

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, JULY 12, 2021**

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews

Scott Winebarger

Richie Parker - ABSENT

**STAFF PRESENT:**

Town Manager: Mike Koser

Asst. Town Manager: Shelia Weathers

Acting Town Clerk: Shelia Weathers

Planning Advisor: Abigaile Pittman

Public Services Director: Jacob Swaim

Police Chief: Dawn Pardue

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

**PUBLIC HEARING(S)**

Mayor Norman opened the public hearing at 5:55 p.m.:

- **Zoning Map Amendment (ZMA-2021-01):**  
Request to rezone property located at 748 N. State Street from Residential High Density (RH) to Highway Business (HB) Zoning District.

Planning Director Abigaile Pittman gave an overview of the proposed zoning map amendment request by staff. She stated that the property had never been used for multifamily purposes, but rather for retail commercial uses. No history can be found to explain why this property is zoned RH. The property adjoins HB zoning to the east. Ms. Pittman recommended approval, and on Jun 21, 2021, the Planning Board unanimously recommended approval of ZMA-2021-01, a request to rezone the subject property at 748 N. State St. (PIN 580716846742) from the High Density Residential (RH) District to the Highway Business (HB) District. These recommendations are based on the request being consistent with the intent of the Highway Business (HB) District, the adjacent HB and LI zoning and land uses, and the Land Use & Growth Management Goal.

Mayor Norman apprised the Town Board on prior history of businesses that occupied the building throughout the years. With no further discussion by the Board and citizen input, the public hearing was closed at 5:57 p.m.

## **1. CALL TO ORDER**

The regular meeting was called to order by Mayor Norman at 5:57 p.m.

## **2. INVOCATION**

Mayor Norman offered the invocation.

## **3. ADOPTION OF AGENDA (MOTION)**

Commissioner Chris Matthews made a motion to approve the Agenda. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 4/0

## **4. PUBLIC COMMENTS**

No one signed up for the Public Comments section of this meeting.

## **5. APPROVAL OF MINUTES (MOTION)**

*Commissioner Tony Hall made a motion to approve the following minutes as presented. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

- June 7, 2021 – Regular Meeting Minutes
- June 30, 2021 – Recessed Meeting Minutes

## **6. ACTION ON PUBLIC HEARING(S) (MOTION) (ATTACHMENT #1)**

### **Zoning Map Amendment (ZMA-2021-01):**

*Commissioner Monta Davis-Oliver made a motion to approve Zoning Map Amendment (ZMA-2021-01), based on the request being consistent with the intent of the Highway Business (HB) Zoning District, the adjacent HB and LI zoning and land uses, and the Land Use and Growth Management Goal. Commissioner Scott Winebarger seconded the motion and the motion passed unanimously.*

*Vote: 4/0*

## **7. FIRE CHIEF'S REPORT**

Fire Chief Jody Doss gave a brief overview of Yadkinville Fire Department's monthly call statistical report. The Mayor and Town Board praised the fire department for their role in organizing the parade for the Town's Fourth of July event. Mr. Doss noted that the parade entries were greater than those in past years.

## **8. POLICE CHIEF'S REPORT**

Police Chief Dawn Pardue presented the police department's monthly call statistical report to the Board. The Mayor and Board praised the police department on their role in keeping order and giving of their time to make the Fourth of July event a success.

## **9. PUBLIC SERVICES DIRECTOR REPORT**

Public Services Director Jacob Swaim presented his monthly report to the Board.

- **NCDOT Projects Update:**

Town Manager Mike Koser updated the Board on the U5809 roundabout project that is targeted for bid letting in June 2022.

Mr. Koser briefly discussed rural planning in regard to the NCDOT STIP projects in Division 11. He noted his intentions were to schedule a meeting with Yadkin County Manager Lisa Hughes to collaborate and discuss off-site trails, sidewalks, etc.

- **COVID-19 Personnel Policy Update (MOTION) (ATTACHMENT #2):**

Town Manager Mike Koser presented the second revision recommendations to the COVID-19 section of the Personnel Policy. After a brief discussion, the motion was made to approve the changes as presented.

*Commissioner Scott Winebarger made a motion to approve the revisions as presented by Town Manager Mike Koser. Commissioner Tony Hall seconded the motion and the motion passed unanimously.*

*Vote: 4/0*

- **Independence Day Fireworks and Parade Appreciation:**

Town Manager Mike Koser praised the Yadkinville Fire Department, Town Public Works Department, Town Staff, Police Department and Starfire Pyrotechnics on a very successful event. A large crowd turned out to celebrate and enjoy the food trucks and festivities.

### **13. COMMISSIONER COMMENTS**

The Mayor and Board of Commissioners praised the Yadkinville Fire Department, Town Public Works Department, Town Staff, and Police Department on a job well done for the Independence Day event.

### **14. CLOSE SESSION**

*Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 6:13 p.m. under N.C.G.S. § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded. Commissioner Chris Matthews seconded the motion and the motion passed unanimously.*

*Vote 4/0*

## **10. PLANNING ADVISOR'S REPORT**

Planning Director Abigaile Pittman referenced the Planning Activity Report in the agenda packet and provided a brief review of the highlights, referencing the zoning and signage permits, and warning citations for public nuisances.

Ms. Pittman stated that she had received an inquiry from a citizen about constructing a barndominium, and felt that this type of housing may be subject to the Town's existing Temporary Moratorium Ordinance suspending the issuance of zoning permits for the development and construction of various types of alternative housing. Barndominiums are steel-framed buildings that typically function as a house, shop, shed, and barn, or a combination of all four. The Planning Board provided input regarding the development of barndominiums at its June meeting. The conclusion of this review is that because NC law prohibits local governments from adopting regulations that require specific building design elements for single and two-family dwelling unless certain conditions exist, it would be legal to allow a single-family or two-family dwelling to be constructed with metal siding. The issue with barndominiums is that the mix of uses is not permitted in residential zoning districts, except for some restricted home occupations, which is already controlled by the Development Ordinance. Therefore, no further review or action on this issue is needed.

## **11. TOWN ATTORNEY BEN HARDING**

Town Attorney Ben Harding noted he would discuss the item to come before the Town Board in close session.

## **12. MANAGER'S REPORT**

- **Approval of Acting Town Clerk:**  
Town Manager Koser advised the Town Board that Town Clerk Alex Potts was on maturity leave and recommended that Assistant Town Manager Shelia Weathers serve as acting town clerk until she returns.

*Commissioner Scott Winebarger made a motion to appoint Shelia Weathers as acting Town Clerk. Commissioner Tony Hall seconded the motion and the motion pass unanimously.*

*Vote: 4/0*

- **EV Charging Stations Update:**  
Town Manager Koser updated the Board on the progress of the EV charging station installations. One EV station has been installed on Elm Street, and the other one is scheduled for the following week on Main Street (in the vicinity of the Town Parking Lot beside Collide Church).

Mr. Koser informed the Town Board that sign locations to direct people to the EV charging stations have been an issue. He met with a representative from the NCDOT traffic control division to express the Town's desires and asked that these requests be presented to NCDOT's upper management for consideration.

*Commissioner Monta Davis-Oliver made a motion to come out of "Close Session" at 6:52 p.m. Commissioner Chris Matthews seconded the motion and the motion passed unanimously.*

*Vote: 4/0*

**15. ADJOURNMENT**

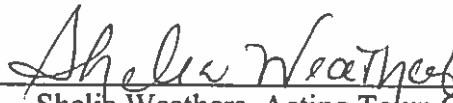
*With no further business to discuss, Commissioner Chris Matthews made a motion to adjourn. Commissioner Scott Winebarger seconded the motion and the motion passed unanimously. The meeting adjourned at 6:52 p.m.*

*Vote: 4/0*



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Eddie Norman, Mayor



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Shelia Weathers, Acting Town Clerk