

TOWN OF YADKINVILLE
BOARD OF COMMISSIONERS
MONTHLY MEETING MINUTES
LOCATION: COMMISSIONERS CHAMBERS
213 VAN BUREN STREET
YADKINVILLE, NC
MONDAY, AUGUST 5, 2024

OFFICIALS PRESENT:

Mayor Eddie Norman

Commissioners:

Tony Hall- Absent

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 Commander: Cleatus Shores

& Phillip Scott

1. CALL TO ORDER

The regular meeting was called to order by Mayor Eddie Norman at 5:59 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 Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 4/0

4. PUBLIC HEARING(S)

○ **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 District to Residential Medium Density District.

Manager Koser presented Zoning Map Amendment 2024-06, a request by Robert Baldwin to rezone 8.03 acres located on U.S. Highway 601 from Rural Residential to Residential Medium Density. Mr. Baldwin plans to develop a subdivision consisting of 15 lots. Mr. Koser noted that each lot will tap into the public sewer system. Also, the RM District allows for smaller lots since there is no need to install septic tanks. Staff recommends approval due to consistency with the intent of the Residential Medium

Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan.

5. PUBLIC COMMENTS

No one signed up for this section of the meeting.

6. APPROVAL OF MINUTES (MOTION)

Commissioner Monta Davis-Oliver made a motion to approve the following minutes as presented. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.

Vote: 4/0

- July 8, 2024 (Regular Meeting Minutes)

7. ACTION ON PUBLIC HEARING(S)

- **Zoning Map Amendment 2024-06 (ZMA 2024-06)**

Commissioner Chris Matthews made a motion to approve ZMA 2024-06, a request by Robert Baldwin for rezoning from the Rural Residential (RR) District to the Residential Medium Density (RM) District for an 8.03-acre property on U.S. Highway 601, identified as Parcel 129925. This recommendation is based on the request being consistent with the intent of the Residential Medium Density (RM) District and Land Use Strategy 1 of the adopted Yadkinville Comprehensive Plan. Commissioner Scott Winebarger seconded the motion, and the motion passed unanimously.

Vote: 4/0

8. REQUEST FOR VOLUNTARY ANNEXATION (Attachment #2)

- A request by South Oak Ridge Baptist Church to annex parcel #154929.
- Clerk's Certificate of Sufficiency
- Resolution to Set Date of Public Hearing on Filed Annexation Petition – Resolution No. 2024-09

Commissioner Chris Matthews made a motion to approve Resolution No. 2024-09, to set the Public Hearing for the Voluntary Annexation Petition for South Oak Ridge Baptist Church. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.

Vote: 4/0

9. SET PUBLIC HEARING(S)

Mayor Norman set the following Public Hearings:

- **September 9, 2024, at 6:00 p.m.**
Voluntary Annexation Request: A request by South Oak Ridge Baptist to annex parcel #154929.
- **September 9, 2024 at 6:05 p.m.**
Zoning Map Amendment 2024-05: A request to zone annexed parcel 154929, located on U.S. Highway 601, to the Office and Institutional (OI) District.

10. CONSENT AGENDA ITEM(S) #1 (Motion Needed to Approve Item)(Attachment #3)

- Invoice totaling \$221,290 to rebuild filter #1 and #2 at the Water Plant.

Commissioner Chris Matthews made a motion to approve the Consent Agenda as presented. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 4/0

FIRE CHIEF'S REPORT

Mayor Eddie Norman commended the Fire Department and Police Department for all their hard work during Tropical Storm Debby. Fire Chief Jody Doss presented his monthly report to the Board. He also thanked the Public Works Department for their help with fallen trees and storm debris.

10. POLICE CHIEF'S REPORT

Police Commander Cleatus Shores presented the Police Department's monthly report to the Board. He noted that they are investigating 3 deaths at Integrity Pinebrook Assisted Living. They all seem to be of natural causes. Manager Koser stated that the Police Department and various other agencies within the County have formed a group called the Yadkin Adult Crisis Collaborative, which was awarded the 2024 Social Services Institute Award.

11. PUBLIC SERVICES DIRECTOR REPORT

Public Services Director Jacob Swaim reported that several water and sewer taps have been installed, with a significant annual increase. In 2021, 9 taps were installed, and this number increased to 22 in 2022, followed by 15 in 2023. As of now, in 2024, 26 taps have already been installed.

12. PLANNING REPORT

Manager Koser has received multiple inquiries about the kinds of homes permitted to be built within the Town Limits, including Amazon houses. He clarified that while portable prefabricated houses are available for purchase on Amazon, the Town Ordinance does not permit such homes.

13. EVENT PLANNING REPORT

Event planner Lauren Willard reminded the Board of the upcoming Main Street concert on Friday, August 9th. She stated that she has been closely monitoring the weather and will inform everyone if the show is canceled as soon as possible. Ms. Willard noted that she is working with the Yadkin County Library to orchestrate the 2024 Halloween Downtown.

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.
- **Town Facilities will be Closed on Monday, September 2nd in observance of Labor Day.**

16. COMMISSIONER COMMENTS

No comments were made.

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 6:19 p.m.
Vote: 4/0*



Eddie T. Norman, Mayor



Alex Potts, Town Clerk