

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

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Tony Hall – Absent

Monta Davis-Oliver

Chris Matthews

Scott Winebarger

Richie Parker

Town Attorney Ben Harding

STAFF PRESENT:

Town Manager: Mike Koser

Town Clerk: Alex Potts

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 Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 4/0

4. APPROVAL OF MINUTES (MOTION)

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

Vote: 4/0

- June 1, 2026 (Regular Meeting Minutes)
- June 8, 2026 (Special Meeting Minutes)

5. PUBLIC HEARING(S)

○ Public Hearing #1 – Zoning Map Amendment 2026-03 – Ordinance No. 2026-05 (Attachment #1):

A request by Triad Metal Recyclers to rezone parcel #129110, located on Memorial Road, from Highway Business (HB) District to Heavy Industrial (HI) District.

Mayor Norman opened the public hearing. Planning Director Meredith Detsch explained that Triad Metal Recyclers is seeking to rezone their property on Memorial Road (Parcel #129110) to the Heavy Industrial District. The property consists of 7.78 acres of vacant land and is located within the Town's Extraterritorial Jurisdiction. The surrounding parcels are zoned for Rural Residential and Rural Agricultural use. The applicant plans to expand their existing business to include a solid waste transfer station, which requires the rezoning.

Ms. Detsch noted that the parcel is situated within a floodplain; however, the applicant does not plan to construct any buildings within that floodplain. The Future Land Use Map indicates that this property should be designated as a high-intensity or employment center due to the industrial nature of the area. The Planning Board has recommended approval for the rezoning. Additionally, Ms. Detsch stated that a 50-foot vegetative buffer will be required since there is a residence adjacent to the property. The North Carolina Department of Environmental Quality (NCDEQ) will also need to review the project due to the solid waste components.

Public Comments on Zoning Map Amendment 2026-03:

Van Winslow: Mr. Van Winslow introduced himself as one of the owners of Triad Metal Recyclers. He mentioned that Triad Metal has been providing essential waste and recycling services for twenty years. He explained that this new project would enable them to offer additional services and create more jobs. Furthermore, it would provide residents with a more competitive option compared to other local solid waste providers by reducing transportation costs. He requested the Board's support for this initiative.

Lisa Rayborn: Ms. Lisa Rayborn stated that she has owned the property adjacent to Triad Metal Recyclers since 2007. She expressed her opposition to the proposed rezoning, citing concerns for her son's family, who lives in the house next door. Her worries include the garbage left along the sides of the road, debris that falls off trucks, and potential fire risks. Ms. Rayborn noted that after the Planning Board meeting, she felt her concerns were not adequately addressed, and she hopes the Commissioners will show more understanding.

Andrea Callicutt: Ms. Andrea Callicutt introduced herself as the sister of Ms. Lisa Rayborn. She expressed her concerns regarding the situation and highlighted that Lisa had spent twenty years in the military before returning to Yadkin County. Ms. Callicutt also explained that their family owned the farmland that was divided to accommodate the Old U.S. 421 Highway, so there has already been a lot of change to that property.

Action on Zoning Map Amendment 2026-03: Ordinance No. 2026-05 (Attachment #1)(Motion)

Commissioner Scott Winebarger made a motion to adopt the consistency statement dated July 6, 2026, contained in the agenda materials to approve Zoning Map Amendment 2026-03, Ordinance No. 2026-05. For the rezoning of Parcel 129110, located on

Memorial Road for the Highway Business (HB) District to the Heavy Industrial (HI) District. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.
Vote: 4/0

○ **Public Hearing #2 – Major Special Use Permit 2026-02:**

A request by Triad Metal Recyclers to expand their business at Parcel #129110, located on Memorial Road, to include recycling operations.

Mayor Norman opened the public hearing. Planning Director Meredith Detsch stated that since the rezoning had been approved, she could now present the request for a Major Special Use Permit for Parcel 129110. Town Clerk Alex Potts swore in Director Detsch, along with Vann Winslow and Stacey Smith. Mayor Norman then asked the Board if any members felt impartial to this hearing, had conducted any site visits, or had engaged in ex parte communication. All members responded with a no.

Planning Director Detsch informed the Board that Triad Metal Recyclers wished to request a Major Special Use Permit to expand their recycling operations to include a solid waste transfer station within the Town's Extraterritorial Jurisdiction. She referenced the Town's Code of Ordinances, specifically Development Ordinance Section 3.5.7.2, which pertains to Asphalt, Concrete, and Paving Materials Manufacturing; Junkyards and Recycling Operations; Demolition Landfills; Manufacturing (outside of a fully enclosed building); Mining and Quarrying; and Sawmills. Ms. Detsch stated that the proposal is consistent with the Comprehensive Plan. She entered the following evidence into the hearing:

1. Application and narrative
2. Yadkin County Solid Waste Fee
3. Development Ordinances – Permitted Uses Table 3.4.3
4. Development Ordinance – Special Requirements Section 3.5.7.2
5. List of adjacent property owners
6. Letter to owners and adjacent property owners
7. Proof of mailings dated 6/16/2026
8. Newspaper advertisements for rezoning, including the Special Use Permit (dated 6/18/2026 and 6/25/2026)
9. Sign posted at the property (which includes the rezoning) on 6/16/2026
10. ZMA 2026-03 Rezoning staff report for reference, including site descriptions, history, and additional information.

Public Comments on Major Special Use Permit 2026-02:

Vann Winslow: Mr. Winslow reiterated that they plan to expand their trash and recycling services, not the metal recycling service.

Stacey Smith: Mr. Smith introduced himself as a Professional Engineer Consultant with Smith Gardner Inc. Triad Metal Recyclers contacted his firm to prepare site plans and assist with the solid waste permit required for their project. Mr. Smith has prepared an environmental evaluation letter, which is attached.

He noted that they have considered stormwater requirements, buffer zones, and other state regulations. He explained that if the Major Special Use Permit is approved, the next step will be to obtain a solid waste permit from the state. Following this, the transfer station will be constructed, but they will also need to secure an operations permit from the state.

Several steps and requirements must be met before the facility can be utilized. Additionally, Mr. Smith mentioned that even after approvals are granted, there will be periodic reviews and inspections conducted by the State of North Carolina.

Action on Major Special Use Permit 2026-02 (Attachment #2)(Motion)

Commissioner Scott Winebarger made a motion to approve Major Special Use Permit 2026-02 based on the testimony and hearing record before them. The expansion of recycling operation facilities at Memorial Road meets all five standards for a Major Special Use Permit set forth in the Town of Yadkinville's Development Ordinance 2.2.5. Commissioner Richie Parker seconded the motion, and the motion passed unanimously. Vote: 4/0

○ **Continued Public Hearing #3 – Zoning Map Amendment 2026-02 – Ordinance No. 2026-04 (Attachment #3)**

A request to rezone Parcel 133494, located at 205 Taylor Street from Rural Residential (RR) District, to Residential High Density (RH) District.

Mayor Norman continued the public hearing that began on June 2, 2026. Mr. Jared Hoots, the property owner, distributed a folder containing new documents, including a Declaration of Restricted Covenants, a petition in support of the rezoning, and a traffic study. Mayor Norman referred to Town Attorney Ben Harding, who explained that the upcoming hearing is legislative. This means that formal evidence is not required. The Board will consider the presentations made by both the petitioner and any opposing parties and will make a decision based on what is deemed to be in the best interest of the community.

Attorney Harding clarified that a Declaration of Covenants is a private agreement between the property seller and buyer, outlining restrictions on the property. He emphasized that the Town is not involved in these agreements and cannot be held liable for them. He then presented the petition, which contains thirty-five signatures in favor of the rezoning. The accompanying traffic study was characterized as indicating a low impact on the area. Although all of this information can be taken into account by the Board in their decisions, due to the nature of the hearing, it does not constitute evidence for a "Findings of Fact."

Planning Director Meredith Detsch provided an overview of the request from ARR Homes LLC, which seeks to rezone a 9.224-acre property to Residential High Density. The goal is to construct between twenty and twenty-five single-family homes, with approximately 7 acres to be subdivided for this purpose. Ms. Detsch noted that in 2014, the property was rezoned from Residential Medium Density (RM) to Rural Residential (RR). The new Residential High Density designation would allow for smaller lot sizes. Most surrounding properties are zoned as Rural Residential (RR) and Residential Medium Density (RM), with an Office Institutional zone located to the northwest. She explained that Residential High Density zoning permits single-family homes, two-family homes, townhomes, and multifamily residences; however, the applicant intends to build only single-family dwellings. The Technical Review Committee and the Planning Board have both reviewed the request and recommended approval, although they have raised a few concerns included in the packet. Furthermore, the Town's Comprehensive Plan designates this area as a Residential Medium Density District.

Commissioner Chris Matthews inquired about the sizes of the proposed lots. Planning Director Detsch explained that the applicant has only submitted a preliminary sketch and not a final plan, so she cannot provide that information at this time. Commissioner Monta Davis-Oliver observed that the sketch indicates a total of nineteen lots. Mr. Jared Hoots clarified that the calculations are based on 10,000 square foot lots, but the goal is to create lots of 7,500 square feet. Due to required infrastructure limitations, they will need Residential High Density zoning to permit the smaller lot sizes. Commissioner Davis-Oliver asked how many homes could be built if the zoning remains unchanged. Mr. Hoots responded that they could construct between six to ten homes, with a maximum of fourteen. It was noted that Sienna Heights is the only other property in that area currently zoned for Residential High Density. Commissioner Scott Winebarger then inquired about the capacity for water and sewer services. Public Works Director Swaim confirmed that the capacity exists. Additionally, it was mentioned that sidewalks will be required for the development, along with NCDOT standard streets that include curbs and gutters. The Board also discussed parking requirements and fire code compliance.

Public Comments on Zoning Map Amendment 2026-02:

Jared Hoots: Mr. Hoots currently owns the property and thanked the Board for considering their request. He explained that their goal is to create an opportunity for more quality homes in the community, which would increase housing options and attract new families to the area. Mr. Hoots acknowledged the concerns raised and mentioned that they have included a Declaration of Covenants to address them. He presented a traffic study indicating that constructing approximately twenty new houses would have a minimal impact. Additionally, Mr. Hoots reported that he spoke with forty neighbors about the rezoning; out of those, six were opposed, six were unsure, and twenty-eight were in support or did not object to the rezoning. After further discussion, Mr. Hoots requested that the Board approve the rezoning for 205 Taylor Street.

Linda Alvarez: Ms. Alvarez, who owns a neighboring property, voiced her concerns regarding the proposed rezoning. She stated that changing the zoning to Residential High Density would not align with the characteristics of the surrounding neighborhood. Instead, she suggested that a designation of Residential Medium Density would be a better fit for both the property and the neighborhood as a whole.

Jeff Gibbs: Mr. Gibbs, an adjacent property owner, expressed his concerns about the proposed rezoning. He pointed out that while the traffic study indicates an increase of 250 trips a day, this increase can significantly impact the neighborhood. Mr. Gibbs explained that once the property is rezoned to High Density, developers may choose to sell the land and potentially construct apartments or other multi-family homes. He emphasized that there is no guarantee this can be avoided if the rezoning occurs. Additionally, he noted that no final plans for the project have been submitted yet.

Nicholas Wylie: Mr. Wylie lives at 203 Taylor Street. He expressed his neutrality for the rezoning. His biggest concern is the intersection in the curve. He requested that it be improved. Mr. Wylie recommended community meetings prior to rezoning hearings, so that opposition can be heard prior and potentially reconciled.

Action on Zoning Map Amendment 2026-02 – Ordinance No. 2026-04 (Attachment #3)(Motion)

No motion was entertained for Zoning Map Amendment 2026-02, meaning that the rezoning was neither approved nor denied.

***Mayor Norman called for a 5 minute recess. They resumed at 7:31 p.m.**

6. PUBLIC COMMENTS

Nicholas Wylie: Mr. Wylie pointed out that Progress Lane is lacking both lighting and sidewalks. He also requested a reduction of the speed limit to thirty-five miles per hour. Manager Koser responded that there is currently no power available on Progress Lane and that he will need to consult with Duke Energy. He further noted that the installation of sidewalks would need to be carried out by the North Carolina Department of Transportation (NCDOT).

7. REQUEST TO SET PUBLIC HEARING(S)

- **August 3, 2026 at 6:00 p.m.**
Zoning Map Amendment 2026-04: A request to rezone parcel #130013, 420 Carolina Avenue from Residential Medium (RM) District to Residential High Density (RH) District.
- **August 3, 2026 at 6:05 p.m.**
Zoning Map Amendment 2026-05: A request to rezone Parcel #130015, 125 South Monroe Street from Residential Medium Density (RM) District to Residential High Density (RH) District.

8. FIRE CHIEF'S REPORT

Fire Chief Jody Doss presented his monthly report to the Board. He expressed gratitude to the Public Works staff and the Police Department for their assistance at an accident that occurred in the park today.

9. POLICE CHIEF'S REPORT

Police Chief Philip Scott provided that he will email his report to the Board.

10. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim mentioned that they hope to reopen the Community Park by noon tomorrow. Commissioner Parker asked about potential reductions in water usage. Mr. Swaim clarified that there are no concerns as long as the reservoir level remains above 1 foot 3 inches.

11. EVENT PLANNER REPORT

Event Planner Lauren Willard provided an overview of the Independence Day Celebration and reminded the Board about the upcoming Friday After Five event on August 7. Additionally, she mentioned the Roots Festival scheduled for October 23 and 24.

12. PLANNING REPORT

Planning Director Meredith Detsch presented her monthly report to the Board. She requested Board approval of the Capital Project No. 76 Ordinance.

Commissioner Monta Davis-Oliver made a motion to approve the ordinance for Capital Project No. 76, for payment in lieu options for developments. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

13. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding had nothing to report.

14. MANAGER'S REPORT

- **Resolution No. 2026-04: Support of NCDOT R-5909 Project (Attachment #5)(Motion):**

Commissioner Scott Winebarger made a motion to approve Resolution No. 2026-04, as presented. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

- **Reappointment of Mr. Gray Garrison to the Tourism Development Authority (1-year term)(Motion):**

Commissioner Monta Davis-Oliver made a motion to reappoint Mr. Gray Garrison to the Tourism Development Authority for another 1-year term. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

15. COMMISSIONER COMMENTS

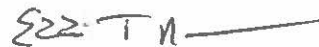
Commissioner Chris Matthews: Commissioner Matthews thanked staff for their hard work at the July 4th event.

Commissioner Monta Davis-Oliver: Commissioner Davis-Oliver expressed her gratitude toward all staff at the July 4th event.

16. 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 7:54 p.m.

Vote: 4/0



Eddie T. Norman, Mayor



Alex Potts, Town Clerk