



**PLANNING BOARD  
REGULAR MEETING  
Monday, June 16<sup>th</sup>, 2025  
5:30 P.M.**

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

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**PLANNING BOARD MEMBERS**

**(PRESENT/ABSENT):**

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

**TOWN OFFICIALS PRESENT:**

Mike Koser, Town Manager

**AUDIENCE:** N/A

**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:**

- April 21<sup>st</sup>, 2025
- May 19<sup>th</sup>, 2025

*Mr. Speaks moved to approve both sets of minutes as presented to the board, Mr. Coe seconded the motion. The motion passed unanimously 6-0.*

**3. NEW BUSINESS:**

**Façade Grant Application for 119 S. Jackson Street, Margaret Caudle Building for a mural.**

Mr. Koser, Town Manager, presented the item to the board and noted the Mural Committee formed to guide how murals should be done in the downtown area. The Arts Council formed the Mural Committee and it's now being reviewed as part of the Façade Grant. Applications are reviewed by the Planning Board (previously Long-Range Planning Committee)

and the Town Manager has the final approval. The location of the mural will be located on the blank white wall of the Caudle building. Per the Development Ordinance- 5.5.7 Façade Color-

Where existing brick buildings have been painted, the primary surfaces of the buildings may only be repainted with low reflectance, earth tone, muted, subtle, and neutral colors. All painting of buildings in the CB District shall be subject to the issuance of a Zoning Permit.

The Board of Commissioners have allocated funding this fiscal year for a few grants. The final design was discussed and noted “Yadkin County” was added in with a plane pulling the banner saying that. Mr. Dodson asked to clarify the design, and the board discussed their role in just allocating the money for the façade improvement. The Planning Board doesn’t have a role in the design of the mural, just the specific treatment submitted. Discussion of other improvements were mentioned on that block and Mr. Dodson asked about the design and how it came about. It was noted the Tourism Development Authority (TDA) will provide the 50% match to the grant verses the applicant/owner having to in this case. *Mr. Dodson recommended approval of the façade grant application and Mr. Snow seconded the motion. The motion passed unanimously 6-0.*

4. **UPDATES (STAFF REPORT)-** Mr. Koser went over recent events, new businesses and code enforcement items. A rezoning may also be in the works pending the recent housing case along Main Street. Ms. Howe asked about the Bike and Pedestrian grant and the Town submitted the grant through the state. The Town already has a Pedestrian Plan, and this grant would also incorporate bicycles with the update.

#### 5. **OTHER BUSINESS –UPDATES**

- a. The Board of Commissioners **approved** the request by David Lily for a text amendment to change sidewalk and street light requirements in the ETJ for major subdivisions, Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways; 4.6.5.8 Street Lighting (*Public Hearing held*)
- b. Board of Commissioners **approved** A request by South Oak Ridge Baptist Church, Chris Hauser, to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 4.6.4 Sidewalks, Multi-use Paths, and Greenways for payment in lieu option (*Public Hearing held*)
- c. Board of Commissioners **tabled** a request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 2. Administration, Procedures and Enforcement; Article 4. Development Standards; Appendix A: A.6 Definitions to update to the Updated Draft Water Supply Watershed Model Ordinance approved by the Environmental Management Commission (EMC) through North Carolina Department of Environmental Quality (NCDEQ) (*Public Hearing held*)

6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is July 21<sup>st</sup>, 2025.

*Mr. Dodson moved to adjourn the meeting at 5:50 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*

7.21.25

Date



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

7/21/25

Date

