

**Commissioners Work Session**  
**Thursday, January 23, 2020**  
**Commissioners Room**  
**5:30 p.m.**

**Members present:** Mayor Robert Johnson, Mayor Pro-tem Andrew Palmer, Commissioner Angela Day, Commissioner Debbie Ferguson, Commissioner Michael Parsons.

**Absent:** Commissioner Bert Hall.

**Staff present:** Town Manager Wilson Hooper, Clerk Debra Pearson, Planning Director Meredith Detsch, North Wilkesboro Police Chief Joe Rankin.

- Call to Order- Mayor Robert Johnson
- Invocation- Mayor Robert Johnson
- Pledge of Allegiance- NW Police Chief Joe Rankin

At the start of the meeting, at Commissioner Palmer's invitation, Tiffany Young, a Board member with Benton Hall came requesting to speak to the Board regarding the Benton Hall building and repairs that are needed. Mrs. Young is also on the Board of the Wilkes Art Gallery, and her husband is the Minister at the First Baptist Church of North Wilkesboro. She presented a brochure to the Board showing the history of the building and information on numerous theater productions performed by the Town's local Wilkes Playmakers. She noted the importance of preserving the landmark and the costs associated with repair or possible demolition of the building. She noted much work has gone into the preservation of parts of the building but there is still much costly repair needed. She called on the Board to consider what the Town may be able to do to help and thanked the Board for letting her present this item. The Board commended Mrs. Young for the work and effort being put into Benton Hall and thanked her for coming.

**V. Approval of Agenda-** Mayor Robert Johnson called for a motion to approve the January 23, 2020 Agenda-Setting Work Session after Town Manager Hooper requested items D and E be switched due to that speaker also speaking on item C. **Commissioner Day made the motion to approve and Commissioner Ferguson seconded the motion. Motion unanimously carries.**

**VI. Work Items:**

Wilkes Economic Development Corporation Quarterly Update – LeeAnn Nixon

A.) LeeAnn Nixon with Wilkes EDC gave an update to the Board regarding the current EDC plan and goals for the upcoming year. **See Attachment A.**

### **B.) Proposed Zoning Text Amendments – Meredith Detsch**

Meredith presented a Proposed Zoning Ordinance Text Amendment for the following items:

Consider three text amendments to the town zoning code: 1.) Zoning ordinance Article VI, 6.7 – Table of uses  
2.) Zoning ordinance Article IX, 9.8 – Design standards for fences and walls 3.) Zoning ordinance Article XI, 11.9-4 – Alternative landscaping

**See Attachment B.**

**And, Call for a public hearing on February 4, 2020.**

### **C.) Rezoning Requests – Meredith Detsch**

Meredith presented three zoning requests to the Board for consideration. Those are:

- 1.) Rezone 1.21 acres adjacent to 667 Pondview Dr (parcel 2200412) from R-10 to R-20
- 2.) Rezone 17.58 acres at 667 Pondview Dr (parcel 2205559) from R-10 to R-20
- 3.) Rezone 1.12 acres at adjacent to 667 Pondview Dr (parcel 2207600) from R-10 to R-20

**See Attachment C.**

**And, Call for a public hearing on February 4, 2020.**

### **D.) Real Estate Policy Development, First Session – Wilson Hooper**

The Town Manager mentioned that the town owns several unused properties, some of which have been the subject of inquiries from potential purchasers, but he has no policy direction from the Board on their disposition. He mentioned to the Board the need for a real estate policy that governs both how staff can assess whether a property is still needed, and how to dispose of it once it's been deemed surplus. The Town Manager needed input on the Board on goals for disposal (e.g. "quick disposal" "full cost recovery" etc.). He passed out a questionnaire and requested the Board record their preferences there. He'll take the results and craft a draft policy that he'll bring back to the Board for further discussion at a later time.

### **E.) Outdoor Economy Memorandum of Understanding – Wilson Hooper**

The Town Manager publicly introduced to the Board a project staff has been working on for a few months, because it is now in the public consciousness thanks to the recent Journal-Patriot editorial. The Wilkes area is blessed with many outdoor recreation opportunities, which the project partners feel can be leveraged into economic opportunity, better quality of life, and better health outcomes for area residents if the two towns, the county, and the other partners can work together. He introduced a draft memorandum of understanding (MOU) between the partners outlining goals for the project and a few identified tasks. The Town Manager said no there are no formal financial or legal commitments yet, but there may be in the future. For now, because the only thing being committed is staff time, the Town Manager will sign the MOU on behalf of the town.

Heather Murphy, executive director of the Health Foundation, the project convener, spoke to the Board. She said the partners are excited about this project and she's "holding the horses" until the goals of the project can be recorded in the MOU.

The Board expressed support for the project and directed the Town Manager to proceed.

**See Attachment E.**

**F.) Interim Town Attorney – Wilson Hooper-**

Town Manager Hooper reported to the Commissioners that an agreement in principle has been reached with the Board's identified candidate to become Interim Town Attorney. He's still negotiating the compensation structure. Pending the outcome of those negotiations, the Board may be asked to take action at the February 4, 2020 regular Board meeting.

**With no other items or concerns to be discussed, Mayor Johnson called for a motion to adjourn. Motion to adjourn was made by Commissioner Parsons and seconded by Commissioner. Meeting was adjourned at 7:15 p.m.**

\_\_\_\_\_  
Debra W. Pearson, CLERK

\_\_\_\_\_  
Robert L. Johnson, Mayor

APPROVED: \_\_\_\_\_

## **Attachment A.**

### **Wilkes Economic Development Plan of Work 2019-2020**

**Mission:** Wilkes EDC's mission is to facilitate the creation of new jobs and capital investment in Wilkes County, through the retention and expansion of existing businesses and recruitment of new businesses

#### **Key Areas of Focus:**

Existing Business Visitation to Provide Support and Facilitate Growth

Recruiting New Businesses

Real Estate Development of Buildings and Sites

#### **Executive Summary:**

The plan of work incorporates our action plan items identified by our board, staff and community input, as well as a continuation of key areas of focus from our 2018-19 Plan of Work. We will continue to improve on *all* key areas however, an intense focus will be required on the two following areas.

To accomplish growth a continued emphasis on *site development* is imperative to retain and provide existing businesses room to grow while also attracting new business that seek to determine the feasibility of locating in Wilkes County. Wilkes inventory of suitable buildings and shovel ready sites is extremely low to non-existent for the needs of mid to large size businesses. Locating property for sale with infrastructure is challenging and if found requires considerable development cost due to topography, wetlands and the length of timeline to be site-ready to match the speed of business. Collaboration with our local government to overcome obstacles and prepare a site is moving forward and will pave the way for growth within and attraction of new businesses.

Economic development organizations are tasked with *marketing* the facilitation of resources that can be of assistance to growth and/or relocation of business. This includes the inventory of building and sites, a quality of workforce, education and the assets of our location. Over the past year we have increased our efforts of reaching local business and citizens with our mission and services, however we have not yet created the opportunity to market Wilkes County beyond our borders. Time and resources are recommended within the plan of work utilizing current technologies and methods to continue to reach our internal market, but also expanding the message to attract companies and talent to Wilkes County.

#### **Marketing**

**Goal:** To create awareness and opportunities to engage by driving traffic to our website to discover our assets and encourage conversation.

**Target:** Business leaders, site selectors, brokers, developers and ED partners within Wilkes, but especially beyond Wilkes. Content focused on buildings, sites, programs, analytics and success stories highlighting our assets.

**ROI:** Increased interactions are verifiable through website, social media and email analytics with the right marketing tools put in place. Increased project activity, business visitation and solutions provided verifiable through monthly metrics.

Monthly Activity Report and Annual Report 

Website Maintenance

Continue to Develop List of Companies Hyperlinked on EDC's Website 

Expand Testimonials/Videos on Website

Change Stock Photos to Local Photos

Add Workforce Info and Stats to Industry Clusters

Add Live In Wilkes Section - Recruit Talent

Add Remote Workers Section – Identify, Engage and Increase

Blog – Quarterly moving towards Bi-Monthly

Social Media – Weekly Facebook and LinkedIn

Increase quality post

Printed and Electronic Collateral

Overview of EDC

Existing Business & Industry Brochure

Buildings & Sites (Start with focus on current inventory to repurpose older buildings and smaller sites available.)

Speaking Engagements in the Community

Quarterly Updates for Local Government

Attend ED Conferences to Maintain Relationships

Participate in Targeted Marketing/Recruitment Events

**Tools Needed:**

*Graphic Designer/Content Manager* – Update website, establish SEOs (Search Engine Optimization), respond and report analytics. Create and oversee activity of blogs, social media post. Manage and expand list of contacts and assist in engaging. Design on-line/printed collateral, capture local photos, create and edit video content. Perform research for content and as a service to business and partners. *Skills needed:* Graphic designer, writer, marketing, basic photography and video skills/editor, analytics, assist in event management. (Contract, eventually hire.) 

*CRM/Marketing/BRE/Project Management System (Client Relationship Management System, Business Retention & Expansion)* – contacts, companies, email and blog activity, manage list by interest

categories, capture data points during existing business visits, project management, event management.



*Building & Site Software* – Utilize state system on local website to reduce time in maintenance and provide user friendly tool. (Retain GIS private system for notes and utilities.)

### **Existing Business & Industry**

**Goal:** To overcome obstacles to growth and facilitate opportunities for expansion within Wilkes. Continue to build relationships, track size and points of interest to understand needs.

**Purpose:** Increases tax base to support infrastructure, public services, removing the burden from individuals and retaining or creating jobs that provide at or above our average wages.

**ROI:** Existing industry visits and follow-up visit will mostly likely remain consistent to 2018-2019 due to time and available personnel. However, relationships should become stronger and with increased marketing efforts solutions provided and project activity should increase. Monthly metrics and success stories can be used to evaluate impact. Increase in investment, job creation and wages.

Visit of at least 60 Unique Existing Businesses and Additional Follow Up Visits for a Goal of 100 Interactions.

$$27 \text{ Unique} + 11 \text{ Follow Up} = 38 \text{ YTD}$$

Continue to Develop List of Companies and C-Level Contact Info

Needs Assessment

Identify Succession Plan

Identify Lease Terms

Supply Chain Assessment (\*Additional funds needed if a full assessment is to be performed beyond collecting insight during visitation.)

Identify Government Contracting

International Business (Importing and Exporting)

Identify Workforce Needs

Hold Human Resource Meetings Quarterly

Hold Business Plan Competition in Spring for Entrepreneurs (Planned late Spring 2020)

Hold *Working in Wilkes* Event for Educators & Industry (June 3, 2020)

Build Resource Partner Relationships

Support Agri-Business (Collaboration with NC State Cooperative Extension)

Business Appreciation Week



Support and Promote WilCo NGE

Identify Co-Working Space within Existing Facilities

### **Recruitment of New Businesses**

**Goal:** Create growth and diversity of the types of industries in Wilkes and strengthen career opportunities.

**Purpose:** Increases tax base to support infrastructure, public services, removing the burden from individuals and retaining or creating jobs that provide at or above our average wages.

**ROI:** Increased interactions are verifiable through website, social media and email analytics and success stories with the right marketing tools in place. Project activity and visitation should increase and are verifiable through monthly metrics. Increase in investment, job creation and wages.

Identify Suppliers & Opportunities for Referrals During Existing Business Visits. Use Insight to Target Market

Promote Largest Growth Area: Manufacturing

Promote Industry Clusters through Marketing Briefs: Food Processing & Building Supplies, Back Office & Agriculture

Utilize Marketing Tools to Attract:

Innovation & Technology Businesses

Outdoor Industry Businesses

Aviation Company for Airpark

Build Relationships with Brokers, Developers, SiteSelectors

Use Blog as Communication Tool

MerleFest as a Familiarization Tool

Maintain & Build Relationships at EDPNC and NCEDA, SEDC

Ambassadors for Aiding in Recruitment (Board Members, Local Government and Resource Partners) 

Supply Chain Analysis (\*see previous section notes)

Participate in Targeted Marketing/Recruitment Events

Regional & Local Real Estate Association Engagem 

Consider Referral Program for EDC Owned Land WORK IN PROGRESS

Support the Recruitment of Tale WORK IN PROGRESS

### **Product Development**

**Goal:** To market current buildings and sites to prospective businesses and to encourage and explore development to meet the needs that are unmet.

**Purpose:** To retain and support existing businesses who are growing and to attract new businesses who add value to our community providing at or above our average wages.

**ROI:** Increased interactions are verifiable through website, social media and email analytics and success stories with the marketing tools in place. Project activity should increase and are verifiable through monthly metrics. Current properties will be utilized, and new properties will emerge. Increase in investment, jobs and wages.

Encourage and Explore the Development of Sites: Collaborate with Board, Local Government, LEAP Investors, State

Continue to Identify Available Buildings & Sites to Develop Internal List and Promote

Identify Potential Improvements & Facilitate Discussions

Explore Cost to Develop

Determine Best Use

Identify Gaps

Virtual Rendering and/or Videos of Buildings and Sites as Marketing Tools

Maintain NC Commerce's Building & Sites Database

Use Website to Promote Buildings & Sites

Continue to Develop Relationships and List of Brokers, Developers, Site Selectors

Communicate through Blog

Housing Study (In Conjunction with Realtor Association. Additional EDC Funds Needed)

Support Development of Amenities to Attract and Retain Talent/Companies

### **Investor Relations**

Monthly & Annual Activity Reports (Print and On-Line)

Hold LEAP Advisory Committee Meeting Annually or As Needed Basis

Hold Annual Meeting for Community

Encourage Potential Investors Towards On-Going LEAP (Campaign in Future as Funds are Utilized)

Marketing Materials Being Designed.

### **Operations** Graphic Designer/Content Manager – Contract

New Team Member 2019 - 2020



Explore and Develop Future Board Member List

Identify Volunteer  **Annual Retreat (Late Spring 2020)**

**Attachment B.**

**BOARD OF COMMISSIONERS JANUARY 23, 2020 WORK SESSION  
PROPOSED ZONING ORDINANCE TEXT AMENDMENTS**

**DATE OF PUBLIC HEARING:** Board of Commissioners, February 4<sup>th</sup>, 2020.

**APPLICANT:** Heather Murphy, The Health Foundation Inc.

**REQUESTED ACTION:** Discussion

**DEVELOPMENT POTENTIAL:** Vegetation challenges throughout Town which is an eco-friendlier option.

**ZONING:** All Districts

**Text amendment information:**

- The applicant would like to petition the use of goats to graze the steep slope along business 421 in West Park, The Health Foundation. It is overgrown with Kudzu and difficult to keep trimmed down due to the nature of the plant species and steep slope.
- Goat grazing is used throughout the state to remove Kudzu and other invasive species in several municipalities including Asheville, Durham, Winston-Salem, Charlotte, Raleigh, Hillsborough and Gaston County.
- Three aspects of the zoning ordinance would need to be amended to allow this use:

First is the table of uses (6.7 Table of Uses)

Second is electric fencing which is prohibited except R-20 Zoning District as accessory to agriculture use (9.8 B)

Third is this amendment would need to be a temporary use zoning permit and conditions placed on the proposed use (11.9-4)

**Things to consider:**

- Consistency with the Town of North Wilkesboro's Comprehensive Plan
- Town Code: Chapter 4-4. - *Where grazing prohibited.*
  - It is unlawful for any person to permit any horse, sheep or livestock owned, kept or harbored by him or under his control to graze on any street right-of-way or on any public property in the town, or upon any property not zoned for such purposes.
- Town Code: Chapter 4-18. - *Keeping livestock, fowl and swine.*

(b) There shall be a minimum one and one-half acres of cleared land where goats are kept with a maximum of ten goats per acre of cleared land.

Proposed Text Addition: *(since the Planning Board meeting (1-16-20) staff would recommend the following clarification in the language, see red bold underlined additions below)*

#### 11.9-4 Temporary Alternative Landscaping

A temporary **Zoning** permit may be issued by the Zoning Administrator allowing grazing by goats only to be placed on a property for up to (14) fourteen days per permit cycle in all zoning districts. Only five (1) permits will be issued a year total on specified property.

Conditions placed on temporary use follow:

All conditions will be required to obtain a temporary **Zoning** permit for **temporary** alternative landscaping:

electric fences must be labeled with safety precautions and cannot be within the right of way, a site plan will be required at time of permitting

applicant must provide written and signed permission with contact information from all adjoining property owners

no structures may be erected to house the goats

permit will be restricted to extreme or invasive species vegetation

removal upon expiration of the permit all electric fencing must be removed; and

the permit will not be extended unless extreme circumstances occur and written approval of the Planning Board if valid reasons are given to merit such an extension.

#### Table of Uses 6.7

Article IX Landscaping, Fences and Walls, 9.8 Design Standards for Fences and Walls

#### Staff Recommendations:

By having this as a temporary use zoning permit, we can regulate the time period and still meet the current Zoning Ordinances and Town Codes. Limiting the days and number of permits allows the use but it is not keeping goats (allowing them permanently) or changing the zoning district. Kudzu is an invasive species that is difficult to control and this option for alternative landscaping is less detriment to the soils and runoff into our rivers verses mass clearing and pesticides. Thorough research was conducted by staff throughout the state which yielded several municipalities utilizing this on private and public property. Currently this proposed ordinance amendment is geared to private property only. The Town Code would need to be changed to allow this on public property. ***Staff and the Planning Board recommends this proposed ordinance amendment to allow alternative landscaping with the added clarification on the zoning permits and fence table (9.8(B)). This small of a change is allowed by staff and does not change the intention of the ordinance or what was approved by the Planning Board.***

Article XI Additional Conditions,

## 11.9 Miscellaneous Uses

(E) An on-ground helistop shall be surrounded by a fence or other barrier which prohibits access except at controlled access points. Adequate access for fire and other emergency vehicles shall be provided to on-ground sites.

### 11.9-3 POD's or temporary storage units

(A.) POD's or temporary storage units placed on sites for a period of time less than 7 days shall not require a permit.

(B.) A temporary permit may be issued by the Zoning Administrator allowing a storage trailer to be placed on the property of a residence or business for the sole purpose of storing household or business goods provided that:

- (1) the residence or business is undergoing remodeling or moving to another location;
- (2) the storage trailer may not be used for living quarters;
- (3) the portable storage units are no larger than to sixteen (16) feet in length, eight (8) feet in width, and eight (8) feet in height;
- (4) the site shall have no more than two (2) storage units; and
- (5) the permit may not be issued for a period longer than three (3) months but may be extended by the written approval of the Planning Board if valid reasons are given to merit such an extension.

### 11.9-4 Temporary Alternative Landscaping

A temporary **zoning** permit may be issued by the Zoning Administrator allowing grazing by goats only to be placed on a property for up to (14) fourteen days per permit cycle in all zoning districts. Only five (5) permits will be issued a year total on specified property.

All conditions will be required to obtain a **zoning** temporary permit for **temporary** alternative landscaping:

- (1) electric fences must be labeled with safety precautions and cannot be within the right of way, a site plan will be required at time of permitting
- (2) applicant must provide written and signed permission with contact information from all adjoining property owners
- (3) no structures may be erected to house the goats
- (4) permit will be restricted to extreme or invasive species vegetation removal
- (5) upon expiration of the permit all electric fencing must be removed; and
- (6) the permit will not be extended unless extreme circumstances occur and written approval of the Planning Board if valid reasons are given to merit such an extension.

**\*\* (LAST AMENDED January 2020) \*\***

## **Attachment C.**

**DATE OF PUBLIC HEARING:** February 4<sup>th</sup> 2020

**APPLICANT:** Thomas and Verna Johnson **PROPERTY LOCATION:** 426 Pondview Drive **PIN(s):** 3878-73-3005

**Parcel ID #:** 2205559

**ACREAGE:** 17.58 Acres.

**REQUESTED ACTION:** Re-zone the 17.58 acre property from R-10 Low Density to Rural Residential (R-20).

**DEVELOPMENT POTENTIAL:** The applicants would like to rezone their property in addition to the other two neighboring properties to allow for Manufactured homes to be on the property. The property currently has two mobile homes on the property. The three properties together being rezoned as one to have the family properties all zoned R-20, Rural Residential and lessens the intensity of spot zoning in this case.

**SURROUNDING LAND USE AND ZONING:** Surrounding land use includes primarily residential in the Town's ETJ. Un-zoned properties lie to the north and east and appear to be residential in nature based on GIS aerial data.

**ACCESS:** Pondview Drive terminates at the property Parcel ID: 2205559, 426 Pondview Drive and a gravel drive continues on to subdivided property. No access easement is recorded with the property as it is part of family land.

**SEWER AND WATER:** Town sewer is not available and Broadway Water Association serves the property with water.

**REVIEW CRITERIA:** In reviewing and making recommendations on proposed zoning map amendments, the Planning Board considered the following factors at their December 12<sup>th</sup> meeting:

1. Consistency of the proposed zoning with the *Town of North Wilkesboro Comprehensive Plan*: the future

land use plan sees this property as medium density residential.

2. Existing land uses within the general vicinity of the subject property: residential, low (county) and medium density (ETJ and county). Additionally, recreation, conservation and agriculture are also in the near vicinity of the property (county and ETJ).

Future Land Use Map excerpt from North Wilkesboro's Comprehensive Plan below.

3. The zoning classification of property within the general vicinity of the subject property: R-10 and not zoned. See below map excerpt from North Wilkesboro's Zoning Map- GIS Online source.

4. The suitability of the subject property for the uses permitted under the existing and proposed zoning classification: Staff believes the property is suitable R-20, Rural Residential given the nature of the surrounding properties and larger sized lots.

5. The extent to which zoning will detrimentally affect properties within the general vicinity of the subject property: Staff feels there will be minimal detriment to surrounding properties. For the foreseeable future the property will most likely remain residential in nature.

**STAFF RECOMMENDATION:** *Staff recommends the property be zoned Rural Residential (R-20).*

**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 uses.

**1. Size and nature of the tract-** this tract is one of three properties proposed to be rezoned in the Town's ETJ from R-10 to R-20. The total acres with these three sites will be close to 20 acres of property (approximately 19.91 acres).

**2. Compatibility with existing plans and zoning ordinance-** The Town of North Wilkesboro's Comprehensive Plan, Future Land Use Plan notates this area to be medium density. Current zoning is Low Density Residential (R-10). The nature of Low Density Residential (R-10) is moderate-density neighborhood consisting of single-family residences along with limited private and public community uses. Rural Residential (R-20) intent is 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.

**3. Impact of zoning decision-** Family property is the majority of the primary adjacent property owners. The other property abutting is currently vacant land. The impact would be relatively low with this zoning change.

**4. Relationship between previous and future zoning-** The degree in uses with these two land uses is still residential in nature. The proposed zoning with Rural Residential is a larger lot, more in line with rural uses and is more compatible with the current area and nature of the property and surrounding properties. Additional uses are allowed with R-20 including government and institutional but are primarily geared towards county or rural operations verses municipal or of a dense neighborhood. Based on the applicants this property is to be used for single family residential as part of the overall family property.

Based on the four criteria this may be considered spot zoning but legal because it is reasonable in this situation and zoning is being exercised in the public's best interest.

**\*\*MOTION MUST INCLUDE STATEMENT OF EACH FACTOR (1-4) OF SPOT ZONING to be cited with results in addition to the CONSISTENCY STATEMENT WITH THE COMPREHENSIVE PLAN.**

**Statement of consistency and reasonableness:** The proposed rezoning **is or is not** consistent with the North Wilkesboro 25 Year Comprehensive Plan and all other applicable plans, because it results in the potential development of a residentially zoned site to continue as residence but change to be more rural in nature. The Board of Commissioners considers an affirmative vote to be reasonable and in the public's interest.

**TOWN OF NORTH WILKESBORO BOARD OF COMMISSIONERS  
STAFF REPORT JANUARY 23, 2020 WORK SESSION**

**DATE OF PUBLIC HEARING:** February 4<sup>th</sup> 2020

**APPLICANT:** Charles and Kimberly Johnson

**PROPERTY LOCATION:** Pondview Drive, address to be assigned with structure placement.

**PIN(s):** 3878-73-2239

**Parcel ID #:** 2200412

**ACREAGE:** 1.21 Acres.

**REQUESTED ACTION:** Re-zone the 1.2-acre property from R-10 Low Density to Rural Residential (R-20).

**DEVELOPMENT POTENTIAL:** The applicants would like to install a Manufactured home on the property. Currently R-20 is the only residential zoning district that would allow the installation with conditions. Those conditions include: *Manufactured home, Class A or Class B. (A) All homes shall be oriented to insure that the longer side is parallel, or as close as possible to the centerline of the public roadway, unless otherwise approved by the Zoning Administrator. (B) All homes shall have their entire perimeter enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the State of North Carolina regulations for manufactured/mobile homes. Examples of commonly recognized building materials suitable for use as underpinning shall include, but not be limited to, the following list: brick masonry, concrete block masonry; natural or synthetic stone masonry; or vinyl. Assemblies, products and materials manufactured expressly for the purpose of underpinning shall be installed in accordance with the manufacturers' specifications (C) The towing tongue shall be removed, under skirted or screened with shrubbery. Such shrubbery shall be of a height to insure a total visual barrier of the towing apparatus and maintained.*

**SURROUNDING LAND USE AND ZONING:** Surrounding land use includes primarily residential in the Town's ETJ. Un-zoned properties lie to the north and east and appear to be residential in nature based on GIS aerial data.

**ACCESS:** Pondview Drive terminates at the property Parcel ID: 2205559, 426 Pondview Drive and a gravel drive continues on to subdivided property. No access easement is recorded with the property as it is part of family land. A large utility easement runs across much of the property but there is one area a mobile home could be placed with a variance of the side setback requirement.

**SEWER AND WATER:** Town sewer is not available and Broadway Water Association serves the property with water.

**REVIEW CRITERIA:** In reviewing and making recommendations on proposed zoning map amendments, the Planning Board considered the following factors at their December 12<sup>th</sup> meeting:

1. Consistency of the proposed zoning with the *Town of North Wilkesboro Comprehensive Plan*: the future land use plan sees this property as medium density residential.
2. Existing land uses within the general vicinity of the subject property: residential, low (county) and medium density (ETJ and county). Additionally, recreation, conservation and agriculture are also in the near vicinity of the property (county and ETJ).
3. The zoning classification of property within the general vicinity of the subject property: R-10 and not zoned.

4. The suitability of the subject property for the uses permitted under the existing and proposed zoning classification: Staff believes the property is suitable R-20, Rural Residential given the nature of the surrounding properties and larger sized lots.

5. The extent to which zoning will detrimentally affect properties within the general vicinity of the subject property: Staff feels there will be minimal detriment to surrounding properties. For the foreseeable future the property will most likely remain residential in nature.

**STAFF RECOMMENDATION:** *Staff recommends the property be zoned Rural Residential (R-20).*

**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.

**Size and nature of the tract-** this tract is one of three properties proposed to be rezoned in the Town's ETJ from R-10 to R-20. The total acres with these three sites will be close to 20 acres of property (approximately 19.91 acres).

**Compatibility with existing plans and zoning ordinance-** The Town of North Wilkesboro's Comprehensive Plan, Future Land Use Plan notates this area to be medium density. Current zoning is Low Density Residential (R-10). The nature of Low Density Residential (R-10) is moderate-density neighborhood consisting of single-family residences along with limited private and public community uses. Rural Residential (R-20) intent is 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.

**Impact of zoning decision-** Family property is the majority of the primary adjacent property owners. The other property abutting is currently vacant land. The impact would be relatively low with this zoning change.

**Relationship between previous and future zoning-** The degree in uses with these two land uses is still residential in nature. The proposed zoning with Rural Residential is a larger lot, more in line with rural uses and is more compatible with the current area and nature of the property and surrounding properties. Additional uses are allowed with R-20 including government and institutional but are primarily geared towards county or rural operations verses municipal or of a dense neighborhood. Based on the applicants this property is to be used for single family residential as part of the overall family property.

Based on the four criteria this may be considered spot zoning but legal because it is reasonable in this situation and zoning is being exercised in the public's best interest.

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**Statement of consistency and reasonableness:** The proposed rezoning **is or is not** consistent with the North Wilkesboro 25 Year Comprehensive Plan and all other applicable plans, because it results in the potential development of a residentially zoned site to continue as residence but change to be more rural in nature. The Board of Commissioners considers an affirmative vote to be reasonable and in the public's interest.

**TOWN OF NORTH WILKESBORO BOARD OF COMMISSIONERS  
STAFF REPORT STAFF REPORT JANUARY 23, 2020 WORK SESSION**

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**SURROUNDING LAND USE AND ZONING:** Surrounding land use includes primarily residential in the Town's ETJ. Un-zoned properties lie to the north and east and appear to be residential in nature based on GIS aerial data.

**ACCESS:** Pondview Drive terminates at the property Parcel ID: 2205559, 426 Pondview Drive and a gravel drive continues on to subdivided property. No access easement is recorded with the property as it is part of family land.

**SEWER AND WATER:** Town sewer is not available and Broadway Water Association serves the property with water.

**REVIEW CRITERIA:** In reviewing and making recommendations on proposed zoning map amendments, the Planning Board considered the following factors at their December 12<sup>th</sup> meeting:

1. Consistency of the proposed zoning with the *Town of North Wilkesboro Comprehensive Plan*: the future land use plan sees this property as medium density residential.
2. Existing land uses within the general vicinity of the subject property: residential, low (county) and medium density (ETJ and county). Additionally, recreation, conservation and agriculture are also in the near vicinity of the property (county and ETJ).

Future Land Use Map excerpt from North Wilkesboro's Comprehensive Plan below.

3. The zoning classification of property within the general vicinity of the subject property: R-10 and not zoned. See below map excerpt from North Wilkesboro's Zoning Map- GIS Online source.
4. The suitability of the subject property for the uses permitted under the existing and proposed zoning classification: Staff believes the property is suitable R-20, Rural Residential given the nature of the surrounding properties and larger sized lots.

5. The extent to which zoning will detrimentally affect properties within the general vicinity of the subject property: Staff feels there will be minimal detriment to surrounding properties. For the foreseeable future the property will most likely remain residential in nature.

**STAFF RECOMMENDATION:** *Staff recommends the property be zoned Rural Residential (R-20).*

**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.

**1. Size and nature of the tract-** this tract is one of three properties proposed to be rezoned in the Town's ETJ from R-10 to R-20. The total acres with these three sites will be close to 20 acres of property (approximately 19.91 acres).

**2. Compatibility with existing plans and zoning ordinance-** The Town of North Wilkesboro's Comprehensive Plan, Future Land Use Plan notates this area to be medium density. Current zoning is Low Density Residential (R-10). The nature of Low Density Residential (R-10) is moderate-density neighborhood consisting of single-family residences along with limited private and public community uses. Rural Residential (R-20) intent is 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.

**3. Impact of zoning decision-** Family property is the majority of the primary adjacent property owners. The other property abutting is currently vacant land. The impact would be relatively low with this zoning change.

**4. Relationship between previous and future zoning-** The degree in uses with these two land uses is still residential in nature. The proposed zoning with Rural Residential is a larger lot, more in line with rural uses and is more compatible with the current area and nature of the property and surrounding properties. Additional uses are allowed with R-20 including government and institutional but are primarily geared towards county or rural operations verses municipal or of a dense neighborhood. Based on the applicants this property is to be used for single family residential as part of the overall family property.

Based on the four criteria this may be considered spot zoning but legal because it is reasonable in this situation and zoning is being exercised in the public's best interest.

**\*\*MOTION MUST INCLUDE STATEMENT OF EACH FACTOR (1-4) OF SPOT ZONING to be cited with results in addition to the CONSISTENCY STATEMENT WITH THE COMPREHENSIVE PLAN.**

**Statement of consistency and reasonableness:** The proposed rezoning **is or is not** consistent with the North Wilkesboro 25 Year Comprehensive Plan and all other applicable plans, because it results in the potential development of a residentially zoned site to continue as residence but change to be more rural in nature. The Board of Commissioners considers an affirmative vote to be reasonable and in the public's public's interest.

**TOWN OF NORTH WILKESBORO BOARD OF COMMISSIONERS  
STAFF REPORT JANUARY 23, 2020 WORK SESSION**

**DATE OF PUBLIC HEARING:** February 4<sup>th</sup>, 2020

**APPLICANT:** Kirkland Haynes

**PROPERTY LOCATION:** Pondview Drive, address to be assigned with structure placement.

**PIN(s):** 3878-72-3812 **Parcel ID #:** 2207600 **ACREAGE:** 1.12 Acres.

**REQUESTED ACTION:** Re-zone the 1.12 acre property from R-10 Low Density to Rural Residential (R-20).

**DEVELOPMENT POTENTIAL:** The applicant would like to install a Manufactured home on the property. Currently R-20 is the only residential zoning district that would allow the installation with conditions. Those conditions include: *Manufactured home, Class A or Class B. (A) All homes shall be oriented to insure that the longer side is parallel, or as close as possible to the centerline of the public roadway, unless otherwise approved by the Zoning Administrator. (B) All homes shall have their entire perimeter enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the State of North Carolina regulations for manufactured/mobile homes. Examples of commonly recognized building materials suitable for use as underpinning shall include, but not be limited to, the following list: brick masonry, concrete block masonry; natural or synthetic stone masonry; or vinyl. Assemblies, products and materials manufactured expressly for the purpose of underpinning shall be installed in accordance with the manufacturers' specifications (C) The towing tongue shall be removed, under skirted or screened with shrubbery. Such shrubbery shall be of a height to insure a total visual barrier of the towing apparatus and maintained.*

**SURROUNDING LAND USE AND ZONING:** Surrounding land use includes primarily residential in the Town's ETJ. Un-zoned properties lie to the north and east and appear to be residential in nature based on GIS aerial data.

**ACCESS:** Pondview Drive terminates at the property Parcel ID: 2205559, 426 Pondview Drive and a gravel drive continues on to subdivided property. No access easement is recorded with the property as it is part of family land.

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5. The extent to which zoning will detrimentally affect properties within the general vicinity of the subject property: Staff feels there will be minimal to moderate detriment to surrounding properties. For the foreseeable future the property will most likely remain residential in nature.

**STAFF RECOMMENDATION:** *Staff recommends the property be zoned Rural Residential (R-20).*

**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.

**Size and nature of the tract-** this tract is one of three properties proposed to be rezoned in the Town's ETJ from R-10 to R-20. The total acres with these three sites will be close to 20 acres of property (approximately 19.91 acres).

**Compatibility with existing plans and zoning ordinance-** The Town of North Wilkesboro's Comprehensive Plan, Future Land Use Plan notates this area to be medium density residential. Current zoning is low density residential. The nature of Low Density Residential (R-10) is moderate-density neighborhood consisting of single-family residences along with limited private and public community uses. Rural Residential (R-20) intent is 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.

**Impact of zoning decision-** Family property is the majority of the primary adjacent property owners. The other property abutting is currently vacant land. The impact would be relatively low with this zoning change.

**Relationship between previous and future zoning-** The degree in uses with these two land uses is still residential in nature. The proposed zoning with Rural Residential is a larger lot, more in line with rural uses and is more compatible with the current area and nature of the property and surrounding properties. Additional uses are allowed with R-20 including government and institutional but are primarily geared towards county or rural operations verses municipal or of a dense neighborhood. Based on the applicants this property is to be used for single family residential as part of the overall family property.

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**Statement of consistency and reasonableness:** The proposed rezoning **is or is not** consistent with the North Wilkesboro 25 Year Comprehensive Plan and all other applicable plans, because it results in the potential development of a residentially zoned site to continue as residence but change to be more rural in nature. The Board of Commissioners considers an affirmative vote to be reasonable and in the public's interest.

### **Attachment E.**

[https://www.journalpatriot.com/opinion/outdoor-recreation-can-boost-economy/article\\_787ffd14-33a9-11ea-b70e-f7ffb75163c.html](https://www.journalpatriot.com/opinion/outdoor-recreation-can-boost-economy/article_787ffd14-33a9-11ea-b70e-f7ffb75163c.html)

Jan 10, 2020

### **OUTDOOR RECREATION CAN BOOST ECONOMY**

Outdoor recreation is a growing economic driver in western North Carolina and holds potential for Wilkes, especially considering the county's close proximity to Charlotte, Winston-Salem and other urban areas.

Recognizing this, a group representing local governments and other entities in Wilkes is exploring how the county's recreational opportunities could be better utilized as an economic engine and also how they might be expanded.

The Health Foundation convened representatives of the Wilkes Economic Development Corp., and governments of Wilkesboro, North Wilkesboro and Wilkes County to attend the 2019 Outdoor Economy Conference in Asheville in October, where they heard from outdoor economy experts in western North Carolina and across the nation. One of the things they learned was that a single attraction in a community may draw people, but visitors often decide to experience other things as well once there.

Health Foundation Executive Director Heather Murphy said promoting the outdoor recreation economy in Wilkes has tremendous potential to improve overall health of Wilkes residents, which she said is tied to the county's economic vitality.

Wilkes already has much to offer visitors interested in outdoor recreation, including a 33-mile network of mountain bike trails around W. Kerr Scott Reservoir. This trail system is listed among the best in the Southeast and hands down is among the top five in the state. It regularly draws cyclists from across the eastern U.S. and has prompted people to move to Wilkes from as far away as the West Coast.

Outdoor recreation can boost economy | Opinion | journalpatriot.com  
<https://www.journalpatriot.com/opinion/outdoor-recreation-can-boost-ec...>

The 1,475-acre W. Kerr Scott Reservoir is an outstanding watersports asset with U.S. Army Corps of Engineers campgrounds along its shores.

The trails at W. Kerr Scott are complemented by Wilkesboro's equally well-made mountain bike trail near Cub Creek Park, soon to be about eight miles long. Not far away is the Yadkin River Greenway nearly eight miles long, along the Yadkin and Reddies rivers in the Wilkesboros.

Several scenic backroads in Wilkes have been mapped for road cycling and draw cyclists from Charlotte and other urban areas.

There are about 75 miles of state-designated trout streams in Wilkes.

The Yadkin River has rapidly grown in popularity among paddlers in recent years, especially from W Kerr Scott Dam to North Wilkesboro's Smoot Park and from Roaring River to Ronda. Several tributaries of the Yadkin can also be paddled, especially in kayaks. Multiple businesses rent canoe and kayaks and some offer shuttle services.

In eastern Wilkes, large portions of a 26-mile section of the Mountains to the Sea Trail from Elkin to Stone Mountain State Park have been completed. It has sections designated for horseback riding, mountain biking and hiking. Stone Mountain is among the most popular state parks, drawing visitors for hiking, trout fishing, horseback riding, rock climbing and more.

Wilkesboro and North Wilkesboro built performance venues in their downtown areas and have regular schedules of live music and other entertainment in the warmer months. Wilkesboro also has the Wilkes Heritage Museum and North Wilkesboro also has the Wilkes Art Gallery, plus both towns have commercial art galleries.

The University of North Carolina at Charlotte Urban Institute reported that downtown Morganton gained 20 new retailers and about 20 other new businesses over the last five years by enhancing its downtown and promoting Burke County's outdoor recreation. In a sort of symbiotic relationship, breweries and some other businesses in Morganton help draw visitors and to varying degrees depend on them.

Having enough motel rooms and vacation rental houses to accommodate visitors is essential. With increase in accommodations comes more occupancy tax revenue for promotions and to help fund infrastructure for visitors, especially if all government jurisdictions in a county have an occupancy tax.

Unfortunately, Wilkesboro is the only jurisdiction in Wilkes with an occupancy tax.

Robust outdoor recreation equates to good quality of life and that can attract fulltime residents, in addition to visitors. It can also attract certain types of manufacturers. Western North Carolina has seen a burgeoning outdoor gear manufacturing industry, partly due to the region's outdoor culture.

Wilkes County has all the ingredients to be a haven for outdoor recreation and the accompanying healthy lifestyles, with terrain ranging from rugged mountains to rolling hills, thousands of miles of streams (most of which begin and end in Wilkes), outstanding mountain bike trails, hundreds of miles of lightly traveled backroads, historical sites, welcoming small town and more.