

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS' CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, MAY 4, 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

Public Services Director: Jacob Swaim

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 Richie Parker 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 Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

- April 6, 2026 (Regular Meeting Minutes)
- April 6, 2026 (Closed Session Minutes)
- April 20, 2026 (Special Meeting Minutes)

5. PRESENTATION ON LOCAL SALES AND USE TAX INCREASE – YADKIN COUNTY MANAGER MICHAEL SILVERMAN

Yadkin County Manager Michael Silverman presented information about a proposed quarter-cent increase in the Local Sales and Use Tax. He explained that the North

Carolina legislature passed a bill in 2007, allowing counties to raise their sales tax from 6.75% to 7%. To implement this increase, the County Board of Commissioners would need to place it on the ballot for a referendum, allowing citizens to vote on the change. Mr. Silverman pointed out that the increase would only apply to prepared foods, clothing, and electronics. It would not affect groceries, gasoline, medication, or most agricultural products. Additionally, he noted that several surrounding counties have already adopted a sales and use tax rate of 7%. Surveys are available on the Yadkin County website and other resources for residents to share their opinions.

6. PUBLIC HEARING(S)

o Zoning Map Amendment 2026-01 (Ordinance No. 2026-02)

(Attachment #1)(Motion):

A request to rezone Parcel 130974, located at 197 Willow Street from Residential Medium Density (RM) District to Residential High Density (RH) District.

Mayor Norman opened the public hearing for Zoning Map Amendment 2026-01. Ms. Detsch explained that the owners of 197 Willow Street wish to rezone the property to Residential High Density in order to subdivide it and construct a second single-family home. The surrounding area consists of businesses and office spaces, with more residential properties to the east and west. Ms. Detsch noted that Arroyo Electric Inc. recently purchased the property from the Baptist Church, which is located right next door. Their transaction included some deed restrictions that the Town is not involved with. She also pointed out that the Residential High Density District permits a smaller lot size, which is necessary for the property to be subdivided. Ms. Detsch referenced the Town's Comprehensive Plan, indicating that the project is in compliance with it.

Public Comment

William Hamric: Mr. Hamric pointed out that when the property was sold to Arroyo Electric, a deed restriction was established. This restriction specified that the property must remain a single-family dwelling and prohibits the construction of duplexes or multi-family dwellings. While Mr. Hamric expressed that he is fine with whatever decision the Board makes, he emphasized the importance of recording this information. Attorney Harding clarified that the deed restrictions are agreements between the seller and the buyer of the property. Any violations of these restrictions would need to be addressed in civil court by the two parties involved. The Town has no role in those matters.

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

Commissioner Chris Matthew made a motion with the adoption of the consistency statement dated May 4th, 2026 contained in the agenda materials, to approve the Zoning Map Amendment for Parcel 130974/197 Willow Street, for a rezoning from Residential Medium Density (RM) to Residential High Density (RH). Commissioner Scott Winebarger seconded the motion, and the motion passed with one opposition vote from Commissioner Richie Parker.

Vote: 4/1

- **Zoning Text Amendment 2026-01 (Ordinance No. 2026-03) (Attachment #2)(Motion):**
A request regarding a text amendment (ZTA 2026-01) permitting medical offices in the Light Industrial Districts (LI), located in the Town Code Title 9; Article 3.4.3 Permitted Uses Table.

Mayor Norman opened the public hearing for Zoning Text Amendment 2026-01. Planning Director Detsch explained that the current Table of Uses does not permit medical offices in the Light Industrial District. The applicant is seeking more flexibility because Daymark wishes to relocate to this area. Ms. Detsch stated that the Planning Board recommends approval of this amendment.

Public Comments

No one had any comments.

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

Commissioner Scott Winebarger made a motion to adopt the consistency statement dated May 4th, 2026 and approve ZTA 2026-01, Ordinance No. 2026-03, which amends the Town of Yadkinville Code of Ordinances, Title 9, Section 3.4.3, Permitted Uses Table to allow Medical Offices as a permitted use within the Light Industrial District (LI). Commissioner Richie Parker seconded this motion, and the motion passed unanimously. Vote: 5/0

7. GENERAL PUBLIC COMMENTS

No one signed up for this section of the meeting.

8. REQUEST TO SET PUBLIC HEARING(S)

Mayor Norman set the following public hearings.

June 1, 2026 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
- Yadkin County Economic Development Partnership

June 1, 2026 at 6:05 p.m.

Approval of the 2026-2027 Fiscal Year Budget.

June 1, 2026 at 6:10 p.m.

Zoning Map Amendment 2026-02: A request to rezone parcel #133494, located at 205 Taylor Street, from Rural Residential (RR) District to Residential High Density (RH) District.

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

- 2027 Board of Commissioners Meeting Schedule
- Annual Pre-audit Contract with Charles Scott CPA for FY 2025-2026
- Annual Audit Contract with Gibson & Company for FY 2025-2026

- One invoice totaling \$31,745.44.

Commissioner Chris Matthews made a motion to approve consent agenda items #1, #2, #3, and #4, as presented. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 5/0

10. FIRE CHIEF'S REPORT

The Fire Department presented its monthly report to the Board. They reported 98 calls and multiple training sessions.

11. POLICE CHIEF'S REPORT

Police Chief Philip Scott was not present for this meeting.

12. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim presented his monthly report to the Board. He noted that all water lines and mains for the U.S. Highway 601 roundabout project have been completed. They will continue working on the sewer lines and hope to finish them by next month. Additionally, he mentioned that several areas around town require paving, and they plan to start that work next week.

13. EVENT PLANNER REPORT

Event Planner Lauren Willard was not present for this meeting.

14. TOWN ATTORNEY BEN HARDING

Attorney Harding had nothing to report at this time.

15. PLANNING DIRECTOR REPORT

Planning Director Detsch presented her monthly report to the Board, highlighting several new houses in the area. She mentioned her ongoing work on the Bike and Pedestrian Grant, noting that she has set up at various businesses and events around town to gather public input.

Director Detsch also presented an updated Façade Grant Program. She explained that, due to new statutes, several requirements needed to be revised. The updates include new statutory and Comprehensive Plan references, as well as an expanded map that now includes adjacent properties to the Central Business District. Ms. Detsch highlighted the input received from the Tourism Development Authority and Friends of Downtown Yadkinville, specifically regarding the language used for murals to ensure their protection and maintenance. Additionally, she noted that a default clause has been included to hold business owners accountable, with the Board of Commissioners set to vote on each grant after staff review.

After some discussion, the Board requested additional time to review the updates and asked to revisit the matter at the next meeting.

16. MANAGER'S REPORT

- **TDA Vacancy – Appointment of Anna Howe for a 1-year Term on the TDA:**

Commissioner Chris Matthews made a motion to appoint Anna Howe for a 1-year term on the Tourism Development Authority. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Town Facilities will be closed Monday, May 25th in observance of Memorial Day**

17. COMMISSIONER COMMENTS

No comments were made.

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 6:37 p.m.

Vote: 5/0



Eddie T. Norman, Mayor



Alex Potts, Town Clerk