

Town of North Wilkesboro
Planning Board Meeting Minutes
February 11th 2021 at 5:30 pm
Via Zoom & In person

Planning Board Members Present: Church, Nichols, Cox, Turner, Minton and Long
Also Present: Meredith Detsch, Planning Director (in person), Danny Johnson Town Attorney, Charles Vaughn (in person), William Hamby (in person), and Jim Isley (in person).

Chairman Church called the meeting to order at 5:30 pm. Chairman Church asked for any deletions or additions to the agenda. Nichols moved to approve the agenda as presented and Cox seconded the motion. Roll call was done with all members stating their name Church, Nichols, Cox, Turner, Minton and Long approving the agenda as presented, the motion unanimously, 6-0.

Chairman Church stated he would entertain a motion for the minutes for the Planning Board Meeting on January 14th. Long moved to approve the minutes as submitted and Nichols seconded the minutes. Chairman Church called for the vote and roll call was done with all members stating their name Church, Nichols, Cox, Turner, Minton and Long approving the minutes as submitted, the motion passed 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 no old business items and moved forward to the new business items.

The first new business item was a discussion on the housing studies done in the past few years. The first housing study discussed was the most recent one done through the Wilkes Economic Development Commission in 2020. Meredith Detsch explained she is seeking input from the board on the study and also if they had any questions, concerns or thoughts on it. Some of the items to discuss are townhomes, cluster development, duplexes, apartments, single family homes and any other residential uses and where to have all of them. Additionally a review on the zoning ordinance and subdivision ordinance will be done to see how to ensure they are development friendly and not hindering development. Code enforcement of minimum housing is key to ensuring the existing housing stock is preserved and the public has safe, healthy homes to live in. Turner stated he would like to see all avenues of housing types be built and with all different type of price ranges. He also noted this needed to be a county wide effort. Nichols thought patio homes would be great in town. Minton would like to see the current housing stock preserved and to have the unoccupied homes occupied again. Discussion of being more proactive with minimum housing was discussed. Discussion of what the Town has with housing incentives was also discussed. The board talked about the previous housing study done in 2012 and how many of the action items were not completed. The board wondered how much they could really dictate with housing overall and noted they wanted to see both of the plans action items happen soon. Turner asked if there were any plans for houses now and staff said no, there is nothing concrete yet, only discussions. Minton commented she would love to see changes but wasn't sure how it could all be accomplished. Whether it was an incentive for home development or something else there should be a two way agreement. Minton also mentioned the Town's loan program and asked if any applications had been submitted. Detsch commented

that they had not received any. Nichols commented she wanted to see continuous growth and development. Mr. Vaughn spoke to the board and expressed concern that the list of things to be done in the previous housing study (2012) was never done. Additionally he has concern with the aging housing stock and that we needed new houses for people coming into the community. Nichols commented on a trend that was taking off is apartments over businesses. Mr. Vaughn asked the board why we couldn't have apartments in the bottom floor of downtown buildings and the board commented that we have an ordinance in place allowing them in some of the buildings but wanted to preserve the downstairs downtown buildings for businesses. Discussion of Mr. Vaughn's proposal would be brought back next month for the board to consider.

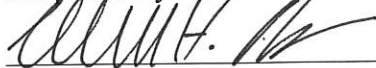
The next item of business was the 160D edits to Town Codes: Chapter 1 General Provisions, Chapter 2 Administration, and Chapter 5 Buildings. Detsch went through each chapter with the board and notated the changes with each one. Chapter 1 had very minor changes with references. Chapter 2 had many changes with the board's composition and the items were discussed. One item was the make-up of the planning board. The board would rather add a member than lose one with the new requirements of an evenly distributed amount of members from the ETJ and Town limits. Detsch noted their comments and also asked for any grammatical errors to be sent directly to her for time sake. Chapter 5 was discussed and changes with references and requirements were noted.

The next item Detsch presented was the 160D Schedule. She went over the various dates and chapters with the board. The deadline of July 1, 2021 was quickly approaching and how and when the public hearings would be conducted were discussed.

The last item on the agenda was the Planning Director's report, Meredith went through the items briefly. Updates to the code enforcement cases were discussed and Detsch answered questions the board had on the status of many of the cases.

With no other discussion Chairman Church asked for a motion to adjourn the meeting. At 6:25pm Tuner moved to adjourn the meeting and Long seconded the motion. Chairman Church asked for the roll call. All members stated their name and how they voted, Church, Nichols, Cox, Turner, Minton and Long all approve to adjourn the meeting, and the motion passed unanimously 6-0.

Respectively submitted,



Meredith Detsch, Planning Director



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