

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, JULY 8, 2024**

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

    Tony Hall

    Monta Davis-Oliver

    Chris Matthews

    Scott Winebarger

    Richie Parker

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

**STAFF PRESENT:**

Town Manager: Mike Koser

Town Clerk: Alex Potts

Event Planner: Lauren Willard

Public Works Director: Jacob Swaim

Police Chief: Randy Dimmette

**1. CALL TO ORDER**

The regular meeting was called to order by Mayor Eddie Norman at 5:58 p.m.

**2. INVOCATION**

Mayor Norman 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: 5/0

**4. PUBLIC HEARING(S)**

    ○ **Zoning Map Amendment 2024-04:**

        A request to rezone parcel #132737 (6.985 acres) located on Service Road, from Highway Business District to Light Industrial District.

Manager Koser presented Zoning Map Amendment 2024-04, a request by Habco LLC to rezone 6.985 acres located on Service Road from Highway Business to Light Industrial. Ms. Helen Hobson, the owner of Habco LLC, stated that they own a retail lumber company in Gibsonville and would like to relocate to Yadkinville. She mentioned that they plan to process the lumber within a warehouse they intend to build on the property. It was discussed that the Planning Board recommends approval due to consistency with the Light Industrial District and Land Use Strategy 1 of the adopted Comprehensive Plan.

## **5. PUBLIC COMMENTS**

No one signed up for this section of the meeting.

## **6. APPROVAL OF MINUTES (MOTION)**

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

Vote: 5/0

- June 3, 2024 (Regular Meeting Minutes)
- June 28, 2024 (Reconvened Meeting Minutes)

## **7. ACTION ON PUBLIC HEARING(S)**

- **Zoning Map Amendment 2024-04 (ZMA 2024-04)**

*Commissioner Scott Winebarger made a motion to approve ZMA 2024-04, a request by Habco LLC. for rezoning from the Highway Business (HB) District to a Light Industrial (LI) District for a 6.985-acre property on Service Road, identified as Parcel 132737. This recommendation is based on the request being consistent with the intent of the Light Industrial (LI) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*

*Vote: 5/0*

## **8. SET PUBLIC HEARING(S)**

Mayor Norman set the following Public Hearings:

- **August 5, 2024, at 6:00 p.m.**  
**Zoning Map Amendment 2024-06:** A request by Robert Baldwin to rezone 8.03 acres on U.S. Highway 601 (Parcel #129925) from Rural Residential to Residential Medium Density.

## **9. FIRE CHIEF'S REPORT**

Fire Chief Jody Doss presented his monthly report to the Board. Mayor Norman informed the Board that an inappropriate flag was displayed during the 4<sup>th</sup> of July Parade. Chief Doss stated that the Fire Department intends to have personnel check parade floats at the start of the parade to ensure nothing inappropriate is displayed again.

## **10. POLICE CHIEF'S REPORT**

Police Chief Dimmette presented his monthly report to the Board. He noted that they will be picking up two new police vehicles in Pennsylvania this week. Additionally, he reported that they pulled data from the radar sign set up on Eisenhower Street and a report will be presented at the next meeting.

## **11. PUBLIC SERVICES DIRECTOR REPORT**

Public Services Director Jacob Swaim informed the Board that the Number 1 filter at the Water Plant has been repaired. Mayor Norman asked about relocating utility lines before the roundabout project. Director Swaim explained that NCDOT has a contract out for bid, and the Town will monitor the progress.

## **12. PLANNING REPORT**

Manager Koser mentioned that the Planning Board has approved an alternate design for a property on South State Street. Spectrum LLC. intends to construct a shopping center featuring several restaurants and retail stores. Mr. Koser pointed out that the approved site plan for the RV Park was inadequate, so he has been working with the owner to explore potential solutions.

## **13. EVENT PLANNING REPORT**

Event planner Lauren Willard provided an overview of the Independence Day Celebration, which took place on Saturday, July 6th. She mentioned that due to an unexpected storm, the fireworks were delayed. The firework technician assured the unexploded fireworks would be included in next year's show. The next upcoming event is set for August 9th at 6:00 p.m., featuring Jim Quick and Coastline. Additionally, the first Adulting 101 class is scheduled for July 29th.

## **14. TOWN ATTORNEY BEN HARDING**

Town Attorney Ben Harding had nothing to report.

## **15. MANAGER'S REPORT**

- **Crescentview Drive Trash Collection Update:**  
Manager Koser noted that he is still researching a solution.
- **Planning Director Vacancy:**  
Mr. Koser apprised the Board that he has received 4 applications for the Planning Director position. He requested Board members to participate in the interview process. Mayor Norman and Commissioner Davis-Oliver were nominated. Mayor Norman recommended advertising the position on LinkedIn.
- **Resolution No. 2024-08 Approving Pay Classification Adjustments (Attachment #2)(Motion):**  
Manager Koser presented the new pay classification adjustments.  
*Commissioner Chris Matthews made a motion to approve Resolution No. 2024-08 to approve the Pay Classification Adjustments for 2024. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **10-Year Utility Writeoff's (Attachment #3)(Motion):**  
Town Manager Koser presented utility debts that were 10 years old or older. He requested the Board to approve a write-off totaling \$2,125.23.  
  
*Commissioner Monta Davis-Oliver made a motion to approve a 10-year utility writeoff totaling \$2,125.23. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*
- **Reappointment of Mr. Gray Garrison to the Tourism Development Authority (1-year term):**  
*Commissioner Richie Parker made a motion to approve Mr. Gray Garrison for another 1-year term on the Tourism Development Authority. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*  
*Vote: 5/0*

## **16. COMMISSIONER COMMENTS**

**Mayor Eddie Norman:** Mayor Norman inquired about the tree lights for Main Street. Public Works Director Swaim stated that solar lights were not ideal, so he is trying to find an alternative.

**Commissioner Tony Hall:** Commissioner Hall inquired about the microphone system for the Chamber. Town Clerk Alex Potts noted that Audio Unlimited is planning to start installation on July 26<sup>th</sup> or 27<sup>th</sup>.

**Commissioner Scott Winebarger:** Commissioner Winebarger thanked the Town Staff for their hard work at the Independence Day Celebration.

**Commissioner Chris Matthews:** Commissioner Matthews mentioned a house on Filmore Street with many tree limbs in the front yard. Public Works Director Jacob Swaim explained that they've been chipping the limbs in sections because of the limit in the Chipping Policy.

**Commissioner Monta Davis-Oliver:** Commissioner Monta Davis-Oliver received a phone call from Senator Eddie Settle who praised the Yadkinville Independence Day Celebration as the biggest and most organized one he had attended.

**Commissioner Richie Parker:** Commissioner Parker asked about the construction of sidewalks on both sides of the road during the 601 project. Manager Koser confirmed that this was accurate.

## **17. ADJOURNMENT**

*With no further business to discuss, Commissioner Chris Matthews moved the meeting adjourned. Commissioner Monta Davis-Oliver seconded the motion, and the motion was approved unanimously. The meeting adjourned at approximately 6:40 p.m.  
Vote: 5/0*



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Eddie T. Norman, Mayor



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Alex Potts, Town Clerk