



**PLANNING BOARD
REGULAR MEETING
Monday, July 21st, 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 - Absent
Danny Coe – Absent
Christy Ellington – Present
Tony Snow – Present
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Jay Martin

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:

- *June 16th, 2025*

Mr. Dodson moved to approve both sets of minutes as presented to the board, Mr. Snow seconded the motion. The motion passed unanimously 5-0.

3. NEW BUSINESS:

Façade Grant Application for 216-222 E. Main Street (Smooches, Karson & Ko Boutique, Cooks Classic Cuts).

Director Detsch noted the applicant, Mr. Martin, is here this evening to answer any questions the board may have. Before the board is a four-unit commercial building along Main Street that was built in the 1940's but is not noted as a significant historic building on the state's registry. For the façade grant he is requesting funds for replacing the front doors on all units, relocating the window units along the front to the rear through mini splits for each business, glass window replacement on one of the units, ceiling and lighting in the porch area and corrected water run off

on the gutters. The significant amount of investment on the exterior is over \$41,000 and half would be around \$20,000, however the grant maximum allowed is \$10,000 unless the board approves more, their discretion. Ms. Detsch did note the original application was submitted in October of 2024 for \$5,000 but waited to complete the whole project and Mr. Martin did not finalize the upgrades until recently and is now requesting the maximum allowed.

Mr. Snow asked if it was \$10,000 per unit or total project. Mr. Gibbs complimented that the amount of work that was done on the units was significant and could entertain more allowance of funds given it's four units as well as encourage others in the community to take the risk and the Town is supporting the investment. Mr. Martin noted he probably spent over \$100,000 including the inside of the units. With the investment of \$40,000 on the exterior for the four units, it could be argued that \$5,000 per unit was awarded half the costs, which was \$20,000. The board felt it was a reasonable request given the four units. Mr. Dodson asked if façade grants were unusually approved after the work was done and Ms. Detsch noted this started in 2024 and with the staffing change, things did get stretched out and work done prior to approval. Moving forward the work needs to be done after the submittals and approved. Mr. Dodson verified that the facade grant was for the exterior only. Ms. Detsch noted there was invoice that showed sheetrock repairs and that was due to the doors needing to be retrofitted when replaced. Ms. Detsch noted the application does allow the tenant to apply if they do the work or the property owner. There is discretion on the amount and "The Town may also consider a larger grant award for large buildings that may have multiple stories or one expansive storefront."

Mr. Dodson asked the maximum allowed and Ms. Detsch clarified that if there are multiple floors or units and the funding is available, the board may approve more than \$10,000. Mr. Koser discussed with the board they could award more money if they felt the application met those criteria. The total amount in the budget is around \$20,000 and the Commissioners are open to continuing funding it if need be.

Mr. Dodson recommended approval of the façade grant application of \$20,000 and Mr. Gibbs seconded the motion. The motion passed unanimously 5-0.

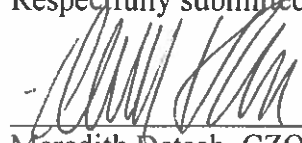
4. **UPDATES (STAFF REPORT)-** Ms. Detsch presented the staff report and noted the RV Park is open, and the pavilion is about complete, Yadkin Auto was approved, the façade grant for the mural on Jackson Street was approved by the Commissioners. Ms. Detsch has received tentative approval of the IMD (Intermodal) Grant for the update to our Pedestrian Plan and incorporate bicycle traffic. No update from the state on the watershed ordinance. Code Enforcement report was covered, and most have been complaint based. A complaint about tall grass off Main Street and Tyler Street was brought to staff's attention.

5. **OTHER BUSINESS –N/A**

6. **ADJOURNMENT** - Next regularly scheduled Planning Board meeting is August 18th, 2025.

Mr. Snow moved to adjourn the meeting at 5:49 p.m. The motion was seconded by Mr. Gibbs, and the motion passed unanimously by a vote of 5-0.

Respectfully submitted,



Meredith Detsch, CZO
Planning Director

8/18/25

Date



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

8/18/25

Date

