



**PLANNING BOARD
REGULAR MEETING
Monday, August 18th, 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 – Absent
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: Billy Clayton, Aqua Drill Inc. & Robert Hutchens, Builder

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:

- *July 21st, 2025*
Mr. Speaks moved to approve both sets of minutes as presented to the board, Mr. Coe seconded the motion. The motion passed unanimously 4-0.

3. NEW BUSINESS:

Rezoning Request of ZMA- 2025-03 Parcel No. 153215, address 1100 E Old US 421 HWY from Highway Business (HB) to Light Industrial (LI)

Director Detsch noted the applicant, Mr. Clayton and his builder, is here this evening to answer any questions the board may have. Before the board is a request by Aqua Drill Inc. for a rezoning from the Highway Business (HB) District to Light Industry (LI) District for a 0.924788-acre property off E Old US 421 HWY identified as Parcel 153215. They are wanting to build a warehouse for storage their equipment for their business, well drilling. Originally offices

were looked at but they are not going to have anyone there working during the day. As the line of work is more industrial in nature and needs the facilities to accommodate those which are not in line with our business design standards. In most of the surrounding properties are zoned Rural Residential (RR) and there are a few commercial uses towards the East. Please see below maps for aerial views. There is one property east zoned Light Industrial (LI), the Ever Ready Concrete Co. further down the road. Since most properties are residentially zoned, the board will need to address spot zoning factors as there are not many industrial properties in the area. No town sewer available, there is town water, but they are utilizing a well. The Town's Development Ordinance requires that when approving a map amendment, the

Planning Board must make a statement describing its consistency with the adopted comprehensive plan and explain why the board considers the action to be reasonable and in the public's interest. The Comprehensive Plan includes both a future land use map and a set of goals and strategies. The subject property is classified by the Future Land Use Map for Low Intensity. "The low intensity land use classification is intended primarily for agricultural purposes and large lot single-family residential development. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas are typically located in areas with limited access to transportation or utility infrastructure." Goal-Economic Development Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.

Strategies: LU5. Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

For the Spot Zoning consideration, the board will need to consider to be made include the size and nature of the tract, compatibility with existing plans, the impact of the zoning decision on the landowner and immediate neighbors and the surrounding community, and the relationship between the newly allowed uses in a spot rezoning and the previously allowed uses. It will also be arguable if the zoning power is being exercised in the public's best interest.

1. Size and nature of the tract- this tract proposed to be rezoned in the Town's ETJ from Highway Business (HB) to Light Industrial (LI) and is in similar size to the surrounding properties.

2. Compatibility with existing plans and zoning ordinance- The Town of Yadkinville's Comprehensive Plan and Future Land Use Plan notates this area to be Low Intensity. Current zoning of the property is Highway Business. "The Highway Business District is intended for higher intensity, primarily commercial, uses that are located adjacent to major highways and provide goods and services for the traveling public."

3. Impact of zoning decision- There is an impact on the neighbors with this rezoning request. The property is currently being used as a parking and staging area for their business and with a building being added there would be a more formal use of the property with potentially a few more trucks coming and going. This would not be an open to the public type of establishment as it is a warehouse for the storage of their supplies and trucks.

4. Relationship between previous and future zoning- The degree in uses with these two land uses is a slight change. The current zoning is our Highway Business zoning district, and the proposed use is the next up in intensity level, our Light Industrial zoning district.

Based on the four criteria this may be considered spot zoning but can be argued as legal spot zoning if it is reasonable in this situation and if zoning is being exercised in the public's best

interest. Director Detsch noted that the board would need to note those factors in their decision when they make a motion. Mr. Clayton addressed the board and explained the layout of the area and history of the property they own. Mr. Snow noted the area had been cleaned up and improved so far as he lives nearby. Mr. Clayton explained they would be landscaping the area and to his knowledge had not heard any complaints on the property. Mr. Coe asked about the adjacent property and if it was still a rental and it was unclear other than the property had changed names in the past few months per the tax records and Flemming is now the owner. Mr. Clayton explained this property would be their second location in the area. Mr. Clayton told the board that the staff comes into the site in the morning and loads up the trucks and leaves until the end of the day, hours usually 7:30 am to 5:00 pm. Clarification on the spot zoning was discussed among staff and the board members. *Mr. Speaks recommends **approval** of ZMA-2025-03 the Planning Board adopts the consistency statement dated August 18th, 2025, contained in the agenda materials to **approve** the zoning map amendment for Parcel 153215, for a rezoning from the Highway Business (HB) District to a Light Industrial (LI) District for a 0.924788-acre property, 1100 E. Old US 421 Hwy. Based on the four criteria (listed below) this may be considered spot zoning but can be argued as legal spot zoning if it is reasonable in this situation and if zoning is being exercised in the public's best interest.*

- 1. Size and nature of the tract*
- 2. Compatibility with existing plans and zoning ordinance*
- 3. Impact of zoning decision*
- 4. Relationship between previous and future zoning*

Mr. Snow seconded the motion and the motion passed unanimously 4-0.

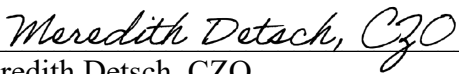
- 4. UPDATES (STAFF REPORT)-** Ms. Detsch presented the staff report and noted the new business on Main Street where the recent façade improvement was granted. Both Pelagio Estates and Foxtail are moving dirt for the subdivision, pending their plat approvals. The recent annexation of South Oak Ridge Baptist Church was de-annexed by a legislation bill. Part of the property was in the ETJ and staff are hoping they will have noted that with the de-annexation. The board asked why, and it is guessed it was based on design guidelines because the town was stricter than the county's which would save them money on their building. Being outside of Town limits they will pay twice the water and sewer rates and have different services, but it does not impact the Town's taxes as they were not taxed due to non-profit/religious status. Grants for the façade were approved, new flooring for Unique Beauty Studio on Main Street. Milk and Honey and one of Jay Martin's businesses on Jackson Street has applied for a Business Investment Grant (BIG). Discussion of the eligible items for the Business Investment Grant was held between staff and the board. Additionally, the Town officially received word they received the grant for updating the Bicycle and Pedestrian Plan from NCDOT. Director Detsch noted that Ms. Williard and she are working to breathe more life back into the Yadkin Valley Heritage Corridor for wayfinding and other tourist promotions.

5. OTHER BUSINESS –N/A

- 6. ADJOURNMENT -** Next regularly scheduled Planning Board meeting is September 15th, 2025.

Mr. Snow moved to adjourn the meeting at 5:53 p.m. The motion was seconded by Mr. Coe, and the motion passed unanimously by a vote of 4-0.

Respectfully submitted,



Meredith Detsch, CZO
Planning Director

____ 10/24/25 ____
Date



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

____ 10/23/25 ____
Date