

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, APRIL 1, 2024

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
Finance Director: Hunter Gooden
Town Clerk: Alex Potts
Planning Director: Abigaile Pittman
Event Planner: Lauren Willard
Police Chief: Randy Dimmette

Quorum requirements met – meeting proceeded.

1. CALL TO ORDER

The regular meeting was called to order by Mayor Norman at 6:01 p.m.

2. INVOCATION

Mayor Norman offered the invocation.

3. ADOPTION OF AGENDA (MOTION)

Commissioner Chris Matthews made a motion to approve the agenda as presented. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.
Vote: 5/0

4. PUBLIC HEARING(S)

- **Zoning Text Amendment 2024-01:**
Amendment to Section 3.4.3 Permitted Uses Table 3.1, Religious Institutions and related uses, and Section 3.5 Special Requirements for Certain Uses.

Mayor Norman continued public hearing #1 due to recommendation by the Planning Board. The hearing will reconvene on May 6, 2024 at 6:05 p.m.

- **Zoning Map Amendment 2024-02:**
A request by Rafael Trabelsi for a rezoning from the Office and Institutional (OI) District to a Residential High Density (RH) District for a 2.2 acre property at 633 W. Main Street, identified as Parcel 130821.

Mayor Norman continued Public Hearing #2 until May 6, 2024, at 6:10 p.m. He informed the Board that he and Manager Mike Koser had a meeting with the property owner and advised him to discuss his plans with the adjoining property owners. Mayor Norman clarified that Mr. Tabelsi's intention is to rezone only the back portion of the house and not the entire house. Mr. Tabelsi plans to rent out the back portion as apartments.

○ **Zoning Map Amendment 2024-03:**

A request by Max Land Holding, LLC, for a rezoning from the Residential Medium Density (RM) District to a Residential High Density (RH) District for a 1.86 acre property on Tennessee Street, identified as Parcel 155314.

Planning Director Pittman introduced Zoning Map Amendment 2024-03, a request by Max Land Holdings to rezone property located on Tennessee Street from a Residential Medium Density District to a Residential High Density District. She presented the site plan for six new town homes. Ms. Pittman gave an overview of the surrounding area. The property has access to the Town water and sewer system and consists of 1.68 acres. This request is recommended by staff and Planning Board.

Ms. Shirley Scott from Pleasant Grove Baptist Church stated that the church had intentions of buying parcel 155314 to extend their parking lot. She noted that when the Town has events at the Park, the church parking lot is overwhelmed with vehicles, and there is no room for the church congregation. She also noted that adding apartments will increase the issue.

5. PUBLIC COMMENTS

No one signed up for this section of the meeting.

6. APPROVAL OF MINUTES (MOTION)

Commissioner Richie Parker 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

- March 4, 2024 (Regular Meeting Minutes)

7. ACTION ON PUBLIC HEARING(S) (Motion)(Attachment #1)

- Zoning Map Amendment 2024-03 (ZMA 2024-03)

Commissioner Chris Matthews made a motion to approve Zoning Map Amendment 2024-03 a request by Max Land Holding, LLC for a rezoning from Residential Medium Density District to a Residential High Density District for parcel 155314, located on Tennessee Street, and totaling 1.86 acres. This recommendation is based on the request being consistent with the intent of the Residential High Density District, and the Land Use Strategy 1 of the adopted Comprehensive Plan. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 5/0

8. CONSENT AGENDA ITEM(S)

- Two tax voids in the amount of \$2,394.14.

Commissioner Chris Matthews made a motion to approve the consent agenda items as presented. Commissioner Monta Davis-Oliver 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.

10. POLICE CHIEF'S REPORT

Police Chief Dimmette gave an overview of his monthly report. He stated that the department participated in a statewide "speed a little, lose a lot" campaign.

11. PUBLIC SERVICES DIRECTOR REPORT

Public Works Director Jacob Swaim was absent from this meeting. Manager Koser noted that Director Swaim is currently researching the best lighting options for the downtown trees.

12. PLANNING ADVISOR'S REPORT

Planning Director Pittman noted that Tractor Supply is restriping their parking lot in May and will open at the end of June. She stated that Smart Start is moving to 129 W. Main Street on April 13th. Ms. Pittman apprised the Board that South Oak Ridge Baptist Church has purchased property on Highway 601 and is requesting to be annexed into Town Limits.

13. EVENT PLANNER REPORT

Event Planner Lauren Willard presented an overview of the Easter Fest Event that took place on March 30th. Mayor Norman expressed his gratification for the hard work that went into the event. Ms. Willard noted that the only complaint was that people near the parking lot or playground were not able to hear the announcements through the P.A. system. It was discussed that more signs could be posted that show the timing of events.

Ms. Willard requested the Board's input on where Friday After Five concert series should be located. It was discussed that safety concerns have been raised for the shutdown of Main Street. After more discussion, the Board agreed to host the series on Main Street, as long as signs are posted rerouting traffic, and trucking companies are notified. Mayor Norman inquired about what NCDOT would do to encourage semi-trucks to reroute down Progress Lane or Unifi Industrial Road.

14. TOWN ATTORNEY BEN HARDING

Town Attorney Ben Harding had nothing to report.

15. MANAGER'S REPORT

- **Town Logo Proposal #2 and Banner Proposals (Motion) (Attachment #3):**

During the meeting, Town Clerk Alex Potts shared the second Logo Proposal by Anna Howe and requested feedback from the Board. Additionally, she presented two potential banner designs for the fall and winter months, along with a quote. After some discussion, the Board agreed on Banner option A. Mayor Norman inquired about copyrighting the phrase “The Gateway to the Yadkin Valley.” The Board agreed to the font and colors used in the primary logo, but were unsure if citizens would recognize the Town Limits in the background. Mayor Norman recommended the mountain and valley view from Unifi Industrial Road and U.S. Old 421 cross sections.

- **Clean-up after Pets Signage:**

Mr. Koser apprised the Board of a request for “clean up after pets” signage along Virginia Drive. After some discussion, the Board agreed to post the signs.

- **Microphone Installation Quotes for the Chamber (Attachment #4):**

During the meeting, Town Clerk Alex Potts presented three quotes from Audio Unlimited for microphones and speakers to be installed in the Chamber. Quote number one is \$6,699 and includes 9 microphones and audience speakers. This will allow the audience to hear Commissioners while they are speaking. Quote number two totals \$8,258 and allows the audience to hear both the Commissioners and speaker at the podium, along with the Commissioners being able to hear the podium speaker. Quote number three is \$10,979 and allows the Commissioners to hear one another while speaking, as well as hear podium speakers. The audience will also be able to hear everything. After some discussion, the Board requested another quote from a different audio company to compare.

- **Reappointment of Mr. John Willingham and Mr. Jay Martin to the TDA (1-year term):**

Mr. Koser stated that the Board needs to reappoint Mr. Jay Martin and Mr. John Willingham to the TDA Board, for another 1-year term.

Commissioner Monta Davis-Oliver made a motion to reappoint Mr. John Willingham and Mr. Jay Martin to serve a 1-year term on the Tourism Development Authority. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 5/0

- **Upcoming Budget Workshop on April 26th at 12:00 p.m.**

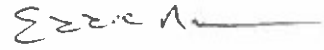
16. COMMISSIONER COMMENTS

Mayor Eddie Norman: Mayor Norman asked about installing a streetlight at the Dance Studio on Tennessee Street. It was discussed that Mr. Robert Baldwin is responsible for the shopping center property.

Commissioner Tony Hall: Commissioner Hall stated that he appreciated the staff researching the installation of microphones and speakers, as they are much needed.

17. ADJOURNMENT

*With no further business to discuss, Commissioner Monta Davis-Oliver moved the meeting adjourned. Commissioner Chris Matthews seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:48 p.m.
Vote: 5/0*



Eddie Norman, Mayor



Alex Potts, Town Clerk