

Town of North Wilkesboro
Planning Board Meeting Minutes
January 14th through the 15th 2021 at 5:30 pm
Via Zoom

Planning Board Members Present: Church, Nichols, Cox, Turner, Minton and Long
Also Present: Meredith Detsch, Planning Director, applicant Brian Rossi with EMH&T, Danny Johnson Town Attorney, applicants Jim Logan and Ron Anderson.

Chairman Church called the meeting to order at 5:40 pm. Chairman Church asked for any deletions or additions to the agenda. Nichols moved to approve the agenda as presented and Long seconded the motion. Roll call was done with all members stating their name and approving the motion unanimously, 6-0.

Chairman Church stated he would entertain a motion for the minutes for the Planning Board Meeting on December 10th. Minton moved to approve the minutes as submitted and Cox seconded the minutes. Chairman Church called for the vote and roll call was done with all members stating their name and approving the motion unanimously, 6-0.

Chairman Church asked if there was anyone here tonight to speak about a matter not on the agenda, there was not.

Chairman Church noted there was one item under old business. Chairman Church opened the floor for the public hearing at 5:47 pm. The text amendment petition for Lodge was presented to the board by Meredith Detsch, Planning Director. Staff explained that this item was previously before the board last month and was withdrawn since the definition of hotel was being expanded and was suitable. After further review the applicant and staff found that lodge was actually a more suitable text amendment.

Brian Rossi with EMH&T addressed the board regarding this application. The proposed lodge project is a twenty-nine room facility with a training component including an in house conference area and designated flex space. Mr. Rossi explained that Meredith and he tailored the Lodge definition more to match the type of structure Samaritan's Purse was looking the build. Originally, they were wanting to ensure future compliance but with the definition being so tailored to Samaritan's Purse needs they felt it was suitable. Chairman Church asked if the only changing was just the terminology and Brian agreed it was. The new definition for Lodge read: "A building containing more than four individual rooms for the purpose of providing overnight lodging facilities adjacent to and ancillary to current operations of the same ownership which are restricted to guests, members, staff, or employees of a corporation, non-profit business, or other business entity without payment of compensation. Design and architecture will complementary of the surrounding buildings. No sales of goods to the general public and services may include meals. Additionally, included are common facilities for reservations and cleaning services, combined utilities, meeting rooms, on-site management and reception services." The same uses allowing this by right will remain as stated last month. They are the CBD Central Business District, GB General Business District, and HB Highway Business District.

The board seemed fine with the changes and Amy notated that the definition should read “will be complementary to”. Nichols moved to accept the proposed text amendment and Long seconded it. The vote will need to continue after the board recesses to allow for public comment.

The next item on the agenda was under new business, Annexation request for parcel ID 1400482, 33.30 acres off Elkin Highway and River Road Liberty Grove Church Road. Jim Logan, realtor for the Anderson family presented to the board the request. Mr. Logan explained the Anderson family is looking to list the property after seeing the housing study and the need for additional housing in the area. The need for townhomes and other high density housing was notated in the study and his client felt this property would be suitable. However, to market it to a developer to build homes the property needs services on the property provided by the Town. Utilizing septic and wells would not be adequate for the proposed density as they may only get about fifteen units on the property. Nichols stated that the Town needs housing and while this is a good intention conditions should be placed on the property. Discussion of the zoning district R-20 was discussed among the board and applicants and it was notated that manufactured homes could be placed on the property. Mr. Logan explained they chose R-20 since it offered the most flexibility with housing and even some small scaled business. Discussion of another zoning district such as R-6 was mentioned but the property would lose the flexibility. The board asked staff if there were any restrictions possible to put on the property and Detsch stated no since it was not a conditional zoning district. It was mentioned that the property could have a restricted deed to prohibit certain uses and the applicants agreed. Turner asked if the last large scale annexation was Canterbury Estates and Detsch believed it was. Turner notated that when that annexation was presented it had been planned out by the developer. Mr. Logan explained they are marketing specific buyers but do not have one yet. Minton stated that putting deed restriction on the property would be the easiest thing to do for the Town and part of the annexation. The applicants agreed that they could have a note in the deed that no manufactured homes would be allowed regardless of zoning. No action was taken by the board for this item.

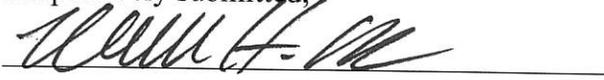
The next item on the agenda was the calendar for the Planning Board’s meetings. One of the meetings fell on a holiday and Detsch was trying to reschedule it. November 11th was Veteran’s Day and the other date recommended was a Commissioner’s meeting. The board felt November 16th would work for them.

The last item on the agenda was the Planning Director’s report, Meredith went through the items briefly. Nichols asked for staff to look into the cases at 401 and 403 D Street as it appears something had changed on the property.

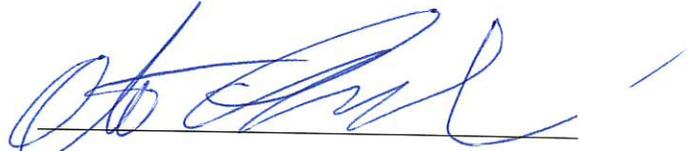
With no other discussion the meeting recessed at 6:25pm. The board reconvened on Friday January 15th at 5:30 pm. Members present were Church, Nichols, Cox, Turner, Minton and Long. The item to discuss and vote on was the proposed text amendment Lodge. Staff had received no public comments on the item since their meeting last night. Nichols moved to accept the text amendment presented with the minor grammatical edit and that it is consistent with the comprehensive plan and the impact to adjacent property owners is reasonable and the benefits outweigh any inconvenience. Long seconded the motion and Church asked for the roll call. All members stated their name and how they voted, Church, Nichols, Cox, Turner, Minton and Long all approve the text amendment and it passed unanimously 6-0.

Long moved to adjourn the meeting at 5:45 pm and Nichols seconded the motion. All members stated their name and how they voted, Church, Nichols, Cox, Turner, Minton and Long all approve to adjourn.

Respectively submitted,

A handwritten signature in black ink, appearing to read 'Meredith Detsch', written over a horizontal line.

Meredith Detsch, Planning Director

A handwritten signature in blue ink, appearing to read 'Otis Church', written over a horizontal line.

Otis Church, Planning Board Chairman *or*,
Martha Nichols, Planning Board Vice-Chairwomen