TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, OCTOBER 5, 2026

OFFICIALS PRESENT:
Mayor Eddie Norman
Commissioners:
Tony Hall
Monta Davis-Oliver
Chris Matthews
Scott Winebarger
Richie Parker
Town Attorney Ben Harding – Absent

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
Public Works Director: Jacob Swaim

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 Scott Winebarger seconded the motion, and the motion passed unanimously.
Vote: 5/0

- September 14, 2026 (Regular Meeting Minutes)

5. PUBLIC HEARING(S)

- **Continued Public Hearing – Building Reuse Grant:**
  A request for a Building Reuse Grant through the North Carolina Department of Commerce for the address 398 Unifi Business Park Drive.

Mayor Norman announced that the grant application was withdrawn due to disqualification.

6. REQUEST TO SET PUBLIC HEARING

- **November 2, 2026 at 6:00 p.m.**
  A request to rezone 2164 Memorial Road (Parcel #129114) from Highway Business District to Heavy Industrial District.
- **November 2, 2026 at 6:05 p.m.**
  A request to rezone Parcel #129112 located on Memorial Road from Highway Business District to Heavy Industrial District.

7. PUBLIC COMMENT

Rhonda Titus: Ms. Rhonda Titus, a resident of Virginia Drive, addressed the Board to express her concerns regarding the conversion of certain Unifi Industrial buildings into data centers. She noted that there are currently no safeguards in place and requested that the Board consider implementing noise standards, ensuring adequate electrical infrastructure, setting wastewater standards, and establishing a decommissioning bond. Ms. Titus emphasized the importance of allowing citizens to voice their concerns and ensuring that these concerns are documented.

Norman Hill: Mr. Norman Hill from Winston-Salem emphasized that data centers are responsible for 80% of the new electrical demand. He stressed the importance of taking appropriate precautions to protect the local community. Key considerations include potential damage to roads caused by heavy equipment, the increased demand for electricity, who will bear the associated costs, and the need for measures to mitigate noise.

Rob Yoder: Mr. Yoder from Winston-Salem informed the Board that he is a Cloud Engineer who collaborates with various community groups to oppose the establishment of data centers. He requested that the Board consider the components of the cooling systems used in these facilities and the mechanisms in place for monitoring them. His concern is that the chemicals in some cooling systems could survive wastewater treatment and potentially contaminate groundwater. He also inquired whether the company would be willing to share their product safety data sheets and how they plan to manage leaks and disposal.

Martha Holden: Ms. Holden from Travis Road in Yadkinville addressed the Board, stating that the deal between WhiteFiber and Unifi Industrial was revealed in August, just before the County Commissioners' meeting. Despite this revelation, the Commissioners decided to move forward with a one-year moratorium. Ms. Holden emphasized that the citizens have unanswered questions and expressed a strong desire for transparency. She requested the opportunity to have these questions addressed.

Judy Cleary: Ms. Cleary signed up to speak but later withdrew her request because she found her comment repetitive.

Paul Freer: Mr. Freer, a resident of Morningstar Drive in Yadkinville, addressed the Board. He stated that data centers are neither a necessity nor a priority for Yadkin County. He questioned what benefits a data center would bring to the community. Furthermore, he emphasized that local government officials should prioritize the needs of their citizens and be attentive to their concerns.

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

- One tax void in the amount of $739.41.
- One tax discovery in the amount of $540.25

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

9. FIRE CHIEF'S REPORT
Fire Chief Jody Doss presented his monthly report to the Board, noting 116 calls.

10. POLICE CHIEF'S REPORT
Police Chief Philip Scott provided his monthly report to the Board. He noted more wrecks at the roundabouts. Also, on the 15th, the Fire Department was dispatched to a house fire on Lee Avenue, which was later deemed intentional. Chief Scott noted that they arrested Danny Matthews for arson.

- **Resolution No. 2026-06: Adding Assistant Police Chief Position and Job Classification**
  Police Chief Scott presented Resolution No. 2026-06. This resolution will add the Assistant Police Chief position and Job Classification to the Town's Personnel Policy.
  Commissioner Monta Davis-Oliver made a motion to approve Resolution No. 2026-06, to add the job title of Assistant Police Chief to the Personnel Policy, as well as the Job Classification. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.
  Vote: 5/0

11. PUBLIC SERVICES DIRECTOR REPORT
Public Works Director Jacob Swaim presented his monthly report to the Board. He announced that the Water Treatment Plant has received an award from the state for water quality for the second consecutive year. He also noted that several water leaks have been repaired and that street paving is scheduled to begin next week.

12. EVENT PLANNER REPORT
Event Planner Lauren Willard gave an overview of the upcoming events, including the Roots Festival on October 23rd and 24th. Also, Halloween Downtown will be on Friday, October 30th.

13. PLANNING REPORT
Planning Director Meredith Detsch inquired about a change to Major Special Use Permit 2026-02. She noted that the applicant, Triad Metal Recycling, wishes to modify the location of the driveway. Detsch asked whether the Board would prefer to allow staff to approve this change or if they would like Triad Metal Recycling to present it to the Board

again. After some discussion, the Board agreed to let Planning Director Detsch approve the change.

Commissioner Chris Matthews asked about the Charles Bruce Davis Museum located on East Hemlock Street. Ms. Detsch mentioned that during their last correspondence, a contractor was scheduled to pour footers in order to begin assembling the house. After some discussion, the Board requested that Ms. Detsch expedite the progress on the project.

14. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding was absent from this meeting.

15. MANAGER'S REPORT

- **U-5809 Project (Roundabout Project) Update:**
  Manager Koser provided an update on the Roundabout project. He mentioned issues with tractor-trailers not having enough room. He suggested that NCDOT include a truck apron to create more space.
- **R-5909 Project (Main Street Improvements) Update:**
  Manager Koser asked the Board for their approval regarding the multi-use path proposed by the State for the R-5909 project. He also noted that he has been in communication with Duke Energy again about the possibility of removing the power poles along Main Street, which may be incorporated into the R-5909 Improvement Project.
- **County Fire Tax Collection Discussion:**
  Mr. Koser informed the Board that Yadkin County is changing how it distributes fire tax. He noted that he will attend more meetings on the subject to gather adequate information.

16. COMMISSIONER COMMENTS

No comments were made during this portion of the meeting.

17. ADJOURNMENT

With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting to adjourn. Commissioner Richie Parker seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:39 p.m.
Vote: 5/0

Eddie T. Norman, Mayor

Alex Potts, Town Clerk