



## **Yadkin County Central Permitting**

### **Planning Division**

213 East Elm Street  
Yadkinville, NC 27055

**January 12, 2026**

## **YADKIN COUNTY PLANNING BOARD AGENDA**

- I. Call to Order:** Chair
- II. Chair Comments**
- III. Approval of Minutes:** October 13 & November 10, 2025, regular meetings
- IV. Set 2026 Meeting Schedule**
- V. Old Business:**
  - a. Continuation from November 10, 2025, meeting: consideration of a Zoning Ordinance Text Amendment for sections 111-174, 111-280, and 111-309 submitted by Paul Freer.
  - b. Continuation from November 10, 2025, meeting: consideration of a Zoning Map Amendment for PIN # 581817551 & 5818716392 located on Sugartown Rd from Restricted Residential (RR) to Rural Agricultural (RA).
- VI. New Business:**
  - a. RZ26-001 | Rezoning of 3.376-acres located on Rent Rd, further identified as parcel# 157372 from Manufactured Home Park (MHP) to Residential General (RG).
- VII. Adjourn.**

**NOTE:** Anyone with disability who needs an accommodation to participate is asked to inform the Planning Office at 336-849-7905 prior to noon before the scheduled meeting.



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### **PLANNING STAFF REPORT – TEXT AMENDMENT**

#### **CASE TXT25-001**

**Applicant:** Mr. Paul Freer

The Planning Board must determine the proposed amendment's consistency with the Land Use Plan voting to recommend approval, denial, or to table the case for further consideration. The Board must consider the proposed amendment as submitted. If any changes to the submitted proposal are suggested by the Planning Board and amenable to the applicant or suggested by the applicant himself, the proposal must be tabled, redrafted, and resubmitted for a later meeting.

This staff report is intended to be read alongside the draft of the proposed amendment.

#### **Staff Summary of Proposed Amendment**

The applicant seeks to create a new zoning district named the *RT, Rural Transition Growth Area* Zoning District. This zoning district intends to create a transition and developmental buffer between rural and urban areas / areas with existing development. The primary development pattern is intended to be agricultural and residential with few and limited commercial uses allowed. The dimensional requirements of lots and structures are significantly different from existing zoning districts. Notably, the minimum lot size is five acres. In addition to amending the Zoning Ordinance, the Land Use Plan must be updated to reflect the new district.

#### **Applicable Land Use Goals:**

##### **Land Use Overarching Goal One:**

Coordinate the amount, location, pattern, and designation of future land uses with availability of services and facilities sufficient to meet the county's population and economic needs consistent with other Plan goals and objectives.

Fiscally and environmentally responsible, sustainable growth, consistent with the provision of adequate services and facilities and a high quality of life.

Objective Three: Land uses that are appropriate to on-site environmental conditions and features, and that protect natural resources, cultural resources, and community character.

Objective Four: Preserve rural area lands having a high productive potential, to the extent possible, for appropriate forestry and agricultural use.

##### **Land Use Overarching Goal Two:**



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Land uses that are appropriate to on-site environmental conditions and features protecting natural/cultural resources and community character.

**Goal One:** Encourage a separation of urban and rural land uses, and direct new development into areas where necessary community facilities and services exist through periodic updates to the Land Use Plan.

**Goal Two:** Maintain the rural, low-density land surrounding Urban and Transition Areas as designated on the Future Land Use Map.

**Objective One:** Discourage high intensity / high density development in the Rural Agricultural Land Use Category.

**Subobjective 2:** Continue to manage subdivision activities in the RA general use zoning district to promote preservation of open space for use as farmland.

**Objective Two:** Continue to protect valuable resource land such as productive agricultural areas, natural areas, streams/floodplains, historic sites and properties, and potential reservoir sites.

### **Land Use Overarching Goal 9:**

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Protection of Natural, Cultural, and Historic Resources:

#### **Goal 4 – Natural Systems:**

**Objective 3:** Promote land use patterns that preserve the natural hydrologic system and maintain a sustainable “carrying capacity” balance for the future between ground water and surface water resources.

#### **Staff Analysis and Comments**

##### Amendment to Section 111-280. Permitted, Special, and Accessory Uses.

Staff review of proposed permitted uses is largely based on permitted uses in the RA zoning district.

###### *1. “Residential use of single family detached dwellings.”*

- The table of uses distinguishes between different types of single-family detached dwellings: Site-built (stick-built), Modular, Double-wide/Multi-section Manufactured Homes (DWMH) and Single-wide Manufactured Homes (SWMH). Staff will need clarification in the proposed language to address these distinctions. Site-Built and Modular homes are treated as the same use.
- The proposed amendment to Section 111-309 that allows DWMHs but not SWMHs must be moved to Section 111-280.



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- In the Rural Agricultural (RA) zoning district, Site-built, Modular, DWMHs, and SWMHs are all permitted.
- In the Residential Restricted (RR) zoning district, only Site-built and Modular single-family homes are allowed. Manufactured Homes of any kind are not allowed.
- In the Residential Limited (RL) zoning district, SWMHs are not allowed. Site-built, Modular, and DWMHs are allowed.
- In the Residential General (RG) Zoning District, all of the previously mentioned types of single-family housing are allowed.
- In the RA zoning district, Duplexes (two-family dwellings) are allowed by right and *Campground and RV Parks* are allowed by Special Use Permit (SUP).
- All residential zoning districts and the Conservation Protected (CP) zoning district allow for the *Residential Development Sales, office on-site* land use.
- All residential zoning districts except for Residential Institutional (RI) allow for the *Residential Storage Facilities* land use. This is essentially the development of an accessory building, such as a barn, garage, or storage building, as the primary building on a parcel.
- *Family Care Homes* must be allowed in all residential zoning districts per North Carolina General Statute (NCGS) 160D-907. However, the ordinance may specify that *Family Care Homes* be located not less than one-half mile from each other.

### **2. “Non-Residential Uses”**

- “*Farming (i.e. crop, tree, and hobby farms) and agricultural related uses, but not including livestock operations;*”
  - \* Farming is considered a free use of property and can be conducted without a permit, this includes pastureland for livestock grazing. Structures, including barns, do require zoning permits unless exempt from zoning regulations. The commercial uses *Livestock Sales* and *Livestock Sales Barns* are permitted in the Manufacturing and Industrial One & Two (MI-1 & MI-2) zoning districts. *Swine Farms* are allowed by SUP in the RA district. The land use *Livestock, non-farm* exists to allow the development of recreational operations involving livestock with accompanying structures as a primary use of property and is allowed by SUP in the RA and CP zoning districts. Farming related to crops, forestry, and hobby farms will not have to be listed in the Table of Uses. Staff will need clarification in the proposed language



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to determine which, if not all, of the currently listed livestock related land uses are intended to be disallowed.

\* *Roadside Stands* is a use permitted by right in the RA zoning district.

\* *Wineries and Wine Tasting Rooms* are allowed by SUP in the RA zoning district.

- “*Essential Services and Related Structures;*”

\* Staff assumes the intent is to allow for essential public services and utilities. The following are land uses to consider for qualification: *Convenience Sites, Public Utility Facilities (major)* – SUP in RA, *Public Utility Facilities (minor), Solar Farms* – SUP in RA; *Wireless Communication Towers* – SUP in RA.

- “*Nurseries, Greenhouses, and Landscape Material Operations, Including Retail and Wholesale Operations;*”

\* The following are land uses to consider for this qualification. Each use listed here requires a SUP in the RA zoning district: *Farm Supplies; Florists; Grading Operations; Landscapers; Lawn and Garden Care; Lawn and Garden Supplies;*

3. “*Public, Institutional, and Civic Uses: open spaces, athletic fields, parks, playgrounds, and public gardens.*”

- Leaving land as Open Space is considered a free use of property and does not need to be listed in the ordinance as a land use.
- Staff lack confident understanding of the intended difference between “*athletic fields, parks, playgrounds, and public gardens,*” and “*Public recreational areas/facilities, including golf courses, country clubs, swimming pools, driving ranges, and other similar areas/facilities,*” stated under *Conditional Uses* (Staff assumes *Conditional Uses* are land uses intended to be permitted as a Special Use) given the definition of affected land uses currently in the ordinance. The proposed language should be updated and clarified to either conform to current listed uses or current broader land uses must be broken down to constituent parts which will have effects on other zoning districts and ordinance definitions.
- Staff will include all recreation-related land uses under the *Conditional Uses* section as all are allowed by SUP in the RA zoning district. However, discussion of these uses may address permitting them, whether generally or individually, by right or by SUP.



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- The following are public, institutional, and civic land uses allowed in the RA zoning district by SUP (unless stated otherwise “[P]”) to consider for qualification: *Adult Care; Airports, public and private; Ambulance Services / Rescue Squads [P]; Cemeteries, private [P]; Cemeteries, public [P]; Child Care Centers; Churches (including fellowship buildings) [P]; Funeral Homes; Greenways [P]; Libraries; Landfills, construction or demolition, Landfills, land clearing and inert debris; Museums; Nursing, Convalescent Facilities, Assisted Living; Police and Fire Station Operations [P]; Post Offices; Recycling Collection Centers; Schools (elementary, middle, high); Tents, religious;*
- *Cemeteries* in the proposed amendment are intended to be a *Conditional Use*. Staff will address *Cemeteries* further in that section.

4. “*Accessory Uses: private garages, parking spaces, carports; Home occupations; Non-commercial gardens, greenhouses, and conservatories; Private kennels; Private recreational facilities, such as swimming pools; Storage of recreational vehicles and related equipment; Tool sheds, structures, and similar buildings for storage of domestic supplies and non-commercial recreational equipment.*”

- *Accessory Uses* are permitted by right in every zoning district and include *Private Garages; Carports; Greenhouses; Conservatories; Private Kennels* (Staff assume these to be doghouses or pens); *Swimming Pools; Tool Sheds, Structures, and Similar Buildings for Storage of Domestic Supplies and Non-commercial Recreational Equipment.*
- The ordinance distinguishes between *Home Occupations* and *Home Occupations of a Commercial Nature*. *Home Occupations* are permitted by right in the RA, RR, RL, and RG zoning districts. *Home Occupations of a Commercial Nature* are allowed only in the RA zoning district by SUP. Additional consideration should be given to determine if only *Home Occupations* or also *Home Occupations of a Commercial Nature* should be allowed. Proposed language should be updated to reflect this.
- *Private Recreational Facilities* implies an existing, distinct primary land use and should not be used in reference to accessory structures. However, development associated with *Private Recreational Facilities*, such as swimming pools, may be constructed as an accessory structure.
- *Non-commercial Gardens* (Staff assume the plain meaning is “gardening” or “keeping a garden”) is considered a free use of property and does not need to be listed as a land use.
- *Parking Spaces and Storage of Recreational Vehicles and Related Equipment* are considered free use of property if the vehicles are personal and not part of a



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commercial operation. The county does not regulate where vehicles must be parked or stored on the property. Yadkin County does not allow junked vehicles to be stored outdoors on a residentially zoned parcel.

### *5. "Conditional uses:"*

- Staff understand *Conditional Uses* to mean uses allowed by SUP. Special Uses require supplemental development requirements to mitigate their impacts on adjacent and surrounding properties. No supplement requirements were provided with the submittal. These requirements must be provided or the uses and/or the district must be slotted into existing subsections of Sec. 111-475. *Supplemental requirements for specific special uses. (c).*

- *"Bed and Breakfast Establishments"*

\* *Bed and Breakfasts* are currently permitted by SUP in the RA and RI zoning districts and permitted by right in the Community Business (CB) and Highway Business (HB) zoning districts.

- *"Cemeteries"*

\* In all zoning districts where *Cemeteries* are allowed, they are permitted by right. *Cemeteries, private* are privately owned and managed. *Cemeteries, public* are publicly owned and managed. *See snapshot of the current ordinance below:*

Use	RA	RR	RL	RG	RI	CP	MHP	CB	HB	MI-1	MI-2
Cemeteries, private	P	P	P	P	P	P					
Cemeteries, public	P				P			P	P		

- *"Kennels, animal hospitals (with overnight care), and similar uses/facilities"*

\* *Kennels and Animal Shelters* are allowed in the RA, CB, and HB zoning districts by Special Use Permit.

\* *Animal Hospitals / Veterinary Clinics* are allowed in the RA zoning district by Special Use Permit.

- *Non-farm related open or outdoor sales, services, and rental as a principal or accessory use;*



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\* Staff are unsure of the specific land uses intended to be permitted by this subsection. There are many light commercial uses allowed by SUP in the RA zoning district. However, most are not in the open or outdoors. The proposed language should be updated for clarity and specificity.

- *Public recreational areas/facilities, including golf courses, country clubs, swimming pools, driving ranges, and other similar areas/facilities.*

\* Existing recreational land uses in the RA zoning district are allowed by SUP (unless stated otherwise [P]) and include: *Community Centers* (e.g. publicly owned community ball fields), *Country Clubs* [P], *Golf Courses*, *Golf Driving Ranges*, *Greenways* [P], *Livestock, non-farm*, *Miniature Golf*, *Par 3 Golf*, *Parks and Playgrounds* [P], *Private Recreation Clubs* (e.g. privately-owned ball fields), *Recreation Outdoor* (e.g. airsoft & paintball fields), *Rodeos*.

### 6. “*Interim uses:*”

- Staff assume “*Interim uses*” is intended to mean *Temporary Uses*, which are defined in Sec. 111-339. as, “A land use established for a limited and fixed period of time and are (1) events that are intended to or likely to draw more than one hundred (100) people (2) unlike the usual or customary activities allowed by the zoning classification of the property.” This definition relates *Temporary Uses* with actual uses of land rather than structures.

There are not individually specified *Temporary Uses* in the Zoning Ordinance. It is a broad category to allow temporary land use activities not typical the zoning district or existing land use of a property. *See snapshot of the Ordinance below:*

Use	RA	RR	RL	RG	RI	CP	MHP	CB	HB	MI-1	MI-2
Temporary uses	P			P	P		P	P	P	P	P

Sec. 111-339. (a). Allowable permitted uses and special events may be permitted based on criteria in this section. Examples of permitted temporary uses include, but are not limited to: *tractor pulls, carnivals, circuses, gun shows, turkey shoots, agricultural fairs, charity dinners, Christmas tree lots, craft fairs, film shoots, festivals, seasonal markets, farmers' markets, hot air balloon sites, helicopter landing sites, concerts, and dances.*



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- *“Use of transportable shipping and storage containers;”*
  - \* The permanent use of transportable shipping and storage containers is permitted as an accessory structure with NC building code requirements applicable. Their use as temporary structures for construction purposes is allowed in conjunction with Building Permit, which requires a Zoning Permit to be approved first.
- *“Other temporary uses determined by the Planning Board to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the health, safety, and general welfare of the public.”*
  - \* The Board must consider the proposed amendment as submitted. If any changes to the submitted proposal are suggested by the Planning Board and amenable to the applicant or suggested by the applicant himself, the proposal must be tabled, redrafted, and resubmitted for a later meeting.

It is not appropriate to ask the Planning Board to determine what other uses may fit a described set of criteria within and as part of a proposed text amendment. However, asking the Planning Board during a Public Meeting for suggestions to redraft the proposed language would be appropriate.

### Amendment to Sec. 111-309. Lot Size, Yard Setback, and Building Height By District.

#### *1. “Lot requirements:”*

- The purpose statement states the density should be one dwelling unit per three acres. The proposed amendment to the dimensional table states five acres. The proposed language should be updated to correct the discrepancy.
- The dimensional requirements for the proposed RT zoning district are the same as the existing Conservation Protected (CP) zoning district.
- The dimension requirements for the RA zoning district are as follows:

RA	Minimum Size	Minimum Width	Minimum Depth
	30,000 sq. ft.	75 feet	110 feet

- With dimensional requirements much larger than the Rural Agricultural (RA) district's and the same as the CP district's, staff find a discrepancy between the



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name and purpose of the proposed RT district. The full title of the RT district being the Rural Transition Growth Area zoning district. The stated purpose being in part, *“to preserve forestry, agriculture, and to allow for very low-density residential development as the preferred land uses in rural parts of the county in areas of the county that are transitioning from rural lands (i.e. farm lands) to urban areas.”*

- The purpose of the RA district from Sec. 111-174 reads, *“to maintain a rural development pattern where single-family housing is intermingled with agricultural uses, not having access to public water and sewer systems. This district is also designed to protect rural areas from the intrusion of non-agricultural land uses that could create a nuisance, detract from the quality of life and/or present a danger to the natural environment.”*
- The proposed dimensional requirements would make the Rural Transition Growth Area (RT) zoning district significantly less dense, more rural, than the Rural Agricultural (RA) zoning district. It is staff’s opinion that the RT district in practice would not function as a “transition” or “growth” district but as a conservation style district, fitting its purpose to preserve agricultural land.

### **2. “Setback Requirements:”**

- All the proposed setback requirements are significantly smaller than any other existing zoning district except for the rear setback for a primary building in the residential and commercial districts.

### **3. “Maximum Building Height:”**

- The maximum building height for all zoning districts in Yadkin County is fifty (50) feet, this includes the RA and CP districts.
- Staff are concerned with accusations of the proposed maximum building height for principal and accessory structures being arbitrary especially considering the proposed maximum building height for farm buildings is unlimited.
- A definition of *“Farm Building”* should be proposed. If, for example, a Single-family Residence is built on a zoning-exempt farm property without a zoning permit as allowed by NCGS 160D-903, it may be considered a farm building and have an unlimited building height. This may be in conflict with the intent of the proposed principal structure height.

### **4. “Maximum Lot Coverage: The total sum of all impervious surfaces shall not exceed ten percent (10%) of the lot area.**



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- The county has a Watershed Protection Ordinance to protect water supplies by limiting development and mitigating the impacts of stormwaters runoff in designated Watershed Areas. Limiting impervious surface area is a regulation typically associated with this ordinance.
- As the RA district's minimum lot size is denser than that of the proposed RT district's but does not have limitations on impervious surface, staff are unsure of the practicality of this regulation.

### 5. "Minimum Structural Requirements:"

- ~~"Minimum Width, Length, and Area: The minimum width shall be twenty four feet (24') over at least seventy five percent (75%) of the length. The minimum length shall be thirty feet (30'). The minimum total square footage shall be seven hundred (700) square feet. The foregoing dimensions shall not take into account overhangs or other projections."~~

**\* (RESOLVED) This regulation is illegal and should not be considered for approval.** It violates NCGS 160D-702. *Grant of Power.* (e)(1).

- ~~"Foundations: Except for manufactured homes with an approved anchoring system, all dwellings shall be placed on a permanent perimeter foundation of concrete, masonry, or treated wood construction."~~

**\* (RESOLVED) This regulation is illegal in its current form, violating NCGS 160D-702. *Grant of Power.* (b).** However, if tailored to apply to the skirting of Manufactured Housing (SWMHs, DWMH, or Multi-sections), it would be legal under NCGS 160D-910. *Manufactured Homes.*

- ~~Minimum Exterior Requirements: The exterior wall surfaces of all structures in this district, excluding accessory structures of two hundred (200) square feet or less, shall be of the following materials or combination of materials: wood, log, brick, stone, stucco, glass, maintenance free vinyl or steel, concrete panels, decorative block, or other material, as approved by the Planning Board. The use of the following materials shall be prohibited in this district: plain concrete block (whether painted or unpainted), canvas, and plastic.~~

**\* (RESOLVED) This regulation is illegal in its current form, violating NCGS 160D-702. *Grant of Power.* (b).** Zoning regulations cannot regulate building design elements of structures subject to the North Carolina Residential Code for One and Two Family Dwellings. Zoning regulations can regulate building design elements for building not regulated by the North Carolina Residential Code for One and Two Family Dwellings. However, Yadkin County does not have any regulations concerning building design elements



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~~for any structure whether residential, commercial, and industrial besides Manufactured Homes.~~

### **Additional Analysis**

1. Both Article XX. *Buffers and Screening*. and Article XXI. *Signs*. should be updated to reflect a new zoning district.

### **Statutory Authority**

#### **NCGS § 160D-601. Procedure for adopting, amending, or repealing development regulations.**

(a) Hearing with Published Notice. – Before adopting, amending, or repealing any ordinance or development regulation authorized by this Chapter, the governing board shall hold a legislative hearing. A notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

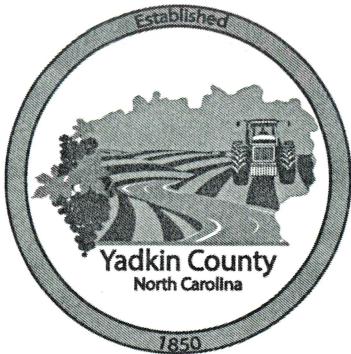
#### **NCGS § 160D-604. Planning board review and comment.**

(b) Zoning Amendments. – Subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the planning board for review and comment. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the governing board may act on the amendment without the planning board report. The governing board is not bound by the recommendations, if any, of the planning board.

(d) Plan Consistency. – When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive or land-use plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive or land-use plan shall not preclude consideration or approval of the proposed amendment by the governing board. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the planning board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the recommendation made.

### **Exhibits**

1. Application



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Date: 9-8-2025

### Zoning Text Amendment Application

Application for Zoning Ordinance Text Amendments

#### Contact Information

Applicant: Paul & Freer  
Mailing Address: 1916 Morning Star Dr Yadkinville NC 27055  
Phone: 336-399-5090 Email: FP6Hunt1@gmail.com

#### Amendment Information

The Proposed Amendment is to (please circle): **[AMEND EXISTING SECTION]** **[CREATE NEW SECTION]**

Existing Section Reference #: 111-174, 111-280, 111-309 Description of Existing Section:

PURPOSE IS TO AMEND EXISTING ZONING ORDINANCE TO CREATE  
A NEW DISTRICT ENTITLED RURAL TRANSITION GROWTH AREA.  
- SEE ATTACHMENT FILED HEREWITH FOR FURTHER EXPLANATION.

Proposed Section Reference #: \_\_\_\_\_ Description of Proposed Amendment:

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**Please attach a separate document with the proposed amendment text to this application.**



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### Signatures

I/We, the undersigned, do hereby make application and petition to amend the Official Zoning Ordinance of Yadkin County as herein requested. I/We, the undersigned, do hereby certify that all information given above is true, complete, and accurate to the best of my/our knowledge and do hereby request the Board of Commissioners take action as sought by this application.

Paul G. Freer

(Applicant's Name – please print)

9-8-2025

(Applicant's Signature)

(Date)

(Applicant's Name – please print)

(Applicant's Signature)

(Date)

(Applicant's Name – please print)

(Applicant's Signature)

(Date)

If there are additional property owners, applicants, or representatives, please attach an additional signature sheet with their names, signatures, and dates. If the applicant is different from the property owner, both parties must sign the application. Corporations, Limited Liability Corporations, Partnerships, or other similar entities: please include a notarized Official Corporate Certification authorizing a representative to sign on behalf of the corporation.

### **STAFF USE ONLY**

Staff Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_ Case Number: \_\_\_\_\_

Fee Paid Date:		BOCC Hearing Date:	
PB Meeting Date:		Advertisement Date:	
Sign Posted:		Sign Posted:	
Letters Mailed:		Letters Mailed:	

PB Recommendation:      Approved      Denied      Applicant Notice Date: \_\_\_\_\_

BOCC Decision:      Approved      Denied      Applicant Notice Date: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Staff Comments: \_\_\_\_\_

# ATTACHMENT TO ZONING TEXT AMENDMENT APPLICATION

**Purpose:** The proposed Amendment is to create a new district in the Yadkin County Zoning Ordinance entitled *Rural Transition Growth Areas*.

## **Proposed Section Reference #(s): Sec. 111-174. Intent of zoning districts.**

Proposed subparagraph (13) RT, Rural Transition Growth Area. The purpose of this district is to preserve forestry, agriculture, and to allow for very low-density residential development (defined hereinafter) as the preferred land uses in rural parts of the county in areas of the county that are transitioning from rural lands (i.e. farm lands) to urban areas.

- Very low-density residential development shall be defined as one (1) unit per three (3) acres of land, not having access to public water and sewer systems.
- This district is designed for rural areas where the lot size and width might promote groundwater rechargeability and is in area(s) adjacent to towns or areas of existing development and will provide for a transition and buffer to true rural/agricultural lands.

## **Sec. 111-280. Permitted, special, and accessory uses**

### **Permitted uses:**

1. Residential use of single family detached dwellings.
2. Non-Residential use:
  - a. Farming (i.e. crop, tree, and hobby farms) and agricultural related uses, but not including livestock operations;
  - b. Essential services and related structures; and
  - c. Nurseries, greenhouses, and landscape material operations, including retail and wholesale operations.
3. Public, Institutional and Civic Uses:
  - a. Open spaces, athletic fields, parks, playgrounds, and public gardens.
4. Accessory Uses:
  - a. Private garages, parking spaces and carports;
  - b. Home occupations;
  - c. Non-commercial gardens, greenhouses and conservatories;
  - d. Private kennels;
  - e. Private recreational facilities, such as swimming pools;
  - f. Storage of recreational vehicles and related equipment;
  - g. Tool sheds, structures, and similar buildings for storage of domestic supplies and non-commercial recreational equipment.
5. Conditional uses:
  - a. Bed and breakfast establishments;
  - b. Cemeteries;

- c. Kennels, animal hospitals (with overnight care), and similar uses/facilities;
- d. Non-farm related open or outdoor sales, services, and rental as a principal or accessory use; and
- e. Public recreational areas/facilities, including golf courses, country clubs, swimming pools, driving ranges, and other similar areas/facilities.

6. Interim uses:

- a. Use of transportable shipping and storage containers; and
- b. Other temporary uses determined by the Planning Board to be of the same general character as the permitted and conditional uses above and found not to be detrimental to existing uses and the health, safety and general welfare of the public.

### **Sec. 111-309. Lot size, yard setback, and building height by district**

**The following minimum requirements shall be observed in the Rural Transitional Growth Areas:**

1. Lot requirements:
  - a. Lot area: five (5) acres;
  - b. Lot width: one-hundred fifty feet (150'); and
  - c. Lot depth: three hundred feet (300').
2. Setback requirements:
  - a. Front yard: twenty feet (20');
  - b. Side yard:
    - i. Principal structures: eight feet (8'), except on corner lots, which shall not be less than twelve (12') on the side abutting any street;
    - ii. Accessory structures: five feet (5') minimum, unless a garage entrance faces into a street, in which case the setback will be eighteen feet (18') to accommodate a vehicle from encroaching into public right-of-way.
  - c. Rear yard:
    - i. Principal structures: twenty-five feet (25');
    - ii. Accessory structures: five feet (5') minimum, unless a garage entrance faces into a street, in which case the setback will be eighteen feet (18') to accommodate a vehicle from encroaching into public right-of-way.
3. Maximum Building Height:
  - a. Principal structures: thirty-five feet (35');
  - b. Accessory structures: one (1) story, not exceeding twelve feet (12') in sidewall height, as measured from the bottom of the sill plate to the top of the sill plate, and a maximum total height not to exceed twenty feet (20').
  - c. Farm buildings: no height restrictions.
4. Maximum Lot Coverage:
  - The total sum of all impervious surfaces shall not exceed ten percent (10%) of the lot area.
5. Minimum Structural Requirements:
  - a. Manufactured Homes: Class A manufactured homes, as defined by the Yadkin County Zoning Ordinances, may be located in this zoning district provided they

comply with all other provisions of the Yadkin County Zoning Ordinances and applicable North Carolina General Statutes. Class B manufactured homes shall not be allowed in this district, but existing mobile homes may remain as a nonconforming use.



## CASE TXT25-001

### STATEMENT OF CONSISTENCY Zoning Text Amendment – New District

**WHEREAS** Yadkin County (hereafter 'the County') received a Zoning Text Amendment Application submitted by Mr. Paul Freer proposing to establish a new general use zoning district; and

**WHEREAS** The Planning Board began its review of the request at its October 13th, 2025, regular meeting; and

**NOW THEREFORE BE IT RESOLVED** The Yadkin County Planning Board hereby makes the following finding(s) and recommendation(s) on the disposition of this Zoning Text Amendment request:

1. **CONSISTENCY WITH LAND USE PLAN:** The Board determines the request (IS / IS NOT) consistent with the adopted 2023 Land Use Plan finding that:
  - a. The following Land Use Goal(s) from the 2023 Land Use Plan are applicable.

Sample language finding request 'is' consistent:

- b. The Comprehensive Plan establishes the following general development goals and principles supporting this request:

Sample language finding the request 'is not' consistent:

- b. The comprehensive Plan establishes the following general development goals and principles not supporting this request:

Sample language finding request 'is' consistent:  b. The Comprehensive Plan establishes the following general development goals and principles supporting this request:  _____ _____ _____ _____ _____ _____ _____	Sample language finding the request 'is not' consistent:  b. The comprehensive Plan establishes the following general development goals and principles not supporting this request:  _____ _____ _____ _____ _____ _____ _____
--	--



The Planning Board, having completed its review of the Zoning Map request, **voted** \_\_\_\_\_ to find the Project **(was / was not)** consistent with the provisions of the 2023 Yadkin County Land Use Plan.

Based on this determination, the Board voted \_\_\_\_\_ to **(approve / deny)** the Zoning Map Amendment to the Board of County Commissioners.

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Chair, Planning Board

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Date



## **Yadkin County Central Permitting**

213 East Elm Street  
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### **PLANNING STAFF REPORT – REZONING CASE** **RZ25-008 Collins**

<b>Applicant:</b>	<b>Owner:</b>
Allen Johnson (Clayton Homes of Wilkesboro)	Edith Collins, Christy Wall, and Rodney Eldridge
<b>Location:</b>	<b>PIN:</b>
1836 Sugartown Rd	5818717551 & 5818716392
<b>Parcel Size:</b>	<b>Watershed / Flood Zone:</b>
3.19	N/A
<b>Proposed Zoning:</b>	<b>Current Zoning:</b>
Rural Agricultural (RA)	Restricted Residential (RR)
<b>Future Land Use Map Category:</b>	<b>Existing Land Use:</b>
Rural Agricultural Area	Residential
<b>Zoning Districts Within 500 feet:</b>	<b>Land Uses Within 1000 feet:</b>
RA	Residential Agriculture

#### **Background:**

The owners wish to rezone the subject parcel, currently zoned Restricted Residential (RR) to Rural Agricultural (RA) to place a new manufactured doublewide home on the property.

**STAFF COMMENT:** The current zoning district (RR) does not allow for Class A or Class B manufactured homes.

Rezonings consider applying a different set of land use regulations to a property and do not present a Development Plan for the property. The Board and Staff must consider whether the Rezoning and all development options allowed by the requested district are Consistent with the County Land Use Plan and not the applicant's stated intent for property development.

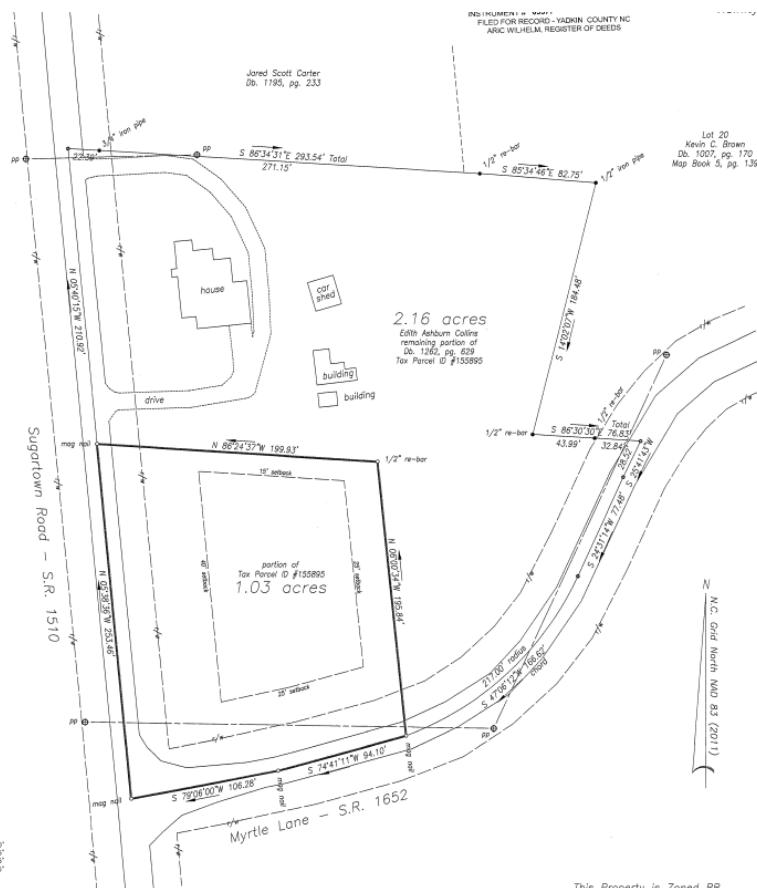


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## **Vicinity Map and Vicinity Zoning Map (see next page):**





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### **Intent of Districts:**

Per Section 111-174 of the Ordinance, the intent of each existing and proposed district is as follows:

**RA, Rural Agricultural.** The purpose of this district is to maintain a rural development pattern where single-family housing is intermingled with agricultural uses, not having access to public water and sewer systems. This district is also designed to protect rural areas from the intrusion of non-agricultural land uses that could create a nuisance, detract from the quality of life and/or present a danger to the natural environment.

**RR, Restricted Residential.** The purpose of this district is to stabilize established and planned residential neighborhoods by providing a place for medium-density stick-built and modular homes, provided that adequate water and sewer systems are available.

### **Land Use Limitations:**

The RA district is primarily a residential district allowing for all types of single-family housing but also limits the number of new lots that can be created out of a parcel in a subdivision. The RA district also allows for a limited selection of less intensive commercial land uses by Special Use Permit.

The RR district only allows for stick-built or modular homes and does not allow for commercial land uses.

### **Dimensional Comparison of Districts:**

RA	Minimum Size	Minimum Width	Minimum Depth	Front Setback	Side Setback	Rear Setback	Maximum Building Height
	<b>30,000 sq. ft.</b>	<b>75 feet</b>	<b>110 feet</b>	<b>40 feet</b>	<b>15 feet</b>	<b>25 feet</b>	<b>50 feet</b>
<b>Corner lots abutting side streets</b>					<b>25 feet</b>		
<b>Accessory structures</b>					<b>12 feet</b>	<b>15 feet</b>	



## Yadkin County Central Permitting

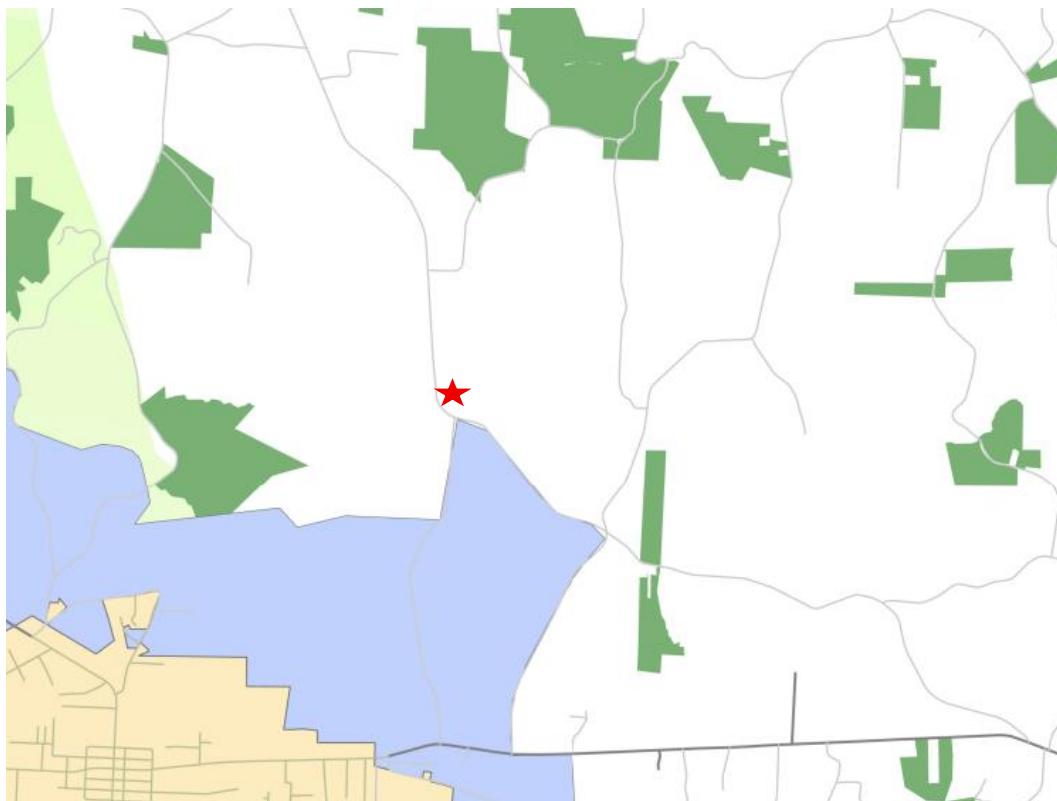
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RR	Minimum Size	Minimum Width	Minimum Depth	Front Setback	Side Setback	Rear Setback	Maximum Building Height
	30,000 sq. ft.	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Water and Sewer	20,000 sq. ft.	75 feet	110 feet				
Corner lots abutting side streets					25 feet		
Accessory structures					12 feet	15 feet	

### 2023 Yadkin County Comprehensive Land Use Plan:

As detailed on the Future Land Use Map, the project is in the following areas/land use category:  
**Rural Agricultural Area.**





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A summary of applicable Land Use Plan definitions and policies is as follows:

<b>Future Land Use Category:</b>	Rural Agricultural Area
<b>Description:</b>	Lands adjacent to Urban or Transition Land Use Classifications that is rural in character. Prevailing land use activities in this area are related to cultivation of the land which shall be encouraged to continue. The area is appropriate for low intensity and low-density residential development that would not be dependent on urban services. Residential development is seen as complementing agricultural activities and developed at a density meeting or exceeding 1 dwelling unit for every 1 acre of property.
<b>Overarching Land Use Goal:</b>	Encourage and promote diverse housing types throughout the county at appropriate densities to include HUD code-compliant manufactured housing where appropriate.

### Future Land Use Map Area Categories:

Both the Restricted Residential (RR) and the Rural Agricultural (RA) district as envisioned in the Rural Agricultural Transition Area on the Future Land Use Map matrix.

		Yadkin County Future Land Use Plan Area Categories									
		Transition Land Use Categories					Rural Land Use Categories			Overlay Land Use Categories	
Zoning Districts	Primary	Secondary	Rural Transition	Economic		Community Service	Rural Agricultural	Agri-Tourism	Scenic Corridor	Conservation	Reservoir
				General	Industrial						
Residential	Rural Agriculture			X			X	X	X	X	X
	Restricted Residential	X	X	X							
	Residential Limited	X					X				
	Residential General	X	X	X							
	Residential Institutional	X	X				X				
	Manufactured Home Park	X	X				X				
Commercial	Community Business				X		X				
	Highway Business				X						
Manufacturing	Manufacturing Industrial One				X	X					
	Manufacturing Industrial Two					X					
Conservation Protected	X	X	X	X	X	X	X	X	X	X	X
Watershed Overlay	X	X	X	X	X	X	X	X	X	X	X
Residential Conditional Districts	X	X		X <sup>1</sup>		X	X	X	X		
Non-residential Conditional Districts				X	X	X		X			



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### **Statutory Authority & Provisions of the Zoning Ordinance**

Statutory Authority and requirements for Zoning Map Amendments (Rezonings) can be found in NCGS § 160D Article 6 *Development Regulation*. Section § 160D-603. *Citizen comments* reads in part as follows:

*Subject to the limitations of this Chapter, zoning regulations may from time to time be amended, supplemented, changed, modified, or repealed.*

The Yadkin County Zoning Ordinance provides for Rezonings in Article IV. *Changes and Amendments*.

### **Rezoning Process for General Use Districts:**

The Zoning Map Amendment (Rezoning) process for General Use Districts involves the review of and acting on a rezoning petition in accordance with Article 4 of the Zoning Ordinance. Applications requiring legislative decisions are based on the Board of County Commissioners determination that the project is consistent with the purpose and intent of the Comprehensive Plan and applicable Zoning regulations as embodied within the Ordinance.

The typical review procedure is as follows:

1. Staff conducts a review and analysis (contained herein).
2. The Planning Board Reviews the request and makes a recommendation to the Board of County Commissioners (BOCC).
3. The BOCC receives the Planning Board recommendation and decides on the request at an advertised Public Hearing.

### **Staff Analysis:**

#### **1. Land Use Plan Goals and Policies Serve as a Guide for Rezoning Decisions.**

As detailed in Section 111-6 *Relationship to adopted plans* of the Zoning Ordinance:

*The land use plan adopted by the Board of Commissioners indicates desired development of various types, uses and/or levels of intensity according to location and other variables. This plan should be used as a guide for the application of this article to land within the areas covered, as well as for the provision of public services.*

### **Staff Comment:**

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## **Yadkin County Central Permitting**

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It is not appropriate for the Planning Board to review the request based off the applicant's stated planned use.

### **Exhibits:**

1. Application
2. Mailing Certification Package
3. Statement of Consistency



## Yadkin County Central Permitting

213 East Elm Street  
Yadkinville, NC 27055

(336) 849-7905 <https://www.yadkincountync.gov/134/Central-Permitting>

## General Rezoning Application

Date: 10/13/2025

Application for General Use Zoning Map Amendments

### Contact Information

Property Owner(s): Edith Collins

Mailing Address: 1836 Sugartown rd Yadkinville NC 27055

Phone: 336 244 2425 Email: hbone2521@yahoo.com

Applicant (if different from property owner): Allen Johnson (clayton homes of wilkesboro)

Mailing Address: 2724 us Hwy 421 Wilkesboro NC 28697

Phone: 828 729 8722 Email: allen.johnson@claytonhomes.com

### Property Information

Property Address: 1836 Sugartown rd Yadkinville NC 27055

Tax PIN#: 5818717443 Size (Acres): 2.557

Existing Utilities (Please Circle): WELL | SEPTIC | PUBLIC WATER | PUBLIC SEWER

Current Use & Development: Current Home | Splitting Lot adding Manufactured Home

### Rezoning Request

Current Zoning District: RR Requested Zoning District: RA

Future Land Use Map Area: 1.00 Acre +- cut from 2.557 acres

Proposed Use: New Manufactured Doublewide Home

**STAFF NOTE:** The Planning Board and Board of County Commissioners must consider all allowed uses and developed restrictions in the requested district and not the proposed use exclusively.



## Yadkin County Central Permitting

213 East Elm Street  
Yadkinville, NC 27055

(336) 849-7905 <https://www.yadkincountync.gov/134/Central-Permitting>

### Signatures

I/We, the undersigned, do hereby make application and petition to amend the Official Zoning Map of Yadkin County as herein requested. I/We, the undersigned, do hereby certify that all information given above is true, complete, and accurate to the best of my/our knowledge and do hereby request the Board of Commissioners take action as sought by this application.

Edith Collins

(Owner's Name – please print)

*Edith A. Collins, Teresa E. Carter, ALP*

10/3/2025

(Owner's Signature)

(Date)

(Owner's Name – please print)

(Owner's Signature)

(Date)

(Applicant's Name – please print)

(Applicant's Signature)

*Allen Johnson*

(Date)

(Applicant's Name – please print)

*AL*

*10/3/2025*

(Applicant's Signature)

(Applicant's Name – please print)

If there are additional property owners, applicants, or representatives, please attach an additional signature sheet with their names, signatures, and dates. If the applicant is different from the property owner, both parties must sign the application. Corporations, Limited Liability Corporations, Partnerships, or other similar entities: please include a notarized Official Corporate Certification authorizing a representative to sign on behalf of the corporation.

### STAFF USE ONLY

Staff Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_ Case Number: \_\_\_\_\_

Fee Paid Date:		BOCC Hearing Date:	
PB Meeting Date:		Advertisement Date:	
Sign Posted:		Sign Posted:	
Letters Mailed:		Letters Mailed:	

PB Recommendation: Approved Denied Applicant Notice Date: \_\_\_\_\_

BOCC Decision: Approved Denied Applicant Notice Date: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Staff Comments: \_\_\_\_\_

**CERTIFICATION OF PLANNING BOARD MEETING NOTIFICATION**

**CASE RZ25-008 | Collins PIN#: 5818717551 & 581816392**

**Date of Planning Board Meeting: Monday, November 10, 2025**

I, **Brittany Anderson**, Planning and Zoning Officer with Yadkin County North Carolina DO HEREBY CERTIFY that in accordance with the provisions of the Yadkin County Zoning Ordinance and the administrative policy of the Yadkin County Board of Commissioners, I have or cause notice of a Planning Board meeting for the project referenced herein as follows:

1. MAILED NOTICES: Notices giving specifics on the review of the holding of a Public Meeting by the Planning Board, the type of request under review, and the date/time/location of the Planning Board Meeting.
  - a. Consistent with the Yadkin County Zoning Ordinance, the policy of the Yadkin County Board of Commissioners, and the provisions of NCGS 160D-602(a), First Class Mail to all 'adjacent' property owners as identified by Yadkin County tax records.

On Monday, October 27, 2025, **14 days before the Planning Board meeting**.

2. SIGNS: Staff posted the subject parcel with a sign indicating the date/time/location and nature of the meeting involving the property on Monday, October 27, 2025, **14 days before the Planning Board meeting**.

WITNESS by my hand, this 27th day of October 2025,

*Brittany Anderson*

Brittany Anderson

Planning and Zoning Supervisor



## CASE RZ25-008

### STATEMENT OF CONSISTENCY Zoning Map Amendment – Collins PIN# 5818717551 & 5818716392

**WHEREAS** Yadkin County (hereafter ‘the County’) received a Zoning Map Amendment application proposing to rezone a 3.19-acres located on Sugartown Rd, owned by Edith Collins, Christy Wall, and Rodney Eldridge

**FROM:** **Restricted Residential (RR)**  
**TO:** **Rural Agricultural (RA)**  
; and

**WHEREAS** The Planning Board began its review of the request at its November 10, 2025, regular meeting; and

**WHEREAS** staff notified adjacent property owners of the date, time, and location of the Planning Board meeting in accordance with the County Commissioner requirements.

**NOW THEREFORE BE IT RESOLVED** The Yadkin County Planning Board hereby makes the following finding(s) and recommendation(s) on the disposition of this Zoning Map request:

1. **CONSISTENCY WITH LAND USE PLAN:** The Board determines the request (IS / IS NOT) consistent with the adopted 2023 Land Use Plan finding that:
  - a. The parcel is in the Rural Agricultural Area on the Future Land Use Map.

Sample language finding request ‘is’ consistent:  b. The Comprehensive Plan establishes the following general development goals and principles supporting this request: <ol style="list-style-type: none"><li>i. Overarching Land Use Goal 2: Objective One - Continue to maintain development activity within the [Rural Agricultural Area] at appropriate densities within a primary focus on single-family residential, bona-fide farms, institutional land uses, and utility operations that demonstrate minimal impact to adjacent property owners.</li><li>j. Overarching Land Use Goal 6: Encourage and promote diverse housing types throughout the county at appropriate densities to include HUD</li></ol>	Sample language finding the request ‘is not’ consistent:  b. The comprehensive Plan establishes the following general development goals and principles not supporting this request: <ol style="list-style-type: none"><li>i.</li></ol>
--	--



The Planning Board, having completed its review of the Zoning Map request, **voted** \_\_\_\_\_ to find the Project **(was / was not)** consistent with the provisions of the 2023 Yadkin County Land Use Plan.

Based on this determination, the Board voted \_\_\_\_\_ to (approve / deny) the Zoning Map Amendment to the Board of County Commissioners.

## Chair, Planning Board

Date



## **Yadkin County Central Permitting**

### **Planning Division**

213 East Elm Street  
Yadkinville, NC 27055

### **PLANNING STAFF REPORT - Rezoning Request**

### **CASE RZ26-001 Melton**

<b>Applicant:</b>	<b>Owner(s):</b>
Chase Melton	Melton Company Holdings LLC
<b>Location:</b>	<b>Parcel ID#:</b>
Rent Rd, Yadkinville	157372
<b>Project Area:</b>	<b>Land Area To Be Disturbed:</b>
3.376-acres +/-	Currently Unknown
<b>Existing Land Use:</b>	<b>Proposed Land Use:</b>
VACANT	RESIDENTIAL
<b>Current Zoning:</b>	<b>Proposed Zoning:</b>
Manufactured Home Park (MHP)	Residential General (RG)
<b>Watershed:</b>	<b>Future Land Use Map Category:</b>
N/A	Agri-Tourism
<b>Zoning Districts Within 500 feet:</b>	<b>Land Uses Within 100 feet:</b>
RA MHP CB	Residential Agricultural Small-scale commercial



## **Yadkin County Central Permitting Planning Division**

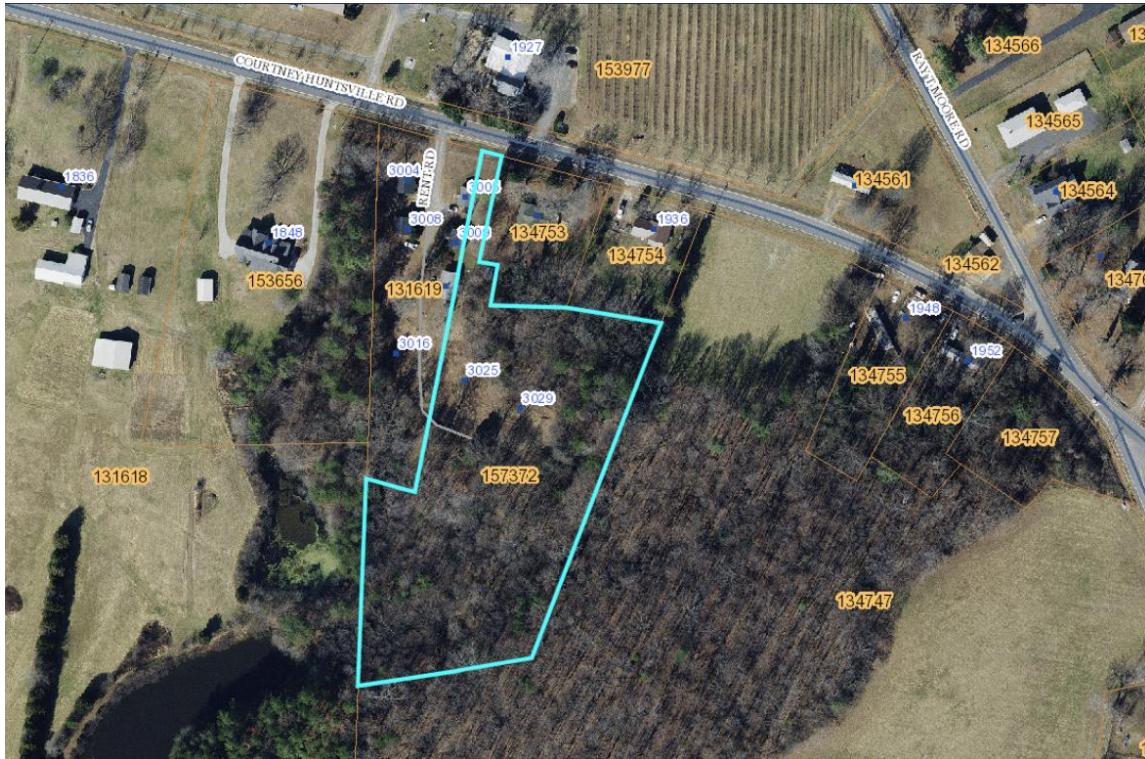
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Yadkinville, NC 27055





## **Yadkin County Central Permitting Planning Division**

213 East Elm Street  
Yadkinville, NC 27055



## Background:

The owners wish to rezone the subject parcel, currently zoned Mobile Home Park (MHP) to Residential General (RG) to subdivide the property and construct single-family dwellings.

**STAFF COMMENT:** Per Section 111-150 of the Zoning Ordinance, only a mobile home park is permitted. The original Mobile Home Park allowed for two manufactured homes on this property. Any change in development would require a new Special Use Permit for additional manufactured homes. Development will be subject to Environmental Health approval.

As Rezonings consider applying a different set of land use regulations to a property and do not present a specific Site Development Plan, the Board and Staff must consider whether the Rezoning and all development options allowed by the requested district are Consistent with the County Land Use Plan and not the applicant's stated intent for property development.

## **Intent of Districts:**

Per Section 111-174 of the Ordinance, the intent of each district (i.e., existing zoning and requested) is as follows:

***MHP, manufactured home park.*** The purpose of this district is to provide a place for high-density development of manufactured homes in a park-like setting.



## **Yadkin County Central Permitting**

### **Planning Division**

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**RG, residential general.** The purpose of this district is to provide a place for medium-density residential uses of all types, stick-built, modular, and Class A and B manufactured homes, provided that adequate water and sewer systems are available.

#### **Comparison of Districts:**

Sec. 111-309 Lot size and yard setbacks

RG	Minimum Size	Minimum Width	Minimum Depth	Front Setback	Side Setback	Rear Setback	Maximum Building Height
	30,000 sq. ft.	75 feet	110 feet	40 feet	15 feet	25 feet	50 feet
Water and Sewer	20,000 sq. ft.	75 feet	110 feet				
Corner lots abutting side streets					25 feet		
Accessory structures					12 feet	15 feet	

#### **Land Use Limitations:**

Per Section 111-280 *Table of Permitted Use*, only Manufactured Home Parks are permitted in the MHP district by approval of a Special Use Permit by the Board of Adjustment. The original Manufactured Home Park allowed two manufactured homes on the property. Any change in development would require a new Special Use Permit approval.

The RG district allows for stick-built, modular, and Class A and B manufactured homes.

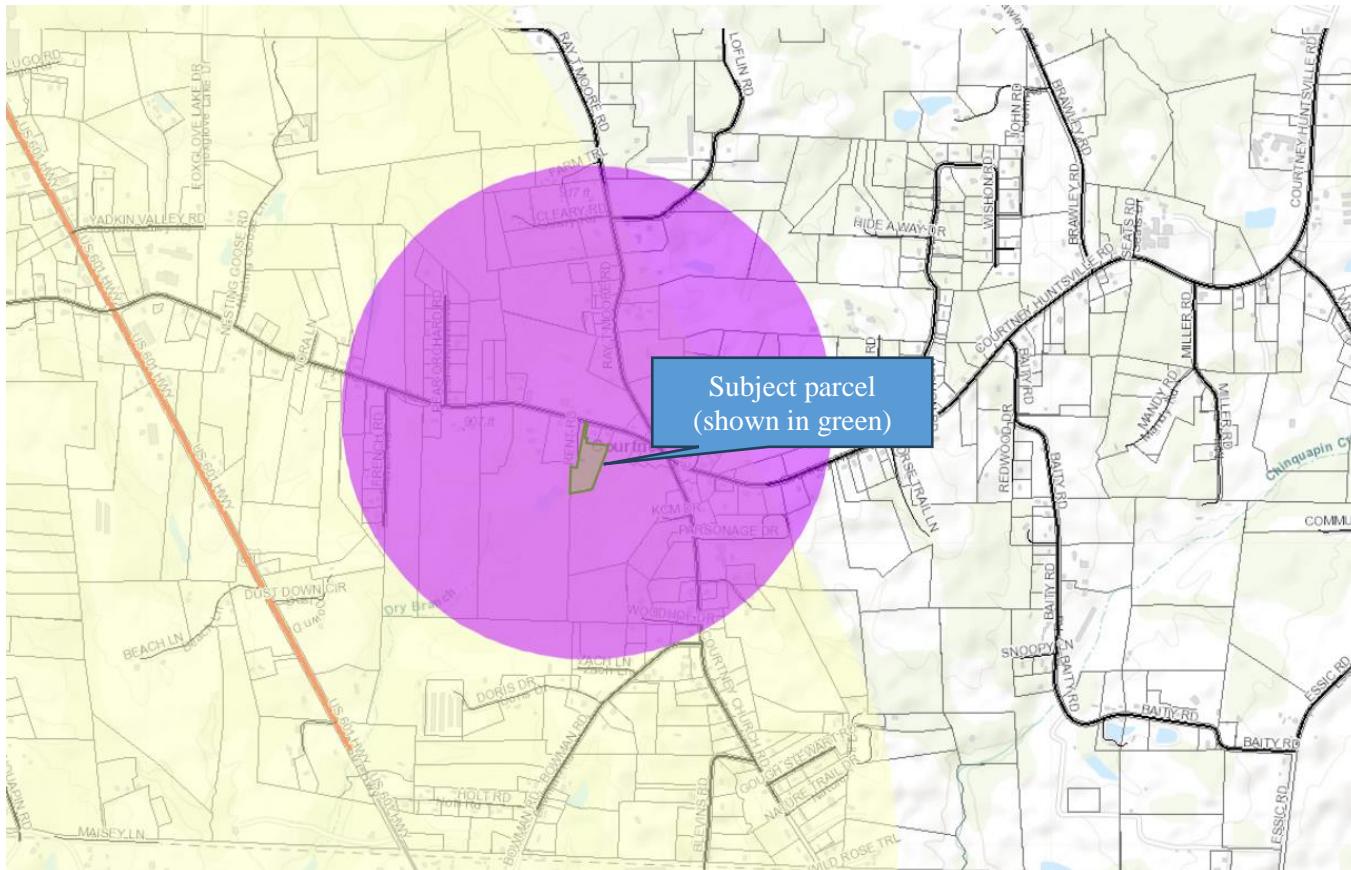


## Yadkin County Central Permitting Planning Division

213 East Elm Street  
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### 2023 Yadkin County Land Use Plan:

As detailed on the Future Land Use Map, the project is in the following areas/land use categories:



Future Land Use Categories:	Agritourism Area
Description:	Areas located in the vicinity of vineyards, wineries, equestrian centers, and other agritourism attractions, which make up a large percentage of the county's tourist attractions. These areas are primarily intended for agricultural uses that maintain the county's rural character but are also appropriate for limited commercial uses that support and complement agritourism attractions such as arts and craft studios, farmer's markets, bed and breakfast inns, and locally owned restaurants.



## **Yadkin County Central Permitting Planning Division**

213 East Elm Street  
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<b>Overarching Land Use Goal 6:</b>	Encourage and promote diverse housing types throughout the county at appropriate densities to include HUD code-compliant manufactured housing where appropriate.
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### **Future Land Use Map Area Categories:**

The MHP and RG zoning districts are both not envisioned in the **Agritourism Area** according to the 2023 Future Land Use Plan Matrix.

		Yadkin County Future Land Use Plan Area Categories										
		Transition Land Use Categories					Rural Land Use Categories			Overlay Land Use Categories		
Zoning Districts		Primary	Secondary	Rural Transition	Economic		Community Service	Rural Agricultural	Agri-Tourism	Scenic Corridor	Conservation	Reservoir
Residential	Rural Agriculture			X				X	X	X	X	X
	Restricted Residential	X	X	X								
	Residential Limited	X					X					
	Residential General	X	X	X								
	Residential Institutional	X	X				X					
	Manufactured Home Park	X	X				X					
Commercial	Community Business				X		X					
	Highway Business				X							
Manufacturing	Manufacturing Industrial One				X	X						
	Manufacturing Industrial Two					X						
Conservation Protected		X	X	X	X	X	X	X	X	X	X	X
Watershed Overlay		X	X	X	X	X	X	X	X	X	X	X
Residential Conditional Districts		X	X		X <sup>1</sup>		X	X	X	X		
Non-residential Conditional Districts					X	X	X		X			

### **Statutory Authority & Provisions of the Zoning Ordinance**

Statutory Authority and requirements for Zoning Map Amendments (Rezonings) can be found in NCGS § 160D Article 6 Development Regulation. Section § 160D-603. Citizen comments. reads in part as follows:

Subject to the limitations of this Chapter, zoning regulations may from time to time be amended, supplemented, changed, modified, or repealed.

The Yadkin County Zoning Ordinance provides for Rezonings in Article IV. Changes and Amendments.



## **Yadkin County Central Permitting Planning Division**

213 East Elm Street  
Yadkinville, NC 27055

### **Rezoning Process for General Use Districts:**

The Zoning Map Amendment (Rezoning) process for General Use Districts involves the review of and action on a rezoning petition in accordance with Article 4 of the Zoning Ordinance. Applications requiring legislative decisions are based on the Board of County Commissioners determination that the project is consistent with the purpose and intent of the Comprehensive Plan and applicable Zoning regulations as embodied within the Ordinance.

The typical review procedure is as follows:

1. Staff conducts a review and analysis (contained herein).
2. The Planning Board Reviews the request and makes a recommendation to the Board of County Commissioners (BOCC).
3. The BOCC receives the Planning Board recommendation and decides on the request at an advertised Public Hearing.

### **Staff Analysis:**

#### **1. Land Use Plan Goals and Policies Serve as a Guide for Rezoning Decisions.**

As detailed in Section 111-6 *Relationship to adopted plans* of the Zoning Ordinance:

*The land use plan adopted by the Board of Commissioners indicates desired development of various types, uses and/or levels of intensity according to location and other variables. This plan should be used as a guide for the application of this article to land within the areas covered, as well as for the provision of public services.*

#### **Staff Comment:**

It is not appropriate for the Planning Board to review the request based off the applicant's stated planned use.

#### **2. Criteria for Positive Recommendation.**

The Planning Board shall review the Rezoning request and draft a positive recommendation for the Board of County Commissioners only if it meets the following criteria from Sec. 111-101 (c) of the County Zoning Ordinance:

- a. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.
- b. There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group.
- c. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state that they intend to make of the property involved.
- d. There is convincing demonstration that the character of the neighborhood will not be materially or adversely affected by any use permitted in the proposed change.



**Yadkin County Central Permitting  
Planning Division**

213 East Elm Street  
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e. The proposed change is in accord with the land use plan and sound planning principles.

**Exhibits:**

1. Application
2. Mailing Certification Package
3. Statement of Consistency



## Yadkin County Central Permitting

213 East Elm Street  
Yadkinville, NC 27055

(336) 849-7905 <https://www.yadkincountync.gov/134/Central-Permitting>

## General Rezoning Application

Application for General Use Zoning Map Amendments

Date: 12/1/2025

### Contact Information

Property Owner(s): Melton Company Holdings LLC → Chase Melton

Mailing Address: 210 W 4th St Winston Salem NC 27101

Phone: 336-971-3875 Email: chase@westarproperties.com

Applicant (if different from property owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Information

Property Address: 00 Rent Road (off Courtney Huntsville Rd)

Tax PIN#: 157372 (Subject to change) Size (Acres): 3.071 (GIS not updated. Recorddeplat attached)

Existing Utilities (Please Circle): WELL  SEPTIC  PUBLIC WATER  PUBLIC SEWER

Current Use & Development: Mobile Home Park

### Rezoning Request

Current Zoning District: MHP Requested Zoning District: RG

Future Land Use Map Area: Agri-Tourism

Proposed Use: RG - with the intention of building 3 stick built homes

**STAFF NOTE:** The Planning Board and Board of County Commissioners must consider all allowed uses and developed restrictions in the requested district and not the proposed use exclusively.



## Yadkin County Central Permitting

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### Signatures

I/We, the undersigned, do hereby make application and petition to amend the Official Zoning Map of Yadkin County as herein requested. I/We, the undersigned, do hereby certify that all information given above is true, complete, and accurate to the best of my/our knowledge and do hereby request the Board of Commissioners take action as sought by this application.

Chase Melton - Managing Member  
(Owner's Name – please print)

Chase Melton  
(Owner's Signature)

12/1/25  
(Date)

(Owner's Name – please print)

(Owner's Signature)

(Date)

Chase Melton - Managing Member  
(Applicant's Name – please print)

Chase Melton  
(Applicant's Signature)

12/1/25  
(Date)

If there are additional property owners, applicants, or representatives, please attach an additional signature sheet with their names, signatures, and dates. If the applicant is different from the property owner, both parties must sign the application. Corporations, Limited Liability Corporations, Partnerships, or other similar entities: please include a notarized Official Corporate Certification authorizing a representative to sign on behalf of the corporation.

### STAFF USE ONLY

Staff Initials: \_\_\_\_\_ Date Received: \_\_\_\_\_ Case Number: \_\_\_\_\_

Fee Paid Date:		BOCC Hearing Date:	
PB Meeting Date:		Advertisement Date:	
Sign Posted:		Sign Posted:	
Letters Mailed:		Letters Mailed:	

PB Recommendation: Approved Denied Applicant Notice Date: \_\_\_\_\_

BOCC Decision: Approved Denied Applicant Notice Date: \_\_\_\_\_

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Staff Comments: \_\_\_\_\_

**CERTIFICATION OF PLANNING BOARD MEETING NOTIFICATION**

**CASE RZ26-001 | Melton Parcel# 157372**

**Date of Planning Board Meeting: Monday, January 12, 2026**

I, **Brittany Anderson**, Planning and Zoning Officer with Yadkin County North Carolina DO HEREBY CERTIFY that in accordance with the provisions of the Yadkin County Zoning Ordinance and the administrative policy of the Yadkin County Board of Commissioners, I have or cause notice of a Planning Board meeting for the project referenced herein as follows:

1. MAILED NOTICES: Notices giving specifics on the review of the holding of a Public Meeting by the Planning Board, the type of request under review, and the date/time/location of the Planning Board Meeting.
  - a. Consistent with the Yadkin County Zoning Ordinance, the policy of the Yadkin County Board of Commissioners, and the provisions of NCGS 160D-602(a), First Class Mail to all 'adjacent' property owners as identified by Yadkin County tax records.

On Monday, December 22, 2025, **21 days before the Planning Board meeting.**

2. SIGNS: Staff posted the subject parcel with a sign indicating the date/time/location and nature of the meeting involving the property on Tuesday, December 23, 2025, **20 days before the Planning Board meeting.**

WITNESS by my hand, this 22nd day of December 2025,

*Brittany Anderson*

Brittany Anderson

Planning and Zoning Supervisor



**CASE RZ26-001**

**STATEMENT OF CONSISTENCY**  
**Zoning Map Amendment – Melton Company Holdings LLC**  
**Parcel# 157372**

**WHEREAS** Yadkin County (hereafter ‘the County’) received a Zoning Map Amendment application proposing to rezone 3.376-acres located on Rent Rd, owned by Melton Company Holdings LLC

**FROM:** **Manufactured Home Park (MHP)**  
**TO:** **Residential General (RG)**  
; and

**WHEREAS** The Planning Board began its review of the request at its January 12, 2026, regular meeting; and

**WHEREAS** staff notified adjacent property owners of the date, time, and location of the Planning Board meeting in accordance with the County Commissioner requirements.

**NOW THEREFORE BE IT RESOLVED** The Yadkin County Planning Board hereby makes the following finding(s) and recommendation(s) on the disposition of this Zoning Map request:

1. **CONSISTENCY WITH LAND USE PLAN:** The Board determines the request (IS / IS NOT) consistent with the adopted 2023 Land Use Plan finding that:
  - a. The parcel is in the Agritourism Area on the Future Land Use Map.

Sample language finding request ‘is’ consistent:  b. The Comprehensive Plan establishes the following general development goals and principles supporting this request:  i. Overarching Land Use Goal 6: Encourage and promote diverse housing types throughout the county at appropriate densities to include HUD code-compliant manufactured housing where appropriate.	Sample language finding the request ‘is not’ consistent:  b. The comprehensive Plan establishes the following general development goals and principles not supporting this request:  i. Overarching Land Use Goal 8: Promotion of Agritourism operations as rural economic development opportunities. - Discourage incompatible land uses (large-scale commercial, industrial, etc.) that will negatively impact agritourism operations. - Study the possible expansion of Transition Areas of Community Service Areas to allow for increased non-residential development as a means of serving as a support mechanism for agritourism operations.
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The Planning Board, having completed its review of the Zoning Map request, **voted** \_\_\_\_\_ to find the Project **(was / was not)** consistent with the provisions of the 2023 Yadkin County Land Use Plan.

Based on this determination, the Board voted \_\_\_\_\_ to (approve / deny) the Zoning Map Amendment to the Board of County Commissioners.

### Chair, Planning Board

Date