



PLANNING BOARD REGULAR MEETING

Monday, June 15th, 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

Virgil Dodson - Present

R.J. Speaks - Present

Danny Coe – Present

Christy Ellington – Present

Tony Snow – Absent

Steve Brown – Absent

TOWN OFFICIALS PRESENT:

Meredith Detsch, Planning Director

Mike Koser, Town Manager

AUDIENCE: Applicants: Chad Eller, Stacey Smith, Vann Winslow

Other attendees: Kirk Cleary and Melissa Rayborn (neighbors)

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: May 18th, 2026

Mr. Speaks moved to approve May 18th, 2026, minutes as presented to the board, Mr. Dodson seconded the motion. The motion passed by a vote of 5-0 unanimously.

3. NEW BUSINESS:

Request for rezoning (ZMA-2026-03) Parcel No. 129110, Memorial Road from Highway Business District (HB) to the High Industrial District (HI)

Ms. Detsch presented to the board that this request is for a rezoning request from Triad Metal Recyclers of Parcel number 129110 with a total acreage of 7.87. The current zoning of the property is Highway Business (HB), and they are requesting High Industrial District (HI).

This property is on the edge of the Town's Extraterritorial Jurisdiction (ETJ), one mile zoning jurisdiction outside of town limits. They are proposing a 100' by 115' enclosed building for the solid waste transfer station and scales with offices also being built. They will be required to seek a Major Special Use Permit (MSUP) from the Board of Commissioners (BOC) which is a quasi-judicial process and the BOC will be the issuer of the permit for change in use on the property. The zoning jurisdictions in this area are Highway Business District, Heavy Industrial District, and Rural Residential District. Yadkin County's zoning district adjacent to our ETJ to the southwest is Rural Agricultural. Across Highway 421 there is Highway Business (HB) and Rural Residential (RR) for the Town's ETJ zoning. Ms. Detsch explained to the board that she did some research on the history of the property. Around 2008, Triad Recycling started on the property and secured a zoning permit from the Town and approved. Ms. Detsch further described the Town's Development Ordinance, lumping several large and intense industrial uses together in one category. It includes everything together such as: Asphalt, Concrete, and Paving Materials Manufacturing; Junkyards and Recycling Operations; Demolition Landfills, Manufacturing (outside a fully enclosed building); Mining and Quarrying; Sawmills and has the same set of additional regulations with securing a Major Special Use Permit (MSUP). This allows the adjacent property owners the opportunity to come to speak at the Quasi-Judicial meeting and give their testimony. The current zoning district 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. The proposed district is the Heavy Industrial District is established to accommodate industries that primarily involve the production of goods from raw materials. However, it is expected that industries will minimize emissions of smoke, dust, fumes, glare, noise, and vibrations.

There is no municipal water and sewer on the property and municipal sewer is accessible on the western end of Memorial Road near Short Road. Municipal water is across Highway 421 which is a limited access highway. There is water south on Hoots Road but would cross private property to tie it in. Memorial Road was previously Highway 421 but around 2000-2003 Highway 421 was re-routed and modernized into a divided highway, today's current route. Memorial Road ends east past the property and terminates in a cul-de-sac on both ends. The traffic volume maps provided through NCDOT are linked to the report. The property is not within the Watershed but is with the Floodplain, the AE zone is at the southern portion of the property. Ms. Detsch explained the zoning map shown to the board and noted the floodplain area along the creek. Essentially if they were to build there, elevation of the structure would be required so they are staying outside of it.

For the Comprehensive Plan, classified by the Future Land Use Map for Employment Center. Areas designated with the Employment Center classification are intended for existing industries and to attract development or redevelopment for large scale employers and industries. The Comprehensive Plan is around a ten-year plan with growth patterns, direction the Town is projected and wishing to grow and brings in the public's input in shaping this plan. The plan has goals to tie into any board decisions such as rezonings. One of the goals identified in the plan is *ED5. (Economic Development Goal) Work with Yadkin County Economic Development Commission to maintain an up-to-date online inventory of available properties for large-scale employment, economic development, and adaptive reuse and work to ensure proper zoning designations in place to accommodate such uses.*

Ms. Detsch noted she had been working with the Economic Development Director, oversees the Yadkin County Economic Development Commission. Ms. Detsch went through all steps required for a rezoning request that our Development Ordinance and state requirements. Currently there is a residential property beside and behind this subject proposed rezoning. Our Development Ordinance requires a Type 2 Buffer for all development in Heavy Industrial District adjacent to all other zoning districts per our adopted *Development Ordinance 4.4.3 Buffer Yards*. Any vegetation they can preserve around the rear will be done to assist with meeting the buffer requirements, but the side will require all new plantings. Fencing is also required and will not change the width of the 50' buffer as chain link is proposed and does not count towards screening. Additionally, any development disturbing more than one (1) acre of land, complete stormwater and detention will be required on site. Staff will review the stormwater plans with the Technical Review Committee (TRC). Ms. Detsch went through the attachments in the packet and the actions the board could take at the conclusion of the hearing. Ms. Detsch concluded her presentation and could answer any questions the board may have. Mr. Dodson asked if they would be able to review the plans for what is being built on the site. Ms. Detsch noted since this is a straight rezoning (not conditional with a site plan) it would be the applicant's preference to share the site plan they have compiled for the property. Mr. Coe asked about the noise of the facility, and Mr. Winslow noted there wouldn't be a tremendous change in noise as the recycling facility is still operating and they will keep similar hours with both facilities of working hours. Mr. Coe asked about new employees for the proposed facility and Mr. Winslow said hopefully 8-10 new positions and currently have thirty-eight (38). Mr. Winslow noted he would be willing to share the site plan with the board and passed it out. Mr. Stacey Smith, the Engineer assisting, noted the site and explained where everything would be located, they are proposing. The facility also requires securing a state permit which requires securing the local permits first. As part of the preliminary review of the property for those state permits, they have to look at wetlands, endangered species, floodplain, site plan creation, utility locations, historic preservation, and no impact to any of the streams or other aspects at this time. The site plan was displayed on the screen for all to view and Mr. Smith walked through the layout of the proposed facility. Setbacks including buffers were covered- 100' state requirement and 50' for the Towns were noted in the presentation and logistics for traffic flow into the two facilities. The structure is enclosed and no waste is left on the floor at the end of the day. Emergency response paths around the proposed structure were also noted. Mr. Coe noted he has been to the facility and there are a lot of trucks waiting to be hauled out along the roadway and asked about any problems with the additional traffic flow in and out. Mr. Smith and Mr. Winslow noted there would be additional traffic from the facility and the trailers seen along the road move by the end of the day. They will work on minimizing the traffic flow in conjunction with the scales and recycling center adjacent. No additional questions from the board to the applicant and staff, Chair Howe opened the floor for the audience to speak. The neighbor next door Melissa Rayborn wanted to speak and told the board she bought the house next door in 2007 and wouldn't have if she knew it was to be a recycling center. The noise, the debris, the fire, the land itself was troublesome for her. The traffic now she explained turns around in her driveway and illegally dumps anything the center doesn't accept. Her son and her grandson live there, and the grandson will not go outside anymore during the day as the noise scares him, he's two years old. The debris on the road has caused numerous tires to need to be replaced is significant. The recent fire at the center has her very concerned about this expansion. The next speaker is the property owner behind Kirk Cleary, fifty-five acres near the creek for him and his

family to live there. His biggest concern is the runoff from the property, and the creek is the dividing line on his property and Triad's. He noted the noise wasn't too terrible on the weekdays and the weekends are quiet. His biggest concern is pollution in the creek as it drains into the reservoir. There appears to be a lot of pollution now that flows into the creek from that area, and the environment is already affected. He is concerned about the future as the operations and business are expanding. He asked the board to look at that and think about it with this request. Mr. Dodson asked staff about their responsibility for the roadway and runoff. Ms. Detsch noted it is an NCDOT roadway and a secondary road so maintenance would be different than a highway like 421, but they would come out and clean up any drainage issues along the roadway if there are any. She is not sure about sweeping the roadway but could send in complaints to the local office to investigate. Mr. Dodson asked the property owners if they had called into the state and Ms. Rayborn had not. Mr. Dodson turned those questions to the applicants and Mr. Smith noted the state requires water samples now for their recycling operation quarterly and has a stormwater system now. The owners sweep in front of the property but do not sweep the entire roadway. Mr. Dodson asked if they could expand their sweeping and they could. Mr. Speaks asked about the debris left around the site. Ms. Rayborn had called two times and had not received a call back. Ms. Detsch noted since this is in the ETJ, the county would need to enforce the solid waste, and they are limited to just household trash versus construction debris. Ms. Rayborn noted it was electronics and Ms. Detsch wasn't sure if they enforced that or not but would get them the right contact. Mr. Dodson asked if they only accept metal and they concurred; they do not take electronics or tv's. Ms. Rayborn wanted to also mention her property is on a well and has concerns with that as well for the board to consider. Mr. Dodson asked if the new facility would impact the ground water and Mr. Smith and Mr. Winslow noted the metal operation will stay in the same footprint and just the solid waste transfer station was in that area. Ms. Ellington noted she had concerns with the debris the neighbors are dealing with and unsure how we can handle that. Ms. Detsch noted that would be a conversation with county officials and see what their options are now and if it's not covered, we will need to have a different conversation. Ms. Detsch gave one example of a recent case where someone remodeled their house and just left all of it in the yard there were limitations on enforcement. Mr. Dodson stated with the information provided at tonight's meeting he recommends approval of ZMA-2026-03 and the Planning Board adopts the consistency statement dated June 15th, 2026, contained in the agenda materials to approve the zoning map amendment for Parcel 129110/Memorial Road, for a rezoning from the Highway Business District (HB) to Heavy Industrial District (HI).

Comprehensive Plan Consistency Statement June 15th, 2026

ZMA 26-03 Address: Memorial Road; Parcel No. 129119 Applicant: Chad Eller

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

ED5. (Economic Development Goal) Work with Yadkin County Economic Development Commission to maintain an up-to-date online inventory of available properties for large-scale employment, economic development, and adaptive reuse and work to ensure proper zoning designations in place to accommodate such uses.

LU2. (Land Use Goal) Focus new development, redevelopment and infill development in areas with existing infrastructure instead of fringe areas.

Mr. Speaks provided the second and the board approved it unanimously 5-0.

Ms. Detsch explained to the audience there will be additional notifications for the next set of meetings on July 6th (rezoning and Major Special Use Permit).

4. OTHER BUSINESS – Staff reports

Ms. Detsch noted the new houses being built in the area. A few business change outs and busy with code enforcement in town limits for trash and grass. The Town is concluding all public input on the bicycle pedestrian plan on July 6th. This Thursday evening the NCDOT is holding a public input meeting on construction of sidewalks along East Main Street which was a concept from our previous transportation plans and pedestrian plan. The meeting will be held at Town Hall in the Board of Commissioners' room. Discussion of the design with staff included sidewalk location, road widening, and power lines. Roughly there is a 60-66' right of way now and brought up the picture of the layout of the proposed project. Length of project and timelines were discussed with what NCDOT was proposing. The scope of the project is from the intersection of Highway 601/East Main Street to Unifi Industrial Road/East Main Street intersection. Discussion of multi-use paths as potential future options for us to explore with our Bicycle and Pedestrian Plan. Mr. Dodson asked about Taylor Street rezoning and Mr. Koser noted they did not entertain the hearing as a board member was absent. He noted on July 6th the Board of Commissioners would hear the rezoning the Planning Board just reviewed and the Major Special Use Permit, and their rezoning of Taylor Street. Discussion of the 4th of July and the activities included the parade and afternoon activities. Chair Howe asked about the status of the Comprehensive Plan as it's going out of its lifespan and Mr. Koser explained there are budget constraints this coming fiscal year. Chair Howe asked what the process was and Ms. Detsch explained it was similar to what the Town is doing with the bicycle and pedestrian plan, but it is hosted by the Planning Board. Significant public input is required, and Ms. Detsch asked the Council of Governments for a quote which they provided to her. The process would be to look through the previous plan and any goals not achieved revisit them, set new goals, see where the town stands with development at this time. Chair Howe asked how long this would take and Ms. Detsch said probably around a year to get good public input. Ms. Detsch also had a question for the board about historic cases with manufactured houses. She explained this property owner in the ETJ has been asking to move a manufactured house on his property temporarily to fix it up and sell it, but it is not zoned appropriately for manufactured houses. He asked if there was a board he could plea his case to and there wasn't. Staff investigated all the options of temporary allowances and couldn't find one that would work in his case. She noted the Town has very strict standards on manufactured houses on properties. The property in question is 1240 Myers Road and even with it being 30 days temporary she imagined it would slide into longer timeframes. Discussion of the Town's strict requirements and stance on manufactured homes concluded the meeting. Mr. Dodson asked about the NCDOT proposed sidewalk changes on East Main Street and Ms. Detsch encouraged the board to attend the meeting for more information. Discussion of NCDOT input and roadway projects occurred between staff and the board. Mr. Coe asked about a recent vacancy on the Board and Ms. Detsch

concurred that Mr. Gibbs had resigned and an in-town position is vacant now. If the board has anyone interested to please come to see staff to learn more.

5. ADJOURNMENT - Next regularly scheduled Planning Board meeting is July 20th, 2026.

Mr. Dodson moved to adjourn the meeting at 6:22 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

7-20-26
Date



Anna Logan Howe, Chair

7/20/26
Date