



**TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS MEETING
MONDAY, JANUARY 5, 2026
6:00 P.M.**

AGENDA

Please turn cell phones off or put them on silent mode as a courtesy to others.

Anyone wishing to speak during public comment must sign-up on the "Public Comment" sheet before the meeting starts. Each speaker is asked to conduct themselves in a respectful, courteous manner, both with the Board and fellow citizens. The time limit is three (3) minutes for any representative or individual addressing the Board.

1. CALL MEETING TO ORDER—MAYOR NORMAN
2. INVOCATION—MANAGER KOSER
3. ADOPTION OF AGENDA (Motion)
4. APPROVAL OF MINUTES (Motion)
 - December 1, 2025 (Regular Meeting Minutes)
 - December 1, 2025 (Closed Session Minutes)
5. PUBLIC HEARING(S)
 - **Public Hearing at 6:00 p.m. - Zoning Map Amendment 2025-04 (Ordinance No. 2025-08):** A request by Ted Baity for rezoning a 0.49-acre property fronting Virginia Drive and rear facing E. Main Street identified as Parcel 133379, 329 Virginia Drive from the Residential Medium (RM) Density to Residential High (RH) Density.
 - **Public Hearing at 6:05 p.m. - Zoning Map Amendment 2025-05 (Ordinance No. 2025-09):** A request by Bob Loflin on behalf of James Roberson for rezoning a 1.01757-acre property identified as Parcel 130007 1508 Dobbins Mill Road from the

Next Scheduled Meeting Date
February 2, 2026 at 6:00 P.M.

Rural Residential (RR) District to Residential Manufactured Housing (RMH) District.

- **Public Hearing at 6:10 p.m. - Zoning Map Amendment 2025-06 (Ordinance No. 2025-11)**: A request by Rafel Trabelsi for a Conditional Rezoning of a 2.2-acre property, identified as 633 W. Main Street, Parcel No. 130821 from Office Institutional (OI) to Residential High Density Conditional Zoning District (RH CZD).
- **Public Hearing at 6:15 p.m. - Major Special Use Permit 2025-02**: A request by Rafel Trabelsi for a Major Special Use Permit at 633 W. Main Street, Parcel No. 130821 for Multi-Family Residential Dwellings.

6. PUBLIC COMMENTS

7. ACTION ON PUBLIC HEARING(S) (Motion)(Attachment #1)

- Zoning Map Amendment 2025-04 (ZMA 2025-04): Ordinance No. 2025-08
- Zoning Map Amendment 2025-05 (ZMA 2025-05): Ordinance No. 2025-09
- Zoning Map Amendment 2025-06 (ZMA 2025-06): Ordinance No. 2025-11
- Major Special Use Permit 2025-02 (MSUP 2025-02)

8. FIRE CHIEF'S REPORT

9. POLICE CHIEF'S REPORT

10. PUBLIC SERVICES DIRECTOR REPORT

11. EVENT PLANNER REPORT

12. PLANNING DIRECTOR REPORT

13. TOWN ATTORNEY REPORT

14. MANAGER'S REPORT

- Off-Duty Management Agreement (Attachment #2)(Motion)
- Resolution No. 2026-01: A Privacy Policy for Text Messaging Services (Attachment#3)(Motion)
- Police and Fire False Alarms Ordinance Discussion (Attachment #4)
- Yadkin County Chamber Building

Next Scheduled Meeting Date

February 2, 2026 at 6:00 P.M.

- Yadkin County Board of Elections Letter of Support
(Attachment #5)
- ARPA Funds Update
- Town Facilities will be closed on Monday, January 19th in
Observance of Martin Luther King Jr. Day

15. COMMISSIONER COMMENTS

16. ADJOURNMENT

Next Scheduled Meeting Date
February 2, 2026 at 6:00 P.M.