

**PLANNING BOARD
REGULAR MEETING
Monday, April 20th, 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
Jeff Gibbs, Vice Chair – Absent
Virgil Dodson - Present
R.J. Speaks - Present
Danny Coe – Present
Christy Ellington – Absent
Tony Snow – Absent
Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director
Mike Koser, Town Manager

AUDIENCE: Applicants: Coad Westra, Jose Arroyo, Libby Arroyo
Other attendees: Andrew Mackie

1. CALL MEETING TO ORDER

Anna Logan Howe, Chair, called the meeting to order at 5:37 p.m. and determined that a quorum was present.

2. SWEARING IN BOARD MEMBERS:

The board swore in Mr. Danny Coe for another term, his near term will be through April 2029. The board thanked him for his service. Mr. Brown will be sworn in at the next meeting or will stop by Town Hall. His term was also renewed as our Alternate for another three years, April 2029.

3. APPROVAL OF MINUTES: December 15th, 2025

Mr. Dodson moved to approve December 15th, 2025, minutes as presented to the board, Mr. Speaks seconded the motion. The motion passed by a vote of 4-0 unanimously.

4. NEW BUSINESS:

Request for rezoning (ZMA-2026-01) Parcel No. 130974, 197 Willow St. from the Residential Medium Density (RM) to the Residential High Density (RH):

Ms. Detsch presented to the board that this request is a straight rezoning with no conditions. The property was originally a daycare many years ago and was tied in with the First Baptist Church of Yadkinville. The proposed rezoning would keep the property of a single family in nature, and They are proposing to create a separate lot for an additional single-family home to be built behind it. The property will be subdivided-contingent on the rezoning. The applicant is petitioning to rezone the property to have a second residential lot subdivided out facing W. Willow Street. While it could be done in current zoning district, Residential Medium (RM) District, the setbacks are -Front- 30', Rear-30', Sides- 10' with a minimum lot size of 10,000 square feet. The proposed new zoning district (RH) has less restrictive setbacks that are: Front- 20', Rear-20', Sides- 5' and a minimum lot size of 5,000 square feet. The property currently has a single-family house on the lot being renovated and has Town water and sewer services to it.

There are deed restrictions on the property with the following:

1. *No activity that would disrupt any and all church services.*
2. *The property shall be maintained and kept in an orderly and appealing manner, which includes, but not limited to being free of trash, junk car, and campers.*
3. *No bordellos, vape shops, bars and any other establishments that would go against the teaching and beliefs of the church.*
4. *The property shall remain a one family dwelling, no duplex, condo or multi-family housing.*
5. *The property shall adhere to any and all ordinances set forth by the Town of Yadkinville and Yadkin County.*
6. *If any one of the above restrictions shall be deemed unenforceable, then it shall not taken away from the enforceability of the remaining restrictions. Theses restrictions shall run with the land, and shall be binding on any successive party (deed book 1450, page 0042).*

The Town does not have purview over the deed restrictions, but it is good to be aware of the requirements on the property both zoning and covenants.

Ms. Detsch explained to the board that when they consider rezonings, the future land use plan is consulted and verify the future land use map. The proposed area is showing medium density, "The Medium Intensity classification is intended for a variety of medium density residential uses and low to

medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum (Yadkinville Comprehensive Plan 2017)."

Ms. Detsch outlined some of the goals that are in line with this development, including encouraging development that complement the character of the town and preserves environmentally sensitive area. Encouraging a mix of housing types in the community and revitalization and reuse of underutilized structures and sites. In staff's opinion that is in line with our Comprehensive Plan and recommends approval. Additionally, there is concern of spot zoning, this property is not immediately near another Residential High (RH) District property,

but it is staying residential in nature, just changing lot sizes. The criteria appear to be met and reasonable in the public's interest as its remain residential in the rezoning request. Ms. Detsch also presented to the board a survey of the proposed subdivision and noted the applicants are in the audience for any questions the board may have. Ms. Detsch went through the notifications provided including the letters to adjacent properties and sign posted on property. Mr. Speaks asked how large the proposed house would be on that lot. Ms. Detsch asked the applicant Mr. Arroyo to answer the question for the board. Mr. Arroyo said around 1200 to 1500 square feet for the proposed house and three (3) bedrooms and two (2) baths on one story. The house in front is 2600 square feet, and the old parsonage is around 1200 square feet. Ms. Detsch showed the street view so the board could imagine the layout of the proposed house in line with the other two. Mr. Koser noted the adjacent property is high intensity on the Future Land Use Map and it was discussed this area is a transition between our downtown and commercial district. Mr. Mackie asked about the green line on the Future Land Use Map and Ms. Detsch noted it was a proposed greenway each developer would be responsible for developing and turning over to the Town to maintain. The board and staff noted the surrounding area and potential development pending private property owners' choices. Mr. Dodson recommend approval of ZMA-2026-01. The Planning Board adopts the consistency statement dated April 20th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 130974/197 Willow Street, for a rezoning from the Residential Medium (RM) Density to Residential High (RH) Density.

Comprehensive Plan Consistency Statement April 20th, 2026

ZMA 26-01

Address: 197 Willow Street; Parcel No. 130974

Applicant: Arroyo Electric Inc.

The Planning Board finds the proposed map amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it supports the Town's guiding principles and vision for the future of the community. The following goals and strategies support this amendment:

Goal- Land Use & Growth Management: Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.

Strategies:

LU- 1: Utilize the Future Land Use Map to encourage development that is compatible with surrounding development and available infrastructure and services while discouraging the over-development of environmentally sensitive areas.

LU-4. Encourage a mix of housing types within the community to accommodate residents in different stages of life.

LU-5: Encourage the revitalization and reuse of currently unused or underutilized structures and sites.

The motion was seconded by Mr. Coe and it passed by a vote of 4-0 unanimously.

The next order of business is a request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, 3.4.3 Permitted Uses Table to permit by right medical offices in the Light Industrial District (LI).

Ms. Detsch presented to the board that this request is a simple text amendment to our Development Ordinance. This came about as a series of events starting with the County is selling the Daymark building on East Lee Avenue and is auctioning it off. They are looking to relocate the business and found the location that Dorsett Heating and Air Conditioning is leasing and when it was looked at for zoning, it is Light Industrial. That zoning district does not permit medical offices at this time. While it is a simple changing of a letter in the table of uses, it requires the process of a text amendment. This would allow “This definition includes physicians, dentists, chiropractors, opticians, ophthalmologists, psychiatrists, psychologists, and other health practitioners” (Development Ordinance Definition for Medical Offices) not hospitals to be located here. Ms. Detsch went through each use that Medical Offices are allowed in and noted that Light Industrial spaces are not usually as public facing and have more behind the scenes work verses foot traffic uses. Ms. Detsch noted that if the market is driving the uses to be geared a different way than light industrial uses then it would be something to consider. Ms. Detsch asked the applicant about the layout and how long it had been vacant. Mr. Westra said they have been advertising for a year and the building is set up more as offices than open for light industrial uses. Ms. Detsch and Mr. Westra noted they thought this route would be less challenging for the site as there are several uses in the building now and wouldn’t want to render any non-conformities. Additionally, there is a Physical Therapy Clinic below the subject property so this change would benefit them too for conformity. This area has several varied uses throughout it, more of a business and industrial park as there is a dog salon, contractors, hairdresser and other uses. Ms. Detsch gave additional history on the other uses on Woodlyn Drive and noted this quick text amendment to accommodate these two businesses and help them stay in our community and grow.

Mr. Speaks moved to recommend approval of ZTA-2026-01, the Planning Board adopts the consistency statement dated April 20th, as included in the agenda materials. The Board recommends approval of the zoning text amendment to the Town of Yadkinville Code of Ordinances, Title 9 –Development Ordinance, amending Section 3.4.3, Permitted Uses Table, to allow Medical Offices as a permitted use by right within the Light Industrial District (LI).

Comprehensive Plan Consistency Statement April 20th, 2026.

The Planning Board finds the proposed text amendment consistent with the Comprehensive Plan and Future Land Use Map. It is reasonable and in the public interest as it encourages diverse business opportunities in our zoning districts. The following goals and strategies support this amendment:

GOAL(S):

-Establish a sustainable land development pattern that complements the character of the Town, promotes economic development, and concentrates higher intensity uses where adequate infrastructure exists.

-Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents.

STRATEGIES:

-LU2. Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.

-LU5. Encourage the revitalization and reuse of currently unused or underutilized structures and

sites

Mr. Dodson seconded the motion, and it passed unanimously by a vote of 4-0.

5. OTHER BUSINESS –

• Staff reports- Ms. Detsch noted a few new houses, few businesses, potential addition to Collide Church. Our events around the Bicycle Pedestrian Plan is starting with Earth Day, walking tour with our consultants RK&K and sub-committee Thursday. Friday we will be at Milk & Honey and Tractor Supply. Ms. Detsch noted a greenway has been proposed on our sewer easements and would like to get the community's input on it. The board asked who would build it and Ms. Detsch noted it would be the developer's responsibility per our Development Ordinance requirements and the Town could also apply for grants for other sections of it. Ms. Detsch noted she had one section to date now on the books and will keep working on it. Questions on Mavis Tire were fielded, and they are approved for Zoning. Questions on the last rezoning, Rafael's property and Mr. Koser noted no action was taken on the rezoning so it remained as is. Rafael is looking at converting it into an event center. Discussions of the properties being sold by the county were reviewed. The property off Highway 601, across from the community college is around eight acres, two parcels, and zoned Rural Residential so our largest single-family lots. There is water and sewer to it and the board and staff discussed various options with single family lots. Chair Howe asked about the downtown park status by the Chamber's building and Mr. Koser told them the Board of Commissioners would be looking at it with the feasibility study of it. Mr. Speaks asked about the Chamber Building and where we stood on renovating it. Mr. Koser is working on getting funding allocated for next year. Compliments on the new mural and discussion of the next one were talked about for future murals.

6. ADJOURNMENT - Next regularly scheduled Planning Board meeting is May 18th, 2026.

Mr. Speaks moved to adjourn the meeting at 6:08 p.m. The motion was seconded by Mr. Dodson, and the motion passed unanimously by a vote of 4-0.


Respectfully submitted,



Meredith Detsch, CZO
Planning Director

5/18/26

Date



Anna Logan Howe, Chair or
Jeff Gibbs, Vice Chair

5/18/26

Date

