



Town of North Wilkesboro Planning Board Meeting

P. O. Box 218

North Wilkesboro, NC 28659

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Phone: (336) 667-7129 ext. 3011

Agenda for January 8th at 5:30 pm

Held in the Board of Commissioners Room 210 9th Street

832 Main Street

North Wilkesboro, NC 28659

Agenda:

1. Meeting called to order
2. Additions/Deletions to the agenda
3. Approval of the agenda*
4. Chair to Disclose Site Visits
5. Approval of Minutes
 - a. November 13th, 2025*
6. Public Comments (2 minutes for non-agenda items or 5 minutes for agenda items)
7. Old Business:
 - a. N/A
8. New Business:
 - a. Rezoning request for Parcel #1403300 from Light Industrial (LI) to Highway Business District (HB)*
 - b. Rezoning request for Parcel #1402717 from Planned Development Conditional District (PD-CD) to Rural Residential District (R-20)*
9. Planning Director Report*
10. Adjourn

**Signifies that there is accompanying documentation in the agenda packet.* For information regarding this meeting please contact the Planning and Inspections Department at 336-667-7129 ext. 3011 or email planning@northwilkesboronc.gov. Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Dylan Blankley at 336-667-7129 ext. 3001 or email at townclerk@northwilkesboronc.gov. Please make this request 48 hours in advance of the scheduled meeting.

Next North Wilkesboro Planning Board Meeting: February 12th, 2026

Town of North Wilkesboro
Planning Board Meeting Minutes
November 13, 2025
Town Hall at 5:30 p.m.

The Planning Board of the Town of North Wilkesboro met on Thursday, November 13th, 2025, in the Board of Commissioners Room at Town Hall located at 210 9th Street. Members in attendance included: Chair John Harwell, Vice Chair Kenneth Turner, Sandra Espin, Ron Myers, Jerrell Suddreth, Andrew Stancil, and Jim Murphy. Staff in attendance included, Town Manager Eddie Holland, Town Attorney Victoria Brooks, Planning and Inspections Director Joseph Kamperman and Planner 1 Forest Pearson. Mayor Mark Hauser and Commissioner Michael Parsons were also present. Others in attendance included surrounding property owners David Jones, Jason Shropshire, Scott Teague, Richard Everidge, Chad George, Victoria Murdock Smith, and applicant Everett Compitello.

Chair Harwell called the meeting to order at 5:30 p.m. As no additions or deletions to the agenda were offered, Mr. Murphy made a motion to accept the agenda with Vice Chair Turner providing a second. The agenda passed by unanimous vote of 7-0.

Chair Harwell asked Board members to disclose site visits to the property of the rezoning application. Chair Harwell, Vice Chair Turner, Ms. Espin, Mr. Myers, Mr. Stancil, and Mr. Murphy all disclosed site visits.

The next item of business was approval of minutes from the prior meeting held on July 10th, 2025. Mr. Myers made a motion to approve minutes from July 10th, 2025 with Vice Chair Turner providing a second. Minutes were approved with a unanimous vote of 7-0.

Chair Harwell opened the floor for public comment. Chair Harwell established the rules and minutes allowed for speaking. No comments were made on business outside of the agenda.

As there were no items on the seventh agenda item, **Old Business**, Chair Harwell moved to the eighth agenda item, **New Business**, opening the public hearing for the *Rezoning Request for Parcel ID 1402449*. Chair Harwell deferred to Director Kamperman for an overview of the application before addressing public comments and concerns of the rezoning application. Director Kamperman introduced himself to the Planning Board and meeting attendees. Director Kamperman stated that the purpose of the meeting was for the Planning Board to make a recommendation to approve, deny, or make an alternative recommendation for the rezoning application to the Board of Commissioners. Director Kamperman stated that the rezoning application was made to rezone the property from (R-10) Low Density Residential to (LI) Light Industrial. Director Kamperman presented a map of Parcel ID 1402449 showing its location off Shaver/Pine Street with an undeveloped right-of-way off Cedar Street. Director Kamperman stated that the parcel was 35.7 acres. Director Kamperman stated that permitted Light Industrial uses ranged from warehousing and light manufacturing to general retail and medical/professional office uses. Director Kamperman proceeded to recommend to look over the Table of Uses in the agenda packet and the Town of North Wilkesboro Zoning Ordinance. Director Kamperman further stated that if there were any questions about uses that those questions could be directed towards staff. Director Kamperman changed the slide to an image that showed all the adjacent and abutting parcels. Director Kamperman stated that there were Light Industrial uses to the south and the west of the parcel. Director Kamperman stated that there were residential uses to the north, east, and parts of the northwest of the parcel. Director Kamperman further stated that the surrounding uses were light industrial and residential, with an addition of the Edwin H. McGee Natural Resource Center abutting the property to the north. Director Kamperman acknowledged that Town sewer and water was available at the entrance to the parcel. Director

proceeded to tell the Board that the applicant for the rezoning, Everett Compitello, was in the crowd and would be able to answer questions following the presentation. Director Kamperman stated that to follow the Rules and Procedures for the Planning Board, meeting notices of the rezoning were mailed to the property owner, acting agent for the property owner, as well as adjacent and abutting property owners of the parcel for rezoning. Director Kamperman showed copies of the letters on his presentation that were sent out on October 30th, 2025. Director Kamperman presented images that showed the rezoning signs were posted on the property at the two access points that serve the parcel off Shaver/Pine Street as well as the undeveloped right of way on Cedar Street. Director Kamperman further acknowledged that the two accesses to the parcel were currently undeveloped. Director Kamperman presented the rezoning application that was submitted by Everett Compitello and Mr. Wilcox as the agents acting upon the request on behalf of the land owners as well as Samaritan's Purse. Director Kamperman presented that the Planning Board's public hearing meeting date was posted in the Wilkes Journal-Patriot on October 30th, 2025. Director Kamperman explained that the Future Land Use Map (FLUM) in the Town's Comprehensive Plan was used in part of the criteria to assess rezonings. Director Kamperman stated that the parcel was designated as medium density residential on the FLUM. Director Kamperman stated that in the FLUM there were parcels to the south that were designated as industrial and to the north as residential. Director Kamperman moved onto going through the review criteria of the rezoning request. The first review criteria stated was the FLUM restated by Director Kamperman. Director Kamperman stated the second criteria was assessing the current uses surrounding the property. Director Kamperman restated that the current surrounding uses were industrial to the south with residential to the north and one property that was a recreational/institutional use. Director Kamperman stated that to the north and south of the parcel there were properties zoned (R-10) Low Density Residential with parcels to the south and southeast of the rezoning request as Light Industrial. Director Kamperman stated that the next item of review criteria was to assess the suitability for the uses permitted under the current and proposed zoning designation. Director Kamperman stated that the rezoning request was not considered spot zoning because the parcel was adjacent to other Light Industrial zoned properties. Director Kamperman stated that the property's current zoning designation allowed for primarily residential, recreational, and institutional uses. Director Kamperman stated that there would need to be road and utilities improvements for residential development. Director Kamperman stated that lot sizes could be subdivided to 10,000 square feet with road and utility improvements. Director Kamperman also acknowledged that the land could serve only one house under the current zoning designation as well. Director Kamperman moved on to the proposed zoning stating that the uses in Light Industrial encompass more manufacturing, general retail, and professional/medical offices. Director Kamperman stated that regardless of the future use on the parcel there would need to be road and utility improvements to service the parcel. Vice Chair Turner asked Director Kamperman to state how this would affect the housing in the area around the access points. Chair Harwell was interested in the same question. Director Kamperman said that any development would result in increased traffic in the area if the current access points were used to access the property. Vice Chair Turner asked if the accesses could be improved. Director Kamperman acknowledged that access points could be improved. Director Kamperman moved onto saying that the proposed rezoning was an upzoning, and if any uses were to be constructed on the land that was more intense than the surrounding uses, then there would be buffer requirements. Vice Chair Turner asked if the buffering requirements would be on the parcel. Director Kamperman confirmed that the buffering requirements would be on the parcel that was constructing the more intense use and that there were instances where the buffer could be put on a deed of an adjacent parcel that then was tied to the land. Vice Chair Turner asked if the parcel would negatively affect the surrounding property values if there was an upzoning. Director Kamperman stated that any kind of change in a parcel could negatively affect another parcel highlighting why there would need to be buffering between uses. Director Kamperman told the Board that a tax assessor would have to give a more in-depth answer on if the rezoning would result in reduced property values. Director Kamperman stated that the rezoning would result in the increase of non-residential activity within the Town of North Wilkesboro limits and the encroachment of non-residential uses to residential properties. Director Kamperman moved into outlining

the goals and policies for the Town of North Wilkesboro Comprehensive Plan. Director Kamperman stated that if any of the Board members felt that any of the goals or policies from the Comp Plan had been missed that it would be recommended to add them into the recommendation of approval or denial for the rezoning request. Chair Harwell asked if anybody on the Board or staff had any questions. No questions were asked.

Chair Harwell stated the rules for public comment and opened public comment to the attendees. David Jones, asked what the use of the property would be based on what the property owner was proposing. Director Kamperman stated that the applicant would have an opportunity to discuss what they were proposing for the property, however any of the uses for Light Industrial could be constructed on the parcel with a straight rezoning after the rezoning was processed. Mr. Jones restated that he wanted to know what was being proposed on the property by Samaritan's Purse before he decided on what he wanted to say about it. Director Kamperman restated that any of the uses for Light Industrial could be constructed. Chair Harwell stated that this was a decision that ran with the land and that any of the uses could be built regardless of what was said to be currently proposed. Director Kamperman asked Chair Harwell if the applicant should wait until the end to address comments or after each comment. Chair Harwell asked for the applicant to wait until the comments were over to address them. Jason Shropshire explained he was an owner of the residence next to the parcel and business owner in the area. Mr. Shropshire commended Samaritan's Purse but was upset that there was no proposed site plan going in the rezoning request. He stated that he was worried about plans to minimize runoff onto adjacent properties, landscape buffering along residential property lines, traffic impacts for Shaver/Pine Street and Cedar Street, and light pollution that could come from the parcel. Additionally, he was worried about the flooding risk of the pond in his back yard if the parcel were to be developed as he had witnessed increased flooding of the pond since the parcel for the rezoning application was clear cut in 2017. He had stated that there were already problems with the access to the neighborhood on Pine Street with the current industrial businesses that were on Shaver Street and that an increase in traffic would make it more dangerous for the kids that play on the streets in the neighborhood. He explained that he was surprised to hear that the option off White Pine Street that was already being used by Samaritan's Purse was not considered as an access point to the parcel. He asked the Planning Board to delay their recommendation to the Board of Commissioners until site plans and impact analysis studies signified that the neighborhood would not be negatively affected. Director Kamperman explained that in terms of sediment pollution if the property had to be developed the Department of Environmental Quality (NCDEQ) required measures to be put in place to prevent sediment pollution to harm surrounding parcels. Director Kamperman further explained that this was a straight rezoning and not a conditional rezoning which would require a site plan. Scott Teague provided an explanation about why he came to live off Pine Street for its nature of being in town yet feeling like it was in the country. He stated that he would not understand why the Town would change the zoning of the property as it was supposed to be residential on the FLUM. He expressed concerns about tractor trailers that may be driving down Shaver Street and stated that there already was a sign that said trucks were not allowed in the neighborhood. He stated that the traffic would be a detriment to the neighborhood safety and potential property damage. He noted that there was wildlife on the property that would be impacted by industrial development. He referenced that, the last time the parcel was clear cut he had sustained property damage on his land due to water and debris and was worried that it would happen again. Mr. Teague finished his statement saying that he had no issues with Samaritan's Purse but he did not want a warehouse behind his property. Richard Everidge who asked the board why Samaritan's Purse would use the access points listed instead of using White Pine Street which they utilized for their other buildings. Director Kamperman, stated that this was straight rezoning which meant that the staff must show the most current access points to the parcel. Richard Everidge asked if he could show the Planning Board the current condition of the proposed access points to the parcel. Director Kamperman confirmed that Mr. Everidge could show pictures to the Planning Board and staff, but restated that the purpose of the meeting was not a decision making one but to make a recommendation to the Board of Commissioners. Mr. Everidge presented pictures to the Board showing photos of the roads and how they would need to be developed to access the

parcel. Mr. Everidge ended with a statement that he had no problem with Samaritan's Purse and wanted them to access the parcel through means other than the proposed access points. Chair Harwell thanked Richard Everidge and called Chad George to speak. Mr. George stated that he lived at the end of Pine Street and was worried about increased traffic. Mr. George spoke about his concerns of the traffic that would come through Pine Street. Mr. George stated that he had been a truck driver for 23 years and stated that trucks would not be able to make the turn onto the residential street, from Pine Street to Cedar Street and Pine Street onto the road that would have to be developed. Chair Harwell called the next speaker, Victoria Murdock Smith. Ms. Smith prepared a statement about the rezoning proposal as an adjoining property owner. Ms. Smith stated the reasons why she bought her land, was to have wooded space for her and her children. Ms. Smith stated that her and her husband had recently built their dream house on their property. Ms. Smith stated her support for the work that Samaritan's Purse promoted as an organization. Ms. Smith was worried about the environmental impacts of the runoff if Samaritan's Purse were to build industrial uses. Ms. Smith explained that her family was worried about how their way of life would change between hunting and letting her children play in the creek on their land. Ms. Smith noted that wildlife in the area would be affected with industrial development. Ms. Smith mentioned she did not want her land to be annexed into the town limits. Ms. Smith asked what Samaritan's Purse was planning to build on the land that they would require a zoning change. Ms. Smith asked what Samaritan's Purse had planned to mitigate damages to other properties. Ms. Smith asked how the Edwin H. McGee Natural Resource Center would be preserved and protected from the development of the land that it was adjoining. Chair Harwell asked if there was anyone else who wanted to comment that had not signed up. Chair Harwell deferred to the applicant to speak and answer any questions. Applicant Everett Compitello stated that he was representing for Samaritan's Purse. He stated that they would like to acquire the parcel because it was abutting the industrial land that they already have developed to the south of the parcel. Mr. Compitello stated that the land would be used for warehousing and office space. Mr. Compitello stated that Samaritan's Purse had the private street off White Pine Street that they planned on further developing to reach the parcel. Mr. Compitello stated that Samaritan's Purse used planners, architects, and engineers when developing land to mitigate impact to surrounding property owners. Director Kamperman stated that members of the public could now ask questions of the applicant. Mr. Shropshire asked the applicant why the application did not have additional site plans in the rezoning application and what the status of ownership was for the property. Mr. Compitello stated that he was a representative for Samaritan's Purse and the property owner. Mr. Compitello explained that the purchase of the property by Samaritan's Purse was contingent on the rezoning of the parcel. Director Kamperman restated that since it was a straight rezoning request the application did not require a site plan as opposed to conditional rezoning where a site plan would be required. Director Kamperman further stated that in this case if there was a rezoning and the land was to change ownership then the plans for the parcel could change. Town Attorney Victoria Brooks confirmed the stipulations that Director Kamperman was referring to. Mr. Shropshire stated that it would be hard for the Planning Board to decide without knowing what the plan was for the development on the parcel. Mr. Jones stated that he was concerned that if Samaritan's Purse was to not acquire the land after the rezoning, that another company would purchase the land and build a more intense use other than what they were proposing. Chair Harwell asked if there were any other questions.

Director Kamperman asked for a motion to end the public hearing. Ms. Espin made a motion to close the public hearing with Mr. Murphy providing a second. The motion passed by unanimous vote of 7-0. Director Kamperman addressed that the Planning Board now had the option to make a recommendation to the Board of Commissioners to approve, deny, or make an alternative recommendation for the rezoning application. Director Kamperman reiterated that the Planning Board was not a deciding board and when there was the hearing at the Board of Commissioners, then adjacent and abutting property owners would be notified. Chair Harwell stated that there were no conditions that ran with the rezoning request. Director Kamperman confirmed that the applicant would need to reapply with conditions of the development for a conditional rezoning request. Ms. Espin asked if the Board would have a certain number of days to decide if they tabled the request. Director

Kamperman confirmed that the Board would have 30 days to decide on the rezoning request. Director Kamperman stated that if they decided to table it and if no decision was made in that time frame it would go forward to the Board of Commissioners without a recommendation. Vice Chair Turner asked if there would be any further information provided if they tabled the decision. Director Kamperman stated that if the Planning Board chose to table the rezoning, they would have to provide staff with further information on what they would want to know, then another meeting date would need to be set and advertised for. Chair Harwell asked the Board if there were any more questions or comments.

Chair Harwell asked for a motion for the rezoning request. Mr. Murphy made a motion to deny the request and proceeded to read the consistency statement: "I move to adopt the proposed Consistency Statement dated November 13, 2025, contained in the agenda materials, and to deny the proposed zoning map amendment in regards to Parcel ID 1402449 off Shaver/Pine Street and Cedar Street from R-10 Low Density Residential to LI Light Industrial." Mr. Myers provided a second to the motion. The motion passed by unanimous vote of 7-0.

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro's Planning Board determines that the proposed zoning map amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **DENIED**. The action taken is reasonable and in the public interest because: The current zoning is sufficient to regulate development on the property and the proposed zoning designation would allow for an encroachment of non-residential uses near established residential properties.

The request has been found to be inconsistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 16 – Analyze existing land use through field verification.

Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 21 – Encourage the use of existing buildings and sites within current town limits.

Goal B.4 – Encourage Quality, Affordable Residential Development

Policy 41 – Prohibit the encroachment of incompatible, non-residential uses in established neighborhoods.

Chair Harwell thanked everyone for coming to the meeting. Director Kamperman informed everyone that the decision of the rezoning request would now go to the Board of Commissioners. Ms. Smith asked if members of the public would be allowed to speak at the Board of Commissioners meeting. Director Kamperman confirmed that they would be able to speak again. Mr. Shropshire asked if the Board of Commissioners would base their decision on the Planning Board's decision. Director Kamperman stated that the Planning Board's decision would be a factor in the consideration of the Board of Commissioners. Mr. Jones asked if Samaritan's Purse would be able to give any more information about their plans with the site. Director Kamperman stated that the Board of Commissioners would decide based on a straight rezoning from Low Density Residential to Light Industrial.

Chair Harwell proceeded to the second item of **New Business, Board Member Vacancies Discussion**. Chair Harwell stated that Planning Board Member Sandra Espin was elected to the Board of Commissioners. The Board and staff gave their congratulations. Chair Harwell deferred to Director Kamperman on more updates. Director Kamperman stated that there would be two Planning Board vacancies after Ms. Espin becomes a Commissioner with one being an in-town vacancy and the other an Extraterritorial Jurisdiction (ETJ) vacancy. Director Kamperman stated there were two ETJ vacancies for the Board of Adjustment.

Chair Harwell proceeded to the third item of **New Business, Approval of 2026 Planning Board Meeting Calendar Dates**. Chair Harwell stated that there was a change needed to the Planning Board Meeting calendar dates with the title stating 2025 instead of 2026. Director Kamperman apologized on behalf of the staff and

stated that the change had been made. Vice Chair Turner made a motion to approve the Planning Board Meeting calendar with corrected updates with Mr. Murphy providing a second. The motion passed by unanimous vote of 7-0.

The ninth agenda item, **Planning Director Report**, was opened by Chair Harwell who asked Director Kamperman to proceed. Director Kamperman stated that the Bridge Between the Boros project was currently under environmental review. Director Kamperman stated that the EPA/Federal Government had now opened up again so the process of proceeding with the Brownfields Grant for the Jenkin's industrial site would now go onto the RFQ/RFP process for a grants manager. Director Kamperman stated that the UDO was still under attorney review.

Chair Harwell opened the floor for any questions or comments from the Board and members of the public. Mr. Suddreth asked Director Kamperman what the intention were for the Jenkin's Brownfield Site after it was remediated. Director Kamperman stated that he did not know what the use would be after remediation and acknowledged that the EPA would give a determination on what would be allowed on the land after the process of remediation was complete. Mr. Turner made a motion to adjourn with Mr. Murphy providing a second. All members voted in favor and the motion passed by a vote of 7-0. The meeting adjourned at 6:32 p.m.

Respectfully submitted,

Joseph Kamperman, Planning Director
**Minutes prepared by Forest Pearson, Planner 1*

John Harwell, Planning Board Chair *or*
Ken Turner, Planning Board Vice Chair



**TOWN OF NORTH WILKESBORO
PLANNING BOARD STAFF REPORT- REZONING REQUEST
January 8th, 2026**

DATE OF HEARING: January 8th, 2026; Board of Commissioners TBD

APPLICANT: Scott Nafe

PROPERTY LOCATION: 211 Elkin Highway

PIN: 3869-81-0468

Parcel ID #: 1403300

ACREAGE: 1.46

REQUESTED ACTION: Rezone parcel from *LI: Light Industrial* to *HB: Highway Business*

DEVELOPMENT POTENTIAL: Permitted Highway Business (HB) uses range from commercial to some general retail and professional/medical office uses. For a full list of uses, please see the attached Permitted Use Table.

SURROUNDING LAND USE AND ZONING: Surrounding land uses are primarily light industrial to the east and west, institutional to the north and commercial to the south of the parcel. Surrounding zoned properties are (LI) Light Industrial and (HB) Highway Business.

ACCESS: Off of Elkin Highway and School Bus Drive

SEWER AND WATER: Town sewer and water is available at the entrance of the parcel.

REVIEW CRITERIA: In reviewing and making recommendations on proposed zoning map amendments, the Planning Board shall consider the following factors:

- 1. Consistency of the proposed zoning with the Town of North Wilkesboro Comprehensive Plan:** The Future Land Use Map identifies this property as a General Industrial designation.

Future Land Use Map excerpt from North Wilkesboro's Comprehensive Plan below, see line encircling parcel under consideration for rezoning.



- 2. Existing land uses within the general vicinity of the subject property:** Surrounding properties are industrial, commercial, professional, and institutional.
- 3. The zoning classification of property within the general vicinity of the subject property:**
 - 1) Parcels zoned Light Industrial (LI) are found abutting to the north, east, and west of the parcel, and 2) parcels zoned Highway Business (HB) are found adjacent to south of the parcel. See attached map from the North Wilkesboro Zoning Map with highlight on the property under consideration for rezoning.
- 4. The suitability of the subject property for the uses permitted under the existing and proposed zoning classification:** The property is abutting to Light Industrial (LI) as well as adjacent to Highway Business (HB) zoned districts. At present, the zoning district allows for industrial and some commercial uses. The proposed zoning classification would allow for commercial, general retail, and professional/medical office uses. Industrial uses may be limited by the current lot size. The size of the tract would allow for a variety of uses permitted in the HB district.

5. **The extent to which rezoning will detrimentally affect properties within the general vicinity of the subject property:** This would be considered a downzoning allowing for more commercial uses. The current zoning allows for more industrial uses. This zoning change would allow for an increase in commercial opportunities within town limits.

PLANNING BOARD DETERMINATION: The Planning Board will need to determine whether the proposal meets the review criteria. Staff has advertised for a public hearing with the Planning Board, fulfilling notice requirements listed in the Rules and Procedures. As a reminder, the Planning Board may offer a recommendation to approve, recommendation to deny, or offer an alternative recommendation for the Commissioner’s consideration.

MOTIONS AND CONSISTENCY STATEMENTS: CHOOSE ONE

Motion to Approve (Approving zoning map amendment) “I move to adopt the proposed Consistency Statement dated January 8, 2026, contained in the agenda materials, and to approve the zoning map amendment for Parcel ID 1403300 off Elkin Highway and School Bus Drive from LI Light Industrial to HB Highway Business.

Comprehensive Plan Consistency Statement January 8, 2026

Zoning case no. RZ- 2601

Address: Parcel ID 1403300; 211 Elkin Highway

Applicant: Scott Nafe

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public interest because: The request would encourage building reuse, due to the existing building being more conducive to uses permitted in Highway Business as well as allow for more mixing of uses (commercial & institutional) currently not permitted.

The request has been found to be consistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 11 – Allow for more mixing of uses.

Policy 16 – Analyze existing land use through field verification.

Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 20 – Encourage building reuse by district.

Policy 21 – Encourage the use of existing buildings and sites within current town limits.

Goal C.3 - Encourage Diversity in Transportation Options and Availability

Policy 66 - Continue to plan, implement, and encourage projects that enhance the appearance of major vehicular corridors.

Motion to Deny (Denying zoning map amendment) “I move to adopt the proposed Consistency Statement dated January 8, 2026, contained in the agenda materials, and to deny the proposed zoning map amendment in regards to Parcel ID 1403300 off Elkin Highway and School Bus Drive from LI Light Industrial to HB Highway Business.”

Comprehensive Plan Consistency Statement January 8, 2026

Zoning case no. RZ- 2601

Address: Parcel ID 1403300; 211 Elkin Highway

Applicant: Scott Nafe

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **DENIED**. The action taken is reasonable and in the public interest because: The current zoning is sufficient to regulate development on the property and is more compatible with surrounding land uses.

The request has been found to be inconsistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 16 – Analyze existing land use through field verification.

Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 21 – Encourage the use of existing buildings and sites within current town limits.

Parcel 1403300 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Highway Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
- Town Limits
- Streets
- Parcel 1403300
- Adjoining Properties

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 62.5 125 Feet



Rezoning Applicant: Parcel ID 1403300
Light Industrial District
to Highway Business



December 23rd, 2025

Dear Scott Nafe:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, January 8th, 2026 at 5:30 p.m.** to consider your petition filed with the Town of North Wilkesboro requesting a parcel of land be rezoned from LI: Light Industrial to HB: Highway Business. The property for which your rezoning petition is requested is located at 211 Elkin Highway and identified by Parcel #1403300/PIN 3869-81-0468. Attached is a map of the proposed rezoning.

The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing. Please make plans to attend this meeting. If you have any questions or concerns, feel free to reach out to my office.

In public service,



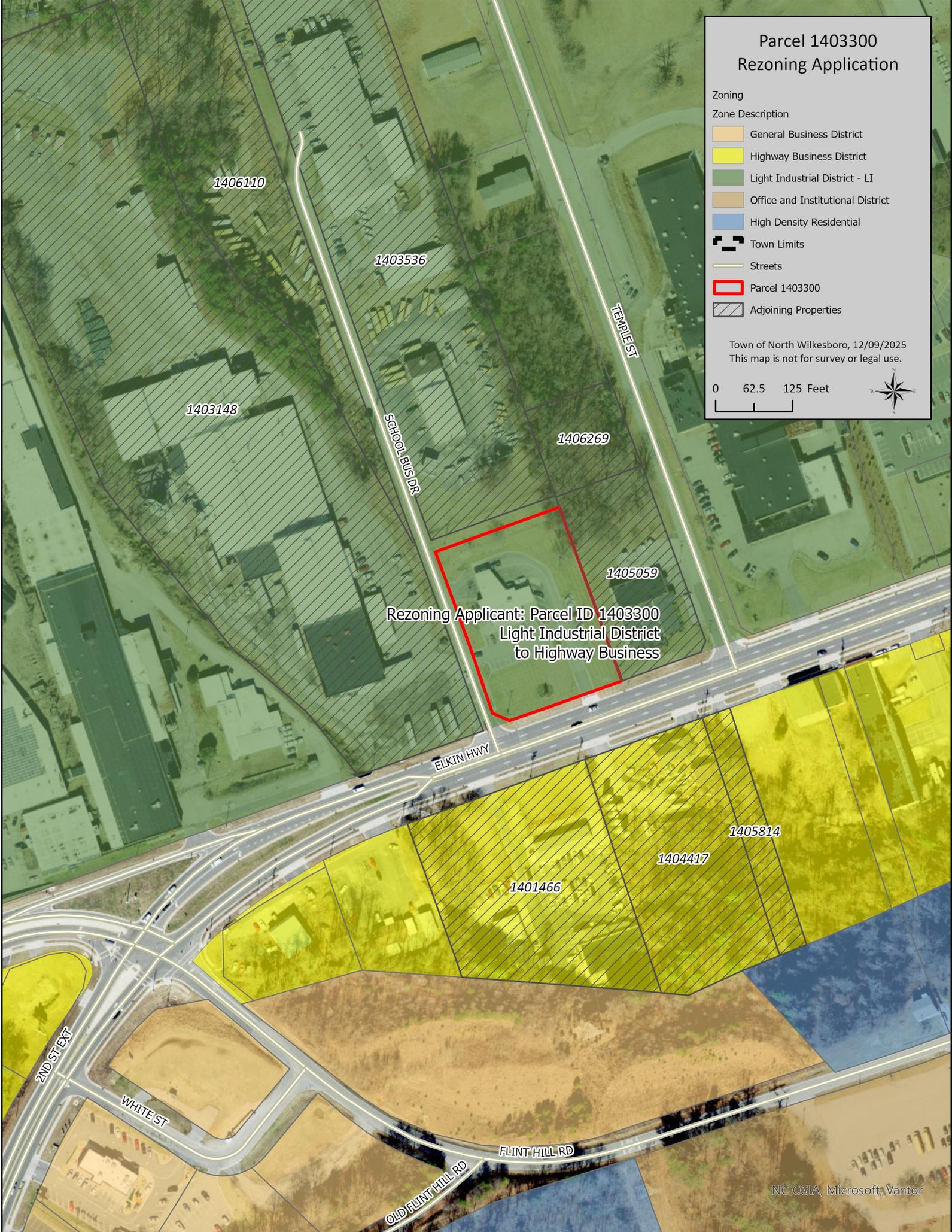
Joseph Kamperman, CZO
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Parcel 1403300 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Highway Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
- Town Limits
- Streets
- Parcel 1403300
- Adjoining Properties

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 62.5 125 Feet



Rezoning Applicant: Parcel ID 1403300
Light Industrial District
to Highway Business



December 23rd, 2025

Dear Neighboring Property Owner:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, January 8th, 2026 at 5:30 p.m.** to consider action upon a petition filed with the Town of North Wilkesboro by Scott Nafe requesting a parcel of land be rezoned from LI: Light Industrial to HB: Highway Business. The property for which this rezoning petition is requested is located at 211 Elkin Highway and identified by Parcel #1403300/PIN 3869-81-0468. Attached is a map of the proposed rezoning.

The application is available for review on the Town's website one week before the meeting date or on the office of the Planning Director in Town Hall. To access the application digitally, go to <https://www.north-wilkesboro.com/AgendaCenter> and select the Planning Board tab. The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov. Please contact me with any questions or concerns.

In public service,



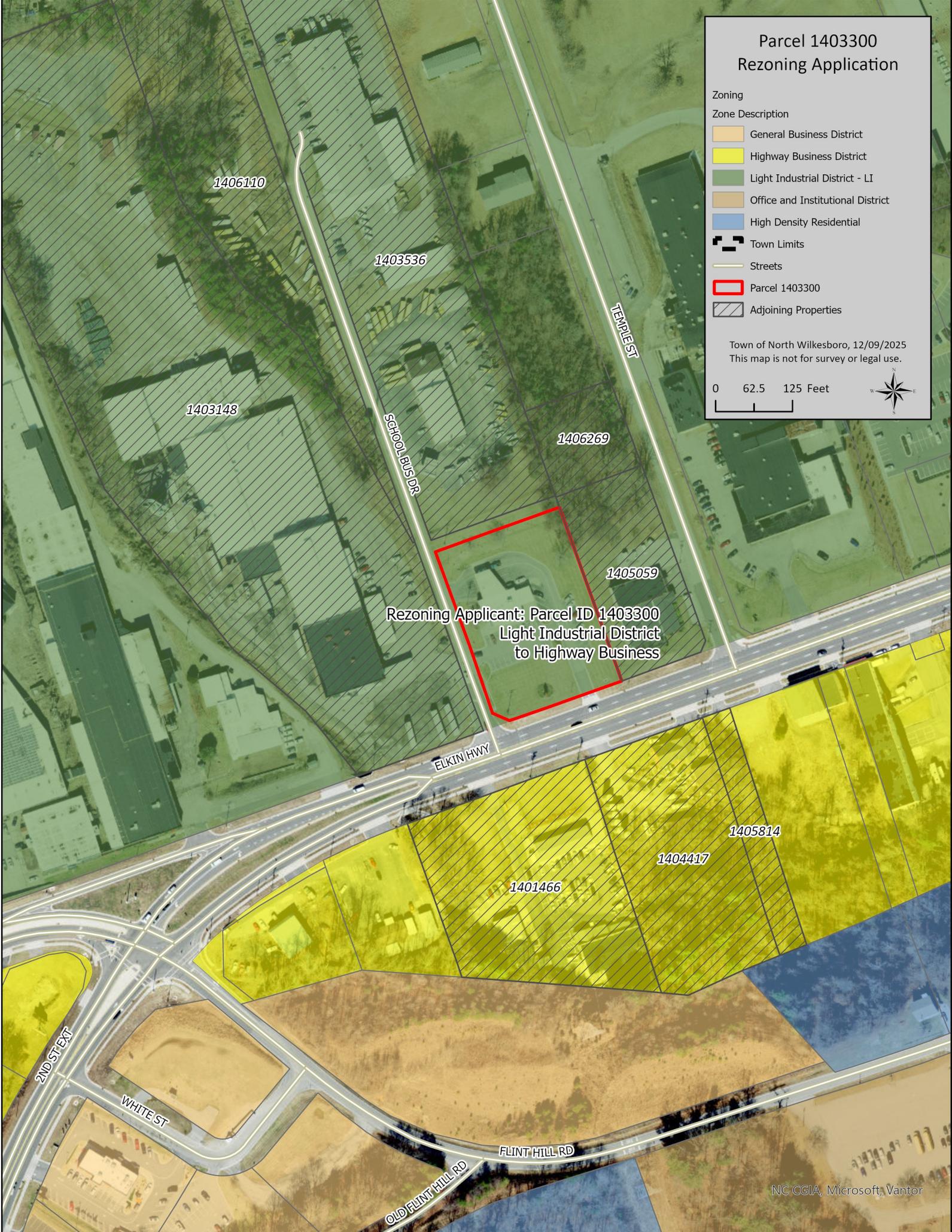
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North Wilkesboro, NC 28659
(o) 336-667-7129 ext. 3011
planning@northwilkesboronc.gov
www.north-wilkesboro.com

Parcel 1403300 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Highway Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
- Town Limits
- Streets
- Parcel 1403300
- Adjoining Properties

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 62.5 125 Feet



Rezoning Applicant: Parcel ID 1403300
Light Industrial District
to Highway Business

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

Howell & Sons Investments, LLC
215 Elkin Highway
North Wilkesboro, NC 28659

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

Johnson Oil and Tractor Inc
214 Elkin Highway
North Wilkesboro, NC 28659

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES



ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

John Michael McNeil
6125 Highway 268 West
Wilkesboro, NC 28697

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

TOWN OF NORTH WILKESBORO

P.O. BOX 218

NORTH WILKESBORO, NC 28659-0218

Johnson Oil and Tractor Inc
214 Elkin Highway
North Wilkesboro, NC 28659

FIRST-CLASS



ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

TOWN OF NORTH WILKESBORO

P.O. BOX 218

NORTH WILKESBORO, NC 28659-0218

Wilkes County Board of Education
613 Cherry Street
North Wilkesboro, NC 28659

FIRST-CLASS



ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

FIRST-CLASS



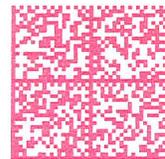
US POSTAGETM PITNEY BOWES
ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

Wilkes County Board of Education
613 Cherry Street
North Wilkesboro, NC 28659

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

Scott Nafe
201 Elkin Highway, Suite F
North Wilkesboro, NC 28659

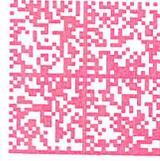
FIRST-CLASS



US POSTAGETM
ZIP 28659 \$
02 7H
0006102497

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

FIRST-CLASS



US POSTAGETM PITNEY BOWES
ZIP 28659 \$ 000.74⁰
02 7H
0006102497 DEC 23 2025

Wilkes County Board of Education
613 Cherry Street
North Wilkesboro, NC 28659



Info



PB Posting 12-23-25 #1



December

23

2025



3

42

PM



Size Info

3024 x 4032 3.5 MB 72 dpi 32 bit



Device Info

Apple iPhone 11 4.25 mm f/1.8 1/2000 sec

ISO 32 EXP 0 No flash, compulsory



Source

North Wilkesboro Dropbox



File Path

C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2601 Parcel
#1403300\Planning Board - 1.8.26\PB Posting
12-23-25 #1.HEIC



Info

- PB Posting 12-23-25 #2
- December 23 2025
- 3 42 PM
- Size Info
4032 x 3024 2.3 MB 72 dpi 32 bit
- Device Info
Apple iPhone 11 1.54 mm f/2.4 1/500 sec
ISO 20 EXP 0 No flash, compulsory
- Source
North Wilkesboro Dropbox
- File Path
C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2601 Parcel
#1403300\Planning Board - 1.8.26\PB Posting
12-23-25 #2.HEIC

Permit Fee: \$250.⁰⁰ Permit #: RZ-2601

Town of North Wilkesboro Rezoning Petition

Planning Department

832 Main Street - PO Box 218 North Wilkesboro, NC 28659

Phone: (336) 667-7129 ext. 3011

Email: planning@northwilkesboronc.gov



To be Filled out by Applicant:

I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the Town of North Wilkesboro, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials:

The property to be rezoned is located on:
211 Elkton Hwy

Parcel ID: *1403300*

Physical Street Address (If Applicable):
211 Elkton Hwy

The property is owned by: *NASC Family Holdings*
 (Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: <i>NASC Family Holdings LLC</i> <i>46 Scott D. NASE</i>	Address: <i>205 Elkton Hwy Suite F</i> <i>North Wilkesboro NC</i>
Phone Number: <i>336-918-0398</i>	Email Address: <i>scott.nase@gmail.com</i>
The petition is submitted by: <i>Scott D. NASE - new Bedford, MA</i>	

If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.

Agent Information:

Name:	Address:
Phone Number:	Email Address:

It is desired and requested that the foregoing property be rezoned

From: <i>Light Industrial</i>	To: <i>Highway Business</i>
Please list the current use(s) of the property: <i>VACANT</i>	

THIS AREA IS FOR OFFICE USE ONLY

Date Received: <i>12-9-25</i>	Received by: <i>Joseph Kamperman</i>
----------------------------------	---

TO BE SIGNED BY APPLICANT AFTER THE REMAINDER OF DOCUMENT IS COMPLETED BY STAFF

*****Important*****

Please note that the Town Board Policy requires that you or a representative attend the Public Hearing. The Town Board will not take any action on this petition unless you or a representative attend the public hearing.

Signature of Applicant: <i>[Signature]</i>	Date: <i>12-9-25</i>
Signature of Review Officer: <i>[Signature]</i>	Date: <i>12-9-25</i>

1381
0063
001

14-03300

3869.20-81-0468

DT

FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED Aug 15, 2023
AT 12:15:29 pm
BOOK 01381
PAGE 0063
INSTRUMENT # 05365
EXCISE TAX \$676.00

\$ 338,000

Excise Tax: \$676.00

Parcel ID No.: 1403300

Mail/Return to: Grantee,

This instrument was prepared by:
Vannoy, Colvard, Triplett & Vannoy, PLLC, PO Box 1388, North Wilkesboro, N.C. 28659

Brief description: 1.46+/- Acres, North Wilkesboro Township,
Wilkes County, North Carolina

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made the ___ day of _____, 2023, by and between

GRANTOR	GRANTEE
Joan F. Padley, Trustee of The Forester Revocable Living Trust under date of September 1, 2015 451 Heritage Drive, Apt. 918 Pompano Beach, FL 33060	Nafe Family Holdings, LLC, a North Carolina limited liability company 201 Elkin Highway, Ste. F North Wilkesboro, NC 28659 196259

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

WITNESSETH, that Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by the presents does hereby dedicate, grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of real property located in North Wilkesboro Township, WILKES COUNTY, North Carolina, and being more particularly described as follows (hereinafter the "Parcel"):

See attached EXHIBIT "A" which is incorporated herein by reference as if fully set out.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Deed Book 1247, Page 292, and Book 1216, Page 315, Wilkes County Registry.

A map, or Plat, showing the above described property is recorded in Plat Book 4, Page 18.

TO HAVE AND TO HOLD the aforesaid Parcel and all privileges and appurtenances thereunto belonging, to Grantee, in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the Parcel in fee simple, has the right to grant and convey the same in fee simple, that title to the Parcel is marketable and free and clear of all encumbrances except as herein noted, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

1387
0063
003

EXHIBIT "A"

BEGINNING on a spike in the Northern Right of Way of I. C. Highway 268 said spike being located North 76° 46' 08" East 232.81 feet from a Monument, the Southeast corner of Carolina Mirror, Thence with the Right of Way of a 24 foot agreed Street North 18° 49' 59" East 300.00 feet to an iron (found) on the South side of a 20 foot (Unopened) Street; Thence with the South side of said Street North 70° 50' 00" East 212.00 feet to an iron in Morrow's line; thence With Morrow South 18° 49' 55" East 300.00 feet to an iron in the Right of Way of N. C. Highway 268; Thence with said Right of Way South 70° 50' 00" West 212.00 feet to the BEGINNING.

Containing 1.46 acres more or less. by For further reference, see Deed Book 535 at Page 36 and Plat Book 4, at Page 18 of the Wilkes County Registry, Surveyed by Jerry R. Lackey, RLSL-1430, North Wilkesboro, North Carolina November 6, 1987.

Property is further described as Lot # 23, Block 1, Highway 268 as shown in Deed Book 535, page 36 Wilkes County Registry, Also see Deed Book 1216 Page 315 Wilkes County Registry.



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Nafe Family Holdings, LLC

SECRETARY OF STATE ID NUMBER: 1839184 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2025

Filing Office Use Only
E - Filed Annual Report
1839184
CA202509809506
4/9/2025 04:35
<input type="checkbox"/> Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Scott D. Nafe

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____
SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY	4. REGISTERED AGENT OFFICE MAILING ADDRESS
<u>201 Elkin Highway, Suite F</u>	<u>201 Elkin Highway, Suite F</u>
<u>North Wilkesboro, NC 28659-3464 Wilkes County</u>	<u>North Wilkesboro, NC 28659-3464</u>

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: real estate

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 918-0398 x_ 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS	5. PRINCIPAL OFFICE MAILING ADDRESS
<u>201 Elkin Highway, Suite F</u>	<u>201 Elkin Highway, Suite F</u>
<u>North Wilkesboro, NC 28659</u>	<u>North Wilkesboro, NC 28659</u>

6. Select one of the following if applicable. (Optional see instructions)
- The company is a veteran-owned small business
- The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: <u>scott nafe</u>	NAME: _____	NAME: _____
TITLE: <u>Managing Member</u>	TITLE: _____	TITLE: _____
ADDRESS: <u>201 Elkin Highway</u>	ADDRESS: _____	ADDRESS: _____
<u>Suite F</u>		
<u>north wilkesboro, NC 28659</u>		

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

<u>scott nafe</u>	<u>4/9/2025</u>
SIGNATURE	DATE

Form must be signed by a Company Official listed under Section C of This form.

<u>scott nafe</u>	<u>Managing Member</u>
Print or Type Name of Company Official	Print or Type Title of Company Official

This Annual Report has been filed electronically.

Parcel

ParID / PIN: 1403300 / 3869-81-0468
Tax Year: 2026
Tax District: 14 : North Wilkesboro
Neighborhood: 400 : NBHD 400
Old NBHD: 1801
Ortho: 3869.20

Owner

Account Number: 196259
Name: NAFE FAMILY HOLDINGS, LLC
Name 2:
Care Of:
Mailing Address: 201 ELKIN HWY STE F
NORTH WILKESBORO NC 28659

Current Book/Page: 1381/63

Description

NBHD Code / Name: 400 : NBHD 400
Class: CO : COMMERCIAL
Use Code: 611 : BANKS
Appraisal Territory: 2
Zoning: LI
Living Units: 0
Topography: 3 : BELOW STREET
Location: 5 :
Parking: :
Utilities: 5 : WELL / SPRING
4 : ELECTRIC
Restrictions: :
Taxable Acres: 1.46

Valuation

Appraised Land: 173,800
Appraised Building: 252,950
Appraised Total: 426,750
Deferred: 0
Exempts/Excluded: 0
Assessed Real: 426,750
Total Assessed: 426,750

Legal

Physical Address: 211 ELKIN HWY

Tax District Setup

Tax Dist 1: C01 : 100% : Town of North Wilkesboro
Tax Dist 2: G01 : 100% : Wilkes County
Tax Dist 3:

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
15-AUG-23	1381	63	WD - WARRANTY DEED	338,000	06
12-JUN-17	1247	299	WD - WARRANTY DEED		08
22-OCT-15	1216	315	WD - WARRANTY DEED		08



PARID: 1403300
NAFE FAMILY HOLDINGS, LLC

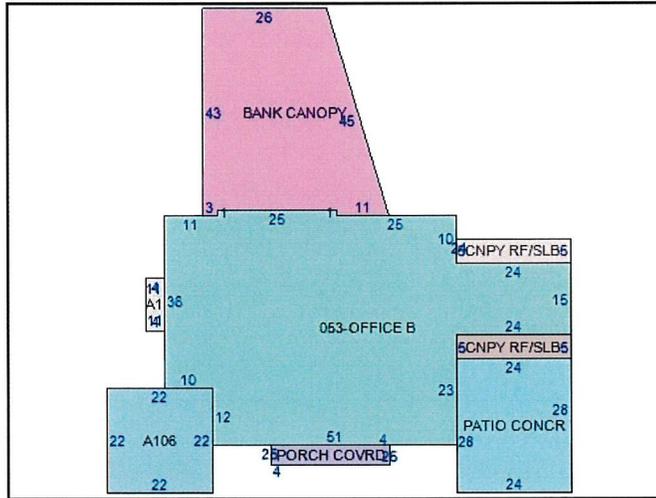
211 ELKIN HWY

1 of 1
My Tax Year: 2026

- Summary
- Sales
- Alternate ID
- Land
- Residential
- Commercial
- Outbuildings
- Sketch
- Values/Asmt
- Value History
- Photos
- Map

- Actions**
- Printable Summary
 - Printable Version

- Reports**
- Csv Export ▲
 - Sales CSV Export
 - Residential PRC
 - Commercial PRC ▼
-



Options

Type	Line #	Item	Area
Commercial	1	053-OFFICE B - 53:053-OFFICE BUILDING	3,193 ▲
Commercial Feature	1	BANK CANOPY - BC1:BC1-BANK CANOPY	1,373
Commercial Feature	2	CNPY RF/SLB - CP6:CP6-CNPY RF/SLB	44
Commercial Feature	3	CNPY RF/SLB - CP6:CP6-CNPY RF/SLB	120
Commercial Feature	4	PORCH COVRD - RP5:RP5-PORCH COVRD	100
Commercial Feature	5	CNPY RF/SLB - CP6:CP6-CNPY RF/SLB	120
Commercial	6	PATIO CONCR - RP3:RP3-PATIO CONCR	494 ▼

Click on an item to display it independently.

Town of North Wilkesboro
832 Main Street
North Wilkesboro, NC 28659-
(336)667-7129

P A Y M E N T

Date: 1/10/2025
Time: 8:32 AM

NAFE FAMLY HOLDINGS LLC 211 ELKIN HWY
REZONE PERMIT R2-2601
REZONE PERMIT R2-2601/2419

Cash:	\$0.00
Check:	\$250.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$250.00
TOTAL PAID:	\$250.00
Change Due:	\$0.00

1	28 PLANNING AND ZO	\$250.00
---	--------------------	----------

Operator: 13
Receipt#: 173178

T H A N K Y O U !

Paxton Media Group
201 South 4th Street Paducah, KY 42003

Town of North Wilkesboro Planning & Inspections
PO Box 218
North Wilkesboro, NC 28659
(336)667-7129

Class Liner Ad #71383878 Summary:

Slug Line: NOT-REZONE 1403300 PARCEL
Size: 1.00 x 4.66

Publication Cost \$33.01
 Adjustments \$0.00
 Net Cost \$33.01
 Prepaid Amount \$0.00
 Amount Due \$33.01

Order Detail:

Publication	Start	Stop	Insertions	Cost	Adjustments	Total
133WJPE1 N. Wilkesboro Journal-Patriot	12/25/25	12/25/25	1	33.01	0.00	33.01
133WJPI1 WJP Website	12/25/25	12/25/25	1	0.00	0.00	0.00

**NOTICE OF
PUBLIC HEARING
NORTH WILKESBORO
WILKES COUNTY
NORTH CAROLINA**

Notice is hereby given that the **Planning Board of the Town of North Wilkesboro** will, at their next meeting on Thursday, January 8th, 2026, hold a public hearing for a petition filed with the Town of North Wilkesboro by Scott Nafe. The applicant is requesting to **rezone a parcel of land at 211 Elkin Highway and identified by Parcel #1403300/PIN 3869-81-0468** from Light Industrial (LI) to Highway Business (HB).

The Zoning map amendment is available for review on the Town's website at www.north-wilkesboro.com or in the office of the Planning Director in Town Hall. The above-described meeting will take place at 5:30 pm and be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov.

**Joseph Kamperman,
Planning Director**

December 25, 2025



**TOWN OF NORTH WILKESBORO
PLANNING BOARD STAFF REPORT- REZONING REQUEST
January 8th, 2026**

DATE OF HEARING: January 8th, 2026; Board of Commissioners TBD

APPLICANT: Rick Del Carlo

PROPERTY LOCATION: Off of Hidden River Way

PIN: 3878-26-0761

Parcel ID #: 1402717

ACREAGE: 20.55

REQUESTED ACTION: Rezone parcel from *PD-CD: Planned Development Conditional District* to *R-20: Rural Residential*

DEVELOPMENT POTENTIAL: Permitted (R20) Rural Residential uses range from residential to some governmental/institutional and recreational uses. For a full list of uses, please see the attached Permitted Use Table. The existing use on the parcel is a non-conforming manufactured home park.

SURROUNDING LAND USE AND ZONING: Surrounding land uses are primarily light industrial to the east, commercial/agricultural to the south and west, and vacant parcels to the north of the parcel across the Yadkin River. Additionally, some institutional and residential uses exist to the south of the parcel (non-adjacent). Abutting zoned properties are (LI) Light Industrial and (GB) General Business. Parcels zoned (R10) Low Density Residential are found in the vicinity to the north and south of parcel.

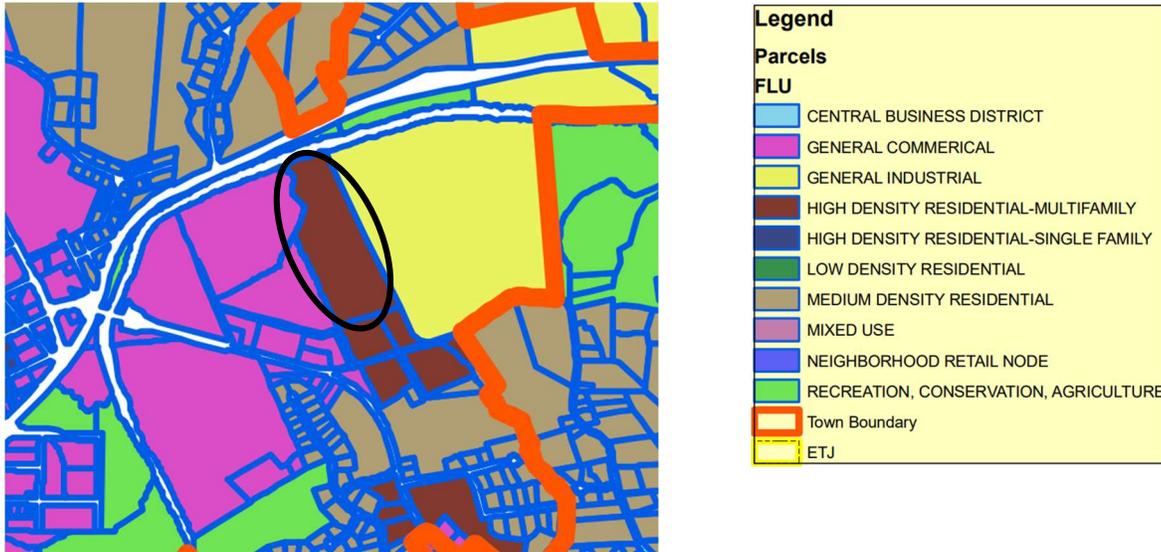
ACCESS: Off of Hidden River Way

SEWER AND WATER: The Town provides a main water and sewer line to this property. Once you cross into the property (River Rapid Lane) the sewer and water system is private and maintained by the property owner.

REVIEW CRITERIA: In reviewing and making recommendations on proposed zoning map amendments, the Planning Board shall consider the following factors:

1. **Consistency of the proposed zoning with the Town of North Wilkesboro Comprehensive Plan:** The Future Land Use Map identifies this property as a High Density Residential - Multifamily designation.

Future Land Use Map excerpt from North Wilkesboro's Comprehensive Plan below, see line encircling parcel under consideration for rezoning.



2. **Existing land uses within the general vicinity of the subject property:** Surrounding properties are industrial, commercial, agricultural, institutional, and residential. Parcels to the north are vacant.
3. **The zoning classification of property within the general vicinity of the subject property:**
 - 1) Parcels zoned (LI) Light Industrial are found adjacent to the north and east of the parcel, 2) Parcels zoned (GB) General Business are found adjacent to south and west of the parcel, and 3) Parcels zoned (R10) Low Density Residential are found in the vicinity to the north and south of the parcel. See attached map from the North Wilkesboro Zoning Map with highlight on the property under consideration for rezoning.
4. **The suitability of the subject property for the uses permitted under the existing and proposed zoning classification:** The property is abutting (LI) Light Industrial as well as (GB) General Business zoned districts. At present the property is zoned as a (PD-CD) Planned Development Conditional District. The PD-CD ordinance requires a substantial mix of housing (multi-family, modular, single-wide, double-wide, and stick-built homes) on a recorded plat with individual lots subdivided. At present the parcel is not in compliance with the PD-CD ordinance and functions as a non-conforming manufactured home park. The proposed zoning classification would allow for residential, government/institutional, recreational, and some agricultural uses.

The size of the tract would allow for a variety of uses permitted in the (R20) Rural Residential district.

5. **The extent to which rezoning will detrimentally affect properties within the general vicinity of the subject property:** This would be considered a downzoning allowing for more rural uses, with larger lot sizes. The parcel is not in compliance with the PD-CD designation. However, under the current district it allows a mix of housing. Under the proposed R20 district similar kinds of housing would also be allowed. In addition to the allowed residential uses in R20, there are a few government/institutional, recreational, and some agricultural uses allowed. For a full list of uses, please see the attached Permitted Use Table.
6. **Spot zoning:** Considerations to be made include the size and nature of the tract, compatibility with existing plans, the impact of the zoning decision on the landowner and immediate neighbors and the surrounding community, and the relationship between the newly allowed uses in a spot rezoning and the previously allowed uses.
 - a. **Size and nature of the tract-** This request is for one parcel proposed to be rezoned from PD-CD to R20 with a total tract size of 20.55 acres. The request is considered spot zoning but the lot size is large enough to accommodate the R20 designation. The abutting/immediately adjacent properties are not residential and there are no R20 zoned parcels in the vicinity. However, there are some residential uses and residentially zoned properties in the proximity of the parcel in question.
 - b. **Compatibility with existing plans and zoning ordinance-** The Future Land Use Map found in the Town's Comprehensive Land Use Plan notates this area to be High Density Residential - Multifamily. Current zoning is PD-CD.

The intent of the PD-CD as defined in the Zoning Ordinance is, "The planned development (PD) conditional district is established to permit flexibility in site design and land use codes for specialized projects and uses that are to be planned, developed and managed on a unified basis. Planned development proposals should be able to be supported by the existing, surrounding transportation systems and should be harmonious with surrounding development. Developers must conduct a pre-application meeting with town staff before submission of any application materials. Staff shall discuss details of the project, town policies, the town's vision for the property, and address concerns."

The intent of R20 as defined by the Zoning Ordinance is, "This district provides a location for low density and light commercial uses in a suburban or rural setting in areas that are not yet urbanized and do not have all urban-type utilities. This district will usually be composed of more rural, open land outside the town corporate limits."

- c. **Impact of zoning decision-** The impact would be relatively low from a residential standpoint, as the current conditional district permits a mix of housing types. However, the lot would not be considered to be located in rural area, as the surrounding uses are primarily commercial/industrial.

- d. **Relationship between previous and future zoning-** As explained previously, the current PD-CD requires a substantial mix of housing consisting of multi-family, modular, single-wide, double-wide, and stick-built homes. The R20 zoning district allows for more low impact residential uses. Additional uses are allowed within R20, including government and institutional uses, but are primarily geared towards county or rural operations.

PLANNING BOARD DETERMINATION: The Planning Board will need to determine whether the proposal meets the review criteria. Staff has advertised for a public hearing with the Planning Board, fulfilling notice requirements listed in the Rules and Procedures. As a reminder, the Planning Board may offer a recommendation to approve, recommendation to deny, or offer an alternative recommendation for the Commissioner’s consideration.

MOTIONS AND CONSISTENCY STATEMENTS: CHOOSE ONE

Motion to Approve (Approving zoning map amendment) “I move to adopt the proposed Consistency Statement dated January 8, 2026, contained in the agenda materials, and to approve the zoning map amendment for Parcel ID 1402717 off of Hidden River Way from PD-CD Planned Development Conditional District to R-20 Rural Residential.”

Comprehensive Plan Consistency Statement January 8, 2026

Zoning case no. RZ- 2602

Address: Parcel ID 1402717; off Hidden River Way

Applicant: Rick Del Carlo

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public interest because: The request would allow for an increase in uses on an existing site within town limits.

The request has been found to be consistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 16 – Analyze existing land use through field verification.

Policy 17 – Analyze current non-conforming land uses.

Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 21 – Encourage the use of existing buildings and sites within current town limits.

Motion to Deny (Denying zoning map amendment) “I move to adopt the proposed Consistency Statement dated January 8, 2026, contained in the agenda materials, and to deny the proposed zoning map amendment in regards to Parcel ID 1402717 off of Hidden River Way from PD-CD Planned Development Conditional District to R-20 Rural Residential.”

Comprehensive Plan Consistency Statement January 8, 2026

Zoning case no. RZ- 2602

Address: Parcel ID 1402717; Off Hidden River Way

Applicant: Rick Del Carlo

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **DENIED**. The action taken is reasonable and in the public interest because: The proposed zoning designation would not be compatible with existing adjacent/abutting land use as well as zoning districts.

The request has been found to be inconsistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

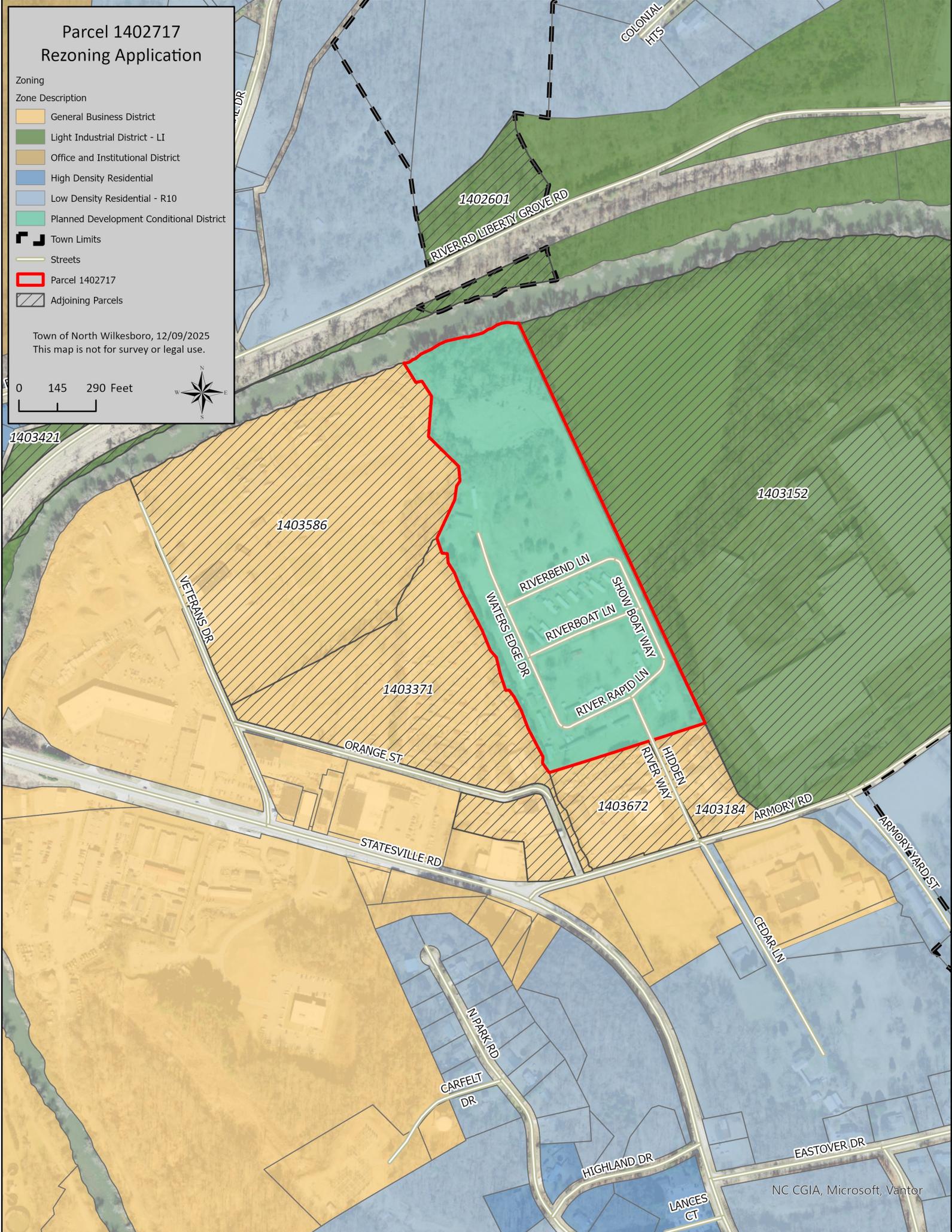
Policy 16 – Analyze existing land use through field verification.

Parcel 1402717 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
 - Low Density Residential - R10
 - Planned Development Conditional District
 - Town Limits
 - Streets
 - Parcel 1402717
 - Adjoining Parcels

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 145 290 Feet





December 23rd, 2025

Dear Rick Del Carlo:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, January 8th, 2026 at 5:30 p.m.** to consider your petition filed with the Town of North Wilkesboro requesting a parcel of land be rezoned from PD-CD: Planned Development Conditional District to R-20: Rural Residential. The property for which your rezoning petition is requested is located off Hidden River Way and identified by Parcel #1402717/PIN 3878-26-0761. Attached is a map of the proposed rezoning.

The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing. Please make plans to attend this meeting. If you have any questions or concerns, feel free to reach out to my office.

In public service,



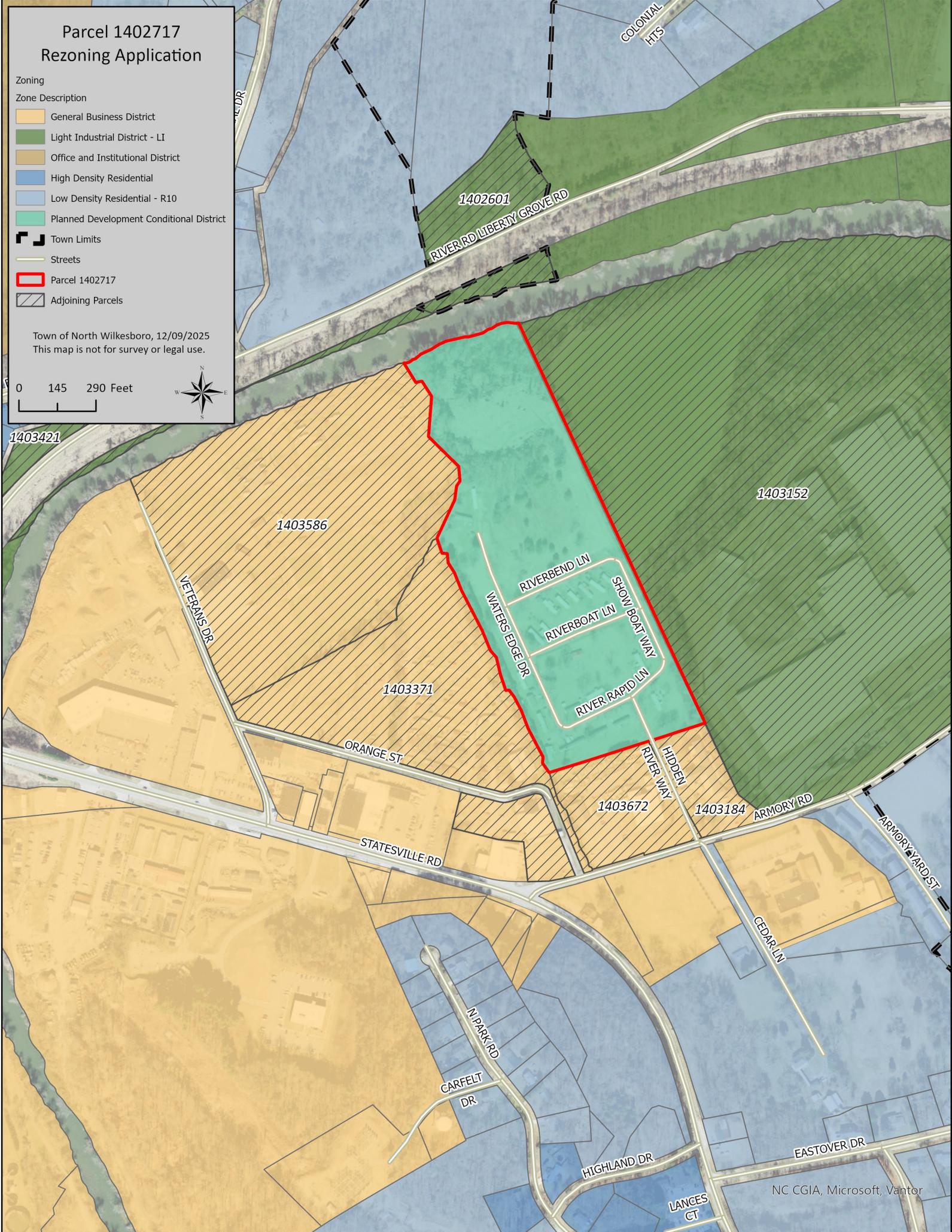
Joseph Kamperman, CZO
Planning Director
Town of North Wilkesboro
P.O. Box 218
832 Main Street
North Wilkesboro, NC 28659
(o) 336-667-7129 ext. 3011
planning@northwilkesboronc.gov
www.north-wilkesboro.com

Parcel 1402717 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
 - Low Density Residential - R10
 - Planned Development Conditional District
 - Town Limits
 - Streets
 - Parcel 1402717
 - Adjoining Parcels

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 145 290 Feet





December 23rd, 2025

Dear Neighboring Property Owner:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, January 8th, 2026 at 5:30 p.m.** to consider action upon a petition filed with the Town of North Wilkesboro by Rick Del Carlo requesting a parcel of land be rezoned from PD-CD: Planned Development Conditional District to R-20: Rural Residential. The property for which this rezoning petition is requested is located off Hidden River Way and identified by Parcel #1402717/PIN 3878-26-0761. Attached is a map of the proposed rezoning.

The application is available for review on the Town's website one week before the meeting date or on the office of the Planning Director in Town Hall. To access the application digitally, go to <https://www.north-wilkesboro.com/AgendaCenter> and select the Planning Board tab. The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov. Please contact me with any questions or concerns.

In public service,

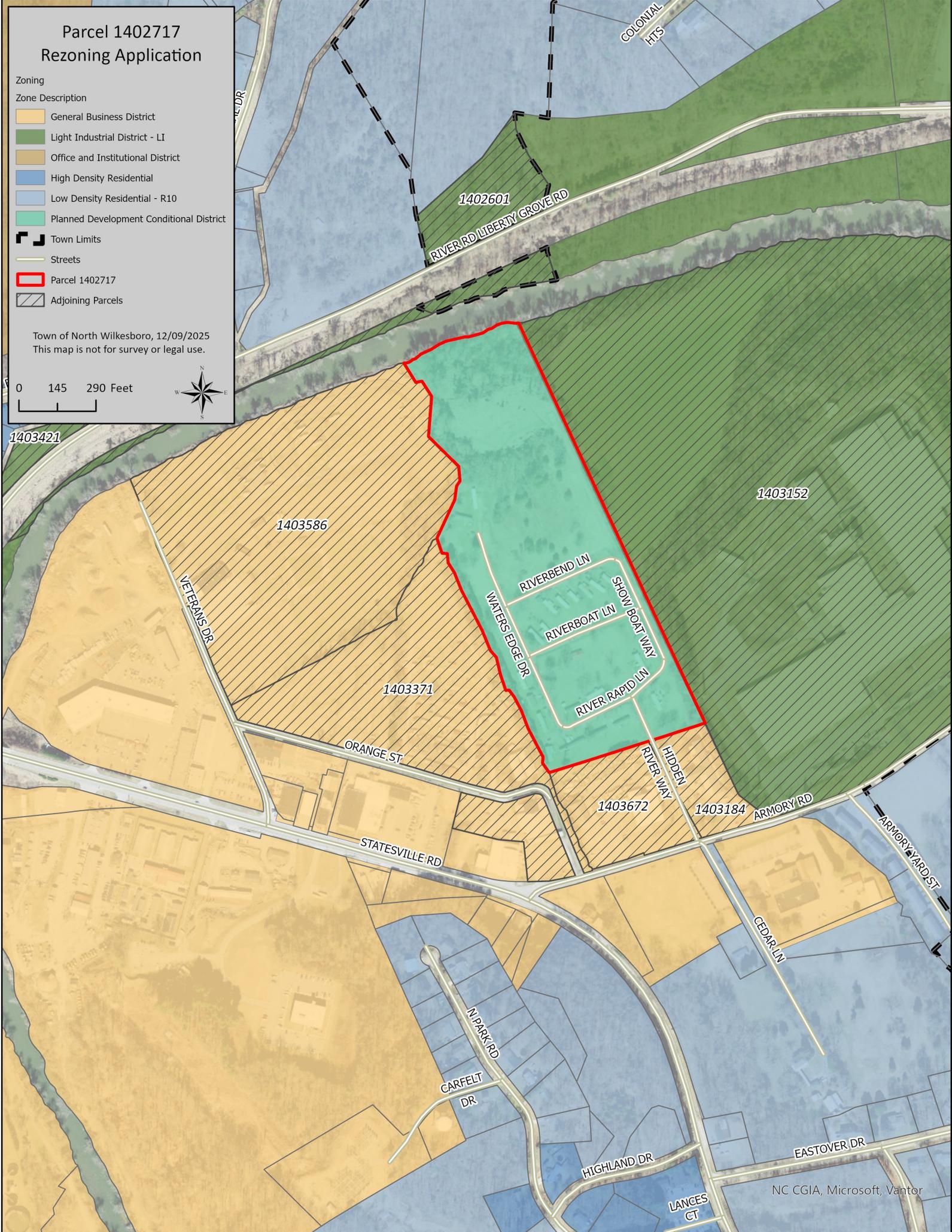
Joseph Kamperman, CZO
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P.O. Box 218
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Parcel 1402717 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
 - Low Density Residential - R10
 - Planned Development Conditional District
 - Town Limits
 - Streets
 - Parcel 1402717
 - Adjoining Parcels

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 145 290 Feet



FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

Liquidity Services Operations, LLC
6931 Arlington Road, Suite 200
Bethesda, MD 20814

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

R A H Property Management, LLC
239 Armory Road
North Wilkesboro, NC 28659

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

State of North Carolina
110 North Street
Wilkesboro, NC 28697

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

TOWN OF NORTH WILKESBORO
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TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

Kilby's Livestock Market Inc
P.O. Box 337
Boomer, NC 28606

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

Veterans of Foreign Wars
P.O. Box 357
North Wilkesboro, NC 28659

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

Rick Del Carlo
5102 Bordeaux Avenue
Irvine, CA 92604

Bobbie S Cox
2415 N Beech Lane
Greensboro, NC 27455

Property Owner of Parcel #1403241
110 North Street
Wilkesboro, NC 28697

FIRST-CLASS



US POSTAGE TM PITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H DEC 23 2025
0006102497

FIRST-CLASS



US POSTAGE TM PITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H DEC 23 2025
0006102497

FIRST-CLASS



US POSTAGE
ZIP 28659 \$
02 7H
0006102497

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 28659
02 7H
0006102497 \$ 000.74⁰
DEC 30 2025

Property Owner of Parcel #1403421
110 North Street
Wilkesboro, NC 28697



Info



PB Posting 12-23-25 #1



December

23

2025



3

53

PM



Size Info

4032 x 3024 3.7 MB 72 dpi 32 bit



Device Info

Apple iPhone 11 4.25 mm f/1.8 1/1000 sec
ISO 32 EXP 0 No flash, compulsory



Source

North Wilkesboro Dropbox



File Path

C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2602 Parcel
#1402717\Planning Board - 1.8.26\PB Posting
12-23-25 #1.HEIC



Info



PB Posting 12-23-25 #2



December

23

2025



3

51

PM



Size Info

3024 x 4032 5.2 MB 72 dpi 32 bit



Device Info

Apple iPhone 11 4.25 mm f/1.8 1/800 sec
ISO 32 EXP 0 No flash, compulsory



Source

North Wilkesboro Dropbox



File Path

C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2602 Parcel
#1402717\Planning Board - 1.8.26\PB Posting
12-23-25 #2.HEIC

Permit Fee: \$250

Permit #: RZ - 2602

Town of North Wilkesboro Rezoning Petition

Planning Department

832 Main Street - PO Box 218 North Wilkesboro, NC 28659

Phone: (336) 667-7129 ext. 3011

Email: planning@northwilkesboronc.gov



To be Filled out by Applicant:

I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the Town of North Wilkesboro, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials:

The property to be rezoned is located on: **off Hidden Road Way**

Parcel ID: **1402717**

Physical Street Address (If Applicable):

The property is owned by: **Hidden River MHC, LLC**

(Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: Rick Del Carlo	Address: 5102 Bordeaux Ave, Irvine, cA 92604
--------------------------------	--

Phone Number: 909 203 8585	Email Address: rick@cregre.nets
--------------------------------------	---

The petition is submitted by: **See attached application**

If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.

Agent Information:

Name:	Address:
-------	----------

Phone Number:	Email Address:
---------------	----------------

It is desired and requested that the foregoing property be rezoned

From: **Planned Development Conditional (PD-C)** To: **Rural Residential (R20)**

Please list the current use(s) of the property: **Mobile Home Park/Manufactured Home Park**

THIS AREA IS FOR OFFICE USE ONLY

Date Received: 12/18/25	Received by: Joseph Kamperman
-----------------------------------	---

TO BE SIGNED BY APPLICANT AFTER THE REMAINDER OF DOCUMENT IS COMPLETED BY STAFF

*****Important*****
Please note that the Town Board Policy requires that you or a representative attend the Public Hearing. The Town Board will not take any action on this petition unless you or a representative attend the public hearing.

Signature of Applicant: See attached application	Date: See attached application
--	--

Signature of Review Officer: 	Date: 12-18-25
----------------------------------	--------------------------

Permit Fee: _____ Permit #: _____

Town of North Wilkesboro Rezoning Petition

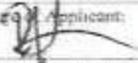
Planning Department

832 Main Street - PO Box 218 North Wilkesboro, NC 28659

Phone: (336) 667-7129 ext. 3011

Email: planning@northwilkesboronc.gov



To be Filled out by Applicant:	
I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the Town of North Wilkesboro, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials:	
The property to be rezoned is located on: 114 Armory Rd North Wilkesboro Nc 28659	
Parcel ID: N/A	
Physical Street Address (If Applicable):	
The property is owned by: Hiddenn River MHC, LLC <small>(Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)</small>	
Owner Information:	
Name: Rick Del Carlo	Address: 5102 Bordeaux Ave.
Phone Number: 900 203 8585	Email Address: rick@cregre.net
The petition is submitted by: Rick DEL Carlo - Co. OWNER	
<small>If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.</small>	
Agent Information:	
Name:	Address:
Phone Number:	Email Address:
It is desired and requested that the foregoing property be rezoned	
From: Planned Development Conditional (PD-CD) To: Rural Residential (R20)	
Please list the current use(s) of the property: mobile homes	
THIS AREA IS FOR OFFICE USE ONLY	
Date Received:	Received by:
TO BE SIGNED BY APPLICANT AFTER THE REMAINDER OF DOCUMENT IS COMPLETED BY STAFF	
Important	
Please note that the Town Board Policy requires that you or a representative attend the Public Hearing. The Town Board will not take any action on this petition unless you or a representative attend the public hearing.	
Signature of Applicant: 	Date: 11/28/2025
Signature of Review Officer:	Date:

FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED Jun 10, 2021
AT 02:02:06 pm
BOOK 01332
PAGE 0129
INSTRUMENT # 04760
EXCISE TAX \$1,890.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,890.00

Parcel Identifier: 1402717

Return to: Grantee

HB This Instrument prepared by: Jennifer B. Lewis

Brief description for the Index: 20.55 Acres, Hidden River Mobile Home Park

This deed made this 7th day of June, 2021.

GRANTOR	GRANTEE
Zachary Dixon and wife, Rachel Dixon	Hidden River MHC, LLC, a North Carolina Limited Liability Company Property Address: Maplewood Court North Wilkesboro, NC 28659 Mailing Address: 1135 Southridge Ct. Auburn, AL 36832

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **North Wilkesboro City and North Wilkesboro Township, Wilkes County**, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY REFERENCE.

The property herein above described was acquired by Grantor by instrument recorded in Book 1311, Page 377, Wilkes County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Taxes for the year 2021 and thereafter which are not yet due and payable.
Conditions, Covenants and Restrictions as recorded in Book , Page , Wilkes County Registry.
Easements and Rights-of-way of record as shown on plat recorded in Map Book , Page , Wilkes County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Zachary Dixon (SEAL) Rachel Dixon (SEAL)
Zachary Dixon Rachel Dixon
This property is__ is not my primary residence This property is__ is not my primary residence

STATE OF Utah
COUNTY OF Covand

I, Shyanna Shepherd, a Notary Public of the state and county aforesaid, certify that **Zachary Dixon and wife, Rachel Dixon**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 9 day of June, 2021

[NOTARY SEAL]

Shyanna Shepherd
Notary Public

My Commission Expires: Feb 3, 2025

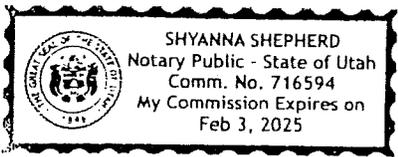


EXHIBIT "A"

BEGINNING at an iron, said iron being the northeast corner of the National Guard Armory Property, said iron also being located North 21° 24' 49" West 430.00 feet from a spike (found) in the center of SR 2335; thence North 78° 15' 29" East 200.63 feet to an iron on the bank of the branch; thence continuing North 78° 15' 29" East 10.00 feet to a point at said branch; thence North 19° 19' 41" West 1636.68 feet to an iron (found) on the bank of the Yadkin River; thence up the bank of the Yadkin River, South 76° 40' 15" West 424.21 feet to an iron on the bank of said river and on the branch bank; thence continuing South 76° 40' 15" West 16.83 feet to a point in the center of said branch; thence up and with the branch as follows: South 27° 36' 46" East 53.67 feet; North 81° 45' 25" East 21.85 feet; South 26° 40' 13" East 69.60 feet; South 10° 14' 51" West 152.56 feet; South 39° 07' 45" East 160.43 feet; South 01° 34' 45" West 53.53 feet; South 35° 06' 40" West 24.17 feet; South 14° 09' 28" West 46.37 feet; South 29° 55' 38" West 162.95 feet; South 11° 04' 55" East 58.90 feet; South 85° 01' 36" East 20.40 feet; South 00° 42' 59" West 40.63 feet; South 27° 20' 19" East 41.13 feet; South 15° 45' 23" East 78.51 feet; South 20° 19' 02" East 79.86 feet; South 21° 18' 21" East 86.68 feet; South 18° 32' 37" East 86.06 feet; South 32° 58' 53" East 36.75 feet; South 07° 01' 40" East 57.12 feet; South 12° 08' 24" East 67.74 feet; South 76° 46' 38" East 12.01 feet; South 36° 32' 57" East 29.40 feet; South 20° 32' 19" East 59.08 feet; South 15° 10' 22" East 67.28 feet; South 22° 37' 02" East 126.40 feet; South 08° 09' 49" West 25.41 feet; thence with same, South 26° 46' 53" East 38.77 feet to a point in the center of the branch; said being the Northwest corner of the National Guard Armory property; also being North 21° 24' 49" West 430.00 feet from a railroad spike in the center of the armory road; thence with the armory property, North 78° 15' 29" East 400.00 feet to the BEGINNING.

CONTAINING 20.55 acres, more or less. Also conveyed in this deed is a 20-foot right of way east of the National Guard Armory's east line and being as follows: BEGINNING on the Armory's northeast corner; thence South 21° 24' 49" East 430.00 feet to a railroad spike in the center of the Armory Road, said easement to be East of the above line.

For further reference see Deed Book 1057, Page 044, Deed Book 694, Page 581, Deed Book 527, Page 329; Deed Book 286, Page 96 and Deed Book 534, Page 491, Wilkes County Registry. Included in the above is two power lines crossing said property.

For additional reference, see Deed Book 1311, Page 377, Wilkes County Registry.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: HIDDEN RIVER MHC0609			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. NAME AND ADDRESS OF BORROWER: HIDDEN RIVER MHC, LLC 1135 SOUTHRIDGE CT. AUBURN, AL 36832	E. NAME AND ADDRESS OF SELLER: ZACHARY DIXON and RACHEL DIXON PO BOX 27 NORWOOD, CO 81423	F. NAME AND ADDRESS OF LENDER: CASH
---	--	---

G. PROPERTY LOCATION: MAPLEWOOD COURT NORTH WILKESBORO, NC 28659 WILKES County, North Carolina	H. SETTLEMENT AGENT: JENNIFER B. LEWIS, PLLC PLACE OF SETTLEMENT 108 SOUTH STREET WILKESBORO, NC 28697	I. SETTLEMENT DATE: June 9, 2021
--	--	--

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	945,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	17,513.03
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	962,513.03
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	10,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/21 to 06/10/21	1,517.85
212. Assessments to	
213. RENTAL CREDIT	5,280.00
214. SECURITY DEPOSIT	2,815.00
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	19,612.85
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	962,513.03
302. Less Amount Paid By/For Borrower (Line 220)	(19,612.85)
303. CASH (X FROM) (TO) BORROWER	942,900.18

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	945,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	945,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	4,213.02
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage to SKYLINE NATIONAL BANK	187,082.48
505. Payoff of second Mortgage	
506.	
507. PROCEEDS transferred* to INDEPENDENT TRUSTEES, INC	744,091.65
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes 01/01/21 to 06/10/21	1,517.85
512. Assessments to	
513. RENTAL CREDIT	5,280.00
514. SECURITY DEPOSIT	2,815.00
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	945,000.00
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	945,000.00
602. Less Reductions Due Seller (Line 520)	(945,000.00)
603. CASH (TO) (FROM) SELLER	0.00

* as qualified intermediary for Zachary Dixon and Rachel Dixon in accordance with the Exchange Agreement dated as of May 28, 2021

L. SETTLEMENT CHARGES							
700. TOTAL COMMISSION Based on Price			\$	@	%		
Division of Commission (line 700) as Follows:							
701. \$	to					PAD FROM BORROWERS FUNDS AT SETTLEMENT	PAD FROM SELLERS FUNDS AT SETTLEMENT
702. \$	to						
703. Commission Paid at Settlement							
704.	to						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801. Loan Origination Fee	1.0000 %	to					
802. Loan Discount	%	to					
803. Appraisal Fee		to					
804. Credit Report		to					
805. Lender's Inspection Fee		to					
806. Mortgage Ins.App. Fee		to					
807. Assumption Fee		to					
808.							
809.							
810.							
811.							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest From	to	@ \$	/day	(days)	%
902. MIP Totln s. for Life Of Loan	for	months	to				
903. Hazard Insurance Premium for	1.0	years	to				
904.							
905.							
1000. RESERVES DEPOSITED WITH LENDER							
1001. Hazard Insurance	months	@ \$				per month	
1002. Mortgage Insurance	months	@ \$				per month	
1003. City/Town Taxes	months	@ \$				per month	
1004. County Taxes	months	@ \$				per month	
1005. Assessments	months	@ \$				per month	
1006.	months	@ \$				per month	
1007.	months	@ \$				per month	
1008.	months	@ \$				per month	
1100. TITLE CHARGES							
1101. Settlement & Closing Fee	to	JENNIFER B. LEWIS, PLLC				300.00	300.00
1102. Abstractor Title Search	to						
1103. Title Examination	to	JENNIFER B. LEWIS, PLLC				475.00	475.00
1104. Title Insurance Binder	to						
1105. Document Preparation	to						
1106. Notary Fees	to						
1107. Attorney's Fees	to	JENNIFER B. LEWIS, PLLC			SELLER DOCS	125.00	125.00
(includes above item numbers:)							
1108. Title Insurance	to	STATE LAND TITLE COMPANY				655.03	655.02
(includes above item numbers:)							
1109. Lender's Coverage	\$						
1110. Owner's Coverage	\$						
1111.							
1112. 1031 COORDINATION FEE	to	JENNIFER B. LEWIS, PLLC					750.00
1113. PROCEEDS	to	JENNIFER B. LEWIS, PLLC					50.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording Fees: Deed \$	26.00	; Mortgage \$			Releases \$	13.00	13.00
1202. City/County Tax/Stamps: Deed		; Mortgage					
1203. State Tax/Stamps: Revenue Stamps	1,890.00	; Mortgage				945.00	945.00
1204.							
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey	to						
1302. Pest Inspection	to	QUALITY CONTROL					
1303. HOME INSPECTION		INSIGHT					
1304. 1031 ADMIN FEE	to	INDEPENDENT TRUSTEES, INC.					900.00
1305. ACQUISITION FEE	to	COCARIS REAL ESTATE GROUP				15,000.00	
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						17,513.03	4,213.02

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

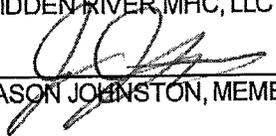
JENNIFER B. LEWIS, PLLC
Settlement Agent

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: HIDDEN RIVER MHC, LLC
Seller: ZACHARY DIXON and RACHEL DIXON
Settlement Agent: JENNIFER B. LEWIS, PLLC
(336)838-5530
Place of Settlement: 108 SOUTH STREET
WILKESBORO, NC 28697
Settlement Date: June 9, 2021
Property Location: MAPLEWOOD COURT
NORTH WILKESBORO, NC 28659
WILKES County, North Carolina

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

HIDDEN RIVER MHC, LLC BY:



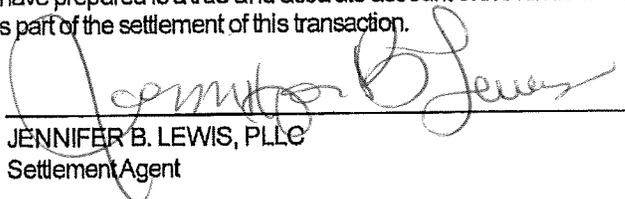
JASON JOHNSTON, MEMBER

attached

ZACHARY DIXON

RACHEL DIXON

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



JENNIFER B. LEWIS, PLLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: HIDDEN RIVER MHC, LLC
Seller: ZACHARY DIXON and RACHEL DIXON
Settlement Agent: JENNIFER B. LEWIS, PLLC
(336)838-5530
Place of Settlement: 108 SOUTH STREET
WILKESBORO, NC 28697
Settlement Date: June 9, 2021
Property Location: MAPLEWOOD COURT
NORTH WILKESBORO, NC 28659
WILKES County, North Carolina

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

HIDDEN RIVER MHC, LLC BY:

see attached
JASON JOHNSTON, MEMBER

Zachary Dixon
ZACHARY DIXON

Rachel Dixon
RACHEL DIXON

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Jennifer B. Lewis
JENNIFER B. LEWIS, PLLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



Payment Confirmation

Payer Information:

Payment Made By: Hidden River MHC
Payment Made For: Hidden River Community
Email: jo.wendyreeves@gmail.com
Description: Rezoning Petition-Hidden River Community
Address: 114 Armory Rd
North Wilkesboro, NC 28659
Payment Description: Building & Zoning
Payment Date: 12/8/2025 6:05:07 PM CT

Business Name	Payment Method	Payment Account	Payment Confirmation Number	Amount
Town of North Wilkesboro, NC (Building & Zoning)	CHECK	****2303	10809468	\$250.00

This notice confirms that the above payment was successfully submitted to our system and is currently being processed. Thank you for using PSN.

Paxton Media Group
201 South 4th Street Paducah, KY 42003

Town of North Wilkesboro Planning & Inspections
PO Box 218
North Wilkesboro, NC 28659
(336)667-7129

Class Liner Ad #71385492 Summary:

Slug Line: NOT-REZONE 1402717 PARCEL
Size: 1.00 x 4.77

Publication Cost \$34.75
 Adjustments \$0.00
 Net Cost \$34.75
 Prepaid Amount \$0.00
 Amount Due \$34.75

Order Detail:

Publication	Start	Stop	Insertions	Cost	Adjustments	Total
133WJPE1 N. Wilkesboro Journal-Patriot	1/1/26	1/1/26	1	34.75	0.00	34.75
133WJPI1 WJP Website	1/1/26	1/1/26	1	0.00	0.00	0.00

**NOTICE OF
PUBLIC HEARING
NORTH WILKESBORO
WILKES COUNTY
NORTH CAROLINA**

Notice is hereby given that the **Planning Board of the Town of North Wilkesboro** will, at their next meeting on Thursday, January 8th, 2026, hold a public hearing for a petition filed with the Town of North Wilkesboro by Rick Del Carlo. The applicant is requesting to **rezone a parcel of land off Hidden River Way and identified by Parcel #1402717/PIN 3878-26-0761** from Planned Development Conditional District (PD-CD) to Rural Residential (R20).

The Zoning map amendment is available for review on the Town's website at www.north-wilkesboro.com or in the office of the Planning Director in Town Hall. The above-described meeting will take place at 5:30 pm and be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov.

**Joseph Kamperman,
Planning Director**

January 1, 2026

Goals and Policies

The goals and policies outlined below were developed to reflect a combination of data received from public input sessions and information gathered for development of the plan. To the greatest extent possible, the goals reflect the desires as expressed by the community while taking into account the reality of the town's physical, social, and economic situation.

Policies in bold are those deemed high priority.

A - Economy

Goal A.1 - Foster Development of Small- and Medium-Sized Businesses

Policy 1 - Work closely with new & existing businesses to guide them through zoning and permitting processes.

Policy 2 - Work with the Wilkes EDC, Chamber of Commerce, & Downtown North Wilkesboro Partnership to ensure that businesses & entrepreneurs are aware of the resources that are offered in our community.

Policy 3 - Maintain a strong relationship with the Wilkes EDC, Wilkes Chamber of Commerce, Town of Wilkesboro, County of Wilkes, High Country Council of Governments, and North Carolina Department of Commerce.

Policy 4 - Identify and nurture non-traditional, but growing employment sectors.

Policy 5 - Encourage the Town's role in regional business growth initiatives.

Policy 6 - Offer FREE zoning & sign permits to all applicants.

Goal A.2 - Encourage Retention of Larger, Regional Businesses

Policy 7 - Identify and appropriately zone areas deemed necessary for larger businesses to thrive.

Policy 8 - Work with RPO to insure adequate transportation projects are included into the TIP for movement of goods, services, and customers.

Policy 9 - Provide water and sewer services to areas identified as being high growth areas.

Policy 10 - Work with businesses and the Wilkes EDC to forecast facility "buildout" and alternatives for facility growth or relocation.

B - Land Use and Development

Goal B.1 - Develop and Utilize Flexible Land Use Controls

Policy 11 - Allow for more mixing of uses.

Policy 12 - Allow for more conditional and special use districts.

Policy 13 - Consolidate development regulations into a Unified Development Ordinance (UDO).

Policy 14 - Promote infill development on vacant land.

Policy 15 - Rezone commercial properties that have residential homes and zero (0) commercial development potential to appropriate district.

Policy 16 - Analyze existing land use through field verification

Policy 17 - Analyze current non-conforming land uses

Goal B.2 - Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 18 - Partner with the private sector to develop the Block 46 and areas surrounding the historic downtown.

Policy 19 - Establish Municipal Service Districts (MSD) and Urban Revitalization Zones in distressed areas where practical.

Policy 20 - Encourage building reuse by district.

Policy 21 - Encourage the use of existing buildings and sites within current town limits.

Policy 22 - Develop building sites and pad areas.

Policy 23 - Develop appropriate signage for attracting companies.

Policy 24 - Support development of NCDOT Project R-4744, Industrial Park Connector.

Policy 25 – Institute a building reuse/rehab grant for downtown buildings.

Goal B.3 - Strengthen Community Appearance

Policy 26 - Continue to implement corridor overlay districts with design standards for Highways 421B, 268, 115, and 18 entering town.

Policy 27 - Work with the County to improve the entrances to town.

Policy 28 - Work with the County and NCDOT to improve right of ways.

Policy 29 - Develop and implement streetscape plan for pedestrian uses.

Policy 30 - Incorporate festival and park-type uses in the downtown.

Policy 31 - Incorporate Yadkin Valley Heritage Corridor designs into Neighborhood district, Town property, & historic downtown signage.

Policy 32 - Continue to work with property owners to revitalize downtown buildings.

Policy 33 - Utilize efficient and effective maintenance methods to improve the public spaces within downtown.

Policy 34 - Implement the Downtown Masterplan (2010) and the Community Livability Action Plan (2014).

Goal B.4 - Encourage Quality, Affordable Residential Development

Policy 35 - Encourage connectivity between subdivisions and adjoining land uses, where feasible and practical.

Policy 36 - Require the use of fences, berms, walls, or landscaped materials to provide a buffer between all residential uses and adjoining non-residential uses, when practical.

Policy 37 - Implement the housing study throughout the town limits.

Policy 38 - Enforce the adopted Minimum Housing Standards in all residential neighborhoods.

Policy 39 - Support a minimum housing program in areas of town containing deteriorated and dilapidated dwellings.

Policy 40 - Require site design standards for all institutional uses in residential areas to minimize adverse impacts on adjacent residential properties.

Policy 41 - Prohibit the encroachment of incompatible, non-residential uses in established neighborhoods.

Policy 42 - Maintain clean, walkable, and safe streets in all neighborhoods.

Policy 43 - Encourage a mix of housing opportunities in the zoning and subdivision regulations.

Policy 44 - Continue cooperation with North Wilkesboro Housing Authority.

Policy 45 - Encourage multi-family developments to be located close to major arterials or transportation corridors.

Policy 46 - Encourage traditional neighborhood development through zoning applications.

Policy 47 - Annex “doughnut hole” areas inside town limits.

C - Community Facilities and Infrastructure

Goal C.1 - Encourage Fiscally Responsible Utility Extensions, Expansions and Servicing

Policy 48 - Implement higher density/mixed use zoning codes.

Policy 49 - Continue to replace substandard or failing water lines, sewer lines and supporting facilities.

Policy 50 - Identify and annex water and/or sewer customers who are being serviced by Town utilities, yet are not in town where practical.

Policy 51 - Continue to use out-of-town water rates for customers outside of Town limits when annexation is not an option.

Policy 52 - Continue to inventory existing water and sewer transmission systems for needed modifications and repairs.

Policy 53 - Adopt a policy and standards for the extension of water and sewer services into the Town's Extraterritorial Jurisdiction.

Policy 54 - Identify areas for the extension of water and sewer services into the Town's Extraterritorial Jurisdiction.

Policy 55 - Identify additional hydrant locations and needed hydrants repairs.

Policy 56 - Monitor sewer system efficiency to ensure against infiltration and inflow problems.

Policy 57 - Establish primary raw water intake from W. Kerr Scott Reservoir through collaboration with the County and Town of Wilkesboro.

Policy 58 - Update map and GIS database of water, sewer, and stormwater systems.

Policy 59 - Develop Capital Improvement Plan (CIP) for water and sewer system development.

Goal C.2 - Encourage Adequate Stormwater Controls and Floodplain Management

Policy 60 - Require Stormwater control systems be provided for development depending on scale and impact of use.

Policy 61 - Discourage development in regulatory floodways.

Policy 62 - Encourage conservation and passive uses of regulatory floodway areas.

Goal C.3 - Encourage Diversity in Transportation Options and Availability

Policy 63 - Inventory existing bicycle and pedestrian facilities for needed modifications and repairs.

Policy 64 - Collaborate with the County and NCDOT in the implementation of the 2017 Wilkes County CTP.

Policy 65 - Encourage developers to use established traffic calming designs to control automobile movement through residential areas.

Policy 66 - Continue to plan, implement, and encourage projects that enhance the appearance of major vehicular corridors.

Policy 67 - Prioritize sidewalk and multi-purpose path construction and repair as part of capital improvement programming.

Policy 68 - Incorporate regionally-adopted long-range transportation plans into the Town's Transportation Plan.

Policy 69 - Work with regional public transportation systems to encourage safe and convenient public transportation access.

Policy 70 - Coordinate with NCDOT to upgrade pedestrian facilities as a part of NCDOT road projects.

Policy 71 - Use the development approval process to ensure that new roads are built and existing roads are improved in accordance with adopted plans, ordinances, regulations and policies.

Goal C.4 - Encourage a Variety of Sound Recreation Areas, Facilities and Activities

Policy 72 - Create and enhance greenway linkages and access to regional park facilities as a centralized greenway system.

Policy 73 - Promote and encourage public participation in the design of parks, greenways and open space areas.

Policy 74 - Encourage private sector to fill recreation needs that the town identifies cannot be provided publicly.

Policy 75 - Convert the Southern Railway right of way to a centralized greenway and park.

Policy 76 - Ensure that all residential neighborhoods have one (1) neighborhood park.

Policy 77 - Ensure that adequate land is available for future park development by actively pursuing land acquisition in advance of need.

Policy 78 - Provide a Capital Improvement Program to guide the provision for park and recreation facilities.

Policy 79 - Cooperate with private sector entities to provide a variety of recreational opportunities.

Policy 80 - Encourage an annual evaluation to assess parks and recreation needs of the community.

Policy 81 - Develop Park and Recreation Master Plan.

D - Environmental Resources

Goal D.1 - Encourage Appropriate Development in Designated Watershed Areas

Policy 82 - Encourage clustered development in watershed.

Policy 83 - Encourage mixed use commercial development in watershed.

Policy 84 - Research a Purchase of Development Rights (PDR) program for watershed areas along corridors.

Policy 85 - Devise ranking system for 10/70 Special Density Allocations.

Goal D.2 - Encourage Preservation of Historically Significant Structures and Landmarks

Policy 86 - Seek designation of historic district and/or landmarks.

Policy 87 - Establish a Historic Preservation Commission.

Policy 88 - Promote the use of incentives to ensure historic preservation.

Policy 89 - The Town shall actively pursue grants and other funds to further historic preservation programs.

Policy 90 - Connect significant historical areas with greenways and pedestrian facilities.

Policy 91 - Work with the local public schools to ensure that historic preservation is communicated and made public.

or category of use(s) is likely to be common or to recur frequently, or if the omission is likely to lead to public uncertainty and confusion.

The uses are as follows:

P = Permit from Planning Department S = Special Use Permit from Board of Adjustment PSS= Permit from Planning Department; use must meet additional standards "-" = Not permitted	DISTRICTS															
	USE															
Agricultural Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Agricultural industry	PSS	-	-	-	-	-	-	P	P	P	P	U	U	U	U	11.1-1
Agriculture, bona-fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	PSS	-	-	-	-	-	-	-	-	-	-	U	U	U	U	See Article 5.3 Definitions
Agriculture implement sale, repair, rental or storage	PSS	-	-	-	-	-	-	P	P	P	-	U	U	U	U	11.1-2
Livestock sales and auctions	-	-	-	-	-	-	-	PSS	P	P	-	U	U	U	U	11.1-3
Commercial Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Adult establishments	-	-	-	-	-	-	-	-	PSS	-	-	U	U	U	U	11.2-1
Amusements, commercial, indoor	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Amusements, commercial, outdoor	-	-	-	-	-	-	-	PSS	PSS	-	-	U	U	U	U	11.2-2
Arts and crafts studio	-	-	-	-	-	P	P	P	P	P	-	U	U	U	U	
Automatic teller machine	-	-	-	-	P	P	P	P	P	P	P	U	U	U	U	

Commercial Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Banking and financial services	-	-	-	-	P	P	P	P	P	P	-	U	U	U	U	
Bar	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	
Bed and breakfast establishment	S	S	S	-	S	S	S	S	S	S	S	U	U	U	U	11.2-3
Brewpub	-	-	-	-	-	-	P	P	P	P	-	U	U	U	U	
Broadcast studios (radio and television)	-	-	-	-	P	-	-	P	P	P	-	U	U	U	U	
Building materials supply	-	-	-	-	-	-	-	P	P	P	P	U	U	U	U	
Car wash, automatic	-	-	-	-	-	-	-	PSS	PSS	PSS	-	U	U	U	U	11.2-4
Car wash, full service	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Car wash, industrial	-	-	-	-	-	-	-	-	PSS	PSS	PSS	U	U	U	U	11.2-5
Car wash, self-service	-	-	-	-	-	-	-	PSS	PSS	-	-	U	U	U	U	11.2-6
Club, Private	-	-	-	-	-	PSS	PSS	P	P	-	-	U	U	U	U	11.2-7
Construction vehicle sales, repair, leasing, maintenance, or storage	-	-	-	-	-	-	-	P	P	P	P	U	U	U	U	
Convenience store	-	-	-	-	-	PSS	P	P	P	-	-	U	U	U	U	11.2-8
Dry cleaning and laundry services	-	-	-	-	-	P	P	P	P	-	-	U	U	U	U	
Farmers market	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	
Feed and seed stores	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	
Flea markets	-	-	-	-	-	-	-	PSS	PSS	-	-	U	U	U	U	11.2-9
Food and beverage store	-	-	-	-	-	P	P	P	P	-	-	U	U	U	U	
Food Truck	-	-	-	-	PSS	-	PSS	PSS	PSS	PSS	PSS	U	U	U	U	11.2-10
Fuel dealer	-	-	-	-	-	-	-	PSS	PSS	PSS	PSS	U	U	U	U	11.2-11
Gasoline station, large	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	

Commercial Uses	R20	R10	R6	MF - CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTA L STANDARDS
Gasoline station, neighborhood	-	-	-	-	-	PSS	PSS	P	P	-	-	U	U	U	U	11.2-12
General retail	-	-	-	-	-	-	P	P	P	PSS	-	U	U	U	U	11.2-27
Heavy machinery sales, repair, leasing, maintenance or storage	-	-	-	-	-	-	-	P	P	P	P	U	U	U	U	
Home occupations	PSS	PSS	PSS	-	PSS	U	U	U	U	11.2-13						
Hotel	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	
Junk yard	-	-	-	-	-	-	-	-	-	-	PSS	-	-	-	U	11.2-14
Kennel	PSS	-	-	-	-	PSS	-	P	P	-	-	U	U	U	U	11.2-15
Laundry and linen supply service	-	-	-	-	-	-	P	P	P	P	P	U	U	U	U	
Lodge	-	-	-	-	-	-	P	P	P	P	-	U	U	U	U	
Motel	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Motor vehicle paint or body shop	-	-	-	-	-	-	-	P	P	P	-	U	U	U	U	
Motor vehicle sales, rental and leasing (Franchised)	-	-	-	-	-	-	-	PSS	PSS	-	-	U	U	U	U	11.2-16A
Motor vehicle sales, rental and leasing (Non-Franchised)	-	-	-	-	-	-	-	S	S	-	-	U	U	U	U	11.2-16B
Motor vehicle repair and maintenance	-	-	-	-	-	-	-	P	P	P	-	U	U	U	U	
Motor vehicle storage yard	-	-	-	-	-	-	-	PSS	PSS	PSS	PSS	U	U	U	U	11.2-17
Nightclub	-	-	-	-	-	-	S	S	S	-	-	U	U	U	U	11.2-18
Nursery, lawn and garden supply store, retail	-	-	-	-	-	S	-	PSS	PSS	PSS	PSS	U	U	U	U	11.2-19

Commercial Uses	R20	R10	R6	MF - CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Outdoor display and sales of merchandise	-	-	-	-	-	-	-	PSS	PSS	PSS	-	U	U	U	U	11.2-20
Outdoor storage	-	-	-	-	PSS	-	-	-	-	PSS	PSS	U	U	U	U	11.2-21
Parking lot or deck	PSS	PSS	PSS	PSS	PSS	PSS	P	P	P	P	P	U	U	U	U	11.2-22
Pawn shop	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Raceways and drag strips	-	-	-	-	-	-	-	-	-	-	S	U	U	U	U	11.2-23
Restaurant, with drive-through service	-	-	-	-	-	-	-	P	P	P	-	U	U	U	U	
Restaurant, without drive-through service	-	-	-	-	-	P	P	P	P	P	-	U	U	U	U	
Retail, non-store	-	-	-	-	PSS	PSS	P	P	P	P	-	U	U	U	U	11.2-24
Retail store, large	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Retail store, medium	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Retail store, small	-	-	-	-	-	P	P	P	P	-	-	U	U	U	U	
Riding stables	PSS	-	-	-	-	-	-	PSS	-	-	-	U	U	U	U	11.2-25
Shopping center, large	-	-	-	-	-	-	-	-	P	-	-	U	U	U	U	
Shopping center, medium	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Shopping center, small	-	-	-	-	-	P	P	P	P	-	-	U	U	U	U	
Shooting range (indoor)	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Shooting range, outdoor	S	-	-	-	-	-	-	-	-	-	-	U	U	U	U	11.2-26
Studios (art, dance, music, or photographic)	-	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Theater, indoor	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	
Theater, drive-in	-	-	-	-	-	-	-	P	P	-	-	U	U	U	U	
Veterinary services	-	-	-	-	P	P	P	P	P	-	-	U	U	U	U	

Industrial Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSC	FPO	CO	SUPPLEMENTAL STANDARDS
Abattoirs	-	-	-	-	-	-	-	PSS	-	P	P	U	U	U	U	11.3-1
Asphalt and concrete plant and contractors	-	-	-	-	-	-	-	-	-	-	P	U	U	-	U	
Auto wrecking yards, building material salvage yards, general salvage yards, scrap metal processing yards	-	-	-	-	-	-	-	-	-	-	PSS	U	U	-	U	11.3-2
Brewery	-	-	-	-	-	-	P	P	P	P	P	U	U	U	U	
Building contractors, general	-	-	-	-	P	-	P	P	P	P	P	U	U	U	U	
Building contractors, heavy	-	-	-	-	-	-	-	PSS	PSS	P	P	U	U	U	U	11.3-3
Bulk storage of petroleum products	-	-	-	-	-	-	-	-	-	P	P	U	U	U	U	
Data Centers									P	P	P	U	U	U	U	
Distilleries	-	-	-	-	-	-	P	P	P	P	P	U	U	U	U	
Dry cleaning and laundry plants	-	-	-	-	-	-	-	-	-	P	P	U	U	U	U	
Feed and flour mills	-	-	-	-	-	-	-	-	-	P	P	U	U	U	U	
Laboratory (analytical, experimental testing, research and development)	-	-	-	-	-	-	-	-	-	P	P	U	U	U	U	
Laboratory, medical or dental	-	-	-	-	P	-	-	P	P	P	-	U	U	U	U	
Landfill, land clearing and inert debris	PSS	-	-	-	-	-	-	-	-	PSS	PSS	U	U	U	U	11.3-4
Landfill, construction and demolition	-	-	-	-	-	-	-	-	-	-	-	U	U	U	U	
Landfill, sanitary	-	-	-	-	-	-	-	-	-	-	-	U	U	U	U	
Manufacturing A	-	-	-	-	-	-	-	-	P	P	P	U	U	U	U	
Manufacturing B	-	-	-	-	-	-	-	-	-	-	P	U	U	U	U	
Manufacturing C	-	-	-	-	-	-	-	-	-	-	P	U	U	U	U	
Meat packing plant	-	-	-	-	-	-	-	-	-	P	P	U	U	U	U	
Microbrewery	-	-	-	-	-	-	P	P	P	P	P	U	U	U	U	
Printing or binding	-	-	-	-	P	P	P	P	P	P	-	U	U	U	U	

Industrial Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMEAL STANDARDS
Quarries or other extractive industries	-	-	-	-	-	-	-	-	-	-	S	U	U	U	U	11.3-5
Saw mills	-	-	-	-	-	-	-	-	-	-	P	U	U	U	U	
Solar Farms										PSS	PSS	U	U	U	U	11.3-6
Storage and salvage yard	-	-	-	-	-	-	-	-	-	-	PSS	U	U	-	U	11.3-7
Terminal, freight	-	-	-	-	-	-	-	-		PSS	PSS	U	U	U	U	11.3-8
Tire recapping shops	-	-	-	-	-	-	-	PSS	-	PSS	PSS	U	U	U	U	11.3-9
Warehousing (excluding self-storage)	-	-	-	-	-	-	-	PSS	PSS	P	P	U	U	U	U	11.3-10
Warehousing, self-storage	-	-	-	-	-	S	-	PSS	PSS	PSS	PSS	U	U	U	U	11.3-11
Waste incineration	-	-	-	-	-	-	-	-	-	-	P	U	U	U	U	
Waste transfer station	-	-	-	-	-	-	-	-	-	-	S	U	U	U	U	11.3-12
Wholesale trade A	-	-	-	-	-	-	-	P	P	P	P	U	U	U	U	
Wholesale trade B	-	-	-	-	-	-	-	-	P	P	P	U	U	U	U	
Winery	-	-	-	-	-	-	P	P	P	P	P	U	U	U	U	
Governmental And Institutional Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Child care institution	PSS	-	-	-	P	PSS	-	P	P	-	-	U	U	U	U	11.4-1
Church or religious institution, neighborhood scale	PSS	PSS	PSS	-	P	P	-	P	P	-	-	U	U	U	U	11.4-2
Church or religious institution, community scale	PSS	PSS	PSS	-	P	-	-	P	P	-	-	U	U	U	U	11.4-2
Civic, fraternal, cultural, and community facilities not otherwise listed	PSS	-	-	-	P	P	P	P	P	-	-	U	U	U	U	11.4-3
Club or lodge, private non-profit	PSS	-	-	-	P	P	P	P	P	-	-	U	U	U	U	11.4-3
College or university	PSS	-	-	-	P	-	PSS	P	P	PSS	-	U	U	U	U	11.4-4
Community center	PSS	-	-	-	P	P	-	P	P	-	-	U	U	U	U	11.4-5
Congregate care facility	PSS	-	-	-	P	-	-	P	P	-	-	U	U	U	U	11.4-12
Correctional institution	-	-	-	-	-	-	-	-	-	S	S	U	U	U	U	11.4-6
Daycare center	PSS	-	-	-	PSS	PSS	PSS	PSS	PSS	PSS	-	U	U	U	U	11.4-7
Daycare, large home	PSS	PSS	PSS	-	PSS	PSS	PSS	PSS	PSS	-	-	U	U	U	U	11.4-8

Governmental And Institutional Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Daycare, small home	PSS	PSS	PSS	-	PSS	PSS	PSS	PSS	PSS	-	-	U	U	U	U	11.4-8
Reserved																
Funeral home	-	-	-	-	P	-	-	P	P	-	-	U	U	U	U	
Government offices, courthouses, and similar governmental facilities not otherwise listed	P	P	P	P	P	P	P	P	P	P	P	U	U	U	U	
Group care facility	PSS	-	-	-	PSS	-	-	PSS	PSS	-	-	U	U	U	U	11.4-9
Group home A	PSS	PSS	PSS	-	-	-	-	-	-	-	-	U	U	U	U	11.4-10
Group home B	PSS	-	-	-	-	-	-	-	-	-	-	U	U	U	U	11.4-10
Habilitation facility - A	-	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Habilitation facility - B	-	-	-	-	P	-	-	P	P	-	-	U	U	U	U	
Homeless shelter	-	-	-	-	-	-	-	PSS	PSS	-	-	U	U	U	U	11.4-11
Institutional uses, not otherwise listed	-	-	-	-	P	-	-	P	P	-	-	U	U	U	U	
Library, public	P	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Museum or art gallery	P	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Nursing care institution	PSS	-	-	-	P	-	-	P	P	-	-	U	U	U	U	11.4-12
Post office	P	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Postal facility, neighborhood	P	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Progressive care community	PSS	-	-	-	P	-	-	P	P	-	-	U	U	U	U	11.4-13
Public safety stations including police, fire, and rescue services	P	-	-	-	P	P	P	P	P	P	P	U	U	U	U	
Public works facility	P	-	-	-	P	-	P	P	P	P	P	U	U	U	U	
Schools, elementary and secondary, including school stadiums (public)	PSS	-	-	-	PSS	-	PSS	PSS	PSS	-	-	U	U	U	U	11.4-14
Schools, vocational, private, or professional	PSS	-	-	-	PSS	-	PSS	PSS	PSS	PSS	-	U	U	U	U	11.4-15

Governmental And Institutional Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FP O	CO	SUPPLEMENTAL STANDARDS
Wireless Telecommunication Facilities	S	S	S	S	S	S	S	S	S	S	S	U	U	U	U	NW Wireless Communication Ordinance
Utilities, above ground	PSS	PSS	PSS	-	PSS	PSS	PSS	PSS	PSS	PS S	PSS	U	U	U	U	11.4-16
Utilities, below ground	P	P	P	-	P	P	P	P	P	P	P	U	U	U	U	
Commercial yard waste composting	-	-	-	-	-	-	-	-	-	-	P	U	U	U	U	
Professional Office And Medical Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FP O	CO	SUPPLEMENTAL STANDARDS
Clinics	-	-	-	-	P	P	P	P	P	P	-	U	U	U	U	
Health services, miscellaneous	-	-	-	-	P	-	P	P	P	P	-	U	U	U	U	
Hospital	-	-	-	-	P	-	-	P	P	P	-	U	U	U	U	
Medical and surgical offices	-	-	-	-	P	P	P	P	P	P	-	U	U	U	U	
Offices, professional	-	-	-	-	P	P	P	P	P	P	P	U	U	U	U	
Optical services	-	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Orthopedic supply houses	-	-	-	-	P	P	P	P	P	P	-	U	U	U	U	
Pharmacy	-	-	-	-	-	P	P	P	P	-	-	U	U	U	U	
Recreational Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FP O	CO	SUPPLEMENTAL STANDARDS
Arenas	S	-	-	-	-	-	-	P	P	P	P	U	U	U	U	11.6-1
Assembly halls, coliseums, armories, ballrooms and exhibition buildings	-	-	-	-	P	-	-	P	P	-	-	U	U	U	U	
Reception Hall/Events Venue	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	
Golf course and driving range	PSS	PSS	PSS	-	-	-	-	PSS	PSS	-	-	U	U	U	U	11.6-2
Park and open space areas	P	P	P	-	P	P	P	P	P	P	P	U	U	U	U	
Recreation services, indoor	S	-	-	-	P	P	P	P	P	P	-	U	U	U	U	
Recreation services, outdoor	PSS	PSS	PSS	-	PSS	PSS	PSS	PSS	PSS	PSS	PSS	U	U	U	U	11.6-3
Recreational vehicle park	S	-	-	-	-	-	-	PSS	-	-	-	U	U	U	U	11.6-4
Swimming Pool (Private)	PSS	PSS	PSS	-	-	-	-	-	-	-	-	U	U	U	U	11.6-5
Swimming Pool (Public)	PSS	PSS	PSS	-	PSS	PSS	PSS	PSS	PSS	PSS	PSS	U	U	U	U	11.6-6
Resort	S	-	-	-	-	-	-	PSS	PSS	PSS	PSS	U	U	U	U	11.6-7

Residential Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WCO	FPO	CO	SUPPLEMENTAL STANDARDS
Accessory dwelling unit- attached	PSS	PSS	PSS	-	-	PSS	PSS	-	-	-	-	U	U	U	U	11.7-1
Accessory dwelling unit- detached	PSS	PSS	-	-	-	-	-	-	-	-	-	U	U	U	U	11.7.1
Boarding or rooming house for up to 2 boarders	PSS	PSS	PSS	-	-	-	-	-	-	-	-	U	U	U	U	11.7-2
Cluster subdivisions	S	S	S	-	-	-	-	-	-	-	-	U	U	U	U	11.7-3
Dormitory	S	-	-	P	S	-	S	-	-	-	-	U	U	U	U	11.7-4
Manufactured Home	PSS	-	-	-	-	-	-	-	-	-	-	U	U	U	U	11.7-5
Manufactured home, temporary	S	S	-	-	-	-	-	-	-	-	-	U	U	U	U	11.7-6
Manufactured home park	PSS	-	-	-	-	-	-	-	-	-	-	U	U	U	U	11.7-7
Manufactured home subdivision	PSS	-	-	-	-	-	-	-	-	-	-	U	U	U	U	11.7-8
Residential building, duplex	PSS	-	PSS	P	-	-	-	-	-	-	-	U	U	U	U	11.7-9
Residential building, multi-family	PSS	-	-	P	-	-	-	PSS	PSS	-	-	U	U	U	U	11.7-10
Residential building, single family	P	P	P	-	-	-	-	-	PSS	-	-	U	U	U	U	11.7-11
Residential building, townhouse	PSS	-	PSS	P	-	-	-	-	-	-	-	U	U	U	U	11.7-10
Upper-Story Residential	-	-	-	-	-	-	P	P	-	-	-	U	U	U	U	
Ground-Floor Residential	-	-	-	-	-	-	S	PSS	PSS	-	-	U	U	U	U	11.7-12
Service Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WCO	FPO	CO	SUPPLEMENTAL STANDARDS
Cemetery	PSS	-	-	-	PSS	PSS	-	PSS	PSS	-	-	U	U	U	U	11.8-1
Columbarium	PSS				PSS	PSS		PSS	PSS			U	U	U	U	11.8-2
Personal services	-	-	-	-	P	P	P	P	P	-	-	U	U	U	U	
Services A, business	-	-	-	-	P	-	-	P	P	P	-	U	U	U	U	
Services B, business	-	-	-	-	P	-	-	P	P	P	P	U	U	U	U	
Terminal, bus or taxi	-	-	-	-	-	-	P	P	P	-	-	U	U	U	U	

Miscellaneous Uses	R20	R10	R6	MF-CD	OI	NB	CBD	GB	HB	LI	GI	AO	WSO	FPO	CO	SUPPLEMENTAL STANDARDS
Airports	S	-	-	-	-	-	-	-	-	S	S	U	U	U	U	
Alternative Landscaping	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	U	U	U	U	11.9-4
Fairgrounds	-	-	-	-	-	-	-	-	PSS	-	-	U	U	U	U	11.9-1
Hazardous waste management facility	-	-	-	-	-	-	-	-	-	-	-	U	U	U	U	
Heliport	-	-	-	-	PSS	-	-	-	-	PSS	PSS	U	U	U	U	11.9-2
Temporary Recreation Vehicle Park	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	PSS	U	U	U	U	11.9-5
Temporary storage units	PSS	PSS	PSS	-	-	-	-	PSS	PSS	PSS	PSS	U	U	U	U	11.9-3
Recycling center	-	-	-	-	-	-	-	-	-	P	P	U	U	-	U	

Town of North Wilkesboro

Monthly Activities Report

December 2025

Department: *Planning and Inspections*

Planning Board Meetings – Meeting cancelled due to lack of items.

Board of Adjustment – Meeting December 16th.

Activity/Event Title	Description	Activities for the month	Estimated completion date	Percent complete to date
Outdoor Economy Plan	Comprehensive Outdoor Economic Plan for the County and Towns. Multi-partner group across the county.	-Meeting with team on a monthly basis and have items to review-grant applications and wayfinding signage -Work on the River District is underway, see other projects below. -Future funding is being explored with Greenway, see below. -The Bridge Between the Boros received the \$499,100 Great Trails State Grant, submitted by Wilkesboro, currently under the environmental review phase for the bridge project. Looking into grants/fundraising opportunities to pursue once the construction documents are developed for the bridge.	N/A	100% (plan) Next steps in works
ADA Self-Assessment & Transition Plan	-ADA Transition Plan being created for the Town's assets.	-Edits are in round two -Photos downloaded, compiled and sent to the consultant; second round of photos to be sent to consultant On hold- time constraints TBD when picking back up to move to board reviews.	ASAP	80%
Greenway Connections	Current and planned Greenway connections	-Exploring federal and state grant opportunities with the Outdoor Economy group.	TBD	10%
Other Grant Opportunities/ Partnerships on grants	-StRAP with Wilkes Soil and Water Conservation	-Work completed up until the West Park foot bridge with 328 tons removed. On hold until additional funding is received.	TBD	80%
	-NCDEQ Brownfield Grant for Jenkins Property	-Submittal to EPA on November 14 th , 2024 for clean-up grant. The Town was selected as an applicant for the EPA Cleanup Grant in the total amount of \$1,768,578 for the cleanup grant on May 16 th , 2025. Staff is continuing to work on an RFQ for a grants manager. Now that the federal government has reopened the intention is to procure a grants manager in the early months of 2026; - Atlas Consulting finished the economic development portion of the site. Next steps with NJIT pending for second phase of economic development. Brownfield agreement with NCDEQ and the Town in progress.	TBD	rolling

Development Ordinance Work (UDO)	The Board of Commissioners tasked staff to amend the development ordinances to make them more development friendly.	-Draft UDO sent back to the Planning Board for review at the March 27 th Board of Commissioners meeting. -Planning Board will review the document once the recommendations made by the Town's Land Use Attorney are incorporated into the document. Attorney review has finished, Town Attorney and WithersRavenal staff working on process to incorporate proposed changes.	Approx. TBD, 2025	90%
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Permits Issued:

- ❖ Zoning Permits Issued: (5) Five Residential, (1) One Commercial/Industrial;
- ❖ Floodplain Development Permits: (0)
- ❖ Building Permits Issued: (15)
- ❖ Sign Permits Issued: (1)
- ❖ Zoning Verification Letters: (0)
- ❖ Addressing Letters: (0)