

**Town of North Wilkesboro
Planning Board Minutes
June 11th- 12th at 5:30 pm
Via Online Platform Zoom**

Members Present June 11th: Church, Cox, Turner, Minton, Nichols and Long

Also Present: Meredith Detsch, Planning Director, Michael Parsons Board of Commissioner, applicants- Berner Fuentes, Ana R Ramirez, Lesly Fuentes and family. Lisa Casey Board of Adjustment, Kendra Byrd.

Chairman Church called the meeting to order at 5:30 pm. Motion to dispense the reading of the minutes and approve the March 12th 2020 regular meeting minutes was made by Amy Cox, seconded by Martha Nichols with the notation of correcting the attendees, and was unanimously approved 6-0.

Chairman Church called for any additions or deletions to the agenda. Danny Long moved to approve the agenda as presented. The motion was seconded by Ken Turner and was unanimously approved 6-0.

Old Business: N/A

New Business: Meredith Detsch presented the re-zoning request by Lucrecia Ramirez and Ana Elizabeth Ramirez of 1035 Mountain View North Wilkesboro, NC, PIN #3960-80-4598 Parcel ID 1200648, 1.14 acre property from (R-10) Low Density to Rural Residential (R-20). Meredith Detsch explained since this is a Zoom Public Hearing the Planning Board will discuss the item and recess reconvening the following evening to make the vote. That gives the public 24 hours to comment on the proposed rezoning. Meredith Detsch presented the request and explained property had a single wide manufactured home on the property and the owner was permitted to remove the existing manufactured home and replace it with a single wide manufactured home. Our Zoning Ordinance allows the replacement of manufactured homes if they are the same size and meet HUD standards. Since this is in our ETJ, Wilkes County is the permitting party for the building permit and some confusion occurred and somehow a double wide manufactured home was moved in to the property. Since the home was doubled in size it no longer can be considered a non-conforming structure. Essentially the grandfathering of the structure and use on the property was lost and now must come into compliance with the current Zoning requirements for manufactured homes. Currently R-20, Rural Residential is the only residential zoning district that would allow the installation of manufactured homes and does not regulate which size but does have installation conditions. To come into compliance the family would need to remove the double wide and move in a single wide manufactured home to come into compliance. The other option to bring the property into compliance is to rezone the property. The properties in the area are R-20 and R-10 so this proposal would not be considered spot zoning. They are staying residential in nature so therefore it will continue to be compatible with the Comprehensive Plan and Land Use Map. Access is provided off Mountain View Road. There is currently a driveway off Mountain View Road. Town sewer is not available as this property is within the ETJ. Mulberry Fairplains Water Association services the area for water. The property has septic

capabilities. The Board will need to consider several things with the rezoning request including the Town's Zoning Ordinance, Land Use Map, Comprehensive Plan and any other applicable plans. The Comprehensive plan shows medium density and low density for the area therefore the rezoning request can be considered compatible and reasonable. Amy Cox asked for clarification on the single wide and double wide situation. Lesly Fuentes presented the situation to the board and explained the single wide would be removed. Lesly Fuentes explained the confusion with the County's septic tank permit which allowed two single wide manufactured homes or a double wide, based on bedrooms. Twenty four by forty eight is the measurements of the double wide manufactured home and it will meet the septic tank permit requirements. Otis Church asked if they were installing a new septic tank or using an existing one. Lesly Fuentes explained they would use the same septic tank that has been recently inspected. Ken Turner asked if the septic tank had to be pumped out. Lesly Fuentes explained the tank had not been used before. The Planning Board recessed and will pick back up on the proposed rezoning at 5:30 pm June 12th to vote. This meets the emergency state statute for public hearings (S.L. 2020-3, SB 704). Recessed 5:45 pm.

June 12th 5:30 pm Planning Board reconvened.

Members Present June 12th: Church, Cox, Turner, Minton and Long

Also Present: Meredith Detsch, Planning Director, Michael Parsons Board of Commissioner, applicants- Berner Fuentes, Ana R Ramirez, Lesly Fuentes and family, Kendra Byrd.

Otis began the meeting with asking if staff had received any comments and Meredith Detsch explained no, only a neighbor called to ask what the rezoning was about. Otis asked the board for a motion. Danny Long moved to approve the rezoning as presented from R-10 to R-20. The proposed rezoning is consistent with the North Wilkesboro 25 Year Comprehensive Plan 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 Planning Commission considers an affirmative vote to be reasonable and in the public's interest. Holly Minton seconded the motion. Roll call for the vote: Amy Cox-Yes, Danny Long-Yes, Kenneth Turner-Yes, Holly Minton- Yes, Otis Church- Yes. The motion passed unanimously 5-0.

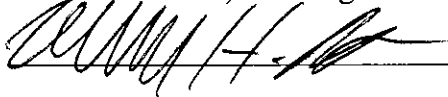
The next item on the agenda was an update on 160D, updates to the Zoning Ordinance. Meredith Detsch explained the many projects has been put on hold including the ADA Plan due to the Coronavirus. The High Country Council of Governments has finished editing the Zoning Ordinance and now we need to decide when it will be brought to the Planning Board. Meredith Detsch explained she is also re-writing the Town Codes to meet the new required state statues. Otis Church asked when the final draft from the HCCOG and Meredith explained it should be sometime this month. Meredith explained she has edited three of the six chapters of the Town Code and that work is moving along well. An update on the enabling legislation is the House has passed the bill of 160 D to the Governor to sign the bill into effect. The bill has been changed to allow municipalities to adopt the new legislation today or wait until the extended deadline. Due to COVID-19 the state has offered a six month extension of the original deadline. More updates will be brought to the board as they come available. Amy Cox asked the status on the housing

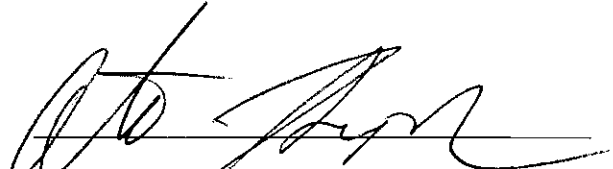
cases and Meredith Detsch explained they could not do physical inspections due to COVID-19 and would be attempting to schedule them at the end of the month.

With no further business, Chairman Church called for a motion to adjourn the meeting. Danny Long moved to adjourn the meeting at 5:42 pm and Amy Cox seconded the motion. The motion passed unanimously 5-0. Amy Cox-Yes, Danny Long-Yes, Kenneth Turner-Yes, Holly Minton-Yes, Otis Church- Yes. The motion passed unanimously 5-0.

Respectively submitted,

Meredith Detsch, Planning Director





Otis Church, Planning Board Chairman *or*,

Martha Nichols, Planning Board Vice-Chairwomen