

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, September 8th, 2025

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Tony Hall

Monta Davis-Oliver

Chris Matthews

Richie Parker

Town Attorney Ben Harding

STAFF PRESENT:

Town Manager: Mike Koser

Planning Director: Meredith Detsch

Police Commander: Michael Norman

Finance Director: Hunter Gooden

Event Planner: Lauren Williard

Public Services Director:

Jacob Swaim

Fire Chief: Jody Doss

Quorum requirements met - meeting proceeded.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 6:00 p.m.

2. INVOCATION

Manager Mike Koser offered the invocation.

3. ADOPTION OF AGENDA (MOTION)

Commissioner Matthews made a motion to adopt the agenda as presented.

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

Vote: 4/0

4. APPROVAL OF MINUTES (MOTION)

Commissioner Davis-Oliver made a motion to approve the following minutes as presented.

Commissioner Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

- August 4th, 2025 (Regular Meeting Minutes)

5. PUBLIC HEARINGS:

Mayor Norman asked Director Detsch to present the items.

The first public hearing is ZMA 25-03, a request by Aqua Drill Inc. for a rezoning from the Highway Business (HB) District to Light Industry (LI) District for a 0.924788-acre property off E Old US 421 HWY, identified as Parcel 153215. The owner is Billy Clayton. This property is currently vacant and used for extra parking. Majority of the surrounding properties are zoned Rural Residential (RR), and there are a few commercial uses towards the East. There is one property east that is zoned Light Industrial (LI), the Ever-Ready Concrete Co. The applicant proposes to develop a warehouse on the subject property, which requires Light Industrial zoning. The Light Industrial District is established for manufacturing, assembly, distribution, and warehousing operations, which can be operated in a relatively clean and quiet manner. The property has access to public water, but they have installed a well. There is no Town sewer available, so they will need to install a septic tank. Road access is Old US 421 Hwy, a road owned and maintained by North Carolina Department of Transportation. An encroachment permit for the driveway has been discussed with their surveyor. The Town's Planning Board held a public hearing on this item in August and approved the rezoning. Their recommendation is in the agenda packet.

Ms. Detsch explained that for tonight's public hearing on this rezoning request, the Board of Commissioners must make a statement describing its consistency with the adopted comprehensive plan and explain why the board considers the action to be reasonable and in the public's interest. The Comprehensive Plan includes both a future land use map and a set of goals and strategies. The subject property is classified by the Future Land Use Map for Low Intensity. "The low intensity land use classification is intended primarily for agricultural purposes and large lot single-family residential development. This classification would also include low impact uses compatible with surrounding development. Considerations to be made include the size and nature of the tract,

compatibility with existing plans, the impact of the zoning decision on the landowner and immediate neighbors and the surrounding community, and the relationship between the newly allowed uses in spot rezoning and the previously allowed uses. It will also be arguable if the zoning power is being exercised in the public's best interest. Ms. Detsch went through the four criteria the Commissioners needed to consider and why.

1. Size and nature of the tract- this tract proposed to be rezoned in the Town's ETJ from Highway Business (HB) to Light Industrial (LI) and is in similar size to the surrounding properties.

2. Compatibility with existing plans and zoning ordinance- The Town of Yadkinville's Comprehensive Plan and Future Land Use Plan notate this area to be Low Intensity. Current zoning of the property is Highway Business. "The Highway Business District is intended for higher intensity, primarily commercial uses that are located adjacent to major highways and provide goods and services for the traveling public."

3. Impact of zoning decision- There is an impact on the neighbors with this rezoning request. The property is currently being used as a parking and staging area for them business and with a building being added there would be a more formal use of the property with potentially a few more trucks coming and going. This would not be an open to the public type of establishment as it is a warehouse for the storage of their

supplies and trucks.

4. Relationship between previous and future zoning- The degree in uses with these two land uses is a slight change. The current zoning is our Highway Business zoning district, and the proposed use is the next up in intensity level, our Light Industrial zoning district. Based on the four criteria this may be considered spot zoning but can be argued as legal spot zoning if it is reasonable in this situation and if zoning is being exercised in the public's best interest.

The next hearing was a quasi-judicial for Major Special Use Permit- MSUP-2025-01

Mayor Norman asked Director Detsch to present the item.

Since it is a Quasi-Judicial Hearing, anyone wishing to speak must be sworn in. Meredith Detsch and Daniel Dollyhigh held their hand over the bible, and with Manager Koser's assistance, they were sworn in. "Do you solemnly swear that the evidence you shall give to the board in this action shall be the truth, the whole truth, and nothing but the truth so help you God? Yes."

Ms. Detsch noted that this public hearing is a quasi-judicial evidentiary hearing for a Major Special Use Permit. Sworn testimony will be provided by witnesses speaking before the Board of Commissioners to establish facts of the case. The Development Ordinance requires approval of a Major Special Use Permit by the Board of Commissioners for certain uses that can potentially have a greater size, impact, or relationship to the general welfare of the area where it is located. One of these uses is the subject of retail use with sales outside a fully enclosed building (excluding automotive, boat, RV, manufactured or modular homes). As part of the Major Special Use Permit review, outside retail use is also required to comply with the following special requirements for this use, as provided in the Development Ordinance:

3.5.5.3 Special Requirements for Retail Sales (outside fully enclosed building).

The petitioner, Daniel Dollyhigh, wants to renovate the property for a retail space that would sell and lease power equipment, including skid steers, mini excavators, and similar equipment. The business would not utilize the entire property/building, so there would be potential to grow and accommodate another permitted business in the Highway Business District. Additional measures are being taken with the renovation to meet fire and building code requirements for this upfit. Portions of the building are being demolished due to their condition, as well as to meet fire/building code requirements for the remodel. The structure on the property will need significant work done for it to become operable again, given how long it has been vacant. An NCDOT encroachment permit will be needed for the driveways on both sides of the property, where existing driveways are, as they are NCDOT roadways. The property will be served with public water by the Town of Yadkinville, and a private septic tank (see exhibit 11). Environmental Health has recommended that a soil scientist evaluate the site and have the current tank, lines, etc. inspected to ensure it will meet the use needs of the proposed development.

The applicant has submitted a site plan and building renovation depicting the proposed development of the site. The Ordinance requires a front landscaping yard ten feet in width, and the side along Flemming Road, which can be met with the existing vegetation, counting towards the requirements. Additional trees and shrubs will be needed and can be finalized with staff at the appropriate time if agreeable with the Board. The applicant's drawing depicts the areas for

required landscaping buffers along the rear, and has noted a privacy fence screening the equipment.

While the subject property is not located within the Town limits, the Comprehensive Plan does include the Town's Extraterritorial Jurisdiction (ETJ). The Economic Development goal of the Comprehensive Plan is to *"Attract and retain a variety of businesses and industry to provide a robust and diverse economic base and employment opportunities for residents."* The proposed Major special use is consistent with the economic goal of the Comprehensive Plan.

The concurring vote of a simple majority of the Town Board of Commissioners shall be necessary to grant a Major Special Use Permit. All of the following standards should be considered with the motion and met to secure the Special Use Permit.

- 1. The use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved;*
- 2. That the use complies with all required standards, conditions and specifications of this Ordinance;*
- 3. That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and*
- 4. That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and*
- 5. That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and any other relevant adopted plans and policy guidance.*

Ms. Detsch stated that she now concluded her staff report and would now enter the following exhibits into the record for consideration.

Exhibits:

Exhibit 1- Application including narrative and payment
proof Exhibit 2- Building footprint renovations and site plan
Exhibit 3- Zoning Map
Exhibit 4 – Current Deed on file Book Page
Exhibit 5-Ordinance for SUP request- Retail, outdoor storage
Exhibit 6-Letter to property owners (8.21.25)
Exhibit 7- Mailing List to property owners (8.21.25) Exhibit
8- Proof of mailings (8.21.25)
Exhibit 9- Newspaper notification (8.21.25 & 8. 28.25)
Exhibit 10- Signs posted on the property (8.21.25)
Exhibit 11- Repair Septic Permit on property
Exhibit 12- Photos of other locations (before and after)
submitted 9.8.25 examples of renovations in their Dobson location.

Ms. Detsch stated those were all the exhibits to be entered into evidence, and asked if the board had any questions for her or the applicant. Director Detsch noted no one had signed up to speak to her knowledge. Mayor Norman asked if anyone would like to speak. A member of the audience had a few questions. Mayor Norman asked her to come up, state her name for the record, and be sworn in. Tammy Merrit owns 1016 Flemming Road, was sworn in by Manager

Koser. "Do you solemnly swear that the evidence you shall give to the board in this action shall be the truth, the whole truth, and nothing but the truth so help you God? Yes."

Director Detsch explained they could have cross-examination but would need to know their standing to do so. Tammy Merrit asked for clarification on the company. Ms. Merrit asked about the sales operation and renting of small construction equipment. Ms. Detsch confirmed that is what they have been told by the applicant. Ms. Merrit asked about the fencing and the proposed material. Ms. Detsch noted the fencing would need to be opaque and constructed with wood or vinyl, as well as eight feet or slightly taller to screen the equipment. Ms. Merrit asked about the hours of operation, so Ms. Detsch asked the applicant, Daniel Dollyhigh, to weigh in. Mr. Dollyhigh explained 8 am to 5 pm, and questions about weekend hours were posed by Ms. Merrit. Mr. Dollyhigh said no Sundays and potentially hours on Saturday. Discussion of transfers with vehicles and trucks may occur, and Director Detsch noted similar types of businesses in Elkin or North Wilkesboro. Discussion of franchise versus a large corporate store was discussed with the applicant. Ms. Merrit asked Mr. Dollyhigh the timeframe, and he said they were in the process of purchasing it and expanding their current location, so it will not be a quick process. Commissioner Parker asked about outside storage allowance, and Ms. Detsch noted that storage sheds are similar approval process, but auto sales are approved by staff. Mayor Norman asked if there were any other comments or questions. After no response, he closed the public hearing.

6. PUBLIC COMMENTS:

Mayor Norman asked if there were any public comments. None at this time.

7. ACTION ON PUBLIC HEARINGS:

Mayor Norman entertained a motion on ZMA-2025-03; Old Highway 421 rezoning.

Commissioner Matthews recommended approval of ZMA-2025-03 and the Board of Commissioners adopt the consistency statement dated September 8th, 2025, contained in the agenda materials to approve the zoning map amendment for Parcel 153215, for a rezoning from the Highway Business (HB) District to a Light Industrial (LI) District for a 0.924788-acre property, 1100 E. Old US 421 Hwy.

In regard to the Spot Zoning concern, based on the four criteria this may be considered spot zoning but can be argued as legal spot zoning if it is reasonable in this situation and if zoning is being exercised in the public's best interest.

Comprehensive Plan Consistency Statement September 8th, 2025.

ZMA 25-03

Address: 1100 E. Old US 421; Parcel No. 153215

Applicant: Aqua Drill, Inc.

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of Yadkinville's Board of Commissioners determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **CONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public's interest because: the request is consistent with the intent of the

Light Industrial District (LI) and Land Use Goal and Strategies of the adopted Yadkinville Comprehensive Plan.

Goal-Economic Development *Attract and retain a variety of businesses and industries to provide a robust and diverse economic base and employment opportunities for residents.*

Strategies:

LU5. Encourage

Commissioner Davis-Oliver seconded the motion and the motion passed unanimously.

Vote: 4/0

Mayor Norman entertained a motion on Major Special Use Permit MSUP-25-01.

*Commissioner Matthews moved to **approve** the pending application by Mr. Dollyhigh for a Major Special Use Permit (MSUP 25-01) to renovate and locate a Retail uses, outside fully enclosed building (excluding automotive, boat, RV, manufactured or modular homes) at 2001 West Main Street as it meets all five standards for a Major Special Use permit set forth in the Town of Yadkinville's Development Ordinance 2.2.5.*

Commissioner Parker seconded the motion, and it passed unanimously.

Vote: 4/0

8. CONSENT AGENDA

Mayor Norman asked Manager Koser to go over the items.

Item 1 is a tax void for Chris Groce (\$555.26) as it should have been an exempt property.

Yadkin Arts Council is a tax void (\$3,252.92), it should have been an exempt property.

Kenneth Reavis property is not within town so should not have been taxed (\$13.63).

Collide Church is a tax void as it should have been an exempt property (\$913.53).

The second item is a tax discovery for Hardee's Restaurants for \$1,052.57, it should have been billed for a value of \$250,612.

Mayor Norman asked about an item one and item two be approved in the consent agenda.

Commissioner Davis-Oliver moved to approve the consent agenda and Commissioner Matthews seconded the motion, and it passed unanimously.

Vote: 4/0

9. FIRE CHIEF's REPORT

Fire Chief Jody Doss presented his report to the Board. Chief Doss showed the board updated pictures of the Fire Truck being built. He noted that Captain Daryl Williams is the first full-time Fire Officer to retire from the County. Ms. Williard had a question about the parade for next year's 4th of July event, which they will discuss later.

7. POLICE CHIEF's REPORT

Police Chief Phillip Scott was not present but Commander Norman provided the monthly report to the Board. Commander Norman went through the calls and noted a gas station robbery.

8. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim wanted to brag on the achievements our Water Treatment Plant has received three years in a row, AWOP Overall performance of the plant recognized. Update on the utility relocating to Highway 601 for the widening project. The utility contractor has been suspended for a month, so there is no additional work until items are fixed for safety concerns. Stormwater through Blythe is still taking place at night.

9. EVENT PLANNER REPORT

Event Planner Lauren Willard reported on events. On September 12th, Souljam will be our last Friday After Five concert of the year. We are planning on National Night Out on October 7th from 5:00 pm until 7:00 pm. This will include a cookout at Town Hall.

Halloween Downtown will be on Friday, October 31st, from 3pm until 5 pm. Getting ready for Christmas already, tree lighting on December 5th and parade on the 6th. The Friends of Downtown want to do a scavenger hunt in the downtown area, as well as a contest. Speaking with Commissioner Parker, they realized Town of Yadkinville is TOY, so we should also elaborate on that with a Toy Drive for Christmas, and there are several in the community we could assist with.

Ms. Willard has attended many board meetings, including Smart Start, Yadkin County Cooperative Extension, America 250 (this week), and the YMCA.

10. PLANNING DIRECTOR REPORT

Director Detsch wanted to get the Commissioners' thoughts on a few items. The first is that a few years ago, there was a Major Special Use Permit for the RV Park off Service Road. They need to relocate the swimming pool to the back of the property, as noted on the site plan. Ms. Detsch was wondering if the board felt comfortable with staff coordinating that or if they needed to come back to the full board for an amendment, since it is site-specific approval. The board felt comfortable with staff approving those changes.

Meredith Detsch presented the Planning Director Report and noted there had been several new houses, Food Lion would be doing an exterior and interior upfit next year. Ms. Detsch had Code Enforcement questions for the board. The cleanup they spoke about last month at 717 W. Lee Avenue as a nuisance case would be around \$2,200 per two quotes secured. Administrative and landfill fees would be separate. Commissioner Matthews asked if someone was living there, and Ms. Detsch noted yes, but both owners are deceased. Ms. Detsch noted that the water is turned off in the house. There has been no communication with staff other than that he will pay the water bill, but hasn't at this time. Ms. Detsch noted a contractor is recommended due to safety concerns with our staff. The junk vehicles would be next and are a separate process. Hopefully, the sale of the property will get the Town back the expenses. The board felt comfortable going with the local contractor and proceeding forward. Ms. Detsch did ask for a Police Officer to be

present at the time of the cleanup. Question on the cleaning cost for the Town Attorney and Mr. Harding noted they could put a lien on the property to recover the costs. Commissioner Davis-Oliver asked about the condition of the house. Ms. Detsch noted she was trying to get the exterior cleaned up first before going inside the house through Minimum Housing. Minimum Housing would be the next step, and it requires a minimum of 90 days to start the process. Mr. Koser noted the current resident was not the source of it. Commissioner Hall noted this has been going on for a long time.

11. TOWN ATTORNEY BEN HARDING REPORT

Town Attorney Ben Harding had nothing to report.

12. MANAGER'S REPORT

The first item is the proclamation for Constitution Week. There was a representative from the Daughters of the American Revolution (DAR) present. Barabara Bissette spoke of the Daughters of the American Revolution and her family's lineage. She explained that the Constitution of the United States is the binding document that keeps us all together, and held us together since 1787 also ratified in June 1788 by nine states. Without it, we would not be celebrating 250 years of the United States. Ms. Bissette's daughter also spoke. She was a Daughter of the American Revolution, and gave the history of Constitution Week. In 1955 they designated this week of September 17th through September 23rd as Constitution week. Congressional resolution and public law signed by President Dwight D. Eisenhower in 1956. Ms. Bissette asked the board to approve the proclamation, and on the 17th at 4:00 pm ring a bell in honor. Commissioner Davis-Oliver read the proclamation:

Mayor Norman asked for a motion to adopt the proclamation. *Commissioner Davis-Oliver moved to adopt the proclamation, constituting September 17th through September 23rd, Constitution Week. Commissioner Matthews seconded the motion, and the motion passed unanimously.*
Vote: 4/0

Next item Mr. Koser presented to the board was the Fire Services Contract to be renewed with the Volunteer Yadkinville Fire Department for three years. No changes to note from the previous contract. *Commissioner Matthews moved to approve the contract for the next three years for Fire Service with Yadkinville Fire. Commissioner Hall seconded the motion. The motion passed unanimously.*
Vote: 4/0

The next item was withdrawn regarding the pickleball court at the RV Park.

Next item was a water leak at 609 Eisenhower, which affected two billing periods. Three days after discovering the leak, Ms. Sarah Johnson had it repaired. She is requesting a leak adjustment for both bills, not just one. Mayor Norman asked how much, and Mr. Koser noted it was around one hundred dollars and would need a motion for approval. *Commissioner Matthews moved to*

approve the additional leak adjustment for 609 Eisenhower Street. Commissioner Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 4/0

Next item was on the Pre-regulatory Landfill which is the Town Property located beside the park. The Town has contracted with Terracon, and they will be on site next week to check the monitoring wells and do the next phase of investigating this site. Several additional steps will be needed before closing out and having the state finalize it.

Mr. Koser's next item was the drainage issue along West Elm Street near Monroe Street. There was an inoperable catch basin at Shallow Ford's new location which would flood and back up to Monroe Street. Mr. Koser put together a design that would incorporate the catch basin to carry the water down and secure the needed easements to route it appropriately. Most work has been done with staff and some contract work.

The last item for discussion is the Sally Port addition to the Yadkin County Courthouse. Mr. Koser explained that there are two options to accommodate the addition by losing a lane of traffic. In doing so, he explored two widths of the sidewalk and two parking options along the street. The first is a 15' wide sidewalk with parallel parking around six items on the west side of the road, with a fifteen-foot travel lane, with twelve feet being NCDOT standard. The other option is angled parking on the east side and a ten-foot-wide sidewalk, with eleven-and-a-half-foot wide travel lane. There is additional landscaping proposed to screen the trash and recycling cans to hide them in that section of Jackson Street. Mr. Koser has asked Duke Energy to look at underground feed for their power into the businesses. Communications may still be a challenge and to be researched further. Commissioner Matthews asked which one he liked better, and he noted the fifteen-foot-wide sidewalk and Mayor Norman asked about the loss of parking spaces. Mr. Koser stated there are nineteen spaces now, and on the fifteen-foot sidewalk, you go down to six parking spaces. For the ten-foot sidewalk there will be twelve spaces. Mr. Koser spoke with two business owners on that block, and they seemed agreeable with either option. If they do go with the option of a wider sidewalk and lose that many spaces, there may be a way to find other options to make it up. Mr. Koser asked the board to decide so he could communicate with Michael Silverman, County Manager. Commissioner Davis-Oliver asked about a one-way street, and Mr. Koser noted the diagonal would be in line with the street as the proposed Sally Port needs to run in the opposite direction to avoid people driving into it. Commissioner Parker asked what the advantage of the ten-foot versus fifteen-foot sidewalk. Mr. Koser noted there was more outdoor space to utilize, more outdoor seating, and tree wells like on Main Street. They will fit in the ten-foot section, but better in the fifteen feet. Discussion on the road width was noted with the board and a comparison of the local roads. Jacob Swaim did note we need to verify lane width requirements with the Powell Bill, as it funds certain roads in town. Mayor Norman asked for any more questions, and the parade route with the Fire Department was noted it may need to

shift over to another route pending. Commissioner Matthews asked if they needed to wait on the Powell Bill verification, and Mr. Koser felt sure the eleven-and-a-half-foot lane would suffice. Discussion among the board was leaning towards the second option, a ten-foot sidewalk. Mr. Koser will pass that along to the county.

13. COMMISSIONERS COMMENTS

Commissioner Davis-Oliver thanked Director Detsch for the detailed reports and appreciated all the information. Mayor Norman asked about the park update, and Mr. Koser is waiting on the proposal for the concept plan. Having this concept plan would be what is needed to support grant applications to the state. This is being prepared by McGill and Associates. Mayor Norman received a thank-you letter from the YMCA thanking the Town for the generous donations. Every quarter, we get a report on the ABC. We received \$47, 531 for the second quarter. That revenue creates new opportunities for the Town. No other Commissioners had comments to share.

14. ADJOURNMENT

With no further business to discuss. Commissioner Matthews moved the meeting adjourned.

Commissioner Davis-Oliver seconded the motion and the motion

was approved unanimously. The meeting adjourned at approximately 7:04 p.m.

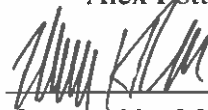
Vote: 4-0



Eddie T. Norman, Mayor



Alex Potts, Town Clerk



Prepared by Meredith Detsch