

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, MAY 5, 2025

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

Public Works Director: Jacob Swaim

Police Chief: Philip Scott

Quorum requirements met – meeting proceeded.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 5:58 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 Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

4. APPROVAL OF MINUTES (MOTION)

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

Vote: 5/0

- April 7, 2025 (Regular Meeting Minutes)
- April 7, 2025 (Closed Session Minutes)

5. SWEARING IN NEW POLICE CHIEF PHILIP SCOTT

Town Clerk Alex Potts swore in new Police Chief Philip Scott.

6. PUBLIC HEARING(S)

- **Zoning Map Amendment 2025-02:**

A request to rezone parcel 155519, located on Woodlyn Drive, from Highway Business (HB) District to Light Industrial (LI) District.

Planning Director Meredith Detsch presented Zoning Map Amendment 2025-02. She noted that the Planning Board reviewed the proposal and recommended its approval on April 21, 2025. Detsch displayed a map showing that all surrounding properties are zoned for Light Industrial use. The purpose of the amendment is to allow Pelagio Enterprises to construct a warehouse to expand its business.

- **Zoning Text Amendment 2025-01:**

A request to amend the Development Ordinance, Title 9 for major subdivisions to be exempt from the sidewalk requirement in Section 4.6.4-A.2, and street light requirements in Section 4.6.5.8 stating that the Town cannot take over these items, therefore places the burden of maintenance on the individual property owner.

Planning Director Detsch emphasized that Zoning Text Amendment 2025-01 exempts developers of major subdivisions and other significant developments from the requirement to install sidewalks, particularly in areas within the extraterritorial jurisdiction (ETJ). She noted that if a new development aligns with the Transportation Plan, the developers will still be required to construct a sidewalk. Ms. Detsch proposed two amendments:

1. Sidewalks must be constructed on at least one side of new streets within major subdivisions. However, for major subdivisions in the ETJ where the roadway is a dead end and will not connect to another roadway in the future, this requirement does not apply.

2. For major subdivisions in the ETJ, the sidewalk requirement does not apply since they will not be dedicating streetlights to the Town.

7. PUBLIC COMMENTS

Ms. Andrea Nichols from the Yadkin County Library presented on upcoming summer programs and the logistics of library attendance. She noted that in 2025 there were 19,235 members, compared to only 18,278 in 2023. The library offers 63 adult programs, 118 juvenile programs, and many summer programs starting on May 28th.

Mr. Matt Sin expressed his concerns about several bills in the North Carolina House that aim to reduce local governments' control over zoning matters and limit citizens' ability to voice their opinions. He highlighted issues such as restricting the number of citizens allowed to speak on zoning issues and designating all hearings as quasi-judicial, which permits only expert testimony. Mr. Sin also pointed out that many of these bills would make public officials legally liable for their decisions. He emphasized his belief in the importance of local government systems and their proper utilization.

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

- **Zoning Map Amendment 2025-02: Ordinance No. 2025-02**

Commissioner Richie Parker made a motion to approve the consistency statement dated May 5, 2025, contained in the agenda materials to approve Zoning Map Amendment for Parcel 155519, for a rezoning from the Highway Business (HB) District to Light Industrial (LI) District for a .676 acre property off Woodlyn Drive. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Zoning Text Amendment 2025-01: Ordinance No. 2025-03**

After further discussion about the wording in the amended ordinance, the Board requested to continue this public hearing to the June 2, 2025, Board of Commissioners meeting at 6:00 p.m.

Commissioner Chris Matthews made a motion to table a decision on Zoning Text Amendment 2025-01 until June 2, 2025. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 5/0

9. REQUEST TO SET PUBLIC HEARING(S)

Mayor Norman set the following Public Hearings.

June 2, 2025 at 6:00 p.m. – Special Appropriations

- YVEDDI Senior Center
- Northwestern Regional Library
- Yadkin Family YMCA
- Hands of Hope Medical Clinic
- Yadkin Arts Council
- Friends of Downtown Yadkinville

June 2, 2025 at 6:05 p.m. – FY 2025-2026 Budget

Approval of the 2025-2026 Fiscal Year Budget.

June 2, 2025 at 6:10 p.m.

Zoning Text Amendment (ZTA 2025-02) – Ordinance No. 2025-04: South Oak Ridge Baptist Church requests an amendment to Town Code Title 9 Development Ordinance, Article 4, Development Standards, 4.6.4 Sidewalks, Multi-use paths, and Greenways – to allow for a payment in lieu option.

June 2, 2025 at 6:15 p.m.

Zoning Text Amendment (ZTA 2025-03) – Ordinance No. 2025-05: The Town is updating its Designated Watershed Ordinance language – Article 4 Development Standards, to reflect the State's model ordinance.

10. CONSENT AGENDA ITEM(S) #1 and #2 (Motion Needed to Approve Items)(Attachment #2)

- 2026 Board of Commissioners Meeting Schedule
- Annual Audit Contract with Gibson & Company for FY 2024-2025

Commissioner Chris Matthews made a motion to approve the consent agenda items as presented. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.
Vote: 5/0

FIRE CHIEF'S REPORT

Fire Chief Jody Doss was not present at this meeting.

10. POLICE CHIEF'S REPORT

Police Chief Philip Scott presented the monthly report for the Police Department.

10. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim presented two quotes for repaving North Jackson Street. The first quote includes milling the entire street and totals \$99,800. The second quote does not include full milling and is priced at \$78,800. Mr. Swaim recommended the first quote, stating that it would provide a longer-lasting result. He also noted that the quotes include road restriping, which can be done internally to save funds.

Director Swaim noted that NCDOT has published a press release stating that the right lane when going South on U.S. Highway 601 will be closed from Maple Street to Sharon Drive. Businesses will still be accessible.

11. EVENT PLANNER REPORT

Event Planner Lauren Willard apprised the Board that she and Manager Koser delivered 388 pounds of donated goods to Yadkin Christian Ministries from the Fill the Basket Easter Fest. The first Friday after Five concert will be held on May 16th, featuring Phatt City. There will be a splash pad and kid activities, as well as a cornhole tournament.

"Friends of Downtown Yadkinville" is still working to create branding and finish bylaws. The Wall Mural Committee has had 19 artists submit work in response to the call for art. She noted that they will meet tomorrow to discuss the options. She also gave an overview of the other various committees that she has met with.

12. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding had nothing to report.

13. PLANNING REPORT

- **Resolution No. 2025-07 Resolution Opposing Changes to Local Planning and Zoning by the NC General Assembly (Attachment #3)(Motion):**

Ms. Detsch presented a resolution opposing multiple Senate Bills and House Bills that affect Planning and Zoning.

Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2025-07 Opposing Changes to Local Planning and Zoning by the NC General Assembly. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Resolution No. 2025-08 Resolution in Support of Application to Integrated Mobility Division (IMD) Multimodal Planning Program through NCDOT to**

Create a Comprehensive Pedestrian & Bicycle Network Plan (Attachment #4)(Motion):

Meredith explained Resolution No. 2025-08, which allows the Town to receive grant funds to redo the Comprehensive Pedestrian Plan to include bicycles.

Commissioner Richie Parker made a motion to approve Resolution No. 2025-08, in Support of Application to Integrated Mobility Division (IMD) Multimodal Planning Program through NCDOT to Create a Comprehensive Pedestrian & Bicycle Network Plan. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

14. MANAGER'S REPORT

- **Manager's Draft Budget Fiscal Year 2025-2026 Presentation (Attachment #5):**

Manager Mike Koser presented the draft budget for Fiscal Year 2025-2026. He stated the total budget proposed is \$6,893,309, with \$4,215,243 total being General Fund. He recommends drawing \$508,893 from Fund Balance. He noted that the Water and Sewer Fund consists of \$2,768,066. The recommended budget includes fulfilling all departmental and special appropriation requests.

Manager Koser recommended conducting a study on how to best utilize the Rose Property at the Town Park. He asked for the Board's opinion. After some discussion, the Board agreed with the study, as long as they looked at the feasibility of pickleball courts. Manager Koser stated that he will add an additional \$10,000 from Fund Balance for the study.

- **Park Sign Quotes (Attachment #6)(Motion):**

Town Clerk Alex Potts presented two quotes for replacing the LED sign at the park. The first quote is from Davis Sign Company, totaling \$28,976.35, while the second quote, from Spurlin Signs and Awnings, amounts to approximately \$27,326.35. She noted that the Town has budgeted \$30,000 for this installation in FY 2025-2026. After some discussion, the Board decided to leave the final decision to the Town Clerk.

- **Resolution No. 2025-09: Resolution by Governing Body of Recipient of 2023 Appropriations Act Directed Project Grant Offer (Attachment #7)(Motion):**

Manager Koser presented Resolution No. 2025-09, which involves the acceptance of \$284,862 from the North Carolina Department of Environmental Quality. This funding was offered to the Town in 2023, but at that time, we did not have a project that met the criteria. Manager Koser recommends allocating these funds for the Betterment Project, which is currently being utilized in conjunction with the NCDOT Roundabout Project.

Commissioner Chris Matthews made a motion to approve Resolution No. 2025-09. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Surplus Vehicles (Attachment #8):**

Mr. Koser informed the Board that the Police Department is auctioning two surplus Dodge Chargers on GovDeals.

- **ABC Board Recommendations (Fill by June 2025):**
Manager Koser asked the Board if they had any recommendations for the ABC Board representative. Commissioner Monta Davis-Oliver recommended Mr. Ted Ashley.
- **Upcoming Meeting Topics:**
 - Yadkin County Water and Sewer Line Lease Agreement
 - Yadkin County Chamber of Commerce Lease Agreement
- **Town Facilities will be closed Monday, May 26th in observance of Memorial Day.**

15. COMMISSIONER COMMENTS

There were no comments made by the Commissioners at this time.

16. CLOSE SESSION

Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 7:05 p.m. pursuant to N.C.G.S. § 143-318.11 (a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session; and 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.. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

Commissioner Monta Davis-Oliver made a motion to come out of "Close Session" at 7:29 p.m. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

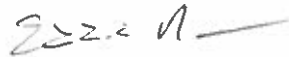
Vote: 5/0

Commissioner Chris Matthews made a motion to approve a temporary easement to Muddy River Tavern to install their grease trap at property on S. Monroe Street (Parcel 130966). Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

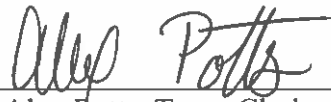
Vote: 5/0

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 7:30 p.m.
Vote: 5/0*



Eddie T. Norman, Mayor



Alex Potts, Town Clerk