



Town of North Wilkesboro Planning Board Meeting

P. O. Box 218

North Wilkesboro, NC 28659

E-mail: planning@northwilkesboronc.gov

Phone: (336) 667-7129 ext. 3011

Agenda for February 12th at 5:30 pm

Held in the Board of Commissioners Room 210 9th Street

832 Main Street

North Wilkesboro, NC 28659

Agenda:

1. Meeting called to order
2. Additions/Deletions to the agenda
3. Approval of the agenda*
4. Chair to Disclose Site Visits
5. Approval of Minutes
 - a. January 8th, 2026*
6. Public Comments (2 minutes for non-agenda items or 5 minutes for agenda items)
7. Old Business:
 - a. N/A
8. New Business:
 - a. Rezoning request for Parcel #1402717 from Planned Development Conditional District (PD-CD) to Rural Residential District (R-20)*
 - b. Rezoning request for Parcel #1403094 from General Business District (GB) to High Density Residential District (R-6)*
 - c. Consideration of Planning Board Member Applications*
 - d. UDO Update*
9. Planning Director Report*
10. Adjourn

**Signifies that there is accompanying documentation in the agenda packet.* For information regarding this meeting please contact the Planning and Inspections Department at 336-667-7129 ext. 3011 or email planning@northwilkesboronc.gov. Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Dylan Blankley at 336-667-7129 ext. 3001 or email at townclerk@northwilkesboronc.gov. Please make this request 48 hours in advance of the scheduled meeting.

Next North Wilkesboro Planning Board Meeting: March 12th, 2026

Town of North Wilkesboro
Planning Board Meeting Minutes
January 8, 2026
Town Hall at 5:30 p.m.

The Planning Board of the Town of North Wilkesboro met on Thursday, January 8th, 2026, in the Board of Commissioners Room at Town Hall located at 210 9th Street. Members in attendance included: Chair John Harwell, Vice Chair Kenneth Turner, Ron Myers, Jerrell Suddreth, Andrew Stancil, and Jim Murphy. Staff in attendance included, Town Manager Eddie Holland, Town Attorney Victoria Brooks, Planning and Inspections Director Joseph Kamperman and Planner 1 Forest Pearson. Mayor Randy Huffman and Commissioner Michael Parsons were also present. Others in attendance included rezoning applicant Scott Nafe.

Chair Harwell called the meeting to order at 5:30 p.m. As no additions or deletions to the agenda were offered, Vice Chair Turner made a motion to accept the agenda with Mr. Murphy providing a second. The agenda passed by unanimous vote of 6-0.

Chair Harwell asked Board members to disclose site visits to the properties under consideration for the proposed rezonings. Chair Harwell, Vice Chair Turner, Mr. Myers, and Mr. Stancil all disclosed visiting both sites currently under consideration for rezoning.

The next item of business was approval of minutes from the prior meeting held on November 13th, 2025. Mr. Myers made a motion to approve minutes with Mr. Suddreth providing a second. Minutes were approved with a unanimous vote of 6-0.

Chair Harwell opened the floor for public comment. Chair Harwell established the rules and minutes allowed for speaking. No comments were made on business outside of the agenda.

As there were no items on the seventh agenda item, **Old Business**, Chair Harwell moved to the eighth agenda item, **New Business**, opening the public hearing for the *Rezoning Request for Parcel ID 1403300*. Chair Harwell deferred to Director Kamperman for an overview of the application before addressing public comments and concerns of the rezoning application. Director Kamperman greeted the Planning Board and attendees of the public meeting. Director Kamperman stated the location of the rezoning request as 211 Elkin Highway. Director Kamperman stated that the request for the rezoning would be from Light Industrial (LI) to Highway Business District (HB). Director Kamperman stated that the parcel was 1.46 acres. Director Kamperman explained that permitted uses in HB districts ranged from commercial and general retail to medical and professional offices. Director Kamperman explained that there were some industrial uses in HB districts, however, HB was considered a more commercial district than LI. Director Kamperman told the Board that there was a copy of the Permitted Use Table in the agenda packet for the meeting and suggested that the Board look over the permitted uses in HB districts. Director Kamperman explained the surrounding land uses were a mix of Light Industrial to the East, West and North of the parcel with some institutional uses to the North and Highway Business zoned parcels to the South. Director Kamperman stated that there was Town sewer and water at the entrance to the parcel for rezoning. Director Kamperman noted that parcels to the north, east, and west was all zoned Light Industrial. Director Kamperman stated that to the south the parcels were zoned Highway Business with some General Business District zoned parcels in the area. Director Kamperman acknowledged that the southern side of Elkin Highway was mostly zoned Highway Business. Director Kamperman stated that per the Rules and Procedures of the Planning Board that the property owner/applicant, Scott Nafe, and surrounding property owners had been notified via mail of the public meeting/hearing on December 23rd, 2025. Director Kamperman further acknowledged that per the requirement of posting notices on the property a week prior to the meeting, the signs were posted on the property to notify the public of the rezoning request. Director Kamperman presented the application that was submitted by the applicant, Scott Nafe. Director Kamperman stated that Mr.

Nafe was in attendance and has signed up to speak in front of the Planning Board if there were any questions to be asked of him by the Board. Director Kamperman asked the Planning Board if they could briefly pause the meeting to check if the second rezoning request applicant had joined the Google Meets Meeting set up for the Planning Board Meeting. The rezoning applicant did not join the Google Meets Meeting. Director Kamperman presented the advertisement for the rezoning hearing in the Wilkes Journal-Patriot explaining that the advertisement was printed in the December 25th, 2025 addition at least a week before the Planning Board Meeting. Director Kamperman stated that he was now going to present criteria that the Planning Board need to consider for the rezoning application. Director Kamperman presented the Future Land Use Map (FLUM) explaining that it was a guiding document for the Town to show what it intended on the future zoning of the area to be. Director Kamperman stated that the FLUM visioned the parcel and all the parcels to the north as General Industrial. Director Kamperman acknowledged that all the land to the South of the parcel had been visioned as General Commercial. Director Kamperman stated that the FLUM in the Comp Plan was the first set of criteria that the Planning Board needed to consider in the rezoning request. Director Kamperman stated that the existing land uses in the vicinity was the second set of criteria that the Planning Board needed to consider. Director Kamperman restated that the surrounding uses were industrial, commercial, professional, and institutional. Director Kamperman restated that institutional uses were to the north, light industrial plus some professional uses to the east and west, and commercial/professional uses to the South. Director Kamperman explained that the third criteria for the Planning Board to consider in the rezoning request was the zoning classification. Director Kamperman restated that abutting parcels were zoned Light Industrial to the north, east, and west and adjacent parcels zoned Highway Business were found to the South. Chair Harwell asked Town Attorney Brooks if the rezoning would be considered spot zoning. Town Attorney Brooks stated that highways, rivers, and ravines were not considered barriers making the zoning continuous across the highway. Town Attorney Brooks further stated that it would not be considered spot zoning to rezone to Highway Business. Director Kamperman moved onto the fourth piece of criteria for the Planning Board to consider, the suitability of the site for uses found in the existing and proposed zoning designations. Director Kamperman restated that the current zoning designation for the property was LI. Director Kamperman restated that the uses in LI include industrial and commercial uses. Director Kamperman restated that rezoning to a HB district would decrease the number of industrial uses on the parcel and increase commercial, retail, and medical/professional office uses. Director Kamperman stated that the size of the tract was reasonable for uses allowed in the HB District. Director Kamperman stated that the parcel of land may not be usable for some of the more industrial uses that were found in the LI District. The next criteria of consideration for the Planning Board stated by Director Kamperman was the extent to which the rezoning would affect surrounding properties in the general vicinity. Director Kamperman stated that the rezoning request would be considered a downzoning because the nature of the zoning would go from more industrial uses to commercial uses. Director Kamperman stated that the Planning Board could now make a recommendation to the Board of Commissioners to approve or deny the rezoning request or defer their decision to another date. Director Kamperman further stated that if the Planning Board did not make a recommendation to the Board of Commissioners within 30 days, then the rezoning request would be heard by the Board of Commissioners without a recommendation. Director Kamperman presented the statements of reasonableness for the approval or denial of the request. Director Kamperman stated that he had attached the Goals and Policies in the Town of North Wilkesboro's Comp Plan to the Planning Board's agenda packets. Director Kamperman further asked the Planning Board to look over the list and add any goals and policies they saw fit to the statements of approval and denial. Director Kamperman stated that the Planning Board could now ask questions of staff and the applicant for the rezoning request. Chair Harwell asked if anyone on the Board had any questions for Director Kamperman. Vice Chair Turner asked for an explanation on which of the Comp Plan Goals and Policies were identified for the rezoning request. Director Kamperman pointed the Planning Board to the section of the agenda packet that had the Goals and Policies at the end of the Staff Report. Director Kamperman restated that the Planning Board could choose to add or remove any Goals

and Policies listed in the Comp Plan in the consistency statement. Chair Harwell asked if there were any other questions. No further questions were asked.

Chair Harwell asked the Planning Board to entertain a motion to enter the public hearing. Mr. Myers made a motion to open the public hearing with Mr. Murphy providing a second. The motion passed by unanimous vote of 6-0. Chair Harwell asked the applicant to speak on his rezoning request. Scott Nafe stated that he was open to any questions and was a property owner of some of the adjacent properties off School Bus Road. Mr. Nafe stated that when the parcel was originally zoned Light Industrial, he did not think it was a mistake. Mr. Nafe stated that most of the lots in the area around the parcel being requested for rezoning were large with 10 or more acres. Mr. Nafe stated that the large lots were perfect for the construction of large buildings needed for industrial uses. Mr. Nafe stated that the parcel requested for rezoning was a small lot that bordered Elkin Highway giving it a lot of street frontage. Mr. Nafe thanked the Planning Board for the question that was asked about spot zoning. Mr. Nafe restated that since there were Highway Business zoned parcels across Elkin Highway then this rezoning would be contiguous with the requested zoning. Mr. Nafe stated that there had been five inquiries for businesses that wanted to buy or move into the building on the parcel. Mr. Nafe further stated that all of the businesses wanted Highway Business uses and some of them had reached out to Director Kamperman about the property. Mr. Nafe stated that there was not an economically feasible use at this site with its current zoning and that it would benefit the Town to have a Highway Business use there instead. Mr. Nafe asked if the Planning Board had any further questions for him. Mr. Stancil asked Mr. Nafe to expand on what businesses approached him to start a business on the property. Mr. Nafe stated that the uses of the businesses that approached him included a coffee shop, counseling service, offices, animal shelter, and a pawn shop. Mr. Nafe stated that all of the businesses that had approached him would need the parcel to be rezoned to HB first to be allowed as a use on the parcel. Director Kamperman further reminded the Planning Board that if the parcel was to be rezoned to HB, then any of the permitted uses in the zoning district would be allowed. Chair Harwell asked if there were any more questions or comments from the public.

As no questions were asked, Chair Harwell closed the public hearing and asked the Planning Board to entertain a motion to approve or deny the *Rezoning Request for Parcel ID 1403300*. Mr. Murphy made a motion to approve the request and proceeded to read the consistency statement: "I move to adopt the proposed Consistency Statement dated January 8, 2026, contained in the agenda materials, and to approve the zoning map amendment for Parcel ID 1403300 off Elkin Highway and School Bus Drive from LI Light Industrial to HB Highway Business." Vice Chair Turner provided a second to the motion. The motion passed by unanimous vote of 6-0.

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro's Planning Board determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public interest because: The request would encourage building reuse, due to the existing building being more conducive to uses permitted in Highway Business as well as allow for more mixing of uses (commercial & institutional) currently not permitted.

The request has been found to be consistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 11 – Allow for more mixing of uses.

Policy 16 – Analyze existing land use through field verification.

Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 20 – Encourage building reuse by district.

Policy 21 – Encourage the use of existing buildings and sites within current town limits.

Goal C.3 - Encourage Diversity in Transportation Options and Availability

Policy 66 - Continue to plan, implement, and encourage projects that enhance the appearance of major vehicular corridors.

Before moving onto the next item on the agenda, Director Kamperman asked to wait to proceed because applicant Rick Del Carlo did not attend the Planning Board Meeting. Director Kamperman explained to the Planning Board that the applicant for the second rezoning request was not a resident of Wilkes County and his intent was to be on the Google Meets meeting set up for the Planning Board Meeting. Director Kamperman stated that Mr. Del Carlo did not have to be at the meeting for the Planning Board to make a recommendation to the Board of Commissioners. He further stated they could choose to defer the hearing of the rezoning until the next meeting. Director Kamperman explained that if the Planning Board deferred the hearing and Mr. Del Carlo did not come to the meeting then they would need to make a recommendation or the request would go straight to the Board of Commissioners without a recommendation. The Planning Board voiced that they would prefer that the applicant be present in order to hear the request. Director Kamperman asked that a motion be made to defer the rezoning request hearing to the February 12th, 2026 Planning Board Meeting. Director Kamperman stated that he would inform Mr. Del Carlo of their decision.

Mr. Myers made a motion to defer the *Rezoning Request for Parcel #1402717* until the next Planning Board Meeting on February 12th, 2026 at 5:30 PM at the North Wilkesboro Townhall Board of Commissioners Room. Vice Chair Turner seconded the motion. The motion passed by unanimous vote of 6-0.

The ninth agenda item, **Planning Director Report**, was opened by Chair Harwell who asked Director Kamperman to proceed. Director Kamperman stated that December was a busy month. Director Kamperman stated that the Town was approved for a \$1.4 million grant for the restoration of sections of the greenway from FEMA. Director Kamperman stated that the Outdoor Economy Working Group met the day before the Planning Board Meeting and discussed future grant opportunities as well as signage options that would be available through the Department of Transportation. Director Kamperman stated that he talked with Kayla McCoy from Wilkes County Soil and Water about additional grant funding for stream debris removal. Director Kamperman stated that water rescues in the area dropped significantly after initial debris removal in previous years. Director Kamperman stated that he was in the process of acquiring a grants manager for the Smoot Tannery Brownfield Site and hoped to break ground by the end of 2026. Director Kamperman stated that the UDO was under Attorney review and he should have more updates at the next meeting. Director Kamperman asked if there were any questions for him. Chair Harwell stated that there were Planning Board Member Applications that were not on the agenda for the meeting and asked when they would hear the applications. Director Kamperman asked Town Attorney Brooks to speak on the matter. Town Attorney Brooks stated that they would talk to town management and let the Planning Board know. Chair Harwell expressed that he wished to hear the applications soon to fill as many Planning Board seats as they could.

Chair Harwell opened the floor for any questions or comments from the Board and members of the public. No questions were asked. Mr. Murphy made a motion to adjourn with Vice Chair Turner providing a second. All members voted in favor and the motion passed by a vote of 6-0. The meeting adjourned at 5:59 p.m.

Respectfully submitted,

Joseph Kamperman, Planning Director
**Minutes prepared by Forest Pearson, Planner 1*

John Harwell, Planning Board Chair *or*
Ken Turner, Planning Board Vice Chair



**TOWN OF NORTH WILKESBORO
PLANNING BOARD STAFF REPORT- REZONING REQUEST
February 12th, 2026**

DATE OF HEARING: February 12th, 2026; Board of Commissioners TBD

APPLICANT: Rick Del Carlo

PROPERTY LOCATION: Off of Hidden River Way

PIN: 3878-26-0761

Parcel ID #: 1402717

ACREAGE: 20.55

REQUESTED ACTION: Rezone parcel from *PD-CD: Planned Development Conditional District* to *R-20: Rural Residential*

DEVELOPMENT POTENTIAL: Permitted (R20) Rural Residential uses range from residential to some governmental/institutional and recreational uses. For a full list of uses, please see the attached Permitted Use Table. The existing use on the parcel is a non-conforming manufactured home park.

SURROUNDING LAND USE AND ZONING: Surrounding land uses are primarily light industrial to the east, commercial/agricultural to the south and west, and vacant parcels to the north of the parcel across the Yadkin River. Additionally, some institutional and residential uses exist to the south of the parcel (non-adjacent). Abutting zoned properties are (LI) Light Industrial and (GB) General Business. Parcels zoned (R10) Low Density Residential are found in the vicinity to the north and south of parcel.

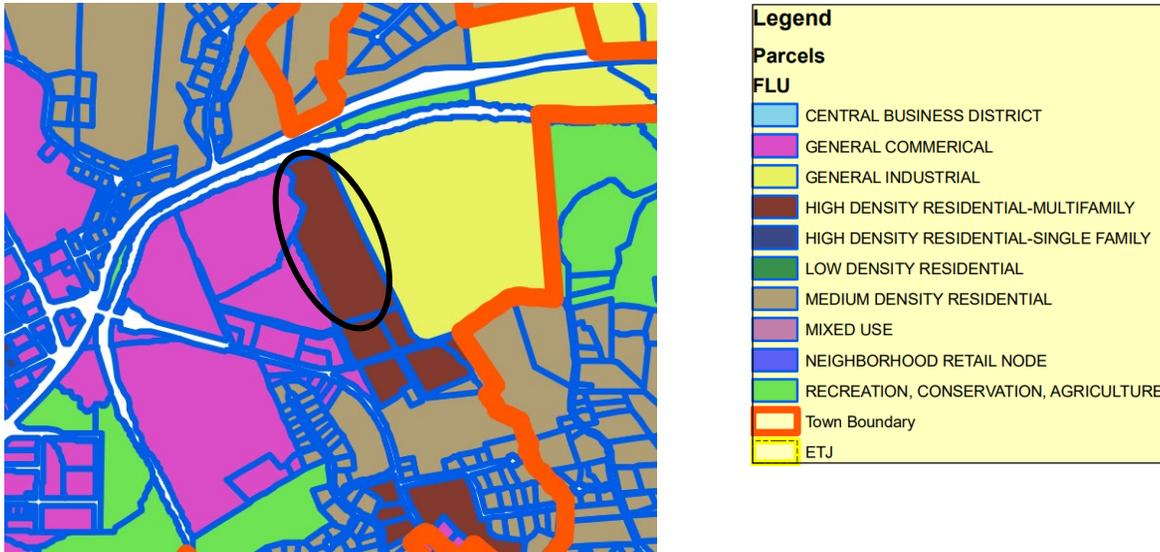
ACCESS: Off of Hidden River Way

SEWER AND WATER: The Town provides a main water and sewer line to this property. Once you cross into the property (River Rapid Lane) the sewer and water system is private and maintained by the property owner.

REVIEW CRITERIA: In reviewing and making recommendations on proposed zoning map amendments, the Planning Board shall consider the following factors:

1. **Consistency of the proposed zoning with the Town of North Wilkesboro Comprehensive Plan:** The Future Land Use Map identifies this property as a High Density Residential - Multifamily designation.

Future Land Use Map excerpt from North Wilkesboro's Comprehensive Plan below, see line encircling parcel under consideration for rezoning.



2. **Existing land uses within the general vicinity of the subject property:** Surrounding properties are industrial, commercial, agricultural, institutional, and residential. Parcels to the north are vacant.
3. **The zoning classification of property within the general vicinity of the subject property:**
 - 1) Parcels zoned (LI) Light Industrial are found adjacent to the north and east of the parcel, 2) Parcels zoned (GB) General Business are found adjacent to south and west of the parcel, and 3) Parcels zoned (R10) Low Density Residential are found in the vicinity to the north and south of the parcel. See attached map from the North Wilkesboro Zoning Map with highlight on the property under consideration for rezoning.
4. **The suitability of the subject property for the uses permitted under the existing and proposed zoning classification:** The property is abutting (LI) Light Industrial as well as (GB) General Business zoned districts. At present the property is zoned as a (PD-CD) Planned Development Conditional District. The PD-CD ordinance requires a substantial mix of housing (multi-family, modular, single-wide, double-wide, and stick-built homes) on a recorded plat with individual lots subdivided. At present the parcel is not in compliance with the PD-CD ordinance and functions as a non-conforming manufactured home park. The proposed zoning classification would allow for residential, government/institutional, recreational, and some agricultural uses.

The size of the tract would allow for a variety of uses permitted in the (R20) Rural Residential district.

5. **The extent to which rezoning will detrimentally affect properties within the general vicinity of the subject property:** This would be considered a downzoning allowing for more rural uses, with larger lot sizes. The parcel is not in compliance with the PD-CD designation. However, under the current district it allows a mix of housing. Under the proposed R20 district similar kinds of housing would also be allowed. In addition to the allowed residential uses in R20, there are a few government/institutional, recreational, and some agricultural uses allowed. For a full list of uses, please see the attached Permitted Use Table.
6. **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.
 - a. **Size and nature of the tract-** This request is for one parcel proposed to be rezoned from PD-CD to R20 with a total tract size of 20.55 acres. The request is considered spot zoning but the lot size is large enough to accommodate the R20 designation. The abutting/immediately adjacent properties are not residential and there are no R20 zoned parcels in the vicinity. However, there are some residential uses and residentially zoned properties in the proximity of the parcel in question.
 - b. **Compatibility with existing plans and zoning ordinance-** The Future Land Use Map found in the Town's Comprehensive Land Use Plan notates this area to be High Density Residential - Multifamily. Current zoning is PD-CD.

The intent of the PD-CD as defined in the Zoning Ordinance is, *“The planned development (PD) conditional district is established to permit flexibility in site design and land use codes for specialized projects and uses that are to be planned, developed and managed on a unified basis. Planned development proposals should be able to be supported by the existing, surrounding transportation systems and should be harmonious with surrounding development. Developers must conduct a pre- application meeting with town staff before submission of any application materials. Staff shall discuss details of the project, town policies, the town's vision for the property, and address concerns.”*

The intent of R20 as defined by the Zoning Ordinance is, *“This district provides a location 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.”*

- c. **Impact of zoning decision-** The impact would be relatively low from a residential standpoint, as the current conditional district permits a mix of housing types. However, the lot would not be considered to be located in rural area, as the surrounding uses are primarily commercial/industrial.

- d. **Relationship between previous and future zoning-** As explained previously, the current PD-CD requires a substantial mix of housing consisting of multi-family, modular, single-wide, double-wide, and stick-built homes. The R20 zoning district allows for more low impact residential uses. Additional uses are allowed within R20, including government and institutional uses, but are primarily geared towards county or rural operations.

PLANNING BOARD DETERMINATION: The Planning Board will need to determine whether the proposal meets the review criteria. Staff has advertised for a public hearing with the Planning Board, fulfilling notice requirements listed in the Rules and Procedures. The Planning Board made a decision on January 8th, 2026, to defer their recommendation to the February 12th, 2026, meeting due to the applicant not being present for the request. As a reminder, the Planning Board may offer a recommendation to approve, recommendation to deny, or offer an alternative recommendation for the Commissioner’s consideration.

MOTIONS AND CONSISTENCY STATEMENTS: CHOOSE ONE

Motion to Approve (Approving zoning map amendment) “I move to adopt the proposed Consistency Statement dated February 12, 2026, contained in the agenda materials, and to approve the zoning map amendment for Parcel ID 1402717 off of Hidden River Way from PD-CD Planned Development Conditional District to R-20 Rural Residential.”

Comprehensive Plan Consistency Statement February 12, 2026

Zoning case no. RZ- 2602

Address: Parcel ID 1402717; off Hidden River Way

Applicant: Rick Del Carlo

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public interest because: The request would allow for an increase in uses on an existing site within town limits.

The request has been found to be consistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 16 – Analyze existing land use through field verification.

Policy 17 – Analyze current non-conforming land uses.

Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels

Policy 21 – Encourage the use of existing buildings and sites within current town limits.

Motion to Deny (Denying zoning map amendment) “I move to adopt the proposed Consistency Statement dated February 12, 2026, contained in the agenda materials, and to deny the proposed zoning map amendment in regards to Parcel ID 1402717 off of Hidden River Way from PD-CD Planned Development Conditional District to R-20 Rural Residential.”

Comprehensive Plan Consistency Statement February 12, 2026

Zoning case no. RZ- 2602

Address: Parcel ID 1402717; Off Hidden River Way

Applicant: Rick Del Carlo

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **DENIED**. The action taken is reasonable and in the public interest because: The proposed zoning designation would not be compatible with existing adjacent/abutting land use as well as zoning districts.

The request has been found to be inconsistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

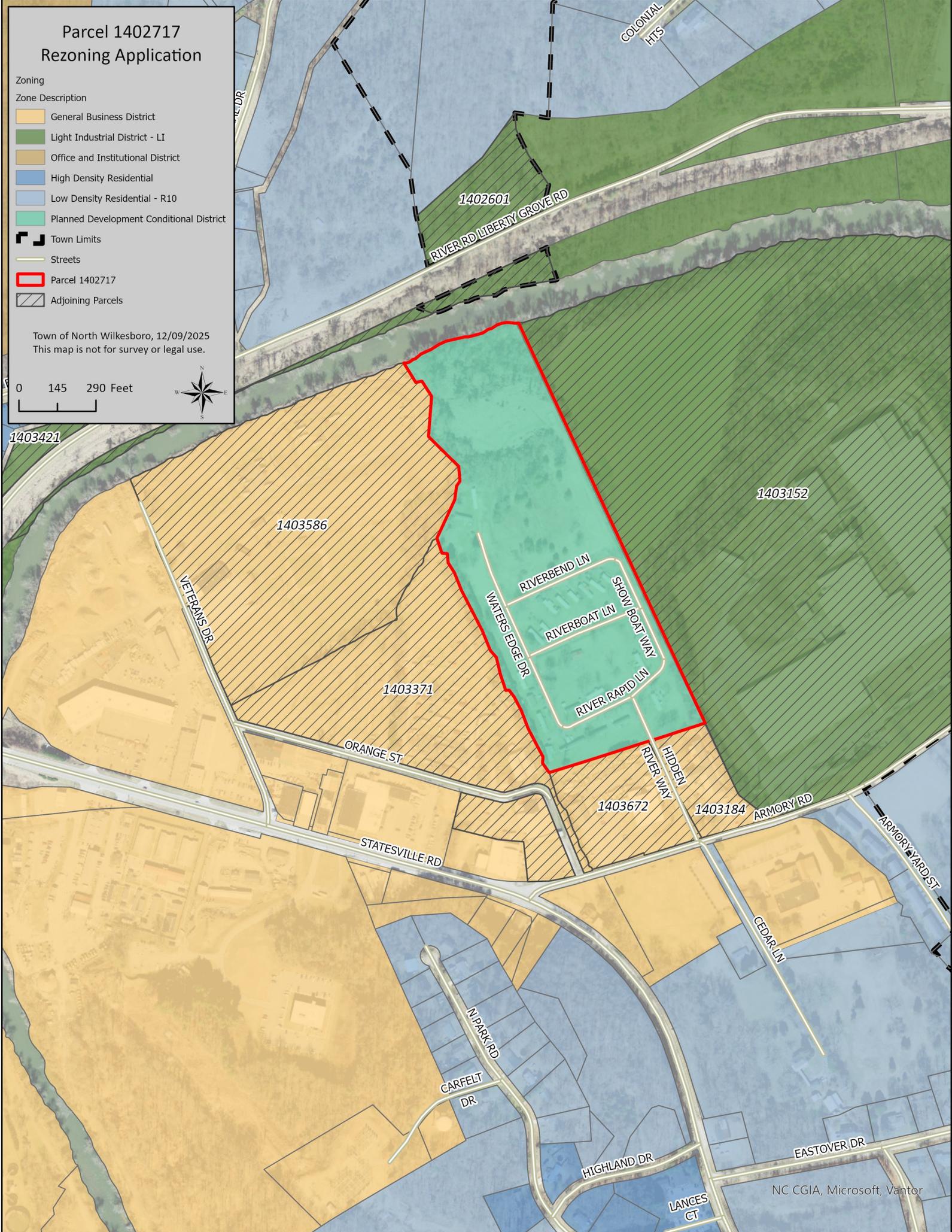
Policy 16 – Analyze existing land use through field verification.

Parcel 1402717 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
 - Low Density Residential - R10
 - Planned Development Conditional District
 - Town Limits
 - Streets
 - Parcel 1402717
 - Adjoining Parcels

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

0 145 290 Feet





December 23rd, 2025

Dear Rick Del Carlo:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, January 8th, 2026 at 5:30 p.m.** to consider your petition filed with the Town of North Wilkesboro requesting a parcel of land be rezoned from PD-CD: Planned Development Conditional District to R-20: Rural Residential. The property for which your rezoning petition is requested is located off Hidden River Way and identified by Parcel #1402717/PIN 3878-26-0761. Attached is a map of the proposed rezoning.

The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing. Please make plans to attend this meeting. If you have any questions or concerns, feel free to reach out to my office.

In public service,



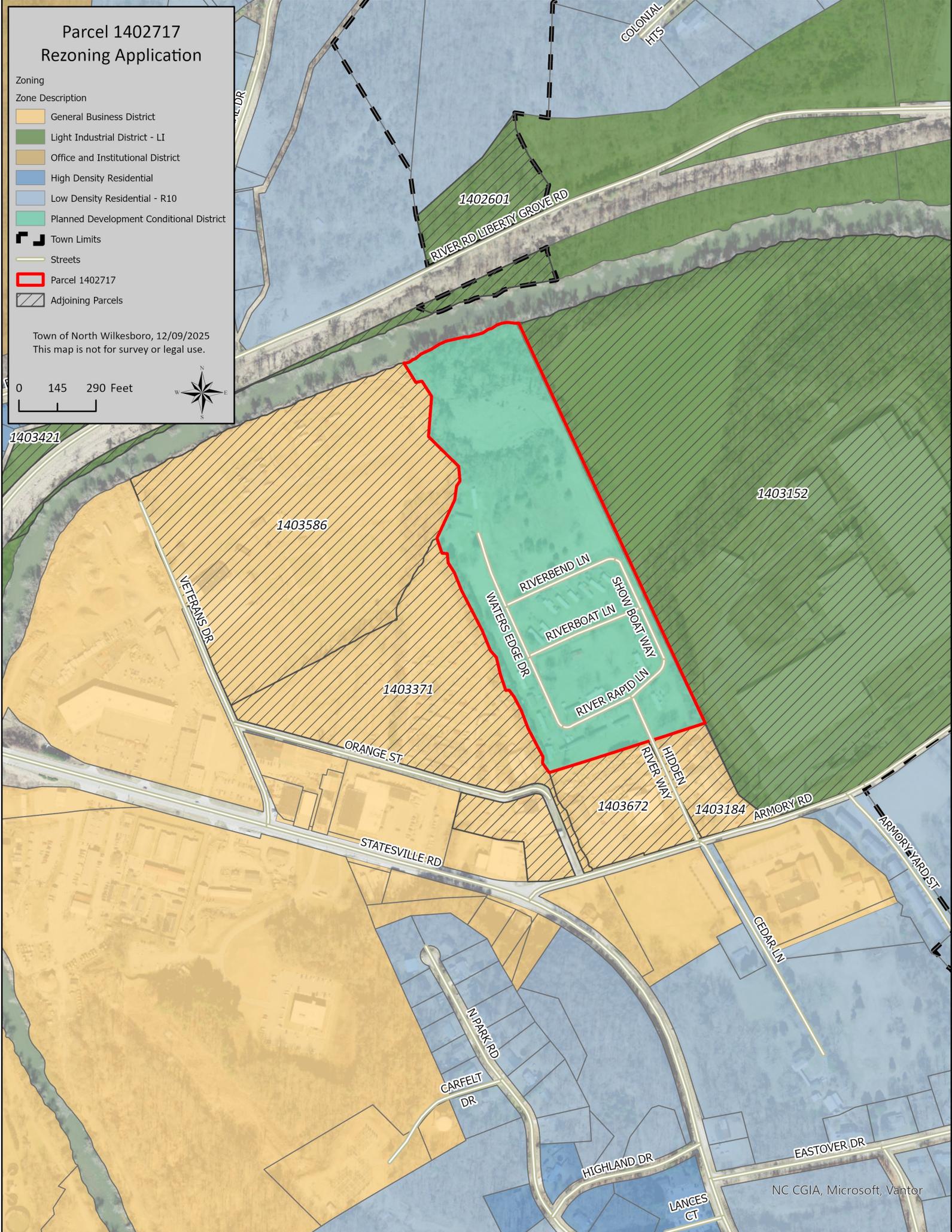
Joseph Kamperman, CZO
Planning Director
Town of North Wilkesboro
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(o) 336-667-7129 ext. 3011
planning@northwilkesboronc.gov
www.north-wilkesboro.com

Parcel 1402717 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
 - Low Density Residential - R10
 - Planned Development Conditional District
 - Town Limits
 - Streets
 - Parcel 1402717
 - Adjoining Parcels

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

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December 23rd, 2025

Dear Neighboring Property Owner:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, January 8th, 2026 at 5:30 p.m.** to consider action upon a petition filed with the Town of North Wilkesboro by Rick Del Carlo requesting a parcel of land be rezoned from PD-CD: Planned Development Conditional District to R-20: Rural Residential. The property for which this rezoning petition is requested is located off Hidden River Way and identified by Parcel #1402717/PIN 3878-26-0761. Attached is a map of the proposed rezoning.

The application is available for review on the Town's website one week before the meeting date or on the office of the Planning Director in Town Hall. To access the application digitally, go to <https://www.north-wilkesboro.com/AgendaCenter> and select the Planning Board tab. The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov. Please contact me with any questions or concerns.

In public service,

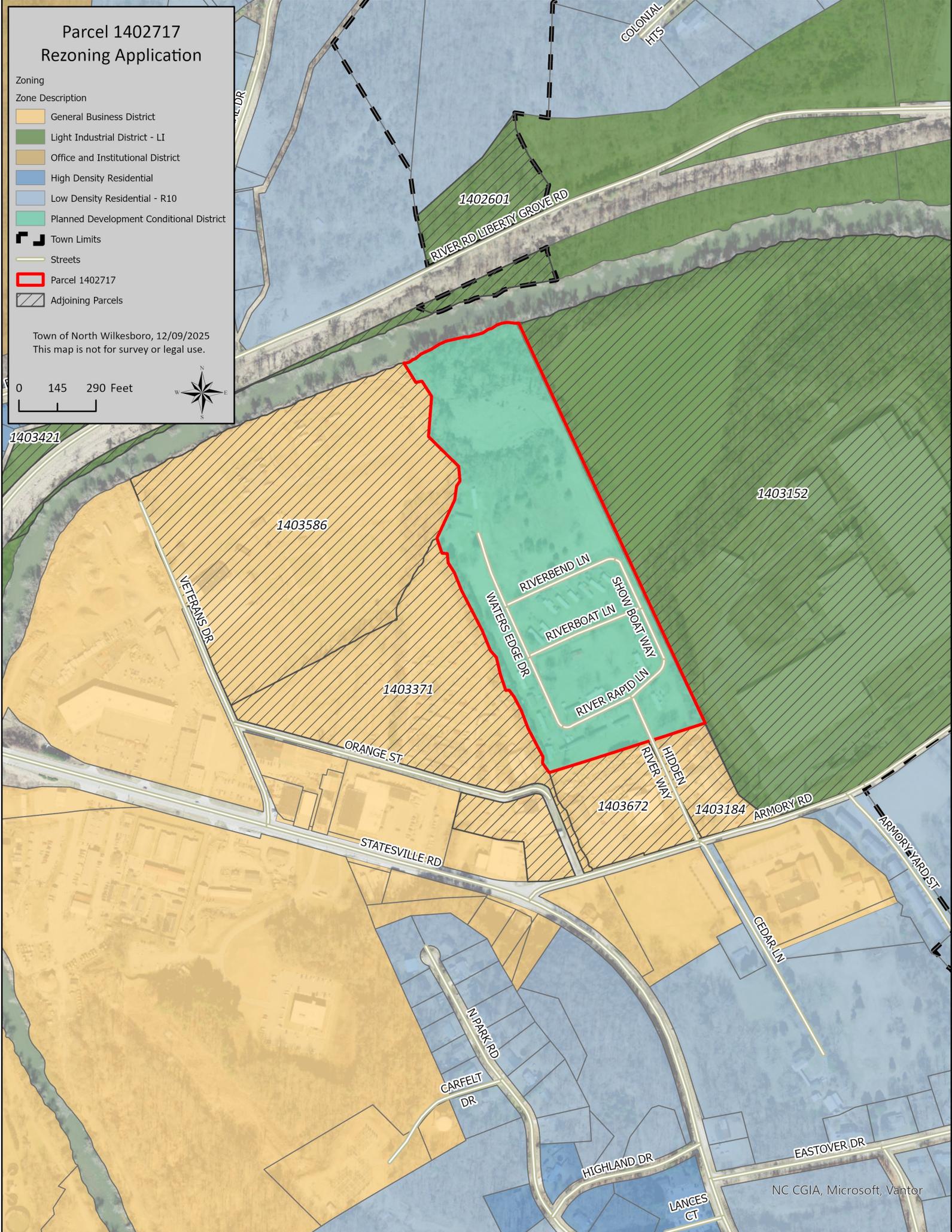
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Planning Director
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North Wilkesboro, NC 28659
(o) 336-667-7129 ext. 3011
planning@northwilkesboronc.gov
www.north-wilkesboro.com

Parcel 1402717 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Light Industrial District - LI
 - Office and Institutional District
 - High Density Residential
 - Low Density Residential - R10
 - Planned Development Conditional District
 - Town Limits
 - Streets
 - Parcel 1402717
 - Adjoining Parcels

Town of North Wilkesboro, 12/09/2025
This map is not for survey or legal use.

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Liquidity Services Operations, LLC
6931 Arlington Road, Suite 200
Bethesda, MD 20814

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R A H Property Management, LLC
239 Armory Road
North Wilkesboro, NC 28659

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DEC 23 2025

State of North Carolina
110 North Street
Wilkesboro, NC 28697

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

TOWN OF NORTH WILKESBORO
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TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

Kilby's Livestock Market Inc
P.O. Box 337
Boomer, NC 28606

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

Veterans of Foreign Wars
P.O. Box 357
North Wilkesboro, NC 28659

FIRST-CLASS



US POSTAGE^{IM}PITNEY BOWES
ZIP 28659 02 7H
0006102497 \$ 000.74⁰
DEC 23 2025

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

Bobbie S Cox
2415 N Beech Lane
Greensboro, NC 27455

FIRST-CLASS



US POSTAGE IMIPITNEY BOWES
ZIP 28659
02 7H
0006102497 **\$ 000.74⁰**
DEC 23 2025

TOWN OF NORTH WILKESBORO
P.O. BOX 218
NORTH WILKESBORO, NC 28659-0218

Rick Del Carlo
5102 Bordeaux Avenue
Irvine, CA 92604

Property Owner of Parcel #1403241
110 North Street
Wilkesboro, NC 28697

FIRST-CLASS



US POSTAGE IMIPITNEY BOWES
ZIP 28659
02 7H
0006102497 **\$ 000.74⁰**
DEC 23 2025

FIRST-CLASS



US POSTAGE
ZIP 28659
02 7H
0006102497 **\$**

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 28659
02 7H
0006102497 \$ 000.74⁰
DEC 30 2025

Property Owner of Parcel #1403421
110 North Street
Wilkesboro, NC 28697



Info

PB Posting 12-23-25 #1

December 23 2025

3 53 PM

Size Info
4032 x 3024 3.7 MB 72 dpi 32 bit

Device Info
Apple iPhone 11 4.25 mm f/1.8 1/1000 sec
ISO 32 EXP 0 No flash, compulsory

Source
North Wilkesboro Dropbox

File Path
C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2602 Parcel
#1402717\Planning Board - 1.8.26\PB Posting
12-23-25 #1.HEIC



Info



PB Posting 12-23-25 #2



December

23

2025



3

51

PM



Size Info

3024 x 4032 5.2 MB 72 dpi 32 bit



Device Info

Apple iPhone 11 4.25 mm f/1.8 1/800 sec
ISO 32 EXP 0 No flash, compulsory



Source

North Wilkesboro Dropbox



File Path

C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2602 Parcel
#1402717\Planning Board - 1.8.26\PB Posting
12-23-25 #2.HEIC

Permit Fee: \$250

Permit #: RZ - 2602

Town of North Wilkesboro Rezoning Petition

Planning Department

832 Main Street - PO Box 218 North Wilkesboro, NC 28659

Phone: (336) 667-7129 ext. 3011

Email: planning@northwilkesboronc.gov



To be Filled out by Applicant:

I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the Town of North Wilkesboro, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials:

The property to be rezoned is located on: **off Hidden Road Way**

Parcel ID: **1402717**

Physical Street Address (If Applicable):

The property is owned by: **Hidden River MHC, LLC**
 (Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: Rick Del Carlo	Address: 5102 Bordeaux Ave, Irvine, cA 92604
Phone Number: 909 203 8585	Email Address: rick@cregre.nets

The petition is submitted by: **See attached application**

If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.

Agent Information:

Name:	Address:
Phone Number:	Email Address:

It is desired and requested that the foregoing property be rezoned

From: **Planned Development Conditional (PD-C)** To: **Rural Residential (R20)**

Please list the current use(s) of the property: **Mobile Home Park/Manufactured Home Park**

THIS AREA IS FOR OFFICE USE ONLY

Date Received: 12/18/25	Received by: Joseph Kamperman
-----------------------------------	---

TO BE SIGNED BY APPLICANT AFTER THE REMAINDER OF DOCUMENT IS COMPLETED BY STAFF

*****Important*****
 Please note that the Town Board Policy requires that you or a representative attend the Public Hearing. The Town Board will not take any action on this petition unless you or a representative attend the public hearing.

Signature of Applicant: See attached application	Date: See attached application
Signature of Review Officer: 	Date: 12-18-25

Permit Fee: _____ Permit #: _____

Town of North Wilkesboro Rezoning Petition

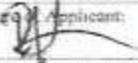
Planning Department

832 Main Street - PO Box 218 North Wilkesboro, NC 28659

Phone: (336) 667-7129 ext. 3011

Email: planning@northwilkesboronc.gov



To be Filled out by Applicant:	
I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the Town of North Wilkesboro, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials:	
The property to be rezoned is located on: 114 Armory Rd North Wilkesboro Nc 28659	
Parcel ID: N/A	
Physical Street Address (If Applicable):	
The property is owned by: Hiddenn River MHC, LLC <small>(Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)</small>	
Owner Information:	
Name: Rick Del Carlo	Address: 5102 Bordeaux Ave.
Phone Number: 900 203 8585	Email Address: rick@cregre.net
The petition is submitted by: Rick DEL Carlo - Co. OWNER	
<small>If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.</small>	
Agent Information:	
Name:	Address:
Phone Number:	Email Address:
It is desired and requested that the foregoing property be rezoned	
From: Planned Development Conditional (PD-CD) To: Rural Residential (R20)	
Please list the current use(s) of the property: mobile homes	
THIS AREA IS FOR OFFICE USE ONLY	
Date Received:	Received by:
TO BE SIGNED BY APPLICANT AFTER THE REMAINDER OF DOCUMENT IS COMPLETED BY STAFF	
Important	
Please note that the Town Board Policy requires that you or a representative attend the Public Hearing. The Town Board will not take any action on this petition unless you or a representative attend the public hearing.	
Signature of Applicant: 	Date: 11/28/2025
Signature of Review Officer:	Date:

FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED Jun 10, 2021
AT 02:02:06 pm
BOOK 01332
PAGE 0129
INSTRUMENT # 04760
EXCISE TAX \$1,890.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,890.00

Parcel Identifier: 1402717

Return to: Grantee

HB This Instrument prepared by: Jennifer B. Lewis

Brief description for the Index: 20.55 Acres, Hidden River Mobile Home Park

This deed made this 7th day of June, 2021.

GRANTOR	GRANTEE
Zachary Dixon and wife, Rachel Dixon	Hidden River MHC, LLC, a North Carolina Limited Liability Company Property Address: Maplewood Court North Wilkesboro, NC 28659 Mailing Address: 1135 Southridge Ct. Auburn, AL 36832

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **North Wilkesboro City and North Wilkesboro Township, Wilkes County**, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY REFERENCE.

The property herein above described was acquired by Grantor by instrument recorded in Book 1311, Page 377, Wilkes County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
Taxes for the year 2021 and thereafter which are not yet due and payable.
Conditions, Covenants and Restrictions as recorded in Book , Page , Wilkes County Registry.
Easements and Rights-of-way of record as shown on plat recorded in Map Book , Page , Wilkes County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Zachary Dixon (SEAL) Rachel Dixon (SEAL)
Zachary Dixon Rachel Dixon
This property is__ is not my primary residence This property is__ is not my primary residence

STATE OF Utah
COUNTY OF Covand

I, Shyanna Shepherd, a Notary Public of the state and county aforesaid, certify that **Zachary Dixon and wife, Rachel Dixon**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 9 day of June, 2021

[NOTARY SEAL]

Shyanna Shepherd
Notary Public

My Commission Expires: Feb 3, 2025

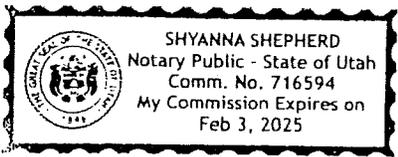


EXHIBIT "A"

BEGINNING at an iron, said iron being the northeast corner of the National Guard Armory Property, said iron also being located North 21° 24' 49" West 430.00 feet from a spike (found) in the center of SR 2335; thence North 78° 15' 29" East 200.63 feet to an iron on the bank of the branch; thence continuing North 78° 15' 29" East 10.00 feet to a point at said branch; thence North 19° 19' 41" West 1636.68 feet to an iron (found) on the bank of the Yadkin River; thence up the bank of the Yadkin River, South 76° 40' 15" West 424.21 feet to an iron on the bank of said river and on the branch bank; thence continuing South 76° 40' 15" West 16.83 feet to a point in the center of said branch; thence up and with the branch as follows: South 27° 36' 46" East 53.67 feet; North 81° 45' 25" East 21.85 feet; South 26° 40' 13" East 69.60 feet; South 10° 14' 51" West 152.56 feet; South 39° 07' 45" East 160.43 feet; South 01° 34' 45" West 53.53 feet; South 35° 06' 40" West 24.17 feet; South 14° 09' 28" West 46.37 feet; South 29° 55' 38" West 162.95 feet; South 11° 04' 55" East 58.90 feet; South 85° 01' 36" East 20.40 feet; South 00° 42' 59" West 40.63 feet; South 27° 20' 19" East 41.13 feet; South 15° 45' 23" East 78.51 feet; South 20° 19' 02" East 79.86 feet; South 21° 18' 21" East 86.68 feet; South 18° 32' 37" East 86.06 feet; South 32° 58' 53" East 36.75 feet; South 07° 01' 40" East 57.12 feet; South 12° 08' 24" East 67.74 feet; South 76° 46' 38" East 12.01 feet; South 36° 32' 57" East 29.40 feet; South 20° 32' 19" East 59.08 feet; South 15° 10' 22" East 67.28 feet; South 22° 37' 02" East 126.40 feet; South 08° 09' 49" West 25.41 feet; thence with same, South 26° 46' 53" East 38.77 feet to a point in the center of the branch; said being the Northwest corner of the National Guard Armory property; also being North 21° 24' 49" West 430.00 feet from a railroad spike in the center of the armory road; thence with the armory property, North 78° 15' 29" East 400.00 feet to the BEGINNING.

CONTAINING 20.55 acres, more or less. Also conveyed in this deed is a 20-foot right of way east of the National Guard Armory's east line and being as follows: BEGINNING on the Armory's northeast corner; thence South 21° 24' 49" East 430.00 feet to a railroad spike in the center of the Armory Road, said easement to be East of the above line.

For further reference see Deed Book 1057, Page 044, Deed Book 694, Page 581, Deed Book 527, Page 329; Deed Book 286, Page 96 and Deed Book 534, Page 491, Wilkes County Registry. Included in the above is two power lines crossing said property.

For additional reference, see Deed Book 1311, Page 377, Wilkes County Registry.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: HIDDEN RIVER MHC0609			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. NAME AND ADDRESS OF BORROWER: HIDDEN RIVER MHC, LLC 1135 SOUTHRIDGE CT. AUBURN, AL 36832	E. NAME AND ADDRESS OF SELLER: ZACHARY DIXON and RACHEL DIXON PO BOX 27 NORWOOD, CO 81423	F. NAME AND ADDRESS OF LENDER: CASH
---	--	---

G. PROPERTY LOCATION: MAPLEWOOD COURT NORTH WILKESBORO, NC 28659 WILKES County, North Carolina	H. SETTLEMENT AGENT: JENNIFER B. LEWIS, PLLC PLACE OF SETTLEMENT 108 SOUTH STREET WILKESBORO, NC 28697	I. SETTLEMENT DATE: June 9, 2021
--	--	--

J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	945,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	17,513.03
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	962,513.03
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	10,000.00
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes 01/01/21 to 06/10/21	1,517.85
212. Assessments to	
213. RENTAL CREDIT	5,280.00
214. SECURITY DEPOSIT	2,815.00
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	19,612.85
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	962,513.03
302. Less Amount Paid By/For Borrower (Line 220)	(19,612.85)
303. CASH (X FROM) (TO) BORROWER	942,900.18

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	945,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	945,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	4,213.02
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage to SKYLINE NATIONAL BANK	187,082.48
505. Payoff of second Mortgage	
506.	
507. PROCEEDS transferred* to INDEPENDENT TRUSTEES, INC	744,091.65
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes 01/01/21 to 06/10/21	1,517.85
512. Assessments to	
513. RENTAL CREDIT	5,280.00
514. SECURITY DEPOSIT	2,815.00
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	945,000.00
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	945,000.00
602. Less Reductions Due Seller (Line 520)	(945,000.00)
603. CASH (TO) (FROM) SELLER	0.00

* as qualified intermediary for Zachary Dixon and Rachel Dixon in accordance with the Exchange Agreement dated as of May 28, 2021

L. SETTLEMENT CHARGES							
700. TOTAL COMMISSION Based on Price			\$	@	%		
Division of Commission (line 700) as Follows:							
701. \$		to				PAD FROM BORROWERS FUNDS AT SETTLEMENT	PAD FROM SELLERS FUNDS AT SETTLEMENT
702. \$		to					
703. Commission Paid at Settlement							
704.		to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801. Loan Origination Fee	1.0000 %	to					
802. Loan Discount	%	to					
803. Appraisal Fee		to					
804. Credit Report		to					
805. Lender's Inspection Fee		to					
806. Mortgage Ins.App. Fee		to					
807. Assumption Fee		to					
808.							
809.							
810.							
811.							
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE							
901. Interest From	to	@ \$	/day	(days)	%
902. MIP Totln s. for Life Of Loan	for	months	to				
903. Hazard Insurance Premium for	1.0	years	to				
904.							
905.							
1000. RESERVES DEPOSITED WITH LENDER							
1001. Hazard Insurance	months	@ \$				per month	
1002. Mortgage Insurance	months	@ \$				per month	
1003. City/Town Taxes	months	@ \$				per month	
1004. County Taxes	months	@ \$				per month	
1005. Assessments	months	@ \$				per month	
1006.	months	@ \$				per month	
1007.	months	@ \$				per month	
1008.	months	@ \$				per month	
1100. TITLE CHARGES							
1101. Settlement & Closing Fee	to	JENNIFER B. LEWIS, PLLC				300.00	300.00
1102. Abstractor Title Search	to						
1103. Title Examination	to	JENNIFER B. LEWIS, PLLC				475.00	475.00
1104. Title Insurance Binder	to						
1105. Document Preparation	to						
1106. Notary Fees	to						
1107. Attorney's Fees	to	JENNIFER B. LEWIS, PLLC			SELLER DOCS	125.00	125.00
(includes above item numbers:)							
1108. Title Insurance	to	STATE LAND TITLE COMPANY				655.03	655.02
(includes above item numbers:)							
1109. Lender's Coverage	\$						
1110. Owner's Coverage	\$						
1111.							
1112. 1031 COORDINATION FEE	to	JENNIFER B. LEWIS, PLLC					750.00
1113. PROCEEDS	to	JENNIFER B. LEWIS, PLLC					50.00
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording Fees: Deed \$	26.00	; Mortgage \$			Releases \$	13.00	13.00
1202. City/County Tax/Stamps: Deed		; Mortgage					
1203. State Tax/Stamps: Revenue Stamps	1,890.00	; Mortgage				945.00	945.00
1204.							
1205.							
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey	to						
1302. Pest Inspection	to	QUALITY CONTROL					
1303. HOME INSPECTION		INSIGHT					
1304. 1031 ADMIN FEE	to	INDEPENDENT TRUSTEES, INC.					900.00
1305. ACQUISITION FEE	to	COCARIS REAL ESTATE GROUP				15,000.00	
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						17,513.03	4,213.02

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

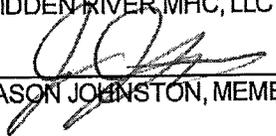
JENNIFER B. LEWIS, PLLC
Settlement Agent

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: HIDDEN RIVER MHC, LLC
Seller: ZACHARY DIXON and RACHEL DIXON
Settlement Agent: JENNIFER B. LEWIS, PLLC
(336)838-5530
Place of Settlement: 108 SOUTH STREET
WILKESBORO, NC 28697
Settlement Date: June 9, 2021
Property Location: MAPLEWOOD COURT
NORTH WILKESBORO, NC 28659
WILKES County, North Carolina

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

HIDDEN RIVER MHC, LLC BY:



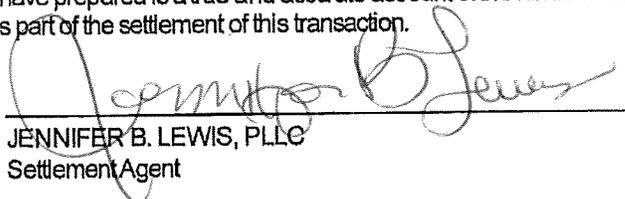
JASON JOHNSTON, MEMBER

attached

ZACHARY DIXON

RACHEL DIXON

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



JENNIFER B. LEWIS, PLLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: HIDDEN RIVER MHC, LLC
Seller: ZACHARY DIXON and RACHEL DIXON
Settlement Agent: JENNIFER B. LEWIS, PLLC
(336)838-5530
Place of Settlement: 108 SOUTH STREET
WILKESBORO, NC 28697
Settlement Date: June 9, 2021
Property Location: MAPLEWOOD COURT
NORTH WILKESBORO, NC 28659
WILKES County, North Carolina

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

HIDDEN RIVER MHC, LLC BY:

see attached
JASON JOHNSTON, MEMBER

Zachary Dixon
ZACHARY DIXON

Rachel Dixon
RACHEL DIXON

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Jennifer B. Lewis
JENNIFER B. LEWIS, PLLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



Payment Confirmation

Payer Information:

Payment Made By: Hidden River MHC
Payment Made For: Hidden River Community
Email: jo.wendyreeves@gmail.com
Description: Rezoning Petition-Hidden River Community
Address: 114 Armory Rd
North Wilkesboro, NC 28659
Payment Description: Building & Zoning
Payment Date: 12/8/2025 6:05:07 PM CT

Business Name	Payment Method	Payment Account	Payment Confirmation Number	Amount
Town of North Wilkesboro, NC (Building & Zoning)	CHECK	****2303	10809468	\$250.00

This notice confirms that the above payment was successfully submitted to our system and is currently being processed. Thank you for using PSN.

Paxton Media Group
201 South 4th Street Paducah, KY 42003

Town of North Wilkesboro Planning & Inspections
PO Box 218
North Wilkesboro, NC 28659
(336)667-7129

Class Liner Ad #71385492 Summary:

Slug Line: NOT-REZONE 1402717 PARCEL
Size: 1.00 x 4.77

Publication Cost \$34.75
 Adjustments \$0.00
 Net Cost \$34.75
 Prepaid Amount \$0.00
 Amount Due \$34.75

Order Detail:

Publication	Start	Stop	Insertions	Cost	Adjustments	Total
133WJPE1 N. Wilkesboro Journal-Patriot	1/1/26	1/1/26	1	34.75	0.00	34.75
133WJPI1 WJP Website	1/1/26	1/1/26	1	0.00	0.00	0.00

**NOTICE OF
PUBLIC HEARING
NORTH WILKESBORO
WILKES COUNTY
NORTH CAROLINA**

Notice is hereby given that the **Planning Board of the Town of North Wilkesboro** will, at their next meeting on Thursday, January 8th, 2026, hold a public hearing for a petition filed with the Town of North Wilkesboro by Rick Del Carlo. The applicant is requesting to **rezone a parcel of land off Hidden River Way and identified by Parcel #1402717/PIN 3878-26-0761** from Planned Development Conditional District (PD-CD) to Rural Residential (R20).

The Zoning map amendment is available for review on the Town's website at www.north-wilkesboro.com or in the office of the Planning Director in Town Hall. The above-described meeting will take place at 5:30 pm and be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov.

**Joseph Kamperman,
Planning Director**

January 1, 2026



**TOWN OF NORTH WILKESBORO
PLANNING BOARD STAFF REPORT- REZONING REQUEST
February 12th, 2026**

DATE OF HEARING: February 12th, 2026; Board of Commissioners TBD

APPLICANT: Reynaldo Del Castillo

PROPERTY LOCATION: Off of Jones Dancy Street

PIN: 3869-47-1508

Parcel ID #: 1403094

ACREAGE: 0.27

REQUESTED ACTION: Rezone parcel from *GB: General Business* to *R-6: High Density Residential*

DEVELOPMENT POTENTIAL: Permitted (R6) High Density Residential uses range from residential to some governmental/institutional and recreational uses. For a full list of uses, please see the attached Permitted Use Table.

SURROUNDING LAND USE AND ZONING: Surrounding land uses are residential to the north, south, east, and west of the parcel. Abutting zoned properties are (GB) General Business and (R6) High Density Residential. Parcels zoned (R10) Low Density Residential and (R20) Rural Residential are found in the vicinity to the west of parcel. Parcels zoned (HB) Highway Business are found in the vicinity to the east of the parcel.

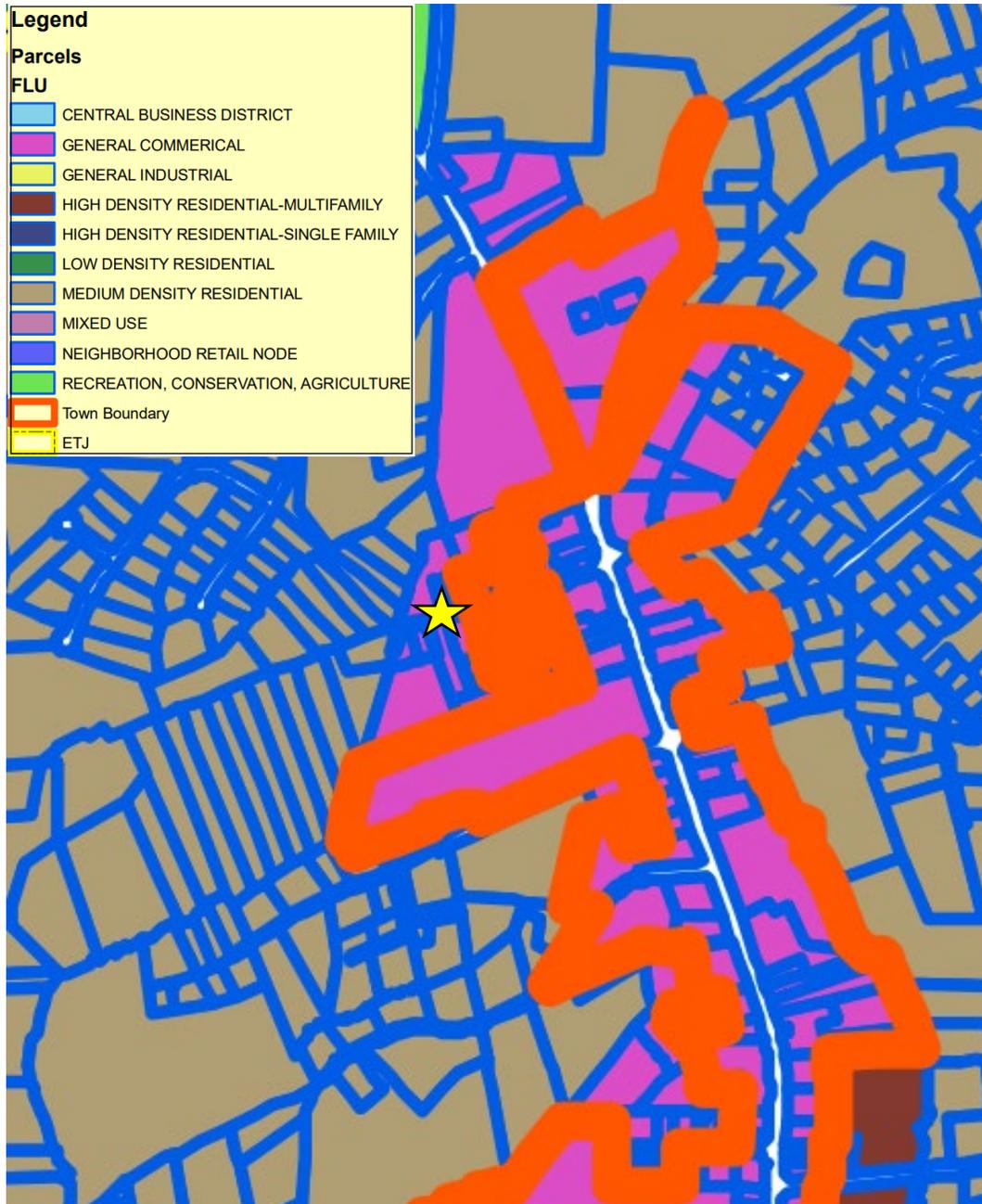
ACCESS: Off of Jones Dancy Street

SEWER AND WATER: The Town provides a sewer line to this property. The water main that serves this property is controlled by a private water association.

REVIEW CRITERIA: In reviewing and making recommendations on proposed zoning map amendments, the Planning Board shall consider the following factors:

1. **Consistency of the proposed zoning with the Town of North Wilkesboro Comprehensive Plan:** The Future Land Use Map identifies this property as a General Commercial designation.

Future Land Use Map excerpt from North Wilkesboro’s Comprehensive Plan below, see line encircling parcel under consideration for rezoning.



**The yellow star notes the location of Parcel #1403094 to provide a better idea of the location on the FLUM*



**Image captured from Town of North Wilkesboro Zoning Map – GIS with yellow star noting the location of Parcel #1403094*

2. **Existing land uses within the general vicinity of the subject property:** Surrounding properties are residential. Parcels to the north are vacant.

3. **The zoning classification of property within the general vicinity of the subject property:**
 - 1) Parcels zoned (GB) General Business are found adjacent to the north, south, east and west of the parcel,
 - 2) A parcel zoned (R6) High Density Residential is found adjacent to the south of the parcel,
 - 3) Parcels zoned (R10) Low Density Residential are found in the vicinity to the west of the parcel,
 - 4) Parcels zoned (R20) Rural Residential are found in the vicinity to the west of the parcel,
 - and 5) Parcels zoned (HB) Highway Business are found in the vicinity to the east of the

parcel. See attached map from the North Wilkesboro Zoning Map with highlight on the property under consideration for rezoning.

4. **The suitability of the subject property for the uses permitted under the existing and proposed zoning classification:** The property is abutting (GB) General Business as well as (R6) High Density Residential zoned districts. At present the property is zoned as a (GB) General Business. The current zoning classification allows for agricultural, commercial, government/institutional, professional/medical office, recreational, and some industrial uses. The proposed zoning classification would allow for residential, recreational, and some government/institutional uses. The size of the tract would allow for a variety of uses permitted in the (R6) High Density Residential district. However, the size of the tract will limit any future development, specifically commercial.
5. **The extent to which rezoning will detrimentally affect properties within the general vicinity of the subject property:** This would be considered a downzoning allowing for more residential uses. In addition to the allowed residential uses in R6, there are a few government/institutional, and recreational uses allowed. For a full list of uses, please see the attached Permitted Use Table. All of the surrounding land uses are residential.

PLANNING BOARD DETERMINATION: The Planning Board will need to determine whether the proposal meets the review criteria. Staff has advertised for a public hearing with the Planning Board, fulfilling notice requirements listed in the Rules and Procedures. As a reminder, the Planning Board may offer a recommendation to approve, recommendation to deny, or offer an alternative recommendation for the Commissioner's consideration.

MOTIONS AND CONSISTENCY STATEMENTS: CHOOSE ONE

Motion to Approve (Approving zoning map amendment) “I move to adopt the proposed Consistency Statement dated February 12, 2026, contained in the agenda materials, and to approve the zoning map amendment for Parcel ID 1403094 off of Jones Dancy Street from GB General Business to R-6 High Density Residential.”

Comprehensive Plan Consistency Statement February 12, 2026

Zoning case no. RZ- 2603

Address: Parcel ID 1403094; off Jones Dancy Street

Applicant: Reynaldo Del Castillo

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **APPROVED**. The action taken is reasonable and in the public interest because: The request would allow for an increase in uses on an existing site, better suited for the uses in the proposed zoning district.

The request has been found to be consistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 14 – Promote infill development on vacant land.

Policy 16 – Analyze existing land use through field verification.

Goal B.4 – Encourage Quality, Affordable Residential Development

Policy 46 – Encourage traditional neighborhood development through zoning applications.

Motion to Deny (Denying zoning map amendment) “I move to adopt the proposed Consistency Statement dated February 12, 2026, contained in the agenda materials, and to deny the proposed zoning map amendment in regards to Parcel ID 1403094 off of Jones Dancy Street from GB General Business to R-6 High Density Residential.”

Comprehensive Plan Consistency Statement February 12, 2026

Zoning case no. RZ- 2603

Address: Parcel ID 1403094; Off Jones Dancy Street

Applicant: Reynaldo Del Castillo

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Planning Board determines that the proposed zoning map amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, is **INCONSISTENT** with the Future Land Use Map and should be **DENIED**. The action taken is reasonable and in the public interest because: The proposed zoning designation would not be compatible with existing adjacent/abutting zoning districts, and current zoning is sufficient to regulate development on the property.

The request has been found to be inconsistent with the following **Comprehensive Plan policies:**

Goal B.1 – Develop and Utilize Flexible Land Use Controls

Policy 11 – Allow for more mixing of uses.

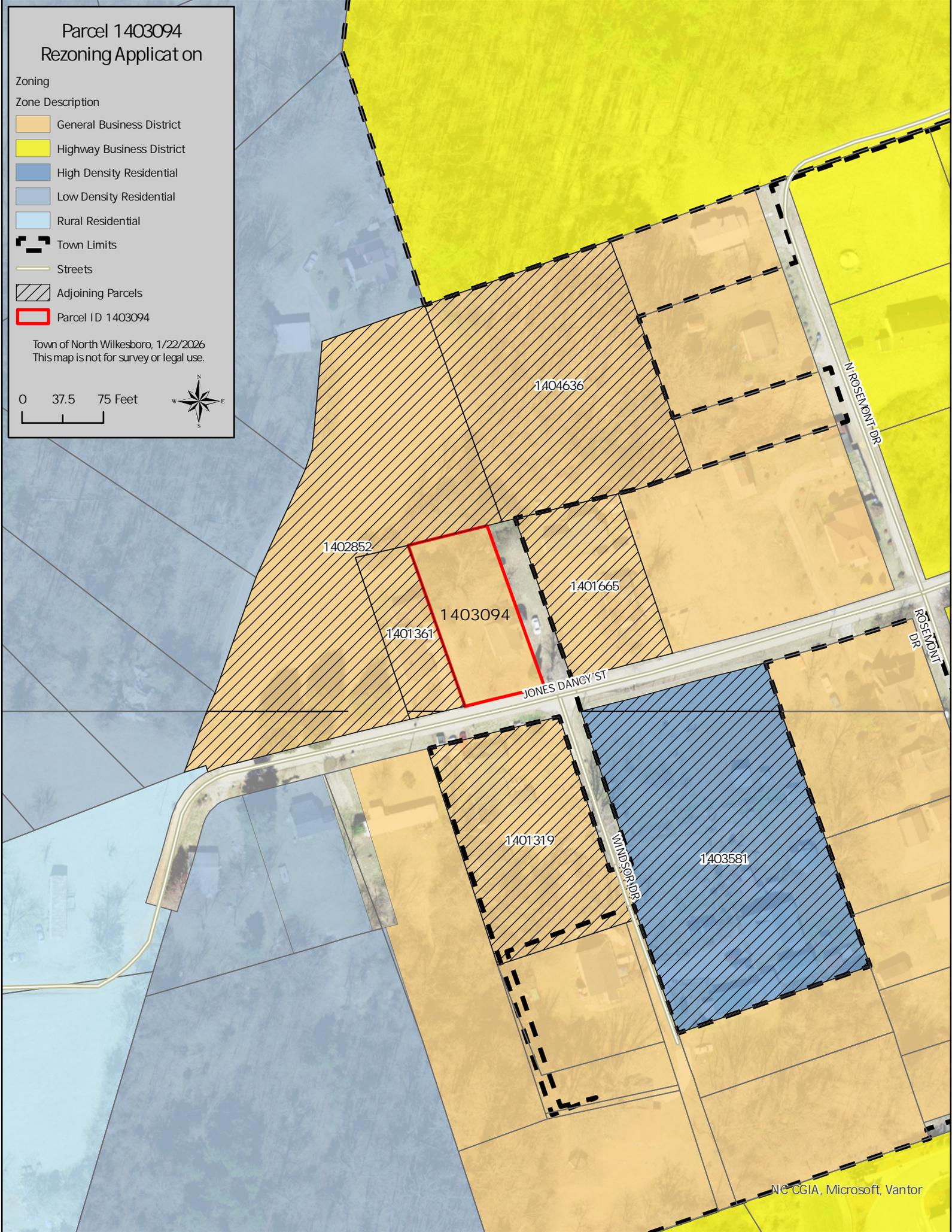
Policy 14 – Promote infill development on vacant land.

Parcel 1403094 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Highway Business District
 - High Density Residential
 - Low Density Residential
 - Rural Residential
- Town Limits
- Streets
- Adjoining Parcels
- Parcel ID 1403094

Town of North Wilkesboro, 1/22/2026
This map is not for survey or legal use.

0 37.5 75 Feet





January 30th, 2026

Dear Reynaldo Del Castillo:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, February 12th, 2026 at 5:30 p.m.** to consider your petition filed with the Town of North Wilkesboro requesting a parcel of land be rezoned from GB: General Business to R-6: High Density Residential. The property for which your rezoning petition is requested is located off Jones Dancy Street and identified by Parcel #1403094/PIN 3869-47-1508. Attached is a map of the proposed rezoning.

The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing. Please make plans to attend this meeting. If you have any questions or concerns, feel free to reach out to my office.

In public service,

A handwritten signature in black ink, appearing to read "Joseph Kamperman".

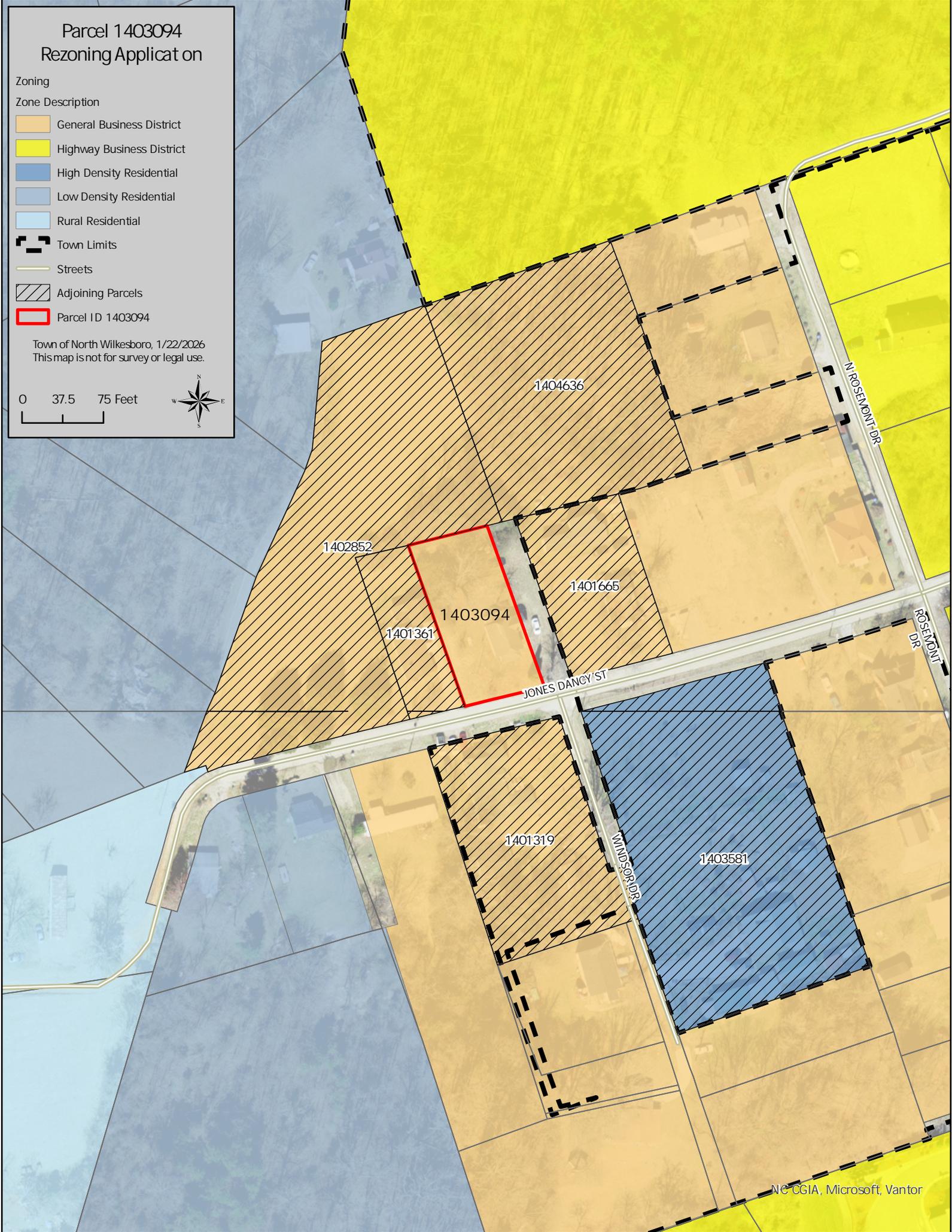
Joseph Kamperman, CZO
Planning Director
Town of North Wilkesboro
P.O. Box 218
832 Main Street
North Wilkesboro, NC 28659
(o) 336-667-7129 ext. 3011
planning@northwilkesboronc.gov
www.north-wilkesboro.com

Parcel 1403094 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Highway Business District
 - High Density Residential
 - Low Density Residential
 - Rural Residential
- Town Limits
- Streets
- Adjoining Parcels
- Parcel ID 1403094

Town of North Wilkesboro, 1/22/2026
This map is not for survey or legal use.

0 37.5 75 Feet





January 30th, 2026

Dear Neighboring Property Owner:

Notice is hereby given that the Planning Board of the Town of North Wilkesboro will hold a public hearing on **Thursday, February 12th, 2026 at 5:30 p.m.** to consider action upon a petition filed with the Town of North Wilkesboro by Reynaldo Del Castillo requesting a parcel of land be rezoned from GB: General Business to R-6: High Density Residential. The property for which this rezoning petition is requested is located off Jones Dancy Street and identified by Parcel #1403094/PIN 3869-47-1508. Attached is a map of the proposed rezoning.

The application is available for review on the Town's website one week before the meeting date or on the office of the Planning Director in Town Hall. To access the application digitally, go to <https://www.north-wilkesboro.com/AgendaCenter> and select the Planning Board tab. The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov. Please contact me with any questions or concerns.

In public service,

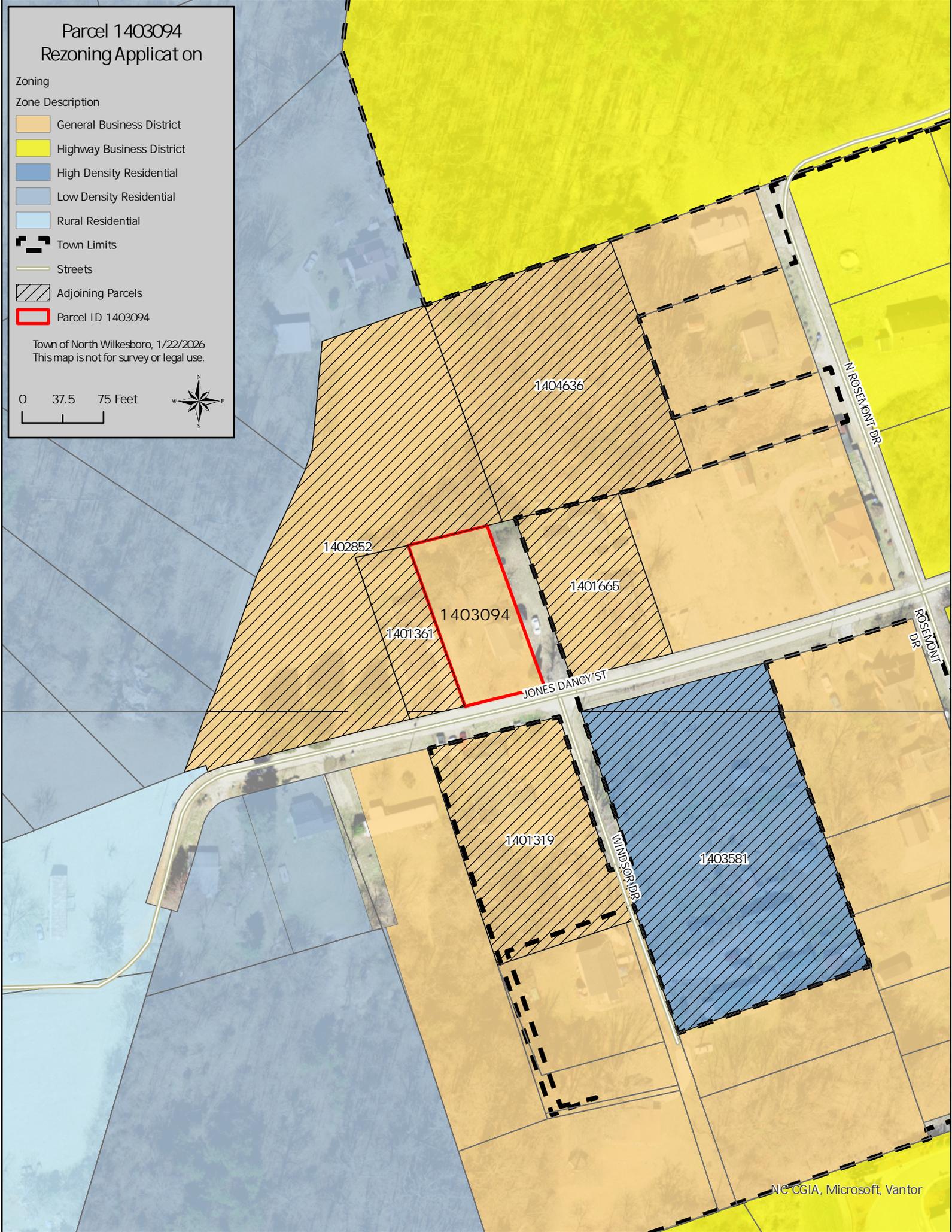
Joseph Kamperman, CZO
Planning Director
Town of North Wilkesboro
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planning@northwilkesboronc.gov
www.north-wilkesboro.com

Parcel 1403094 Rezoning Application

- Zoning
- Zone Description
- General Business District
 - Highway Business District
 - High Density Residential
 - Low Density Residential
 - Rural Residential
- Town Limits
- Streets
- Adjoining Parcels
- Parcel ID 1403094

Town of North Wilkesboro, 1/22/2026
This map is not for survey or legal use.

0 37.5 75 Feet



TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

FELTS, OWEN THOMAS
230 JONES DANCY STREET, NORTH WILKESBORO, NC 28659

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H
0006102497 JAN 30 2026

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

SPICER, BELVA LUCILLE
806 MOUNTAIN PARK RD, STATE ROAD, NC 28676

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H
0006102497 JAN 30 2026

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

RHODES, WILLIAM Z & ELLA H
185 BRIARWOOD LANE, WILKESBORO, NC 28697

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H
0006102497 JAN 30 2026

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

MIGUEL, DOLORES FRANCISO
135 WINDSOR DR, NORTH WILKESBORO, NC 28659

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H
0006102497 JAN 30 2026

TOWN OF NORTH WILKESBORO
Post Office Box 218
North Wilkesboro, North Carolina 28659-0218

TURNER, EDITH O & PAUL E
2335 GARDENDALE DRIVE, COLUMBUS, OH 43219

FIRST-CLASS



US POSTAGE IMPITNEY BOWES
ZIP 28659 \$ **000.74⁰**
02 7H
0006102497 JAN 30 2026

TOWN OF NORTH WILKESBORO

Post Office Box 218

North Wilkesboro, North Carolina 28659-0218

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 28659
02 7H
0006102497

\$ 000.74⁰

JAN 30 2026

C & P MANAGEMENT OF NC, 2, LLC
PO BOX 1205, NORTH WILKESBORO, NC 28659

TOWN OF NORTH WILKESBORO

Post Office Box 218

North Wilkesboro, North Carolina 28659-0218

FIRST-CLASS



US POSTAGE^{IMI}PITNEY BOWES



ZIP 28659
02 7H
0006102497

\$ 000.74⁰

JAN 30 2026

Reynaldo Del Castillo
137 Mulberry Pine Street, North Wilkesboro, NC 28659



Info



PB Posting 02-05-26



February

5

2026



11

51

AM



Size Info

3024 x 4032 3.5 MB 72 dpi 32 bit



Device Info

Apple iPhone 11 4.25 mm f/1.8 1/2000 sec
ISO 32 EXP 0 No flash, compulsory



Source

North Wilkesboro Dropbox



File Path

C:\Users\TONW-301\North Wilkesboro
Dropbox\Rezoning\2026\RZ - 2603 Parcel
#1403094\Planning Board - 2.12.26\PB
Posting 02-05-26.HEIC

Permit Fee: \$250⁰⁰ Permit #: 2603

Town of North Wilkesboro Rezoning Petition

Planning Department

832 Main Street - PO Box 218 North Wilkesboro, NC 28659

Phone: (336) 667-7129 ext. 3011

Email: planning@northwilkesboronc.gov



To be Filled out by Applicant:

I (We), the undersigned, do hereby respectfully make application and petition to amend the Zoning Map of the Town of North Wilkesboro, as hereinafter requested, and in support of this application, the following facts are shown of the application and all required materials:

The property to be rezoned is located on:

Jones Dancy st 1403094

Parcel ID: 1403094

Physical Street Address (If Applicable): 224 Jones Dancy Street, North Wilkesboro, NC 28659

The property is owned by: Reynaldo Del Castillo

(Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: Reynaldo Del Castillo

Address: 137 Mulberry pine st

Phone Number: 336-646-6032

Email Address: N. Wilkesboro 28659
jaimeselec@gmail.com

The petition is submitted by: Reynaldo Del Castillo

If the Petition is submitted by someone other than the owner, a letter from the owner(s) authorizing the agent to act on his or her behalf must be submitted with the application. This authorization must be signed and notarized by all owners having an interest in the subject property.

Agent Information:

Name:

Address:

Phone Number:

Email Address:

It is desired and requested that the foregoing property be rezoned

From: GB General Business

To: R6 High Density Res

Please list the current use(s) of the property: Vacant lot

THIS AREA IS FOR OFFICE USE ONLY

Date Received: 1/21/2026

Received by: Forest Pearson

TO BE SIGNED BY APPLICANT AFTER THE REMAINDER OF DOCUMENT IS COMPLETED BY STAFF

Important

Please note that the Town Board Policy requires that you or a representative attend the Public Hearing. The Town Board will not take any action on this petition unless you or a representative attend the public hearing.

Signature of Applicant: Reynaldo Del Castillo

Date: 1-21-26

Signature of Review Officer: Forest Pearson

Date: 1-21-2026

FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS

FILED Sep 01, 2021
AT 11:03:23 am
BOOK 01338
PAGE 0083
INSTRUMENT # 07227
EXCISE TAX \$24.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$24.00

Primary Residence Yes No

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 1403094
Verified by _____ County on the _____ day of _____,
by _____

Mail after recording to Grantee

HB:VOTV

This instrument was prepared by: Brandon J. York, Colvard, Triplett & Vannoy, PO Box 1388, N. Wilkesboro, NC 28659

Lot #123, #124 AND #125
N. Wilkesboro Twnship/Map 1, Pg. 81

THIS DEED made this 1st day of September, 2021, by and between _____

GRANTOR
THOMAS JAMES WYATT, SR. and wife,
CAROLYN WYATT
156 S. Ridgerun Lane
North Wilkesboro, NC 28659

GRANTEE
REYNALDO del CASTILLO
ESPIRITU TORRES ARMENRA
137 Mulberry Pine Street
North Wilkesboro, NC 28659
(as joint tenants with right of survivorship)

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey an undivided interest unto the Grantee in fee and to that certain lot or parcel of land situated in the City of N/A North Wilkesboro Township Wilkes County, North Carolina and more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED FULLY HEREIN BY REFERENCE.

THE ABOVE-DESCRIBED PROPERTY IS CONVEYED AND ACCEPTED SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS AND ANY OTHER RESTRICTIONS OF RECORD.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1000, Page 106
Wilkes County Registry.

A map showing the above-described property is recorded in Plat Books 1, Pages 81 WCR

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLUE INK ONLY

By: _____ (Corporate Name) Thomas James Wyatt Sr (SEAL)
Thomas James Wyatt, Sr.
By: _____ Carolyn Wyatt (SEAL)
Carolyn Wyatt

STATE OF NORTH CAROLINA

COUNTY OF WILKES

Use Black Ink I, a notary public for the state and county aforesaid, hereby acknowledge that THOMAS JAMES WYATT, SR. AND CAROLYN WYATT Grantor,
each personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of September
SEAL- STAMP 2021

My Commission Expires: Sept. 22, 2021 Carla H. Reavis
Notary Public

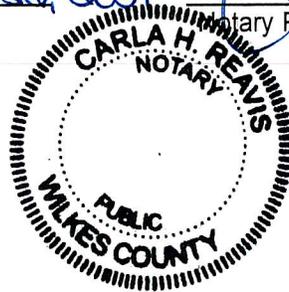


EXHIBIT "A"

BEGINNING at a stake on the North side of Jones Street and on the West side of a 25 foot alley. Said stake being 19 feet from center of Jones Street. Running North 20 degrees and 15 minutes West with the West margin of alley 150 feet to a stake in Earnest Golden's line. Thence South 74 degrees and 45 minutes west 75 feet to a stake in Clint Shew's Line. Thence South 20 degrees and 15 minutes East 150 feet to a stake at Jones Street. Thence North 74 degrees and 45 minutes East with Jones Street 75 feet to the point of beginning. Being lots No. 123, 124 and 125 as shown on map of the Fairplains Subdivision by J. W. Jones and P. E. Dancy. Containing 11,207.137 square feet. Said map being recorded in Map Book 1, Page 81 in the Wilkes County Registry.

For Chain of title see:

Book 384, Page 338

Book 227, Page 457

Book 222, Page 32

Book 186, Page 24

Book 156, Page 515

Book 376, Page 264

Book 227, Page 449

Book 222, Page 30

Book 176, Page 285

Book 232, Page 392

Book 222, Page 235

Book 217, Page 105

Book 172, Page 306

Paxton Media Group
201 South 4th Street Paducah, KY 42003

Town of North Wilkesboro Planning & Inspections
PO Box 218
North Wilkesboro, NC 28659
(336)667-7129

Class Liner Ad #71406671 Summary:

Slug Line: NOT-PARCEL 1403094 REZONE
Size: 1.00 x 4.77

Publication Cost \$34.75
 Adjustments \$0.00
 Net Cost \$34.75
 Prepaid Amount \$0.00
 Amount Due \$34.75

Order Detail:

Publication	Start	Stop	Insertions	Cost	Adjustments	Total
133WJPE1 N. Wilkesboro Journal-Patriot	1/29/26	1/29/26	1	34.75	0.00	34.75
133WJPI1 WJP Website	1/29/26	1/29/26	1	0.00	0.00	0.00

**NOTICE OF
PUBLIC HEARING
NORTH WILKESBORO
WILKES COUNTY
NORTH CAROLINA**

Notice is hereby given that the **Planning Board of the Town of North Wilkesboro** will, at their next meeting on Thursday, February 12th, 2026, hold a public hearing for a petition filed with the Town of North Wilkesboro by Reynaldo Del Castillo. The applicant is requesting to **rezone** a parcel of land off Jones Dancy Street and identified by **Parcel #1403094/PIN 3869-47-1508** from General Business (GB) to High Density Residential (R6).

The Zoning map amendment is available for review on the Town's website at www.north-wilkesboro.com or in the office of the Planning Director in Town Hall. The above-described meeting will take place at 5:30 pm and be held in the Board of Commissioners Board Room located in Town Hall at 210 9th Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to planning@northwilkesboronc.gov.

**Joseph Kamperman,
Planning Director**

January 29, 2026



Town of North Wilkesboro
Department of Planning & Inspections
Boards and Committees Application

Mailing Address: PO Box 218

Physical Address: 832 Main Street

North Wilkesboro, NC 28659

Phone: (336)667-7129 Ext. 3011 Fax: (336)838-1779

planning@northwilkesboronc.gov

Name: MARC R. HAUSER

Address: 407 F ST. SUITE 103 NW

Phone: (Home) _____ (Work) _____ (Cell) 336-928-0457

Employer: RETIRED Title: _____

Which board are you applying for?

Board of Adjustment Planning Board

I reside within the:

Corporate Limits of North Wilkesboro Extraterritorial Jurisdiction (ETJ) of North Wilkesboro

Other, please specify: _____

List any education, work experience or qualifications you have relevant to the board/committee.

SALES, MAYOR

List any current or past volunteer activities in which you are/were involved.

ROTARY, VERY ACTIVE AT CHURCH

What do you see as the responsibilities of this board/committee and what do you hope to accomplish if appointed?

HELP MAKE THE BEST DECISIONS FOR THE TOWN & PROPERTY OWNER

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed?

No Yes

If yes, please explain: _____

Have you taken the opportunity to attend any previous board or committee meetings prior to the notice of this vacancy?

No Yes

If yes, which ones? 3 IN THE PAST 4 YRS.

Have you ever served on a government board or a Town of North Wilkesboro board/committee before?

No Yes

If yes, please explain:

FORMER MAYOR

How familiar with the Town's Comprehensive Plan are you? Explain: _____

MODERATE AMOUNT

Please feel free to attach a resume and/or letter(s) of recommendation. **They are not required.**

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for one year. I also understand that I will be required to be available to attend meetings of the Board/Committee as assigned. This application does not guarantee you will be appointed to the Board/Committee by the North Wilkesboro Board of Commission. If appointed to a Board/Committee if a conflict of interest arises I will disclose the conflict of interest and recuse myself from deliberations and actions.

* Please note, original signature is required in order to be considered. This information along with other material may be used by the Town Board in making appointments and in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

Signature of Applicant

[Handwritten Signature]

Date

11/17/2025

Please fill out and return completed applications to the below address/method applicable:

**Town of North Wilkesboro
Department of Planning & Inspections
Attention: Joseph Kamperman, Planning Director**

Physical Address:

832 Main Street
North Wilkesboro, NC 28659

Mailing Address:

PO Box 218
North Wilkesboro, NC 28659

Fax or Email:

(336) 838-1779

planning@northwilkesboronc.gov



**Town of North Wilkesboro
Department of Planning & Inspections
Boards and Committees Application**

Mailing Address: PO Box 218

Physical Address: 832 Main Street
North Wilkesboro, NC 28659

Phone: (336)667-7129 Ext. 3011 Fax: (336)838-1779

planning@northwilkesboronc.gov

Name: David Johnston

Address: 409 D Street N. Wilkesboro NC 28659

Phone: (Home) 704-746-7378 (Work) 704-746-7378 (Cell) 704-746-7378

Employer: Johnston Kid Steer Services LLC Title: owner

Which board are you applying for?

Board of Adjustment Planning Board

I reside within the:

Corporate Limits of North Wilkesboro Extraterritorial Jurisdiction (ETJ) of North Wilkesboro

Other, please specify: _____

List any education, work experience or qualifications you have relevant to the board/committee.

extensive construction experience, running business, planning business
time tables, payroll

List any current or past volunteer activities in which you are/were involved. Masonic Lodge member
Helping raise money for the Oxford Home for children

What do you see as the responsibilities of this board/committee and what do you hope to accomplish if appointed?

See the Town Grow and Prosper, Invite new builders
to Area for Housing, encourage new businesses to come
to N. Wilkesboro and stay

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed?

No Yes

If yes, please explain: _____

Have you taken the opportunity to attend any previous board or committee meetings prior to the notice of this vacancy?

No Yes

If yes, which ones? _____

Have you ever served on a government board or a Town of North Wilkesboro board/committee before?

No Yes

If yes, please explain:

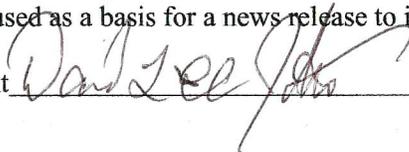
How familiar with the Town's Comprehensive Plan are you? Explain: somewhat, I've read the comprehensive plan and am currently teaching out to major builders to see if there interested in building in this area

Please feel free to attach a resume and/or letter(s) of recommendation. **They are not required.**

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for one year. I also understand that I will be required to be available to attend meetings of the Board/Committee as assigned. This application does not guarantee you will be appointed to the Board/Committee by the North Wilkesboro Board of Commission. If appointed to a Board/Committee if a conflict of interest arises I will disclose the conflict of interest and recuse myself from deliberations and actions.

* Please note, original signature is required in order to be considered. This information along with other material may be used by the Town Board in making appointments and in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

Signature of Applicant



Date

10/19/25

Please fill out and return completed applications to the below address/method applicable:

**Town of North Wilkesboro
Department of Planning & Inspections
Attention: Joseph Kamperman, Planning Director**

Physical Address:

832 Main Street
North Wilkesboro, NC 28659

Mailing Address:

PO Box 218
North Wilkesboro, NC 28659

Fax or Email:

(336) 838-1779

planning@northwilkesboronc.gov



**Town of North Wilkesboro
Department of Planning & Inspections
Boards and Committees Application**

Mailing Address: PO Box 218

Physical Address: 832 Main Street

North Wilkesboro, NC 28659

Phone: (336)667-7129 Ext. 3011 Fax: (336)838-1779

planning@northwilkesboronc.gov

Name: LAURA Gentry

Address: 802 H. St N. Wilkesboro 28659

Phone: (Home) 336-762-7645 (Work) _____ (Cell) _____

Employer: Retired Title: _____

Which board are you applying for?

- Board of Adjustment Planning Board

I reside within the:

- Corporate Limits of North Wilkesboro Extraterritorial Jurisdiction (ETJ) of North Wilkesboro
 Other, please specify: _____

List any education, work experience or qualifications you have relevant to the board/committee.

Certified Community Mediator, served as
co-chair for statewide Partnership
for children board.

List any current or past volunteer activities in which you are/were involved.

ON Wilkesboro Partnership, United Way,
Chamber of Commerce, Kiwanis,
St. Pauls Episcopal church vestry

What do you see as the responsibilities of this board/committee and what do you hope to accomplish if appointed?

Make recommendations for land
use zoning + development. Update
master plan + long range growth plan

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed?

- No Yes

If yes, please explain: _____

Have you taken the opportunity to attend any previous board or committee meetings prior to the notice of this vacancy?

- No Yes

If yes, which ones? Town Commissioners Mtg.

Have you ever served on a government board or a Town of North Wilkesboro board/committee before?

No Yes

If yes, please explain:

① NW Partnership board participation
② state government board as co-chair
for NC Partnership for Children

How familiar with the Town's Comprehensive Plan are you? Explain:

I have attended several presentations & participated in the community surveys.

Please feel free to attach a resume and/or letter(s) of recommendation. **They are not required.**

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for one year. I also understand that I will be required to be available to attend meetings of the Board/Committee as assigned. This application does not guarantee you will be appointed to the Board/Committee by the North Wilkesboro Board of Commission. If appointed to a Board/Committee if a conflict of interest arises I will disclose the conflict of interest and recuse myself from deliberations and actions.

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Signature of Applicant Jenna Gentry Date 12/1/25

Please fill out and return completed applications to the below address/method applicable:

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Department of Planning & Inspections
Attention: Joseph Kamperman, Planning Director**

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832 Main Street
North Wilkesboro, NC 28659

Mailing Address:

PO Box 218
North Wilkesboro, NC 28659

Fax or Email:

(336) 838-1779

planning@northwilkesboronc.gov



Forest Pearson <planner1@northwilkesboronc.gov>

Fwd: Letter of Reference for Planning Board

Joseph Kamperman <planning@northwilkesboronc.gov>
To: Forest Pearson <planner1@northwilkesboronc.gov>

Tue, Nov 25, 2025 at 10:10 AM

Best Regards,



Joseph Kamperman, CZO
Planning & Inspections Director
Town of North Wilkesboro
Email: planning@northwilkesboronc.gov
832 Main Street/PO Box 218
North Wilkesboro, NC 28659
Office: 336-667-7129 ext. 3011
Cell: 336-466-5275
www.north-wilkesboro.com

----- Forwarded message -----

From: **Debbie Ferguson** <debbie-ferguson@embarqmail.com>
Date: Tue, Nov 25, 2025 at 9:02 AM
Subject: Letter of Reference for Planning Board
To: <planning@northwilkesboronc.gov>

Dear Mr. Kamperman,

I have served North Wilkesboro as a Planning Board member for nearly two decades, a founder of Historic Downtown North Wilkesboro, now the Downtown Partnership, when North Wilkesboro was accepted into the National Main Street program and as a Commissioner for four terms, ending in 2022.

I have known Laura, as a friend for decades. She has been an active, concerned resident in North Wilkesboro as long as I have known her. She has been an advocate for children and always made sure there were areas of interest for children in town sponsored events. She has been quick to volunteer to serve in many organizations committed to help improve the town throughout her many years as a resident.

Laura is the sort of person who will attend public meetings to obtain information about issues and do independent research to clarify her opinions.

It is my opinion that she would be a a strong asset as a member of the North Wilkesboro Planning Board.

Please contact me if I may be of assistance.

Sincerely,

Debbie Ferguson
336 467 2838



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Boards and Committees Application**

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North Wilkesboro, NC 28659
Phone: (336)667-7129 Ext. 3011 Fax: (336)838-1779
planning@northwilkesboronc.gov

Name: James Welborn

Address: 1001 8th St., North Wilkesboro NC 28659

Phone: (Home) _____ (Work) _____ (Cell) (336) 984-7943

Employer: Vision Solar NC Title: Solar Technician

Which board are you applying for?

- Board of Adjustment Planning Board

I reside within the:

- Corporate Limits of North Wilkesboro Extraterritorial Jurisdiction (ETJ) of North Wilkesboro
 Other, please specify: _____

List any education, work experience or qualifications you have relevant to the board/committee.

Firefighter / Paramedic

List any current or past volunteer activities in which you are/were involved.

Disaster Response - Samaritan's Purse, Mission Work - Puerto Rico + Guatemala; FaithFest, MerleFest, NW Speedway Volunteer

What do you see as the responsibilities of this board/committee and what do you hope to accomplish if appointed?

- * I believe the Planning Board is responsible for guiding thoughtful community development, reviewing land-use proposals, advising on zoning, and helping ensure growth aligns with our long term goals. If appointed, I hope to contribute a fair-minded, community focused perspective.

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed?

- No Yes

If yes, please explain: _____

Have you taken the opportunity to attend any previous board or committee meetings prior to the notice of this vacancy?

- No Yes

If yes, which ones? I have only attended town board meetings

Have you ever served on a government board or a Town of North Wilkesboro board/committee before?

No Yes

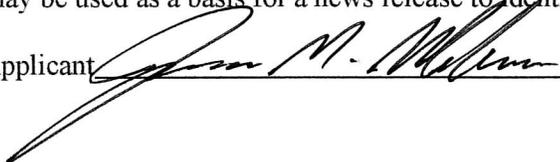
If yes, please explain:

How familiar with the Town's Comprehensive Plan are you? Explain: I know that the Comprehensive Plan is a 25 year roadmap for what the future of North Wilkesboro will look like. The plan was made by the then current planning board with citizen input. I have read and reviewed the 25 year Comprehensive Plan.

Please feel free to attach a resume and/or letter(s) of recommendation. They are not required.

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for one year. I also understand that I will be required to be available to attend meetings of the Board/Committee as assigned. This application does not guarantee you will be appointed to the Board/Committee by the North Wilkesboro Board of Commission. If appointed to a Board/Committee if a conflict of interest arises I will disclose the conflict of interest and recuse myself from deliberations and actions.

* Please note, original signature is required in order to be considered. This information along with other material may be used by the Town Board in making appointments and in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

Signature of Applicant  Date 12-5-25

Please fill out and return completed applications to the below address/method applicable:

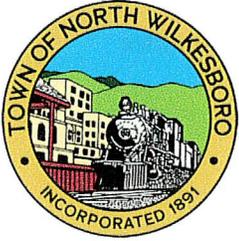
**Town of North Wilkesboro
Department of Planning & Inspections
Attention: Joseph Kamperman, Planning Director**

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Mailing Address:
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Fax or Email:
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planning@northwilkesboronc.gov

**My goal is to help ensure that planning policies reflect the needs of both current + future residents, supports sustainable growth, and promote a well balanced vision for our town.*



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Phone: (336)667-7129 Ext. 3011 Fax: (336)838-1779
planning@northwilkesboronc.gov

Name: David A. Jones
Address: 305 E. Yvette Drive North Wilkesboro, N.C. 28659
Phone: (Home) _____ (Work) 336-984-7993 (Cell) Same
Employer: Jones Clearing Inc. Title: Superintendent

Which board are you applying for?

- Board of Adjustment Planning Board

I reside within the:

- Corporate Limits of North Wilkesboro Extraterritorial Jurisdiction (ETJ) of North Wilkesboro
 Other, please specify: _____

List any education, work experience or qualifications you have relevant to the board/committee.

Have worked in water and sewer const. for the past 30 years in North Carolina

List any current or past volunteer activities in which you are/were involved.

I currently serve on the Board of Directors for Robert Nunn Ministries and I am on the board of directors for outdoors At Last youth adventures. Contacts for both will be listed on additional sheet

What do you see as the responsibilities of this board/committee and what do you hope to accomplish if appointed?

I want to represent citizens both in and outside of the Town of North Wilkesboro to insure the smart growth of North Wilkesboro and Wilkes County

Do you have any personal or business interest(s) that could create a conflict of interest (either real or perceived) if you are appointed?

- No Yes

If yes, please explain: _____

Have you taken the opportunity to attend any previous board or committee meetings prior to the notice of this vacancy?

- No Yes

If yes, which ones?

Planning Board Meeting regarding Smardon's Puse-Brown Property

Have you ever served on a government board or a Town of North Wilkesboro board/committee before?

No Yes

If yes, please explain:

How familiar with the Town's Comprehensive Plan are you? Explain: I am not familiar with it but am very interested in reviewing it

Please feel free to attach a resume and/or letter(s) of recommendation. **They are not required.**

By submission of this application, I certify that all of the information contained herein is true to the best of my knowledge, and I understand that this application shall be active for one year. I also understand that I will be required to be available to attend meetings of the Board/Committee as assigned. This application does not guarantee you will be appointed to the Board/Committee by the North Wilkesboro Board of Commission. If appointed to a Board/Committee if a conflict of interest arises I will disclose the conflict of interest and recuse myself from deliberations and actions.

* Please note, original signature is required in order to be considered. This information along with other material may be used by the Town Board in making appointments and in the event you are appointed, it may be used as a basis for a news release to identify you to the community.

Signature of Applicant David A. Jones Date 1-4-26

Please fill out and return completed applications to the below address/method applicable:

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Department of Planning & Inspections
Attention: Joseph Kamperman, Planning Director**

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Fax or Email:
(336) 838-1779
planning@northwilkesboronc.gov

Robert Duncan Ministries

Robert Duncan

336-601-5890

Outdoors At Last Youth Adventures

Dale Dodson

252-263-2552

Application for: Authorities, Boards, Commissions, and Committes

Full Name - Copy*

David	A	Jones
First Name	Initial	Last Name

Sex:*

Male

Are you over 18?*

Yes No

Home Phone

(336) 984-7293

Fax Number

Email Address*

davidjonesclearing@gmail.com

Full Address *

Full Address *

305 Everette Drive

Address Line 1

Address Line 2

North Wilkesboro

City

North Carolina

State

28659

ZIP Code

Name of Authority/Board/Commission/Committee(s) you wish to serve on: *

Town of North Wilkesboro Planning Board (ETJ)

Qualification for specific category

Occupation *

Jones Clearing Incorporated - Superintendent

Place of Business

North Wilkesboro

Business Address

Address Line 1

Address Line 2

City

State

ZIP Code

Do you live with in Wilkes County? *

Yes No

Township *

North Wilkesboro

Do you live within the city limits?

Yes No

Education

Name of any Wilkes County, North Wilkesboro or Wilkesboro Board/Commission/Committee on which you presently serve? *

N/A

If reapplying for a position you presently hold, how many consecutive terms have you served? *

N/A

Based on your qualifications and experiences, briefly describe why your services on this Authority/Board/Commission/Committee would be beneficial to the County of Wilkes *

I have been self-employed for 25 years in utility construction & grading. I want to represent citizens both in and outside of the Town of North Wilkesboro to ensure the smart growth of North Wilkesboro and Wilkes County.

Are your City and County property and motor vehicle taxes paid in full on a current basis?*

Yes No

Other information you consider pertinent (i.e. civic memberships, related work experience, etc.)

See attached Town of North Wilkesboro Application.

If you would like to attach resume, please attach it here. Only PDF format is accepted.

Your file is too small

Choose File Remove File David A. Jones PB Application.pdf

Signature*



[clear](#)

Use your mouse or finger to draw your signature above

Submit

 Form secured by **Formstack**

Town of North Wilkesboro
Monthly Activities Report
January 2026

Department: *Planning and Inspections*

Planning Board Meetings – Meeting January 8th.

Board of Adjustment – Meeting January 13th (*BOA Training Conducted by N-FOCUS*)

Activity/Event Title	Description	Activities for the month	Estimated completion date	Percent complete to date
Outdoor Economy Plan	Comprehensive Outdoor Economic Plan for the County and Towns. Multi-partner group across the county.	-Meeting with team on a monthly basis. Discussing how to promote the StoryMap which showcases the outdoor amenities in Wilkes County. Developing an advertising guidelines packet for the StoryMap over the next 6 – 8 months for roll out in 2027. -Future funding is being explored with Greenway, see below. -The Bridge Between the Boros received the \$499,100 Great Trails State Grant, submitted by Wilkesboro, currently under the environmental review phase for the bridge project. Looking into grants/fundraising opportunities to pursue once the construction documents are developed for the bridge. -Staff is working with Wilkesboro to begin the process of pursuing a federal planning grant called BUILD. If we are successful with receiving this grant in 2027 then the idea would be to apply for a capital grant through BUILD upon completion of the planning grant.	N/A	100% (plan) Next steps in works
ADA Self-Assessment & Transition Plan	-ADA Transition Plan being created for the Town’s assets.	-Edits are in round two -Photos downloaded, compiled and sent to the consultant; second round of photos to be sent to consultant On hold- time constraints TBD when picking back up to move to board reviews.	ASAP	80%
Greenway Connections	Current and planned Greenway connections	-Exploring federal and state grant opportunities with the Outdoor Economy group. Still will be presenting at the Greenway Council Board meeting on the grant the Town received for bank stabilization along the Yadkin River.	TBD	10%
Other Grant Opportunities/ Partnerships on grants	-StRAP with Wilkes Soil and Water Conservation	-Work completed up until the West Park foot bridge with 328 tons removed. On hold until additional funding is received. Kayla McCoy from Wilkes Soil & Water has explained that the Wilkes Soil and Water group is pursuing a StRAP grant that would cover stream debris removal in smaller streams connecting to the Yadkin & Reddies rivers.	TBD	80%

	-NCDEQ Brownfield Grant for Jenkins Property	-Submittal to EPA on November 14 th , 2024 for clean-up grant. The Town was selected as an applicant for the EPA Cleanup Grant in the total amount of \$1,768,578 for the cleanup grant on May 16 th , 2025. Staff is continuing to work on an RFQ for a grants manager. Now that the federal government has reopened the intention is to procure a grants manager in the early months of 2026; -Next steps with NJIT pending for second phase of economic development. Brownfield agreement with NCDEQ and the Town in progress.	TBD	rolling
Development Ordinance Work (UDO)	The Board of Commissioners tasked staff to amend the development ordinances to make them more development friendly.	-Draft UDO sent back to the Planning Board for review at the March 27 th Board of Commissioners meeting. -Planning Board will review the document once the recommendations made by the Town's Land Use Attorney are incorporated into the document. Attorney Brooks presented the Board with a contract agreement for Attorney Tatum, Land Use Attorney, to work with staff to finish the UDO created by WithersRavenal. Staff will begin working with the attorneys to complete the document.	Approx. TBD, 2026	90%

Permits Issued:

- ❖ Zoning Permits Issued: (4) Four Residential, (0) Zero Commercial/Industrial;
- ❖ Floodplain Development Permits: (4)
- ❖ Building Permits Issued: (9)
- ❖ Sign Permits Issued: (1)
- ❖ Zoning Verification Letters: (1)
- ❖ Addressing Letters: (0)