

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, AUGUST 3, 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 6:00 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 Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 5/0

- June 26, 2026 (Reconvened Meeting Minutes)
- June 26, 2026 (Closed Session Minutes)
- July 6, 2026 (Regular Meeting Minutes)

5. APPROVAL OF RESOLUTION NO. 2026-05 TO AWARD RETIRED POLICE CAPTAIN CLEATUS SHORES HIS BADGE AND GUN (Attachment #1)(Motion)

Mayor Eddie Norman entertained a motion to approve Resolution No. 2026-05; once approved, he presented Retired Police Captain Cleatus Shores with his badge and service weapon.

Commissioner Chris Matthews made a motion to approve Resolution No. 2026-05 to surplus and award retired Police Captain Cleatus Shores his badge and service weapon. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 5/0

6. PUBLIC HEARING(S)

- **Public Hearing #1 – Zoning Map Amendment 2026-04 – Ordinance No. 2026-06 (Attachment #2):**

A request for rezoning Parcel No. 1330013, located at 420 Carolina Avenue, from Residential Medium Density (RM) District to Residential High Density (RH) District.

Mayor Norman opened the public hearing. Planning Director Meredith Detsch provided an overview of the proposed rezoning for 420 Carolina Avenue. The applicant seeks to rezone the seven-acre property to Residential High Density, which would allow subdivision of the land and construction of approximately 20 single-family homes. Ms. Detsch noted that the surrounding properties are mostly zoned Residential Medium Density (RM) District, with some Central Business and Office and Institutional zoning. Residential High Density District will allow for 7,500-square-foot lots. There is a historical house on the property (Lee Mackie house), which they plan to restore. Ms. Detsch informed the Board that she included traffic information for the area.

Commissioner Winebarger inquired about the buildable acreage. Ms. Detsch stated that due to a pond located on the property and sewer easements, only approximately 5.48 acres is buildable. The Board discussed traffic on Carolina Avenue and water and sewer capacity.

Public Comments on Zoning Map Amendment 2026-04:

Ronald Durfee: Mr. Durfee asked about the location of the proposed development. Mayor Norman responded that it will be at 420 Carolina Avenue, which is the large white house on the right. Mr. Durfee then inquired about the number of houses planned for the development, noting that there could be a maximum of 40 single-family homes. He expressed his concerns regarding the traffic and the density of the project.

Action on Zoning Map Amendment 2026-04: Ordinance No. 2026-06 (Attachment #2)(Motion)

No motion was entertained by the Board of Commissioners for Zoning Map Amendment 2026-04, meaning that the rezoning was neither approved nor denied.

- **Public Hearing #2 – Zoning Map Amendment 2026-05 – Ordinance No. 2026-07 (Attachment #3):**

A request to rezoning Parcel Number 130015, located at 125 South Monroe Street, from Residential Medium Density (RM) District and Central Business (CB) District to Residential High Density (RH) District.

Mayor Norman opened public hearing #2. Planning Director Meredith Detsch explained that the same applicant from the previous hearing would also like to rezone 125 South Monroe Street to Residential High Density. The property is approximately 5.49 acres, and the applicant would like to construct 20 houses. As discussed previously, Residential High Density allows for a smaller lot size. The surrounding properties are zoned Central Business, Residential Medium Density, and Light Industrial to the West. Ms. Detsch noted that municipal sewer is running through the property. There is a pond present on the property, as well as a stream. The presence of a stream requires a 50-foot buffer. The Board discussed required infrastructure and the total number of houses that could be built. Ms. Detsch noted that based on the applicant's conceptual map, roughly 40 houses total would be built between 125 Monroe Street and 420 Carolina Avenue.

Public Comments on Zoning Map Amendment 2026-05:

No one commented on Zoning Map Amendment 2026-05.

Action on Zoning Map Amendment 2026-05: Ordinance No. 2026-07 (Attachment #3)(Motion)

A motion was not entertained by the Board of Commissioners for Zoning Map Amendment 2026-05, meaning that the rezoning was neither approved nor denied.

7. PUBLIC COMMENTS

No comments were made during this section of the meeting.

8. REQUEST TO SET PUBLIC HEARING(S)

- **September 14, 2026 at 6:00 p.m.**
Zoning Map Amendment 2026-06: A request to rezone parcel #158376, located on Taylor Street, from Rural Residential (RR) District to Residential Medium Density (RM) District.

9. CONSENT AGENDA ITEM(S) #1, #2, and #3 (Motion Needed to Approve Item)(Attachment #4)

- Two Budget Amendments
- One invoice totaling \$5,187
- One tax void for \$11.77

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

10. FIRE CHIEF'S REPORT

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

11. POLICE CHIEF'S REPORT

Police Chief Philip Scott provided his monthly report to the Board. He noted an increase in accidents, including a hit-and-run incident on July 4th. Chief Scott stated that 2 new officers have been hired, and he will introduce them at the next meeting.

12. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim presented his monthly report to the Board. Due to the rain, there has been a delay in the DOT introducing the new roundabout traffic pattern on US Highway 601.

13. EVENT PLANNER REPORT

Event Planner Lauren Willard announced that the final Friday After Five concert will take place on Friday, August 7th, at 6:00 p.m. She also mentioned that Sunset Yoga at the Park is scheduled for Thursday, August 6th. Additionally, Ms. Willard is in the process of planning Halloween Downtown. The Yadkin Valley Roots Festival is set for October 23rd and 24th. She noted that she is still looking for sponsors for the carnival rides.

14. PLANNING REPORT

Planning Director Meredith Detsch presented her monthly report to the Board. She apprised the Board of the new name for the bicycle/pedestrian plan, which is Go Yadkinville. She also presented a rough draft of the plan.

15. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding had nothing to report.

16. MANAGER'S REPORT

- **Review of Park Plans by Landworks Design Group:**
Manager Koser inquired with the Board about any additional concerns regarding the latest plans for the Park and Chamber areas presented by Landworks Design. The Board agreed to move forward and finalize the plans discussed in the previous meeting.
- **R-5909 Project Modification Update:**
Manager Koser explained that the R-5909 project consists of improvements to East Main Street. He noted that he approached NCDOT about incorporating a multi-use path into the plans, but due to spacing, they were unable to add the space.
- **U-5809 Project Update (Roundabout Project):**
Mr. Koser noted that NCDOT is planning to implement the new traffic pattern next week.
- **Appointment of Mr. Walter Smith to the Planning Board/Board of Adjustment (3-year term) (Motion):**
Commissioner Monta Davis-Oliver made a motion to appoint Mr. Walter Smith to the Planning Board/Board of Adjustment for a 3-year term. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Reappointment of Ms. Christy Ellington to the Planning Board/Board of Adjustment (3-year term)(Motion):**

Commissioner Scott Winebarger made a motion to reappoint Ms. Christy Ellington to the Planning Board/Board of Adjustment for another 3-year term. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 5/0

17. COMMISSIONER COMMENTS

Commissioner Scott Winebarger: Commissioner Winebarger inquired about reviewing the current Comprehensive Plan. After some discussion, the Board requested a scheduled workshop.

Commissioner Monta Davis-Oliver: Commissioner Davis-Oliver thanked Captain Cleatus Shores for his service to the Town of Yadkinville, as well as the other departments that he has served.

Commissioner Richie Parker: Commissioner Parker inquired whether the Town had an Emergency Restoration Plan, particularly in light of the severe flooding in Mt. Airy over the past week. Public Works Director Swaim responded that there are Emergency Action Plans in place to be activated in the event of a significant disaster. He assured the Board that the Public Works Department has established strong connections with neighboring areas.

18. 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 6:51 p.m.

Vote: 5/0



Eddie T. Norman, Mayor



Alex Potts, Town Clerk