



TOWN OF YADKINVILLE

"A TOWN IN PROGRESS"

**PLANNING BOARD
REGULAR MEETING
MONDAY, MARCH 17th, 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 – Present
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Absent
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Mike Koser, Town Manager

Meredith Detsch, Planning Director

AUDIENCE: N/A

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 5:45 p.m. and determined that a quorum was present.

2. APPROVAL OF MINUTES

- February 17th, 2025 – Regular Meeting Minutes

Mr. Dodson moved to approve the Planning Board Meeting minutes as submitted for February 17th, 2025, Mr. Speaks seconded the motion, and the motion passed unanimously by a vote of 5-0.

3. NEW BUSINESS

Façade Grant application for 237 E. Main Street, request for Tier 1 Major Façade Upfit, 50% match, up to \$10,000. Ms. Detsch asked for the recusal of Mr. Gibbs as he has a financial interest. Ms. Detsch presented the application on behalf of Mr. and Mrs. Gibbs for the renovation of the property into a social bar and club. Ms. Detsch gave the history of the house and included in the agenda packet. The property was originally the David S. Reynolds House. The one and a half story of the building has a total of

approximately 2,041 square feet per the County tax data. The house was approximately built in 1901 per County data. The applicant are requesting to renovate the façade including deck replacement, installation of central air conditioning, landscaping, and vinyl siding. The only thing that is not eligible for the grant is the vinyl siding as it is not a recommended material per the Secretary of Interior Standards which our façade grant follows for recommendations. Ms. Detsch did want to note that there was asbestos siding which also is not original to the house and would be costly to remove so the best practice at this time given the circumstances is to cover and not disturb. Up to the board how they would like to review that aspect of the application. The three items that are eligible for funding:

- Removal of materials not original to the building- Window Air Unit- providing central heat and air in the upstairs
- Preservation of the front porch
- Landscaping (Mr. Gibbs noted that additional landscaping will be ongoing)

Given the amount of investment in this property, the structure is now secure and no longer vacant and will be an income producing property for our downtown. Further this applicant has completed two other renovations in our jurisdiction (one downtown already) and put businesses in them. While some of the proposed work is not in line with the Façade Improvement Grant Guidelines, the sheer volume of work being done is within those guidelines and would be an eligible expense. Staff has broken down the two expenses and even with the vinyl siding not included they have over \$64,000 in eligible expenses that would qualify for the grant allocation of \$10,000. The Board of Commissioners will consider this application after the Planning Board's review. Mr. Coe asked about the deck on the back and Mr. Gibbs noted they are renovating the front deck. Mr. Gibbs noted making a larger deck along the side and rear in addition to a fence and area for yard games. Mr. Dodson noted that this is a little unconventional as typically the applicant comes before the board before work is started for a specific item. In this case a tremendous amount of work has been done and major overall improvements to the structure. Question about the vinyl came up and previous staff had allowed it. Since they have submitted many renovations for the grant, staff broke it down into eligible and ineligible items in their report.

Estimated Total Cost: \$89,000

Estimated Total Cost (Eligible): \$64,000

Ms. Detsch also explained Secretary of Interior Standards are guidelines for historic structures and our downtown is not a designated historic district. Ms. Detsch noted the standards and also brought to the board's attention that they do not have the original materials to go by. Hence why staff considered some of the other renovations and broke out the estimated eligible and total investment. Mr. Dodson asked how much money is budgeted for these projects and Mr. Koser said \$40,000 for the facade grants and \$20,000 for the Business Investment Grant.

Mr. Dodson moved to approve the application and Mr. Speaks seconded the motion. The motion passed unanimously 4-0.

Mr. Gibbs rejoined the board.

4. **OTHER BUSINESS** –Ms. Detsch let the board know all three member's terms had been renewed and thanked them for their continued service. Mr. Speaks and Mr. Snow was reappointed by the County Commissioners and Ms. Howe was reappointed by the Town Commissioners.
5. **UPDATES- ZMA-2025-01-** Approved by the Town Board of Commissioners A request by Michael & Kathy Williams for a rezoning from the Highway Business (HB) District to a Residential Medium Density (RM) District for a 0.319-acre property at 1605 E. Main Street (Parcel 133386).

Additional rezoning would be submitted for next month off Woodlyn Drive.

6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is April 21st, 2025.

Mr. Speaks moved to adjourn the meeting at 6:00 p.m. The motion was seconded by Mr. Dodson, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted,



Meredith Detsch, CZO
Planning Director

4-21-25
Date



Anna Logan Howe, Chair or
Jeff Gibbs, Vice Chair

4/21/25
Date