

Town of North Wilkesboro
Planning Board Meeting Minutes
April 15th-April 16th via Zoom at 5:30 pm

Planning Board Members Present: Church, Nichols, Cox, Turner, Minton and Long
Also Present: Meredith Detsch, Planning Director and Danny Johnson Town Attorney.

Chairman Church called the meeting to order at 5:35 pm. Chairman Church asked for any deletions or additions to the agenda. Turner moved to approve the agenda as presented and Nichols 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 March 11th. Nichols moved to approve the minutes as submitted and Long 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 two items under old business. A public hearing on Town Code Chapter 16 Subdivisions and a public hearing on the Town's Wireless Communication Ordinance in regards to 160D edits.

Chairman Church opened up the public hearing on Town Code Chapter 16, Subdivisions. Detsch went over the items changed in the chapter and also wanted the board to look at the current language of cluster developments as it was outlined in this chapter verses the Zoning Ordinance. Minton found that the current cluster subdivision language didn't need to be redone. Church commented he would like to see it in the Zoning Ordinance eventually. Turner asked about the performance guarantees in section 16-27 and for staff to clarify section A, the first sentence. Detsch agreed to correct that by tomorrow night's meeting before the vote. Discussion of eliminating section 16-37 in regards to appraisal of properties for open space was discussed. Detsch had struck that item as appraisals of vacant land seemed unnecessary and could use the tax assessed value. Detsch would look into the legality more.

Next, Chairman Church opened up the public hearing on the Town's Wireless Communication Ordinance. Discussion of the types of towers and to fix the spelling of guyed vs. guide lines in the definitions was noted. In section 19 b, it was noted to reword the sentence to include "provide proof". Other than those minor changes the board had no other comments. Chairman Church closed the public hearings at 6:08.

The next item of business was the staff reports. Detsch went over both the Planning report and the Code Enforcement report with the board. A tall grass case was noted on 4th street. The board wished for their meetings to be back in person next month and Detsch said she would arrange for that at the Stone Center, 613 Cherry Street.

Long moved to recess the meeting at 6:19 pm until tomorrow to allow for public comment on Town Code Chapter 16 Subdivisions and the Wireless Communication Ordinance. Turner seconded the motion. Roll call was done with all members stating their name Church, Nichols, Cox, Turner, Minton and Long approving the recess, the motion passed unanimously, 6-0.

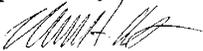
The meeting reconvened on Friday April 16th via Zoom at 5:34 pm. Members present were: Long, Nichols, Church, Turner, Cox and Minton. Additionally staff members present were Detsch and Johnson.

Detsch went back over the minor changes and edits for Town Code Chapter 16, Subdivisions per the board's request. The board was agreeable to the edits. Detsch mentioned that any motion would need a consistency statement and brought one up for display on the screen for the board members to consider. Long moved to approve Town Code Chapter 16, Subdivisions with edits as changed. The Town of North Wilkesboro deems the proposed amendments to be consistent with the Town of North Wilkesboro's Comprehensive Plan dated June 5th 2018 and any other applicable plans. The proposed amendments are supportive of the following Plan's purposes: Establish the legal foundation for zoning and subdivision changes, guide future land-use related regulations, and provide predictability for private-sector development. The proposed zoning amendment is reasonable and in the public's interest because it supports the Comprehensive Plan. Turner seconded the motion. Roll call was done with all members stating their name Church, Nichols, Cox, Turner, Minton and Long approving the motion, the motion passed unanimously, 6-0.

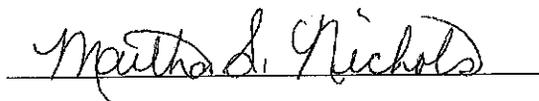
Detsch noted the two minor grammatical errors with the Wireless Communication Ordinance and the board was agreeable to the changes. Turner moved to approve the Town's Wireless Communication Ordinance, edits as changed. The Town of North Wilkesboro deems the proposed amendments to be consistent with the Town of North Wilkesboro's Comprehensive Plan dated June 5th 2018 and any other applicable plans. The proposed amendments are supportive of the following Plan's purposes: Establish the legal foundation for zoning and subdivision changes, guide future land-use related regulations, and provide predictability for private-sector development. The proposed zoning amendment is reasonable and in the public's interest because it supports the Comprehensive Plan. Long seconded the motion. Roll call was done with all members stating their name Church, Nichols, Cox, Turner, Minton and Long approving the motion, the motion passed unanimously, 6-0.

With no other discussion Chairman Church asked for a motion to adjourn the meeting. At 5:45 pm Long moved to adjourn the meeting and Turner 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-Chairwoman