



**PLANNING BOARD
REGULAR MEETING
Monday, October 20th, 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 - 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: Applicant Robert Baldwin

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:

- *August 18th, 2025*
Mr. Snow moved to approve the August 18th, 2025, minutes as presented to the board, Mr. Coe seconded the motion. The motion passed unanimously 5-0.

3. NEW BUSINESS: ADP 2025-2 Alternative Design Proposal Foxtail Subdivision

The new business item was presented by staff. Ms. Detsch explained that this request could be considered a variance request, but it is not a setback deviation. For this subdivision, staff explored all options with the Fire Marshal and Zoning Ordinance to have all the proposed lots and not lose them. One of the options is to allow the Planning Board to approve a reduction in the number of fronts, which is the pinch point with this request. This proposed subdivision is in the Town's ETJ and zoned Rural Residential (RR) District, which is our largest single-family lots. Part of the requirements for RR is a lot frontage of 100'. Fire Code is kicking in and requiring a very large cul-de-sac and required to have so much stormwater detention which is

located at the end of the street where these subjects lots are. Their option is to rezone the property to a smaller lot size such as Residential Medium Density (RM) but the lot size being smaller would constrain their septic fields which causes an additional challenge. Ms. Detsch shows the board the proposed plan and notates the lots throughout meeting all the setback requirements. The two lots in question the houses must be set back further as they must meet the setback requirement of 40' once the lot is 100' wide per our ordinance requirement. Ms. Detsch explained having a strange open space there in the front would be difficult with maintenance and give the Cul de sac an unusual area. Looking at the options there is some flexibility with staff approval, and they would not be able to achieve what was needed. Seeking a variance would require the applicant to establish and defend the hardship which would be tricky but doable. Mr. Gibbs asked it was essentially one lot and even noted that combining them wouldn't get them to one lot per the requirements. Mr. Gibbs asked if there was a risk of having a shorter front with emergency services being able to access the property and Mr. Koser explained the Cul-de-sac was the access the first responders needed by state codes. Staff and the board discussed other types of challenges with emergency responders accessing unusual lots such as flag lots. Mr. Speaks asked for clarification on utilities and Ms. Detsch noted they would be on private septic tanks and would be on Town water. Discussion of the septic fields and changing the lots were noted hence the larger lot sizes remaining. Mr. Gibbs noted the overall neighborhood appears standard and doesn't appear out of the norm. The board discussed the neighborhood overall and felt it was a very reasonable request. Mr. Speaks moved to 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. Mr. Coe seconded the motion, and it passed unanimously 5-0.

4. **UPDATES (STAFF REPORT)**- Ms. Detsch presented the staff report and noted several infill houses and a few subdivisions coming online. Muddy River Tavern is the newest restaurant in Town opening soon. Their grand opening and chamber event was noted. Board of Commissioners review for Outdoor Storage which required a Major Special Use Permit that was approved. Construction equipment rentals are the proposed business out West Main Street and their current business is in Dobson. The board had discussion with Mr. Baldwin on his subdivisions proposed and under construction. For Code Enforcement, the board discussed the current and recently closed cases. Housing cases were discussed and Ms. Detsch noted 633 West Main is paused as they need to work through the zoning issues and that will be on the horizon for the board to consider. The housing inspection on Washington Street the tenant refused so staff will seek an administrative warrant to inspect the houses next month.

5. **OTHER BUSINESS** –N/A

6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is November 17th, 2025.

Mr. Gibbs moved to adjourn the meeting at 5:51 p.m. The motion was seconded by Mr. Speaks, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted,



Meredith Detsch, CZO
Planning Director

11/17/25

Date



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

11/17/25

Date