

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS' CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, MARCH 2, 2026

OFFICIALS PRESENT:

Mayor Eddie Norman
Commissioners:
 Tony Hall
 Monta Davis-Oliver
 Chris Matthews
 Scott Winebarger – Absent
 Richie Parker
Town Attorney Ben Harding

STAFF PRESENT:

Town Manager: Mike Koser
Town Clerk: Alex Potts
Finance Director: Hunter Gooden
Planning Director: Meredith Detsch
Event Planner: Lauren Willard
Police Chief: Philip Scott
Public Works Director: Jacob Swaim

Quorum requirements met – meeting proceeded.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 6:01 p.m.

2. INVOCATION

Manager Mike Koser offered the invocation.

3. ADOPTION OF AGENDA (MOTION)

Commissioner Chris Matthews made a motion to adopt the agenda as presented.
Commissioner Richie Parker seconded the motion, and the motion passed unanimously.
Vote: 4/0

4. APPROVAL OF MINUTES (MOTION)

Commissioner Monta Davis-Oliver made a motion to approve the following minutes as presented. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
Vote: 4/0

- January 5, 2026 (Regular Meeting Minutes)

5. CONTINUED PUBLIC HEARING(S)

- **Zoning Map Amendment 2025-06 (Attachment #1)(Motion):**
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).

Mayor Norman opened the public hearing for Zoning Map Amendment 2025-06. Ms. Detsch provided an overview of the request to rezone the property located at 633 W. Main Street. She explained that while the hospital across the street is zoned for Office and Institutions, the surrounding properties are primarily residential. Mr. Trabelsi intends to convert his house into five separate apartments for rental purposes, with ten parking spots designated in the back of the property. Ms. Detsch noted that the proposed rezoning aligns with the Future Land Use Map. The Planning Board recommends approval, provided that a one-hundred percent opaque fence is constructed.

Public Comment

Tate Williams: Mr. Williams expressed concerns that approving Map Amendment 2025-06 would alter the characteristics of the neighborhood and would be inconsistent with the Land Use Plan. He highlighted issues with frequent drug use and unsafe conditions at 633 W. Main Street, citing various 911 calls made by residents as evidence. Mr. Williams also explained that granting this approval could negatively impact the surrounding property values, and he included an email from a real estate broker to support his claims.

Rafael Trabelsi: Mr. Trabelsi stated that he purchased the property several years ago as an investment. He explained that his only intention for the property is to divide it into apartments for rental purposes. Mr. Trabelsi noted that in the past, twenty veterans lived there, which exceeds the number of tenants he plans for the apartments.

Mayor Norman closed the public hearing for Zoning Amendment 2025-06, then requested a motion. No motion was entertained for Zoning Map Amendment 2025-06, therefore it was neither approved nor denied.

- **Major Special Use Permit 2025-02 (Attachment #2)(Motion):**
A request by Rafel Trabelsi for a Major Special Use Permit at 633 W. Main Street, Parcel No. 130821 for Multi-Family Residential Dwellings.

Due to a lack of motion for Zoning Map Amendment 2025-06, Major Special Use Permit 2025-02 could not be considered.

6. GENERAL PUBLIC COMMENTS

No one signed up for this section of the meeting.

7. REQUEST TO SET PUBLIC HEARING(S)

Mayor Norman set the following public hearings.

April 6, 2026 at 6:00 p.m.

Code Text Amendment 2026-01: To consider updating the Town Code of Ordinances Chapter 6, Air Pollution, which includes open-air burning.

April 6, 2026 at 6:05 p.m.

Major Special Use Permit 2026-01: Evidentiary Hearing for proposed multi-family residential dwellings located on Progress Lane, parcel #132724.

8. CONSENT AGENDA ITEM(S) #1 (Motion Needed to Approve Item)(Attachment #3)

- One tax void totaling \$5.47
- One Budget Amendment for \$18,700
- One invoice totaling \$6,593.04

Commissioner Chris Matthews made a motion to approve the Consent Agenda items as presented. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

***Mayor Norman paused the meeting at 6:22 p.m.**

***Mayor Norman reconvened the meeting at 6:24 p.m.**

9. FIRE CHIEF'S REPORT

Mr. Patrick Long gave an overview of the monthly fire report in place of Chief Doss. He noted an increase in call volume, and a significant fire at Unifi's T5 location.

10. POLICE CHIEF'S REPORT

Police Chief Philip Scott presented his monthly report to the Board. He noted an increase in call volume. Chief Scott also reported that the suspects involved in the August larceny at the Valero Gas Station have been identified and arrested. Additionally, he mentioned that three surplus vehicles were sold, generating a total of \$9,650.

11. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim presented his monthly report to the Board, noting that a total of 42 water taps and 28 sewer taps were installed in 2025. So far in 2026, they have completed 4 water taps and 3 sewer taps.

12. EVENT PLANNER REPORT

Event Planner Lauren Willard informed the Board about the upcoming Easter Fest, which will take place on Saturday, March 28th, from 11:00 a.m. to 1:00 p.m. She provided an overview of the meetings she has attended and the various events she has worked on. Additionally, she mentioned that another wall mural will be painted on the side of Mark Brandon's building, located at 113 E. Main Street. Ms. Willard also highlighted an upcoming feedback meeting for the Yadkin Valley Wellness Foundation, scheduled for March 11th at 11:00 a.m. at Town Hall, and requested that a Board member be present.

13. PLANNING DIRECTOR REPORT

Planning Director Detsch presented her monthly report to the Board. She mentioned that she and Public Works Director Jacob Swaim have been collaborating on the Bicycle Pedestrian Plan, which requires the development of a greenway. Additionally, she noted that she is in the process of updating the criteria for the Façade Grant and will present these updates to the Board soon.

14. TOWN ATTORNEY BEN HARDING

Attorney Harding had nothing to report at this time.

15. MANAGER'S REPORT

- **NCDOT TAP Project Update:**
Manager Mike Koser provided details about the NCDOT Transportation Alternative Program project, which involves improvements to two intersections: Main Street and State Street, as well as Monroe Street and West Main Street. He noted that there will be a crosswalk on the south side of State Street, along with crosswalks on the west side of West Main Street and the north side of Monroe Street.
- **R-5909 Main Street Project Update:**
Mr. Koser updated the Board on Project R-5909, which includes the addition of sidewalks down State Street to Unifi Industrial Road. He stated that there is a new firm designing the project. He explained that this project could overlap with the TAP project, as well. Mayor Norman asked if this project could help discourage semi-trucks from traveling Main Street. Manager Koser stated that it has been discussed. Mayor Norman requested that a flashing sign be erected that encourages trucks to use Unifi Industrial Road.
- **Duke Energy Street Lighting Update:**
Manager Koser announced that new bulbs will be installed on the light poles along Monroe Street. This upgrade will improve the lighting around Muddy River Tavern. Additionally, a new light will be added at the corner of Monroe Street and West Main Street.
- **Reappointment of Mr. Danny Coe to the Planning Board/Board of Adjustment (Motion):**
Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Danny Coe for another 4-year term on the Planning Board/Board of Adjustment. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.
Vote: 4/0
- **Reappointment of Mr. Sam Stone to the TDA (Motion):**
Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Sam Stone for another 1-year term on the Tourism Development Authority. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
Vote: 4/0
- **Reappointment of Mr. Issac Pelagio to the TDA (Motion):**
Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Issac Pelagio for another 1-year term on the Tourism Development Authority. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
Vote: 4/0
- **Town Facilities will be closed Friday, April 3rd, in Observance of Good Friday**

16. COMMISSIONER COMMENTS

Commissioner Richie Parker: Commissioner Parker thanked the Public Works staff for their hard work clearing snow in February. He also thanked the staff for scheduling the Summer concert series.

17. ADJOURNMENT

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting to adjourn. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:40 p.m.
Vote: 4/0*

Eddie T. Norman, Mayor

Alex Potts, Town Clerk

