

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
***MONTHLY MEETING MINUTES***  
LOCATION: COMMISSIONERS' CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
***MONDAY, APRIL 6, 2026***

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews

Scott Winebarger

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

Quorum requirements met – meeting proceeded.

**1. CALL TO ORDER**

The regular meeting was called to order by Mayor Norman at 5:59 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 Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 5/0

**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: 5/0

- March 2, 2026 (Regular Meeting Minutes)

**5. PUBLIC HEARING(S)**

- **Code Text Amendment 2026-01 (Ordinance No. 2026-01)**  
**(Attachment #1)(Motion):**

A request to amend the Town of Yadkinville Code of Ordinances, Chapter 6- Air Pollution to permit additional measures for open-air burning in Town Limits.

Mayor Norman opened the public hearing for Code Text Amendment 2026-01. Planning Director Meredith Detsch presented a revised text addressing air pollution and open burning within town limits. The current ordinance is considered restrictive and confusing, prompting Ms. Detsch to rewrite it to allow certain controlled burning and to clarify definitions. She mentioned that she has been collaborating with the Fire Marshal and Forestry Services to ensure that all requirements are met. The discussion highlighted that this amendment would provide property owners with greater flexibility in disposing of brush and tree debris from their yards.

### **Public Comment**

**No comments were made.**

### **Action on Public Hearing (Attachment #1)(Motion)**

*Commissioner Monta Davis-Oliver made a motion to approve CTA 2026-01, Ordinance No. 2026-01, to update the Town's Code of Ordinances. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

- **Major Special Use Permit 2026-01 (Attachment #2)(Motion):**  
A request for a Major Special Use Permit, to locate Multi-Family dwellings at Progress Lane, Parcel Number 132724, approximately 5.88 acres.

Town Clerk Alex Potts swore in Planning Director Detsch, Mr. Brandon Barcena, Mr. Frank Zachary, and Ms. Penny Hull. Mayor Norman asked the Board Members if they had any ex parte communication regarding the Special Use Permit, and all members answered no.

Planning Director Detsch provided an overview of the proposed project by Wallick Asset Management LLC, which involves constructing multi-family apartment units. The property is located on Progress Lane and is identified as parcel number 132724. It is currently vacant and surrounded by single-family homes, except for Sienna Heights Apartments, which are located directly across the street. Ms. Detsch explained that this will be a one-owner property, meaning the property will be sold to Wallick Asset Management, developed, and then managed by their property management company. The project will consist of a total of forty-six units, with each apartment individually metered for water and sewer services. Ms. Detsch highlighted the requirements for the Special Use Permit, which include specific buffer requirements. She then entered eight items as evidence:

1. The application that includes a letter from Wallick explaining the project's intentions.
2. The site plan, which features four garden-style buildings, a playground, parking, and a twenty-foot buffer from neighboring residences.
3. Sketches depicting the proposed appearance of the buildings.
4. Sketches depicting the interior of buildings.
5. A letter sent to adjoining property owners.
6. A list of adjoining property owners.

7. A photo of the advertising signage displayed on the property.
8. The Town's Ordinance regarding multi-family dwellings.

The evidence presented illustrates the project's scope and compliance with local regulations.

Mr. Brandon Barcena, a representative of Wallick Asset Management, provided an overview of the company and its proposal. He explained that Wallick Asset Management is based in central Ohio and has been in operation for sixty years. Since 1978, the company has constructed several multi-family residences and operates an in-house property management company to oversee its developments. While most of their projects have been located in the Midwest, they recently completed their first development in North Carolina, situated in Siler City. The new apartment complex, named Sinclair Landing, will feature forty-six units and include amenities such as a fitness center, a multi-use center, a playground, and a laundry room. The total cost of the project is estimated at approximately \$12.8 million. Mr. Barcena emphasized that the project aligns with the current Land Use Plan and will provide an affordable housing option. They are currently pursuing a housing tax credit.

Mayor Norman inquired about the location of the property management company, to which Mr. Barcena responded that it is based in Greensboro. Commissioner Winebarger asked about the ninety-two parking spaces provided, confirming that this meets design codes and allows for two parking spaces per unit.

#### **Public Comments on MSUP 2026-01**

**Frank Zachary:** Mr. Zachary expressed his concerns for the residents on Crosscreek Drive, requesting that the buffer be made denser to provide greater separation from the single-family homes. In response, Ms. Detsch explained that the current buffer is twenty feet wide along the property line and consists of trees and shrubs planted every one hundred feet. She mentioned that there are alternative options available. Mr. Barcena stated that Wallick Asset Management is open to exploring these alternatives.

**Penny Hull:** Ms. Hull, a neighboring property owner, expressed her concerns about the project. She stated her preference for a fence as a buffer. Ms. Hull inquired about the timeline for the construction, and Mr. Barcena replied that it is scheduled to begin in May 2027. Ms. Hull then asked whether Wallick had already purchased the property. Mr. Barcena responded that the purchase is contingent upon securing funding from NC Finance.

Ms. Hull asked about the traffic in the area. Ms. Detsch provided the current traffic counts, which showed 3,600 cars per day, while Lee Avenue experiences closer to 20,000 cars daily. Ms. Hull then inquired whether other sites had been considered. Mr. Barcena responded that parcel 132724 was the most appealing option because it was already zoned appropriately.

**Thomas Hull:** Town Clerk Alex Potts administered the oath to Mr. Hull, allowing him to address the Evidentiary Hearing for Sinclair Landing. Mr. Hull expressed his concerns about parking, noting that it is nearest to the adjoining property lines, which raises his worries about noise levels. He suggested the installation of a fence to help reduce the noise from vehicles.

The Board discussed various buffer requirements, and the applicant expressed openness to modifications. After thorough discussion, the Board decided to mandate an L-shaped six-foot privacy fence.

**Action on Public Hearing (Attachment #2)(Motion)**

*Commissioner Richie Parker made a motion that based on the testimony and hearing recorded before them he moves to approve the Major Special Use Permit (MSUP 2026-01) for the multi-family apartments – forty-six dwelling units proposed at Progress Lane as it meets all five standards for a Major Special Use Permits set forth in the Town of Yadkinville’s Development Ordinance, Section 2.2.5, with the provisions that an L-shaped, six foot tall wooden privacy fence be constructed as a buffer along the property line, and denser vegetation. Commissioner Chris Matthews seconded this motion, and the motion passed unanimously.*

*Vote: 5/0*

**6. GENERAL PUBLIC COMMENTS**

No one signed up for this section of the meeting.

**7. ANNUAL AUDIT PRESENTATION – CRAIG HOPKINS (GIBSON & COMPANY)**

Mr. Craig Hopkins presented the Board with the Town of Yadkinville and Tourism Development Authority’s Financial Statements and Supplementary Information for the year ending on June 30, 2025. Both the Town and TDA presented a clean audit agreed upon by the Local Government Commission.

Mr. Hopkins noted a loss in the Water and Sewer Fund, and that a lot of our capital assets are depreciating.

Town of Yadkinville’s Financial Highlights:

- The assets and deferred outflows of resources of the Town of Yadkinville exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$22,648,502 (net position).
- The government’s total net position decreased by \$144,342, primarily due to increases in net position of the governmental fund activities (\$47,212) and a decrease of business-type activities (\$191,554), respectively.
- As of the close the current fiscal year, the Town of Yadkinville’s governmental funds reported combined ending fund balances of \$5,617,697 an increase of \$14,883 in comparison with the prior year. Approximately 14.47 percent of this total amount, or \$812,632 is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$4,453,185 or 117.83 percent of total general fund expenditures for the fiscal year.

Town of Yadkinville Tourism Development Authority Financial Highlights:

- The assets of the Authority exceeded its liabilities at the close of the fiscal year by \$149,555 (net position).
- The Authority’s total net position increased by \$672 primarily due to a decrease in expenditures throughout the year.
- As of the close of the current fiscal year, the Authority’s governmental funds reported ending fund balances of \$149,555 with a net change of \$672 in fund

balance. Approximately 8.07 percent of this total amount, or \$12,071, is non-spendable or restricted.

- At the end of the current fiscal year, the unassigned fund balance for the General Fund was \$137,484 or 374.1% of total general fund expenditures for the fiscal year.

#### **8. YADKIN COUNTY LIBRARY PRESENTATION – ANDREA NICHOLS**

Ms. Andrea Nichols provided an overview of the library's programs, resources, and projects. She highlighted the library's ability to borrow materials from neighboring libraries, the addition of a new fax and copy machine, a designated cubicle space for small groups, and the availability of learning tablets. Ms. Nichols shared her plans for the upcoming budget year, including efforts to work with Yadkin County to repair the roof and parking area. Additionally, she intends to reactivate the “Friends of the Library” group.

#### **9. YADKIN COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP PRESENTATION – SANDI SCANNELLI**

Ms. Sandi Scannelli from the Yadkin County Economic Development Partnership provided an overview of the Childplex Center, which will be located on Progress Lane. The center, named Mama Jewell’s Childplex, will occupy 9,600 square feet and house six different childcare centers. They aim to break ground on May 18, 2026. Ms. Scannelli emphasized the growing need for childcare facilities in Yadkin County. The development will be owned by the Yadkin County Economic Development Partnership and leased to Smart Start, which will manage daily operations, lease agreements, and other logistics. She mentioned that they have successfully raised nearly \$2 million of their \$3 million goal and requested the Board to consider contributing \$200,000. Commissioner Davis-Oliver asked why Yadkinville was chosen as the location for the first Childplex Center. Ms. Scannelli responded that the decision was based on the area's population and the presence of major employers. The Childplex will offer second-shift services and has the capacity to accommodate up to 72 children.

#### **10. REQUEST TO SET PUBLIC HEARING(S)**

Mayor Norman set the following public hearings.

##### **May 4, 2026 at 6:00 p.m.**

**Zoning Map Amendment 2026-01:** A request to rezone Parcel #130974, located at 197 Willow Street from Residential Medium Density (RM) District, to Residential High Density (RH) District.

#### **11. FIRE CHIEF’S REPORT**

The Fire Department presented their monthly report to the Board. They reported a total of 102 calls, of which 40 were rescue calls. Additionally, they mentioned a significant fire at Unifi Industrial, which was quickly controlled.

#### **12. POLICE CHIEF’S REPORT**

Police Chief Philip Scott presented his monthly report to the board. He discussed the possibility of changing the parade route. Instead of turning left at the courthouse, the parade would go straight across Highway 601 and conclude at the old hospital.

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

Public Works Director Jacob Swaim was not present at this meeting.

### **14. EVENT PLANNER REPORT**

Event Planner Lauren Willard reported that the Easter Fest was a success and expressed gratitude to everyone who contributed to the event.

She highlighted several key points:

- She has been in discussions with New Wave Yoga about launching a Yoga in the Park Series.
- The second wall mural project has started at 113 E. Main Street.
- Ms. Willard provided an overview of a Health and Wellness meeting she attended, where several residents voiced their concerns about the lack of healthcare services in Yadkin County.
- An event is scheduled for April 9th on the Courthouse lawn, where participants will observe 56 seconds of silence to honor the 56 children who suffered abuse or neglect in Yadkin County in 2025.
- A community yard sale is planned for May 16th in the Town Parking lot.

### **15. PLANNING DIRECTOR REPORT**

Planning Director Detsch presented her monthly report to the Board, noting that many new houses and developments are being built. Mavis Tire has received final approval, and construction should begin soon.

### **16. TOWN ATTORNEY BEN HARDING**

Attorney Harding had nothing to report at this time.

### **17. MANAGER'S REPORT**

- **Resolution No. 2026-02: Supporting Continued Direct Local Citizen Input in Municipal Property Tax Program (Attachment #3)(Motion):**  
The State of North Carolina is considering a constitutional amendment to limit tax levies for counties and municipalities, which could impede the services that these agencies provide to their residents. Resolution No. 2026-02 opposes this action. *Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2026-02 as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **NCDOT TAP Update:**  
Mr. Koser reiterated that the NCDOT TAP Project involves pedestrian improvements on Main and State Streets. The NCDOT has requested a letter from the Town granting approval to seek TAP funds for bringing the Old US 421 and Monroe Street intersection into compliance with ADA standards.
- **Landworks Feasibility Study Discussion:**  
Manager Koser reported that Landworks contacted him regarding their completed feasibility study. He seeks input on scheduling a meeting. After discussing the matter, the Board requested a lunch meeting.

- **Approval of Department of Environmental Quality Grant for Downtown Trash Receptacles (Motion):**  
 Mr. Koser requested that the Board make a motion to approve the DEQ Grant awarded to the Town for downtown trash receptacles.  
*Commissioner Chris Matthews made a motion to approve the Department of Environmental Quality Grant for Downtown Trash Receptacles. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Vacancy on Tourism Development Authority:**  
 Mr. Koser noted that John Willingham has resigned from the Tourism Development Authority. He requested that the Board make recommendations for a new member.
- **Reappointment of Mr. Steve Brown to the Planning Board/Board of Adjustment (Motion):**  
*Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Steve Brown for another 3-year term on the Planning Board/Board of Adjustment. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Reappointment of Mr. Jay Martin to the TDA (Motion):**  
*Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Jay Martin for another 1-year term on the Tourism Development Authority. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Upcoming Budget Workshop: Monday, April 20<sup>th</sup> at 12:00 p.m.**

**18. COMMISSIONER COMMENTS**

No comments were made.

**19. CLOSE SESSION**

*Commissioner Monta Davis-Oliver made a motion to go into “Close Session” at 8:14 p.m. pursuant to N.C.G.S. § 143-318.11 (a)(5)(i) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*

*Commissioner Chris Matthews made a motion to come out of “Close Session” at 8:31 p.m. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*

**20. ADJOURNMENT**

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting to adjourn. Commissioner Scott Winebarger seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 8:31 p.m.  
Vote: 5/0*

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Eddie T. Norman, Mayor

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Alex Potts, Town Clerk

