



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

10/17/26
Date



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

10/19/26
Date

