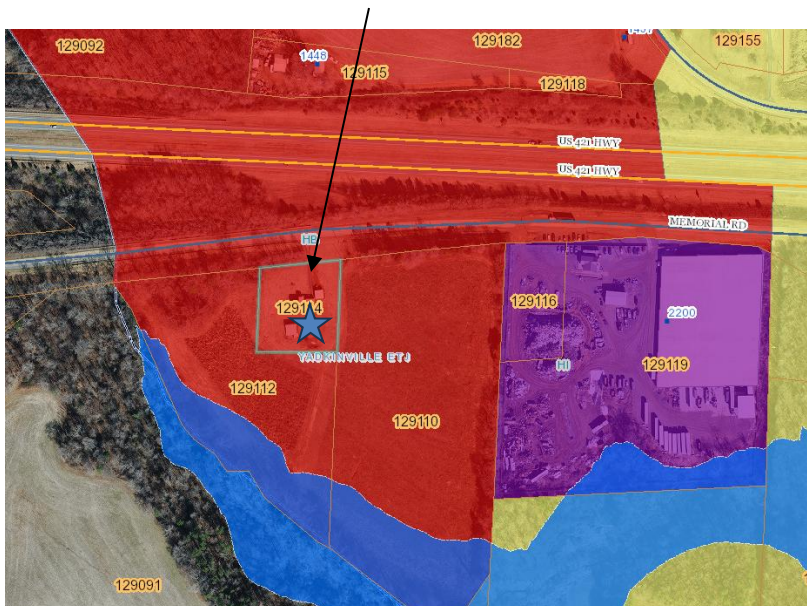
Memorial Road was previously Highway 421 but around 2000-2003 Highway 421 was re-routed and modernized into a divided highway, today's current route. Memorial Road ends east past the property and terminates in a cul-de-sac on both ends (*Northwest- near Austin Electrical Enclosures and Southeast- past Triad Metal Recyclers*). For a complete interactive traffic analysis see NCDOT's Traffic Volume Maps linked and choose Interactive Traffic Volume Map to see point locations surveyed: <https://connect.ncdot.gov/resources/State-Mapping/Pages/Traffic-Volume-Maps.aspx> No sidewalks exist currently on Memorial Road and there are none proposed on the Town's Comprehensive Transportation Plan or adopted Pedestrian Plan. Since this property resides in our ETJ, sidewalk infrastructure is outside the scope of our maintenance.

Watershed and Overlay Districts-

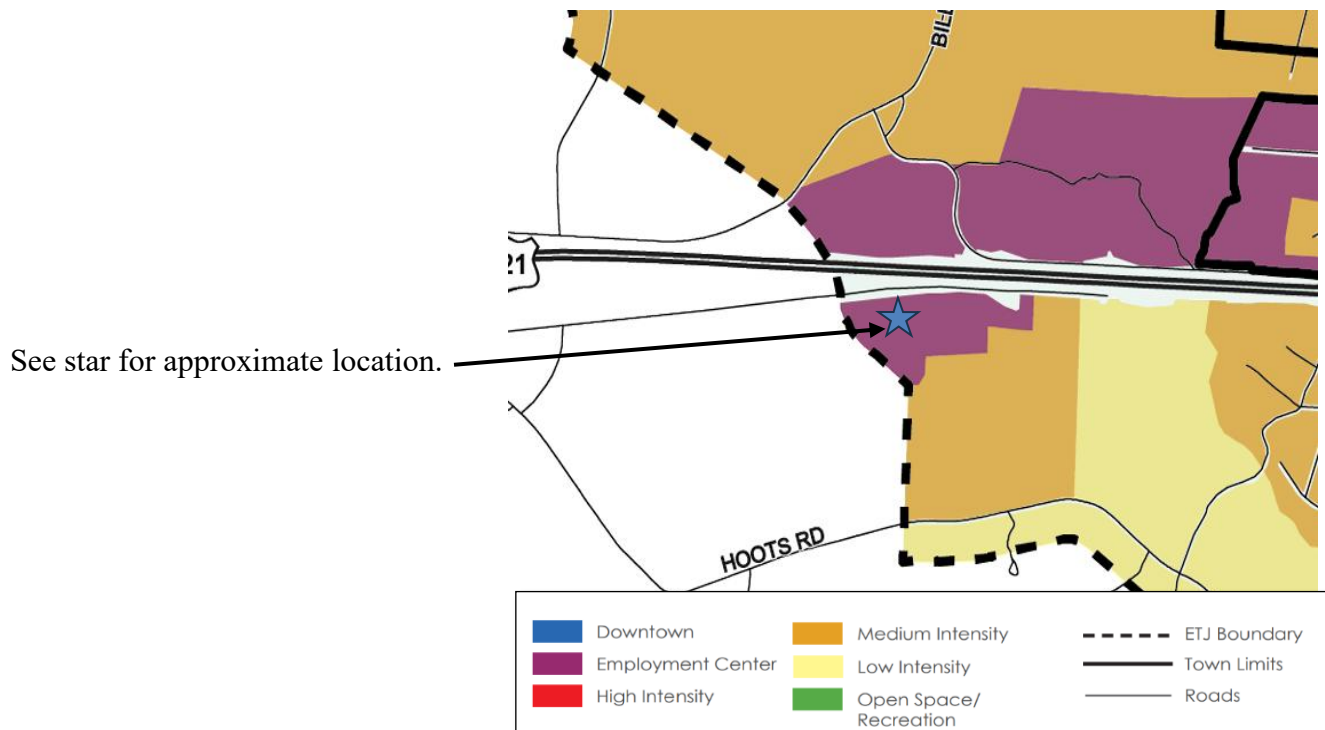
The site is not within the Watershed and Hoots Road to the South of the property is the dividing line. The site is outside of the Floodplain.

Town of Yadkinville Zoning & Floodplain Overlay Map

See star for approximate location.



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



Future Land Use Category: *Employment Center*

The subject property is classified by the Future Land Use Map for ***Employment Center***. Areas designated with the ***Employment Center*** classification are intended for existing industries and to attract development or redevelopment for large scale employers and industries. These areas either have utilities and transportation infrastructure readily available, or utilities can be easily extended or improved to accommodate industry and promote economic development.

Goals and Strategies to consider from the Comprehensive Plan:

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

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

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

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

- *North Carolina General Statute 160D-301* requires the Planning Board to provide a written recommendation on zoning amendments to the governing board, addressing consistency with any adopted comprehensive or land-use plans.
- When reviewing the request, the board must consider the rezoning and all development options allowed by the district requested will be consistent with the Land Use Plan
- Additionally, the request follows *2.2.10 Map Amendments* (Rezoning) of the Development Ordinance including:
 - Pre-application with administrator & complete application submitted **(9/28/26)**
 - Staff review with Technical Review Committee (TRC) **(9/30/26)**
 - Advertising for Planning Board Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing **(10/9/26)**
 - Planning Board review and recommendation; simple majority vote to recommend approval, denial or deferment of the requested action **(10/19/26)**
 - Advertising for Board of Commissioners Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing and newspaper legal ad two weeks in a row **(10/22/26 & 10/29/26)**
 - Planning Board's written recommendation to Board of Commissioners **(10/19/26)**
 - Board of Commissioners review, public hearing and decision **(11/2/26)**
 - If approved, changes are made to the Town's zoning map in GIS (hosted by Yadkin County), applicants and owners provided copies of changes, and permits can be started for review-separate process, see Town's Development Ordinance *2.2.3.4 Zoning Permit Procedures for Multifamily Residential and Nonresidential Development*

Staff Analysis:

Currently this was the residential property beside the previous rezoning (ZMA 26-03) and proposed transfer station (MSUP 26-02). The property was sold to Triad Metal Recyclers, LLC who are petitioning to rezone this property to HI, Heavy Industrial to mirror their other properties. Additionally the site is being explored to redirect the driveway into the original site as there is already a graded driveway there that could easily be upgraded to a commercial one and looped into the proposed facility.

The proposed zoning change to Heavy Industrial (HI) is consistent with the Future Land Use Map as that area shows Employment Center which is often associated with industry. The Heavy Industrial (HI) district can accommodate several industrial uses such as recycling operations, warehouses, lumberyards, machine and welding shops, multiple types of manufacturing operations, power generation operations including solar, animal processing and livestock sales to name a few. A complete list of allowed uses permitted by right or with a special use permit can be found in our Development Ordinance, *Table 3.1 Permitted Uses*.



(Google Street view of property 2024)

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

Attachments:

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

PLANNING BOARD RECOMMENDATION & ALTERNATIVE COURSES OF ACTION

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

- **Recommend Approval** – To recommend approval of ZMA-2026-07 the Planning Board adopts the consistency statement dated October 15th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 129114/2164 Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

Comprehensive Plan Consistency Statement October 15th, 2026

ZMA 26-07

Address: Memorial Road; Parcel No. 129114

Applicant: Vann Winslow

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

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

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

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

- **Defer** – To defer action on ZMA-2026-07, the Planning Board would need to take action to defer the case to a meeting date to be set, because the amendment needs additional consideration.
- **Recommend Denial** – To recommend denial of ZMA-2026-07, the Planning Board adopts the consistency statement dated October 15th, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel 129114/2164 Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

Comprehensive Plan Consistency Statement June 15th, 2026

ZMA 26-07

Address: Memorial Road; Parcel No. 129114

Applicant: Vann Winslow

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

Town of Yadkinville Rezoning Application

Project Information

Date of Application

9/28/2026

Name of Project

Request for rezoning Parcel Numbers 129112 & 129114, Memorial Road from the Highway Business District (HB) to the Heavy Industrial District (HI)

Tax Parcel Number(s)

129112, 129114

Address

2164 Memorial Rd, Yadkinville, North Carolina 27055

Property Size

4.473467 acres, 1.001254 acres

Current Zoning District

Highway Business

Proposed Zoning District

Heavy Industrial

Overlay District(s)

Contact Information

Applicant

Vann Winslow

Applicant Address

PO Box 2388, 2200 Memorial Rd, Yadkinville, North Carolina 27055

Applicant Email**Applicant Signature****Property Owner**

Triad Metal Recyclers LLC

Property Owner Address

PO Box 2388, 2200 Memorial Rd, Yadkinville, North Carolina 27055

Property Owner Email

Property Owner Signature

Yann Winslow

Description of Request

Briefly explain the nature of this request

This request is to rezone two parcels of land within the Yadkinville ETJ to a Heavy Industrial zoning classification. The purpose of the rezoning is to provide improved and safer ingress and egress for a solid waste transfer station, which will be located on the adjoining parcel that has already been rezoned Heavy Industrial for this use.

Provide a statement regarding the consistency of this request with town plans and the surrounding land uses

The proposed rezoning is consistent with the Town of Yadkinville's planning goals by directing industrial-related uses and infrastructure to areas already established for industrial development. The two parcels included in this request are adjacent to the property previously rezoned Heavy Industrial for a solid waste transfer station and will primarily be used to provide improved ingress and egress to that facility. Rezoning these parcels will allow for a safer and more efficient entrance and exit configuration, particularly for commercial truck traffic, while improving traffic flow and the overall functionality of the site. The request supports the established Heavy Industrial use of the adjoining property and provides a continuation of the existing industrial zoning pattern in this area.

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

The proposed rezoning request is reasonable because it supports the safe and efficient operation of the previously approved Heavy Industrial property by providing improved ingress and egress for a solid waste transfer station. Rezoning the two adjoining parcels will allow for a more functional entrance and exit configuration, improve commercial vehicle circulation, and provide safer access to and from the facility.

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.



Adjacent property owner

October 9, 2026

Subject: Rezoning Request ZMA-2026-07

Request from HB, Highway Business District to HI, Heavy Industrial

Parcel Number: 129114

Address: 2164 Memorial Road

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, October 19th, 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 2026-07 (ZMA-2026-07), to rezone the subject property from the current HB, Highway Business to HI, Heavy Industrial for the 1.0-acre tract. The proposed rezoning is being requested to accommodate the expansion of Triad Metal Recyclers' proposed transfer station.

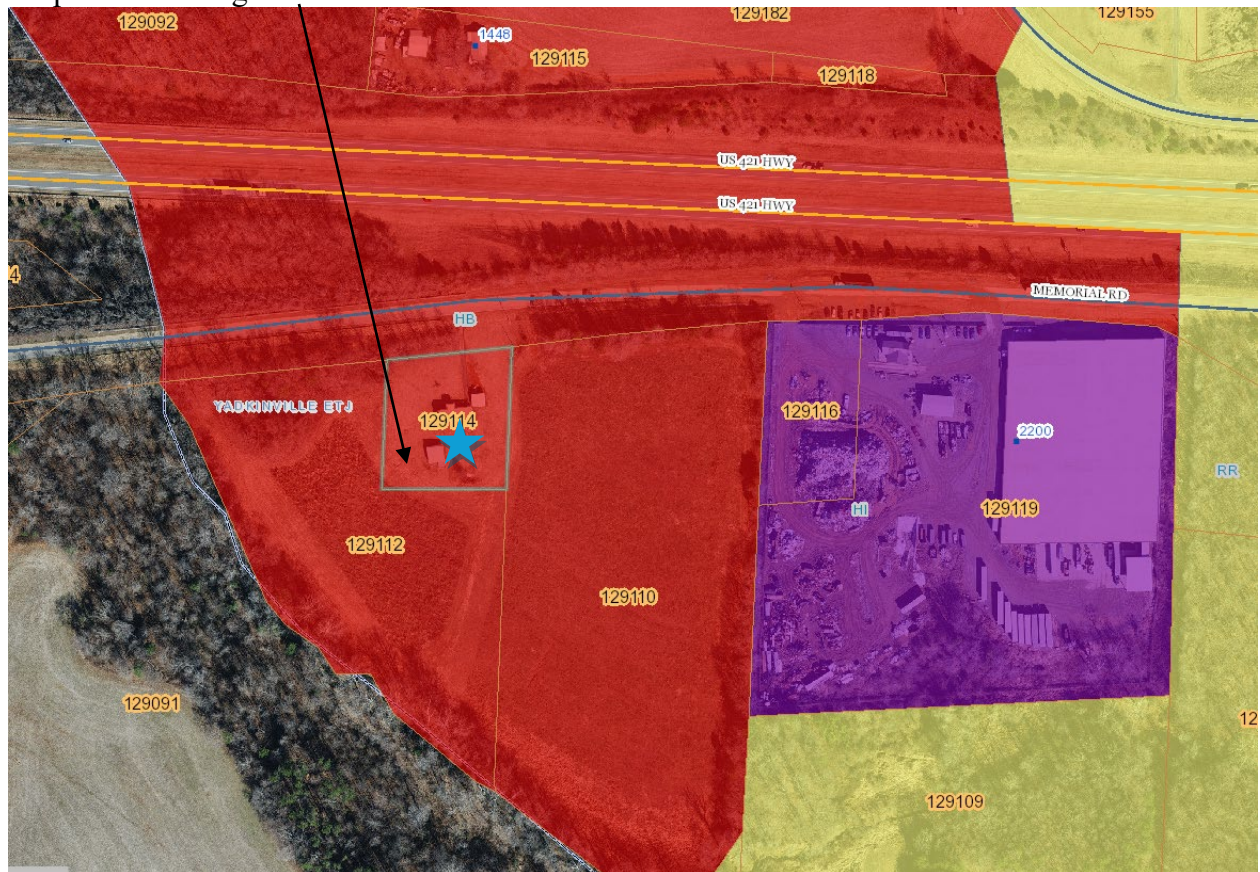
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions prior to the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact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

Sincerely,

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

Attached: Map of property location

Proposed rezoning of Memorial Road



Yadkinville Zoning

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



October 9, 2026

Subject: Rezoning Request ZMA-2026-07
Request from HB, Highway Business District to HI, Heavy Industrial
Parcel Number: 129114
Address: 2164 Memorial Road

Dear property owner/applicant:

Please plan to attend the Town of Yadkinville's Planning Board public hearing on Monday, October 19th, 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 2026-07 (ZMA-2026-07), to rezone the subject property from **HB, Highway Business to HI, Heavy Industrial** for the for the 1.0-acre tract.

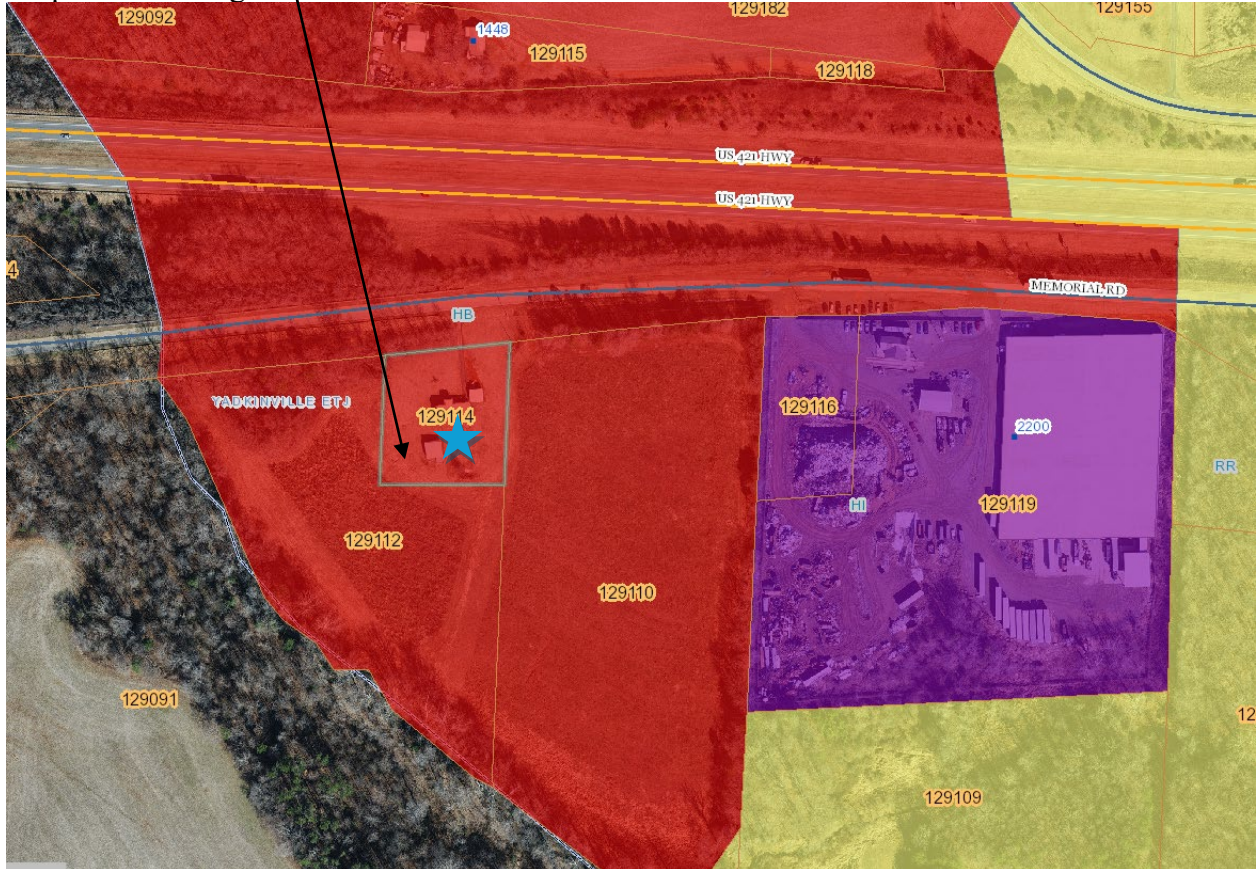
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Sincerely,

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

Attached: Map of property location

Proposed rezoning of Memorial Road



Yadkinville Zoning

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

Mailing List

PIN	TOTAL_ACR	PARCEL_NO	NAME1	ADDRESS1	CITY	STATE	ZIP
580600354808.00	7.870931	129110	TRIAD METAL RECYCLERS LLC	PO Box 2388	Yadkinville	NC	27055
580600360014.00	4.473467	129112	RAYBORN MELISSA J	1112 SHORT RD	YADKINVILLE	NC	27055
580600362202.00	1.001254	129114	TRIAD METAL RECYCLERS LLC	2200 MEMORIAL ROAD	YADKINVILLE	NC	27055
580600362785.00	1.504197	129115	Hodge Roselyn	1216 EPHRAM TRL	YADKINVILLE	NC	27055

Planning



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

proof of mailings-PB

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02 7H
0006112166 OCT 09 2026

Roselyn Hodge
1216 Ephraim Trl
Yadkinville, NC 27055

Planning



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

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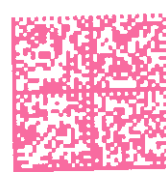
Melissa Rayborn
1112 Short Road
Yadkinville, NC 27055

Planning



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

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Triad Metal Recyclers, LLC
PO BOX 23818
Yadkinville, NC 27055

Planning



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

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US POSTAGE[®]IMIPITNEY BOWES
ZIP 27055 \$ 000.78⁰
02 7H
0006112166 OCT 09 2026

Triad Metal Recyclers LLC
2200 Memorial Road
Yadkinville, NC 27055

sign posted

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





TO: The Planning Board

FROM: Meredith Detsch, CZO- Planning Director

DATE: October 15th, 2026

RE: ZMA-26-08: Request for rezoning Parcel No. 129112, Memorial Road from Highway Business District (HB) to Heavy Industrial District (HI)

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The Heavy Industrial District is established to accommodate industries that primarily involve the production of goods from raw materials. However, it is expected that industries will minimize emission of smoke, dust, fumes, glare, noise, and vibrations.

Site's proximity to utilities-

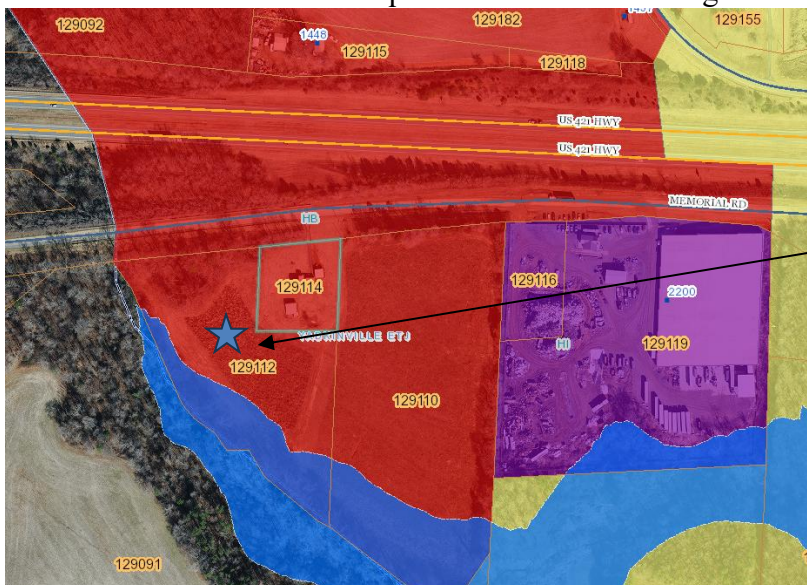
- ❖ Municipal sewer is not at the property but is on the western end of Memorial Road where it terminates near Short Road.
- ❖ Municipal water is not at the site or on Memorial Road. Water is located on the north side of Highway 421-limited access. There is water south on Hoots Road but would need to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

Transportation/road network information-

Memorial Road was previously Highway 421 but around 2000-2003 Highway 421 was re-routed and modernized into a divided highway, today's current route. Memorial Road ends east past the property and terminates in a cul-de-sac on both ends (*Northwest- near Austin Electrical Enclosures and Southeast- past Triad Metal Recyclers*). For a complete interactive traffic analysis see NCDOT's Traffic Volume Maps linked and choose Interactive Traffic Volume Map to see point locations surveyed: <https://connect.ncdot.gov/resources/State-Mapping/Pages/Traffic-Volume-Maps.aspx> No sidewalks exist currently on Memorial Road and there are none proposed on the Town's Comprehensive Transportation Plan or adopted Pedestrian Plan. Since this property resides in our ETJ, sidewalk infrastructure is outside the scope of our maintenance.

Watershed and Overlay Districts-

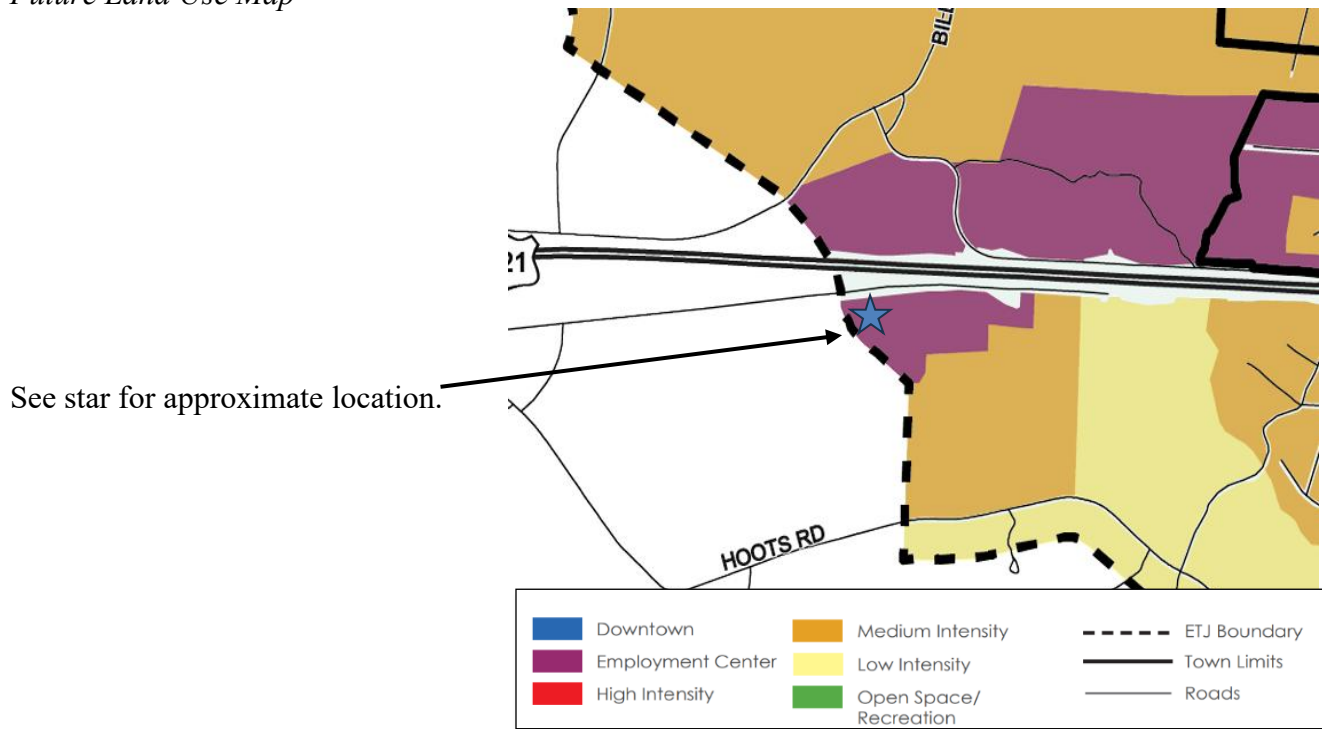
The site is not within the Watershed and Hoots Road to the South of the property is the dividing line. The site does have Floodplain on the southern portion along a creek and is considered AE in a limited studied area. AE is considered the 100-year floodplain and if development occurs within it, it must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



Town of Yadkinville Zoning & Floodplain Overlay Map

See star for approximate location.

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



Future Land Use Category: *Employment Center*

The subject property is classified by the Future Land Use Map for ***Employment Center***. Areas designated with the ***Employment Center*** classification are intended for existing industries and to attract development or redevelopment for large scale employers and industries. These areas either have utilities and transportation infrastructure readily available, or utilities can be easily extended or improved to accommodate industry and promote economic development.

Goals and Strategies to consider from the Comprehensive Plan:

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

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

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

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

- *North Carolina General Statute 160D-301* requires the Planning Board to provide a written recommendation on zoning amendments to the governing board, addressing consistency with any adopted comprehensive or land-use plans.
- When reviewing the request, the board must consider the rezoning and all development options allowed by the district requested will be consistent with the Land Use Plan

- Additionally, the request follows *2.2.10 Map Amendments* (Rezoning) of the Development Ordinance including:
 - Pre-application with administrator & complete application submitted **(9/28/26)**
 - Staff review with Technical Review Committee (TRC) **(9/30/26)**
 - Advertising for Planning Board Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing **(10/9/26)**
 - Planning Board review and recommendation; simple majority vote to recommend approval, denial or deferment of the requested action **(10/19/26)**
 - Advertising for Board of Commissioners Public Hearing including mailings to adjacent property owners and posting a sign 10-25 days prior to the hearing and newspaper legal ad two weeks in a row **(10/22/26 & 10/29/26)**
 - Planning Board's written recommendation to Board of Commissioners **(10/19/26)**
 - Board of Commissioners review, public hearing and decision **(11/2/26)**
 - If approved, changes are made to the Town's zoning map in GIS (hosted by Yadkin County), applicants and owners provided copies of changes, and permits can be started for review-separate process, see Town's Development Ordinance *2.2.3.4 Zoning Permit Procedures for Multifamily Residential and Nonresidential Development*

Staff Analysis:

Currently this was the residential property beside the previous rezoning (ZMA 26-03) and proposed transfer station (MSUP 26-02). The property was sold to Triad Metal Recyclers, LLC who are petitioning to rezone this property to HI, Heavy Industrial to mirror their other properties.

The proposed zoning change to Heavy Industrial (HI) is consistent with the Future Land Use Map as that area shows Employment Center which is often associated with industry. The Heavy Industrial (HI) district can accommodate several industrial uses such as recycling operations, warehouses, lumberyards, machine and welding shops, multiple types of manufacturing operations, power generation operations including solar, animal processing and livestock sales to name a few. A complete list of allowed uses permitted by right or with a special use permit can be found in our Development Ordinance, *Table 3.1 Permitted Uses*.

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

Attachments:

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

PLANNING BOARD RECOMMENDATION & ALTERNATIVE COURSES OF ACTION

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

- **Recommend Approval** – To recommend approval of ZMA-2026-08 the Planning Board adopts the consistency statement dated October 15th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 129112 Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

Comprehensive Plan Consistency Statement October 15th, 2026

ZMA 26-08

Address: Memorial Road; Parcel No. 129112

Applicant: Vann Winslow

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

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

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

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

- **Defer** – To defer action on ZMA-2026-08, the Planning Board would need to take action to defer the case to a meeting date to be set, because the amendment needs additional consideration.
- **Recommend Denial** – To recommend denial of ZMA-2026-08, the Planning Board adopts the consistency statement dated October 15th, 2026, contained in the agenda materials to deny the zoning map amendment for Parcel 129112 Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

Comprehensive Plan Consistency Statement October 15th, 2026

ZMA 26-08

Address: Memorial Road; Parcel No. 129112

Applicant: Vann Winslow

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

Town of Yadkinville Rezoning Application

Project Information

Date of Application

9/28/2026

Name of Project

Request for rezoning Parcel Numbers 129112 & 129114, Memorial Road from the Highway Business District (HB) to the Heavy Industrial District (HI)

Tax Parcel Number(s)

129112, 129114

Address

2164 Memorial Rd, Yadkinville, North Carolina 27055

Property Size

4.473467 acres, 1.001254 acres

Current Zoning District

Highway Business

Proposed Zoning District

Heavy Industrial

Overlay District(s)

Contact Information

Applicant

Vann Winslow

Applicant Address

PO Box 2388, 2200 Memorial Rd, Yadkinville, North Carolina 27055

Applicant Email**Applicant Signature****Property Owner**

Triad Metal Recyclers LLC

Property Owner Address

PO Box 2388, 2200 Memorial Rd, Yadkinville, North Carolina 27055

Property Owner Email

Property Owner Signature

Yann Winslow

Description of Request

Briefly explain the nature of this request

This request is to rezone two parcels of land within the Yadkinville ETJ to a Heavy Industrial zoning classification. The purpose of the rezoning is to provide improved and safer ingress and egress for a solid waste transfer station, which will be located on the adjoining parcel that has already been rezoned Heavy Industrial for this use.

Provide a statement regarding the consistency of this request with town plans and the surrounding land uses

The proposed rezoning is consistent with the Town of Yadkinville's planning goals by directing industrial-related uses and infrastructure to areas already established for industrial development. The two parcels included in this request are adjacent to the property previously rezoned Heavy Industrial for a solid waste transfer station and will primarily be used to provide improved ingress and egress to that facility. Rezoning these parcels will allow for a safer and more efficient entrance and exit configuration, particularly for commercial truck traffic, while improving traffic flow and the overall functionality of the site. The request supports the established Heavy Industrial use of the adjoining property and provides a continuation of the existing industrial zoning pattern in this area.

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

The proposed rezoning request is reasonable because it supports the safe and efficient operation of the previously approved Heavy Industrial property by providing improved ingress and egress for a solid waste transfer station. Rezoning the two adjoining parcels will allow for a more functional entrance and exit configuration, improve commercial vehicle circulation, and provide safer access to and from the facility.

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.



**Letter to adjacent
property owners**

October 9, 2026

Subject: Rezoning Request ZMA-2026-08
Request from HB, Highway Business District to HI, Heavy Industrial
Parcel Number: 129112
Address: Memorial Road

Dear Property Owner:

The Yadkin County GIS record of ownership identifies you as an adjacent property to the subject parcel listed above. The purpose of this letter is to notify you that the Town of Yadkinville Planning Board will be conducting a public hearing on Monday, October 19th 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 2026-08 (ZMA-2026-08), to rezone the subject property from the current HB, Highway Business to HI, Heavy Industrial for the 4.47-acre tract. The proposed rezoning is being requested to accommodate the expansion of Triad Recycling with a transfer station.

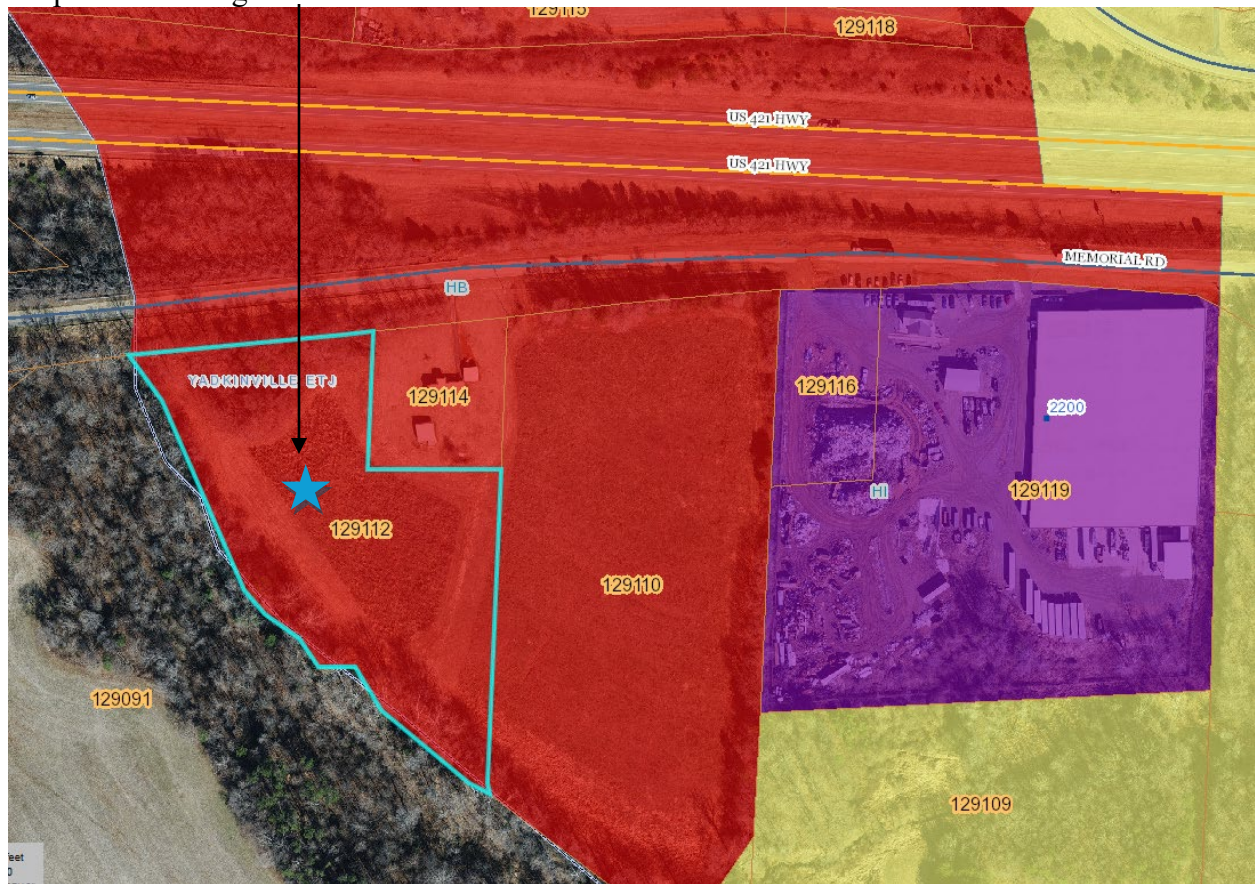
As an adjacent property owner, you are invited to attend the public hearing being offered by the Planning Board. You are welcome to call me should you have any questions prior to the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact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

Sincerely,

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

Attached: Map of property location

Proposed rezoning of Memorial Road



Yadkinville Zoning

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

Mailing list- adjacent property owners

PIN	TOTAL_ACR	PARCEL_NO	STREET_ADD	NAME1	NAME2	ADDRESS1	CITY	STATE	ZIP
580600249938	55.84182	129091	1620 HOOTS RD	CLEARY KIRK ET UX	CLEARY RITA	1500 HARVE RD	YADKINVILLE	NC	27055
580600261872	17.83355	129092	US 421 HWY	ADAMS FAMILY OF NC LLC		2740 WELLSPRINGS	PFAFFTOWN	NC	27040
580600354808	7.870931	129110	MEMORIAL RD	TRIAD METAL RECYCLERS LLC		PO Box 2388	Yadkinville	NC	27055
580600360014	4.473467	129112	MEMORIAL RD	TRIAD METAL RECYCLERS LLC		2200 Memorial Rd	YADKINVILLE	NC	27055
580600362202	1.001254	129114	2164 MEMORIAL RD	TRIAD METAL RECYCLERS LLC		2200 Memorial Rd	YADKINVILLE	NC	27055
580600362785	1.504197	129115	1448 BEAMER RD	Hodge Roselyn		1216 EPHRAM TRL	YADKINVILLE	NC	27055



Letter to owner

October 9, 2026

Subject: Rezoning Request ZMA-2026-08
Request from HB, Highway Business District to HI, Heavy Industrial
Parcel Number: 129112
Address: Memorial Road

Dear property owner/applicant:

Please plan to attend the Town of Yadkinville's Planning Board public hearing on Monday, October 19th, 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 2026-08 (ZMA-2026-08), to rezone the subject property from **HB, Highway Business** to **HI, Heavy Industrial** for the for the 4.47-acre tract.

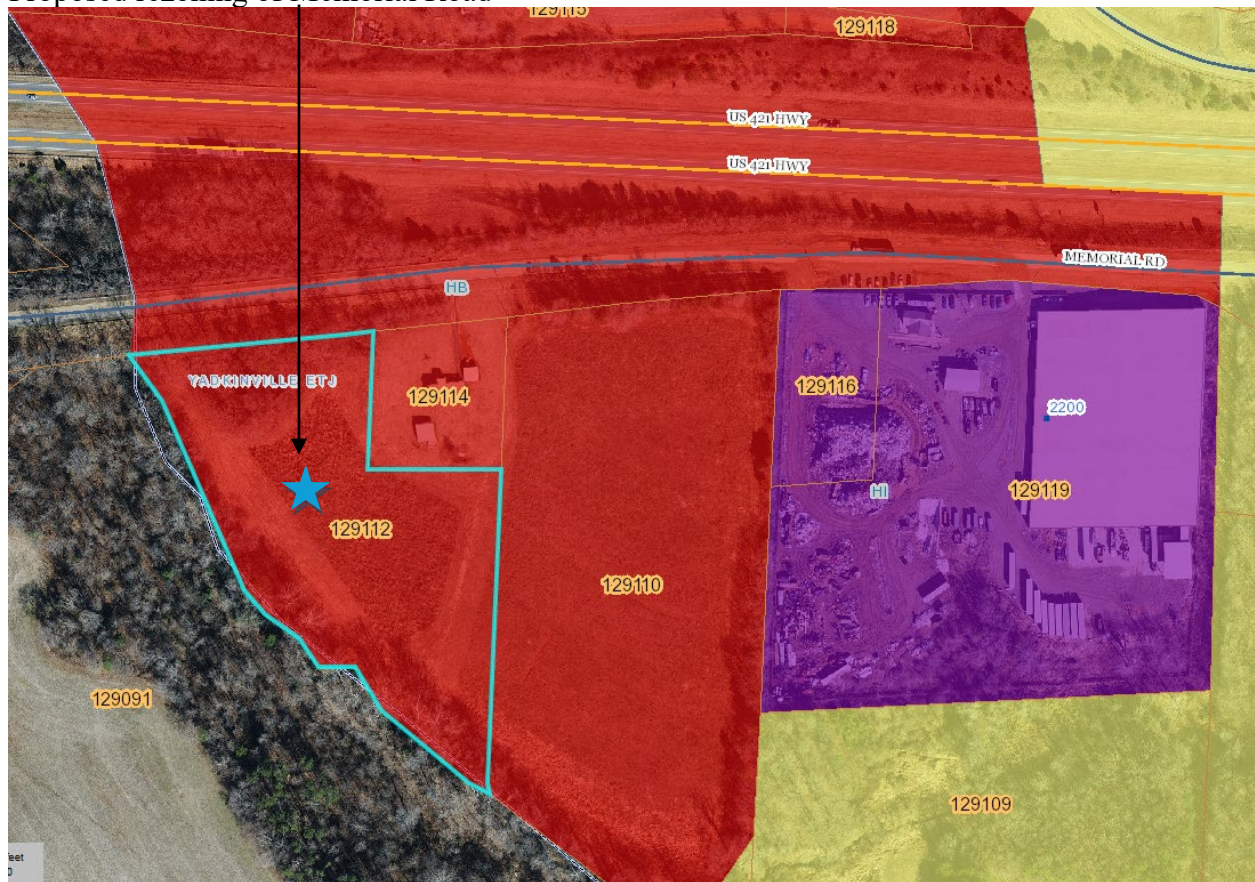
You are welcome to call me should you have any questions prior to the meeting. Please note a similar letter is going out to the adjacent property owners as well notifying them of the meeting. The meeting facility is accessible to people with disabilities. To request special accommodation, please contact me or Town Hall several days in advance by email planning@yadkinville.org or by phone at 336-679-8732.

Sincerely,

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

Attached: Map of property location

Proposed rezoning of Memorial Road



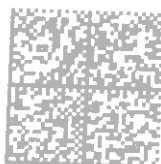
Planning



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

Mailing Proof ZMA 26-08

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.78⁰
02 7H
0006112166 OCT 09 2026

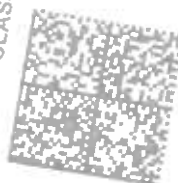
Kirk & Rita Cleary
1800 Howe Road
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.78⁰
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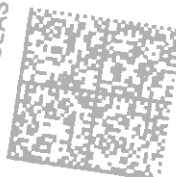
Adams Family of NC LLC
2740 Wellsprings Dr.
Pfafttown, NC 27040

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 27055 \$ 000.78⁰
02 7H
0006112166 OCT 09 2026

Triad Metal Recyclers LLC
PO Box 2388
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 27055 \$ 000.78⁰
02 7H
0006112166 OCT 09 2026

Triad Metal Recyclers LLC
2200 Memorial Road
Yadkinville, NC 27055

Planning



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

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 27055 \$ 000.78⁰
02 7H
0006112166 OCT 09 2026

Roselyn Hodge
1216 Ephraim Trl
Yadkinville, NC 27055

Sign posted





Planning & Zoning Department Monthly Report

Sept.
2026

by: Meredith Detsch, Planning Director

Zoning Permits:	New Residential: N/A Other permits: 1020 Flemming Rd- porch replacement; 524 Peach Street- addition Commercial: 237 E Main St.-Cafe/Bar; 1417 W. Main St. -Carport; 207 E. Main Street-DPS Office Sign Permits: 619 S. State St.-Goodwill freestanding sign & wall sign
Board(s) Review:	Upcoming hearings: -Rezoning requests off Memorial Road, ZMA 26-07 & ZMA 26-08 Triad Metal Recyclers

Notable Events/ Projects:

- "Go Yadkinville" Steering Committee (Bicycle/Pedestrian Plan)
- Planning Board & Board of Adjustment Meetings
- Technical Review Committee
- Work on draft "Go Yadkinville" Bicycle/Pedestrian Plan
- Yadkin Valley Heritage Corridor Meeting

Code Enforcement Report Attached

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/15/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
2	HOUSING			
3	MHC 25-02	303 & 304 Washington Street	Brenda Leak	Hold additional hearing with owner/family, notice sent & posted 9.10.26 for 9.23.26-signature confirmed 9.12.26. No one showed for the 23rd meeting, working to send the finding of facts and record Lis Pedens -pending attorney review. Deadline to repair or demo in Jan. 2027
4	MHC 25-03	107 N. Van Buren Street	Charles Bruce Davis Museum of Art History and Science	Pending directive to issue minimum housing case - no changes witnessed; starting case call for inspection
5				
6	NUISANCES			
7	PN- 25-09	304 Washington Street	Brenda Leak	Some cleaning done, opening minimum housing case-see MHC 25-02; abatement of property will need to include this with house case- tall grass again (9.10.26); previous tenant had house cleaned out per court order 9.29.26
8	PN 26-12	712/716 Tennessee Street	Eva & Kenneth Carter	Tall grass and trash in yard, items unsecured, letter sent 8/11/26 deadline 28th - spoke with grandson and has hired Kevin Long to start maintaining property, will continue to coordinate; grass mowed and trash abated 9.9.26; need to secure properties-alerted grandson and would make arrangements
9	PN 26-14	409 Poplar Circle	Kathy Snow	Carport full of items again verify nuisance; letter sent 8.11.26 with a deadline 8.28.26- not in compliance, send second notice
10	PN 26-15	425 E. Main Street	Barbara Brumfield	overgrown and trash outside letter sent 8.11.26 with a deadline 8.28.26/ spoke with daughter, mother passed away late July, gave 30 day extension and asked to work on making progress, connected with her on September 28 and set up bulk pick up 10.7.26; complete; let family know
11	PN 26-16	309 Locust St	Melinda Williams & Carol Hawkins	complaint on tall vegetation and property not being managed- letters bounced back, will resend to different address & post property new deadline 9.15.26; property mowed, CLOSED
12	PN 26-18	217 E. Taylor St.	Richard Norcott	Stacking debris up around house - sent notice 9.14.26, deadline 10.2.26-resend notice; fence permit issued 10/13/26
13	PN 26-19	321 Virginia Dr.	Mackenie Miller	tall grass -send notice sent notice 9.14.26 deadline 10.2.26-mowed 10.2.26 CLOSED
14	PN 26-20	200 Harrison Ave	Gladys Vestal	tall grass -send notice notice sent with 10.2.26 deadline-mowed 10.2.26 CLOSED
15	PN 26-21	516 W Main St.	LC Vestal	tall grass -send notice notice sent with 10.2.26 deadline-mowed 10.2.26 CLOSED
16	PN 26-22	605 Spring Street	Maiya & Lawrence Phillips	Carport full of items-pending notice
17	PN 26-23	312 W Cherry Street	Aldon Johnston	Complaint of vehicles and trash everywhere -pending notice
18				
19	ABANDONED-JUNKED-NUISANCE VEHICLES			
20				

TOWN OF YADKINVILLE CODE ENFORCEMENT CASES

10/15/2026

	A	B	C	D
1	Case/ Open	Violation Address	Owner or Occupant	Status or Conditions
21	ZONING			
22	ZV 26-05	119 Jackson Street	James Caudle	Sign painted on wall, need sign permit -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.26
23	ZV 26-10	1821 Fred Hinshaw Road	Thomas and Peggy Cranfill	complaint of camper being lived out of on the property- notice sent 10.1.26 with deadline of Oct. 15th - medical request for 12 weeks 60 extension from
24	ZV 26-11	1145 Hoots Road	Daniel & Jennifer Harker	complaint of camper being lived out of on the property-notice sent 10.1.26 with deadline of Oct. 15th -giving 60 day extension resend letter
25	ZV 26-12	1000 S. State St	Charles B Bush & Kimberly Bush	Lights added to structure and pointing in roadway -send notice 10.1.26 with deadline of Oct. 15th
26	ZV 26-13	536 Virginia Drive	David William Sams & Donna Kay Sams	Shed and fence built without permits and in front yard -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.26; met with owners at office and site and determined location to move shed to, permit submitted, waiting moving schedule
27	ZV 26-14	3013 Ashton Ct	Rafael Sanato Hernandez & Zonia Muller	Shed and fence built without permits -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.27; dropped off permit 10.7.26, need plans will email
28	ZV 26-15	1404 Shacktown Road	Emily Elizabeth Atwood	Need zoning permit for fence -contacting with courtesy letter 10.1.26, deadline to submit permit 10.15.27; permit submitted 10/9/26; case closed with permit issued 10/13/26