

TOWN OF YADKINVILLE  
BOARD OF COMMISSIONERS  
**MONTHLY MEETING MINUTES**  
LOCATION: COMMISSIONERS CHAMBERS  
213 VAN BUREN STREET  
YADKINVILLE, NC  
**MONDAY, SEPTEMBER 9, 2024**

**OFFICIALS PRESENT:**

Mayor Eddie Norman

Commissioners:

    Tony Hall

    Monta Davis-Oliver

    Chris Matthews

    Scott Winebarger- Absent

    Richie Parker

Town Attorney Ben Harding

Quorum requirements met – meeting proceeded.

**STAFF PRESENT:**

Town Manager: Mike Koser

Town Clerk: Alex Potts

Finance Director: Hunter Gooden

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 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 Tony Hall seconded the motion, and the motion passed unanimously.

Vote: 4/0

**4. PUBLIC HEARING(S)**

- **Voluntary Annexation Petition by South Oak Ridge Baptist Church:**

A request by South Oak Ridge Baptist Church to annex 26.887 acres located at 2624 U.S. 601 Highway (Parcel #154929).

Manager Koser the annexation petition request from South Oak Ridge Baptist Church. He noted that all appropriate documents had been received, along with a staff and Planning Board recommendation of approval. Mr. Chris Hauser stated that they want to construct a Christian school on the property.

- **Zoning Map Amendment 2024-05:**

A request to zone the above-mentioned annexed property located at 2624 U.S. 601 Highway, Office Institutional (OI) District.

Manager Koser stated that the Office Institutional zoning designation would be appropriate for the property's intended use.

- **Zoning Text Amendment 2024-03:**

A request to amend the Town of Yadkinville Code of Ordinances, Title 9, Development Ordinance, Article 3 Table 3.1 Permitted Uses. Manager Koser and the Planning Board are requesting the removal of “Caretaker Residence” from the table of Permitted Uses. Koser stated that the current ordinance does not clearly define what that entails, and the perceived definition is irrelevant to Yadkinville.

## **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 Monta Davis-Oliver seconded the motion, and the motion passed unanimously.

Vote: 4/0

- August 5, 2024 (Regular Meeting Minutes)

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

- **Voluntary Annexation Petition by South Oak Ridge Baptist Church (2024-ANX-02) – Ordinance No. 2024-07**

*Commissioner Monta Davis-Oliver made a motion to approve Ordinance No. 2024-07, to extend corporate limits to include parcel 154929. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

- **Zoning Map Amendment 2024-05 (ZMA 2024-05)**

*Commissioner Monta Davis-Oliver made a motion to approve Zoning Map Amendment 2024-05, to rezone a 26.887-acre parcel at 2624 U.S. 601 Highway, identified as parcel 154929, from Highway Business (HB) in Yadkin County’s Jurisdiction, to Office Institutional (OI) District entirely in the Town of Yadkinville’s Jurisdiction.*

*This recommendation is based on the request being consistent with the intent of the Office Institutional (OI) District, the Land Use and Growth Management Goal of the adopted Comprehensive Plan, Land Use Strategy I of the Comprehensive Plan, the Services & Infrastructure Goal of the adopted Comprehensive Plan, and the Services & Infrastructure Strategy S 11. Commissioner Richie Parker seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

- **Zoning Text Amendment 2024-03 – Ordinance No. 2024-06**

*Commissioner Monta Davis-Oliver made a motion to approve Ordinance No. 2024-06, to remove “Caretaker Residence” from the permitted table of uses in Article 3, Table 3.1 in the Town’s Code of Ordinances. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

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

Mayor Norman set the following Public Hearings:

- **October 7, 2024, at 6:00 p.m.**

**Code Text Amendment 2024-03:** A request to amend Title 6, Chapter 3, Permit to conduct Special Events Ordinance in the Town of Yadkinville Code of Ordinances.

At the meeting, Manager Koser informed the Board about a request to rent the Town's mobile stage. He mentioned that staff would need to help set up and take down the stage, and the renter would need to have the appropriate insurance. Mr. Koser then asked Mr. Rusty Crissman to explain the insurance requirements and give his professional recommendation. Mr. Crissman expressed concerns about renting out the mobile stage, citing the need for a commercial auto policy with at least one million dollars in coverage. He recommended sponsoring events instead of renting the stage for profit. Attorney Harding agreed with this perspective, as the Town is not a for-profit entity. Following further discussion, Manager Koser requested a motion to rent the mobile stage for the Yadkinville Rodco. However, as no motion was made, the request was denied.

**10. CONSENT AGENDA ITEM(S) #1, #2, #3, and #4 (Motion Needed to Approve Item)(Attachment #2)**

- Invoice totaling \$10,979 to install an audio system in the Chamber.
- Budget Amendment #1
- Two tax voids totaling \$26.74.
- One tax discovery totaling \$606.01

*Commissioner Chris Matthews made a motion to approve the Consent Agenda as presented. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

**FIRE CHIEF'S REPORT**

Chief Jody Doss presented his monthly report to the Board.

**10. POLICE CHIEF'S REPORT**

Police Chief Dimmette presented his monthly report to the Board. He noted that he has had several positive comments about the Yadkinville Elementary School SRO.

**11. PUBLIC SERVICES DIRECTOR REPORT**

Public Services Director Jacob Swaim noted that they have hung the new banners along Main Street. Also, the installation of water/sewer taps continues to increase.

**14. TOWN ATTORNEY BEN HARDING**

Town Attorney Ben Harding had nothing to report.

**15. PLANNING REPORT**

Manager Koser reported that 5 new houses are being constructed on Carolina Avenue. Sherwood Estates has been approved for zoning and will soon commence construction. Mr. Koser also mentioned that interviews will be conducted soon for the Planning Director position.

## **16. MANAGER'S REPORT**

- **Request to use the Town Parking Lot for the Annual Grape Festival (Motion):** Manager Koser requested a motion to allow the Yadkin County Chamber of Commerce to serve alcohol on Town property.

*Commissioner Monta Davis-Oliver made a motion to allow the Chamber of Commerce to serve alcohol on the Town parking lot. Commissioner Chris Matthews seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

- **Town Park Maintenance:** Manager Koser informed the Board that Mr. Benny Hutchens is facing serious health issues and is unable to work his regular schedule. He mentioned that Tony Roten has been handling Mr. Hutchens' responsibilities during his absence and will continue to do so as necessary.
- **Phatt City Band Contract Discussion:** Mr. Koser mentioned that event planner Lauren Willard is a part of the Phatt City Band, which is scheduled to perform at the Live after Five event on May 16th. To avoid any conflict of interest, Lauren will not receive any compensation for the concert. Instead, each band member will be paid individually with a check.
- **Purchase Order Discussion:** Manager Koser requested that the Board increase the threshold amount for purchase orders. The current threshold is \$300, which is easily met. After some discussion, the Board agreed to raise it to \$1,000.

*Commissioner Chris Matthews made a motion to increase the purchase order threshold to \$1,000. Commissioner Tony Hall seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

## **16. COMMISSIONER COMMENTS**

**Commissioner Monta Davis-Oliver:** Commissioner Davis-Oliver commended the Police Department for its relationship with Yadkin County's Human Services. She noted several calls she has received complementing the Police Department.

## **17. CLOSE SESSION**

*Commissioner Monta Davis-Oliver made a motion to go into "Close Session" at 6:55 p.m. pursuant to N.C.G.S. § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time*

*after the settlement is concluded. Commissioner Chris Matthews seconded the motion and the motion passed unanimously.*

*Vote: 4/0*

*Commissioner Chris Matthews made a motion to come out of "Close Session" at 7:07 p.m. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

*Commissioner Chris Matthews made a motion to reimburse Mr. Reuben T. Gordon \$1,440. Commissioner Monta Davis-Oliver seconded the motion, and the motion passed unanimously.*

*Vote: 4/0*

### **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 7:07 p.m.*

*Vote: 4/0*



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Eddie T. Norman, Mayor



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Alex Potts, Town Clerk