

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, MARCH 4, 2024**

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews – Absent

Scott Winebarger – Absent

Richie Parker

Town Attorney Ben Harding

**STAFF PRESENT:**

Town Manager: Mike Koser

Finance Director: Hunter Gooden

Town Clerk: Alex Potts

Planning Director: Abigail Pittman

Public Works Director: Jacob Swaim

Police Chief: Randy Dimmette

Quorum requirements met – meeting proceeded.

**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 Monta Davis-Oliver made a motion to approve the agenda as presented.

Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 3/0

**4. PUBLIC HEARING(S)**

Mayor Norman opened Public Hearing #1 at 6:05 pm.

- **Zoning Map Amendment 2024-01:** A request for rezoning from Highway Business (HB) District to a Medium Density Residential (RM) District for parcels 153785 and 153786 on Unifi Industrial Road, totaling .487 acres.

Planning Director Pittman introduced Zoning Map Amendment 2024-01, which is a request by Mr. James Ashley to rezone parcels 153785 and 153786 from the Highway Business District to Medium Density Residential District. Both Parcels are located on Unifi Industrial Road. Mr. Ashley plans to construct two single-family residential dwellings. This rezoning is consistent with the Land Use Strategy 1 of the adopted Comprehensive Plan and is recommended by the Planning Board.

## **5. PUBLIC COMMENTS**

No one signed up for this section of the meeting.

## **6. YADKIN COUNTY PUBLIC LIBRARY PRESENTATION**

Ms. Andrea Nichols, the Branch Manager of Yadkin County Public Library, shared some important updates. She spoke about the library's new branding and recent changes and also highlighted several programs that are now available for all age groups. Ms. Nichols also announced that the Grand Opening of the library is scheduled for April 1st. Furthermore, the library will be conducting a Google survey to gather feedback on potential changes to their hours of operation. Specifically, they are considering closing earlier on Fridays and opening on Saturdays to the public. When Mayor Norman inquired about the monthly headcount, Ms. Nichols shared that it was 1,133 in February.

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

Commissioner Richie Parker made a motion to approve the following minutes as presented. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 3/0

- February 5, 2024 (Regular Meeting Minutes)
- February 5, 2024 (Close Session Minutes)

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

- Zoning Map Amendment 2024-01 (ZMA 2024-01)  
*Commissioner Monta Davis-Oliver made a motion to approve Zoning Map Amendment 2024-01 a request by James Ashley, with T. Ashley Ventures, LLC, for a rezoning from Highway Business District to a Residential Medium Density District for parcels 153785 and 153786, located on Unift Industrial Road, and totaling .487 acres. This recommendation is based on the request being consistent with the intent of the Residential Medium Density District, and the Land Use Strategy 1 of the adopted Comprehensive Plan. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.*

Vote: 3/0

## **9. SET PUBLIC HEARING(S)**

Mayor Norman set the following Public Hearing:

- **April 1, 2024 at 6:05 p.m.**  
**Zoning Text Amendment 2024-01:** Amendment to Section 3.4.3 Permitted Uses Table 3.1, Religious Institutions and related uses, and Section 3.5 Special Requirements for Certain Uses.
- **April 1, 2024 at 6:10 p.m.**  
**Zoning Map Amendment 2024-02:** A request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre property at 633 W. Main Street, identified as Parcel 130821.

- **April 1, 2024 at 6:15 p.m.**  
**Zoning Map Amendment 2024-03:** A request by Max Land Holding, LLC. for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street, identified as Parcel 155314.

#### **10. CONSENT AGENDA ITEM(S)**

- One invoice in the amount of \$20,113.12.

*Commissioner Monty Davis-Oliver made a motion to approve the consent agenda item as presented. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.  
Vote: 3/0*

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

Fire Chief Jody Doss presented his monthly report to the Board.

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

At the board meeting, Police Chief Dimmette provided an update on the ongoing investigation of an accident involving an elderly woman who was hit by a car on E. Maple Street. He also informed the Board that the radar sign would be delivered soon and that the new police truck had arrived.

#### **13. PUBLIC SERVICES DIRECTOR REPORT**

The Public Works Director, Jacob Swain, presented his monthly report to the Board. He followed up on the Unifi Industrial Road and Service Road intersection, where there was a line-of-sight problem. The DOT agreed with the issue and recommended either implementing a three-way stop or moving the left turning lane forward. During the discussion, it was stated that the DOT had tried to trim foliage but could not reach it with a long-arm mower.

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

Compassionate Care currently violates the Town Ordinance, according to Planning Director Abigail Pittman who presented the matter during the monthly meeting. Ms. Pittman will hold a public hearing next month to address the issue.

#### **15. TOWN ATTORNEY BEN HARDING**

Town Attorney Ben Harding had nothing to report.

#### **16. MANAGER'S REPORT**

- **Town Logo Proposal #2 and Banner Proposals (Motion) (Attachment #3):**  
During the meeting, Town Clerk Alex Potts shared the second Logo Proposal by Anna Howe and requested feedback from the Board. Additionally, she presented two potential banner designs for the fall and winter months, along with a quote. After some discussion, the Board decided to postpone the decision until the whole Board was present.

- **Resolution No. 2024-02 Supporting Building Reuse Grant for Muddy River Tavern (Motion)(Attachment #4):**  
Mr. Koser presented Resolution No. 2024-02 to support a Building Reuse Grant for Muddy River Tavern, if they are successful in acquiring the property at 205 E. Main Street.

*Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2024-02 to support a Building Reuse Grant for the Muddy River Tavern. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.  
Vote: 3/0*

- **Town Code of Ordinance Discussion:**  
During the meeting, Manager Koser pointed out several errors and updates that need to be made to the Town Ordinance. He also informed the Board that Titles 1-8 were being revised and the updated version would be presented at a later date.
- **EV Charging Station Update:**  
Mr. Koser noted that he made an error at last month's meeting. He stated that the total cost of the EV charging stations last year was \$770.
- **ETJ Discussion:**  
Manager Koser reminded the Board of about the ETJ expansion discussion at last month's meeting. Town Clerk, Alex Potts, reported that her research indicated that the ETJ does not automatically extend due to annexation. The ETJ is based off the primary Town Limits.
- **Fill the Basket Easter Fest and Community Food Drive:**  
Manager Koser reminded the Board of the upcoming Fill the Basket Easter Fest.
- **Town Facilities closed on Friday, March 29<sup>th</sup> in observance of Good Friday.**
- **(Additional Item) Urban Archery:**  
Town Manager Koser received the annual letter to participate in the State Urban Archery program. He plans to sign it and review regulations other towns are implementing.

#### **17. COMMISSIONER COMMENTS**

**Mayor Eddie Norman:** Mayor Norman had a couple of inquiries. Firstly, he inquired about microphones in the Chamber. Manager Koser responded by stating that the staff is currently looking into it, but for the time being, they can make use of the P.A. System as a temporary solution. Secondly, Mayor Norman also asked about the lighting for the trees on Main Street. Regarding this, Public Works Director Swaim assured him that he would research and find the best options available.

It was also discussed that tornado sirens will be tested on March 6<sup>th</sup>.

**18. ADJOURNMENT**

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting adjourned. Commissioner Tony Hall seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:31 p.m.  
Vote: 3/0*



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Eddie Norman, Mayor



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Alex Potts, Town Clerk