

**TOWN OF  
NORTH WILKESBORO  
BOARD OF COMMISSIONERS  
AGENDA**



**Regular Board Meeting**

**March 3<sup>rd</sup> 2026**

**5:30 p.m.**

**Town Hall Commissioners**

**Room 210 9<sup>th</sup> Street.**

“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](mailto:townclerk@northwilkesboronc.gov). Please make this request 48 hours in advance of the scheduled meeting.”



**Town of North Wilkesboro  
Commissioners Meeting Agenda  
March 3, 2026**

**I. Call to Order**

**II. Invocation**

**III. Pledge of Allegiance- TBD**

**IV. Additions/Deletions**

**V. Approval of Agenda - (action needed)**

**VI. Awards and Recognitions**

**VII. General Public Comment Period -**

*The mayor will acknowledge no more than five speakers. Speakers have five- minute limits.*

**VIII. Routine Business/Consent - (action needed)**

*All consent items may be approved in one motion. Items requiring further discussion may be pulled and voted upon separately.*

- A.) Board of Commissioners Regular Meeting Minutes July 24<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- B.) Board of Commissioners Special Meeting Minutes July 24<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- C.) Board of Commissioners Special Meeting Minutes August 14<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- D.) Board of Commissioners Regular Meeting Minutes August 28<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- E.) Board of Commissioners Regular Meeting Minutes September 2<sup>nd</sup>, 2025- *Dylan Blankley, Town Clerk*
- F.) Board of Commissioners Closed Session Meeting Minutes July 24<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- G.) Board of Commissioners Closed Session Meeting Minutes August 28<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- H.) Call for Public Hearing on Rezoning Request for Parcel 1402717- *Joseph Kamperman, Planning Director*
- I.) Call for Public Hearing on Rezoning Request for Parcel 1403094- *Joseph Kamperman, Planning Director*

**IX. Town Manager's Report/Emerging Issues –**

*Town Manager Eddie Holland & Town Attorney Victoria Brooks*

- Fire Department Update
- Memorial Park Light Removal Bids
- Topics as necessary to inform the community and Board of Commissioners on town operations.

**X. Consideration of Old Business-****XI. Consideration of New Business-**

- J.) Presentation from Appalachian Regional Library, Wilkes County Public Library- *Suzanne Manners, Wilkes County Librarian*
- K.) Public Hearing on Rezoning Request for Parcel ID 1403300- *Joseph Kamperman, Planning Director*
- L.) North Wilkesboro Planning Board Appointments- *Joseph Kamperman, Planning Director*
- M.) Street Closure Request for Concerts on the Deck- *Alyssa Billings, Community Development Coordinator*
- N.) Smoot Park Update- *Dylan Blankley, Assistant Town Manager & Nate Reavis, Parks & Recreation Director*
- O.) Resolution to Apply for Commerce Infrastructure Grant- *Eddie Holland, Town Manager*

**XII. Closed Session- (if needed)****XIII. Adjourn**

### VIII. Routine Business/Consent Agenda (*action needed*)

**Approve the below items in the routine business/consent agenda that include the following:**

- A.) Board of Commissioners Regular Meeting Minutes July 24<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- B.) Board of Commissioners Special Meeting Minutes July 24<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- C.) Board of Commissioners Special Meeting Minutes August 14<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- D.) Board of Commissioners Regular Meeting Minutes August 28<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- E.) Board of Commissioners Regular Meeting Minutes September 2<sup>nd</sup>, 2025- *Dylan Blankley, Town Clerk*
- F.) Board of Commissioners Closed Session Meeting Minutes July 24<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- G.) Board of Commissioners Closed Session Meeting Minutes August 28<sup>th</sup>, 2025- *Dylan Blankley, Town Clerk*
- H.) Call for Public Hearing on Rezoning Request for Parcel 1402717- *Joseph Kamperman, Planning Director*
- I.) Call for Public Hearing on Rezoning Request for Parcel 1403094- *Joseph Kamperman, Planning Director*

**A.) Board of Commissioners Regular Meeting Minutes July 24, 2025- *Dylan Blankley, Town Clerk***

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

**BACKGROUND:**

- The following draft regular meeting minutes are submitted to the Board of Commissioners for review. They include the July 24, 2025, Regular Meeting Minutes.

**ACTION:**

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Regular Meeting Minutes as written or approve the regular meeting minutes as amended for July 24, 2025.

**ATTACHMENTS:**

1. Regular Meeting Minutes for July 24, 2025.

**B.) Board of Commissioners Special Meeting Minutes July 24, 2025- *Dylan Blankley, Town Clerk***

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

**BACKGROUND:**

- The following draft special meeting minutes are submitted to the Board of Commissioners for review. They include the July 24<sup>th</sup>, 2025, Special Meeting Minutes.

**ACTION:**

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Special Meeting Minutes as written or approve the special meeting minutes as amended for July 24<sup>th</sup>, 2025.

ATTACHMENTS:

1. Special Meeting Minutes for July 24, 2025.

C.) **Board of Commissioners Special Meeting Minutes August 14, 2025- Dylan Blankley, Town Clerk**

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

BACKGROUND:

- The following draft special meeting minutes are submitted to the Board of Commissioners for review. They include the August 14<sup>th</sup>, 2025, Special Meeting Minutes.

ACTION:

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Special Meeting Minutes as written or approve the special meeting minutes as amended for August 14<sup>th</sup>, 2025.

ATTACHMENTS:

1. Special Meeting Minutes for August 14, 2025.

D.) **Board of Commissioners Regular Meeting Minutes August 28, 2025- Dylan Blankley, Town Clerk**

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

BACKGROUND:

- The following draft regular meeting minutes are submitted to the Board of Commissioners for review. They include the August 28, 2025, Regular Meeting Minutes.

ACTION:

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Regular Meeting Minutes as written or approve the regular meeting minutes as amended for August 28, 2025.

ATTACHMENTS:

1. Regular Meeting Minutes for August 28, 2025.

**E.) Board of Commissioners Regular Meeting Minutes September 2, 2025- *Dylan Blankley, Town Clerk***

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

BACKGROUND:

- The following draft regular meeting minutes are submitted to the Board of Commissioners for review. They include the September 2, 2025, Regular Meeting Minutes.

ACTION:

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Regular Meeting Minutes as written or approve the regular meeting minutes as amended for September 2, 2025.

ATTACHMENTS:

1. Regular Meeting Minutes for September 2, 2025.

**F.) Board of Commissioners Closed Session Meeting Minutes July 24, 2025- *Dylan Blankley, Town Clerk***

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

BACKGROUND:

- The following draft closed session meeting minutes are submitted to the Board of Commissioners for review. They include the July 24<sup>th</sup>, 2025, Closed Session Meeting Minutes.

ACTION:

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Closed Session Meeting Minutes as written or approve the closed session meeting minutes as amended for July 24<sup>th</sup>, 2025.

ATTACHMENTS:

1. Closed Session Meeting Minutes for July 24, 2025. *(Provided at the meeting).*

**G.) Board of Commissioners Closed Session Meeting Minutes August 28, 2025- *Dylan Blankley, Town Clerk***

STAFF RESOURCES: Dylan Blankley, Assistant Town Manager/ Town Clerk

FUNDING: N/A

BACKGROUND:

- The following draft closed session meeting minutes are submitted to the Board of Commissioners for review. They include the August 28<sup>th</sup>, 2025, Closed Session Meeting Minutes.

ACTION:

- Clerk Blankley is requesting the board to approve the Board of Commissioner's Closed Session Meeting Minutes as written or approve the closed session meeting minutes as amended for August 28<sup>th</sup>, 2025.

ATTACHMENTS:

1. Closed Session Meeting Minutes for August 28, 2025. *(Provided at the meeting)*.

**H.) Call for Public Hearing on Rezoning Request for Parcel 1402717- *Joseph Kamperman, Planning Director***

STAFF RESOURCES: Joseph Kamperman, Planning Director

FUNDING: N/A

BACKGROUND:

- The following is a call for a public hearing on a rezoning request for Parcel 1403300 located off of Hidden River Way.
- For additional information, please see the attached staff report.

ACTION:

- Director Kamperman requests the board to call for a Public Hearing on March 26th, 2026 or at the next scheduled meeting date.

ATTACHMENTS:

1. Parcel 1402717 Rezoning Staff Report.

**I.) Call for Public Hearing on Rezoning Request for Parcel 1403094- *Joseph Kamperman, Planning Director***

STAFF RESOURCES: Joseph Kamperman, Planning Director

FUNDING: N/A

BACKGROUND:

- The following is a call for a public hearing on a rezoning request for Parcel 1403094 located off of Jones Dancy Street.
- For additional information, please see the attached staff report.

ACTION:

- Director Kamperman requests the board to call for a Public Hearing on March 26th, 2026 or at the next scheduled meeting date.

ATTACHMENTS:

1. Parcel 1403094 Rezoning Staff Report.

**TOWN OF NORTH WILKESBORO  
COMMISSIONERS MEETING**

**DATE: July 8, 2025**

**5:30 P.M.**

**HELD AT THE NORTH WILKESBORO BOARD OF COMMISSIONERS BOARD ROOM**

THERE WERE PRESENT:            Marc R. Hauser, Mayor  
   Andrew Palmer, Mayor Pro-tem  
   Michael Parsons, Commissioner  
   Kristopher Hurley, Commissioner  
   Otis Church, Commissioner  
   Angela Day, Commissioner

ALSO PRESENT:                    J. Dylan Blankley, Interim Town Manager & Town Clerk  
   Victoria Brooks, Town Attorney  
   Robby Gentle, Fire Chief  
   Brad Mathis, Police Chief  
   Joseph Kamperman, Planning & Inspections Director  
   Michael Rapp, Planning Intern

**CALL TO ORDER**

**I. II. III. Call to Order, Invocation, and Pledge of Allegiance –**

**Mayor Hauser called the meeting to order at 5:30 p.m. and Fire Chief Gentle delivered the invocation.**

Mayor Hauser then asked Police Chief Brad Mathis to lead the Pledge of Allegiance.

**IV. Additions/Deletions to the Agenda –**

There were no additions or deletions to the agenda.

**V. Approval of Agenda -**

Mayor Hauser called for a motion to approve the agenda as stated. **The motion to approve the agenda was made by Commissioner Church and seconded by Commissioner Hurley. Motion unanimously carries, (5-0).**

**VI. Awards and Recognitions**

*There were no awards and recognition for this meeting.*

**VII. General Public Comment Period -**

*The mayor will acknowledge no more than five speakers. Speakers have five-minute limits.*

*There were no general public comments.*

**VIII. Routine Business/Consent - (action needed)**

*All consent items may be approved in one motion. Items requiring further discussion may be pulled and voted upon separately.*

- A.) Board of Commissioners Regular Meeting Minutes March 27, 2025- *Dylan Blankley, Town Clerk*
- B.) Board of Commissioners Regular Meeting Minutes May 27, 2025- *Dylan Blankley, Town Clerk*
- C.) Request to Call for Public Hearing on August 28th 2025, for a Rezoning for Parcel ID 1405533 off of 2nd Street- *Joseph Kamperman, Planning Director*
- D.) Request to Call for Public Hearing on August 28th 2025, for a Text Amendment for Columbaria for Churches & Religious Institutions- *Joseph Kamperman, Planning Director*

**The motion to approve the consent agenda was made by Commissioner Church and seconded by Commissioner Hurley. Motion unanimously carries, (5-0).**

#### **IX. Manager's Report/Emerging Issues –**

*J. Dylan Blankley, Interim Town Manager & Town Attorney Victoria Brooks*

Interim Manager Blankley's report included the following:

- **Smoot Park Update:** Interim Manager Blankley stated that he met with the Wharton Smith Team this morning, we are mostly pleased with progress to date. The project is on schedule. Pool construction preparation was expected to begin this week, but is being delayed by rainfall.
- **State Transportation Improvement Program:** Staff have been working with the High-Country Council of Government on the STIP Program. Two of the projects were resubmitted that were originally proposed in 2013. There is one additional project for a bridge but the other two are sidewalk projects. The first is a sidewalk connector on West D Street from Curtis Bridge Road to Boone Trail Road. The other would go from Sunset Drive to Byrds Ridge Road.
- **FEMA Dredging Update:** The dredging contractor was scheduled to begin work this week, but has been delayed in Beech Mountain.
- **Street Sweeper Damaged:** The North Wilkesboro Street sweeper caught on fire this week and the damage is terminal. The insurance adjustor is in the process of looking at the damage.

*There was no attorney's report for this meeting.*

#### **Emerging Issues:**

*Commissioner Palmer:* Commissioner Palmer requested additional information on the STIP sidewalk projects. *Manager Blankley explained both projects and how the STIP process works.*

*Mayor Hauser:* Mayor Hauser asked how often the High-Country COG Meetings take place. Manager Blankley stated they are monthly, but would need to verify. Mayor Hauser verified that the project scored well, the issue was it is a smaller project.

#### **X. Consideration of Old Business-**

*There was no Old Business at this meeting.*

#### **XI. Consideration of New Business-**

E.) Public Hearing on a Rezoning Request for Parcel ID 2202506 on Camp Joe Harris Rd on July 24th, 2025- *Joseph Kamperman, Planning Director*

*Director Kamperman presented this item. Mayor Hauser opened the public hearing at 5:38 PM.* Director Kamperman stated the process has taken 2-3 months. Director Kamperman called upon Planning Intern Michael Rapp to complete the rest of the presentation. Mr. Rapp stated this rezoning was for Parcel 2202506, it is currently Highway Business and they are requesting to rezone to Rural Residential R-20. It is on the corner of Camp Joe Harris and Hunter Road. It is 3.29 Acres; the applicant would like to install a single-family residence. The surrounding uses are residential. A septic system will be required. Water is available through a water association. Mr. Rapp presented the applicant's application, pictures of posted signs, and letters sent out. Mr. Rapp continued with the consistency of the rezoning. The existing surrounding land uses are residential, with commercial to the north. The zoning classification are surrounding Highway Business. The south and east are in Wilkes County Jurisdiction. This is a downzoning in many cases as it is a less intense use. The parcel is a larger size, it could be considered spot zoning, but the tract is rural and large enough to accommodate R-20. The rezoning would bring the property into compliance with the future land use plan. The Planning Board recommended to approve the rezoning on June 12<sup>th</sup> 2025.

Randy Huffman asked if the parcel was off Highway 115 and if there was a possibility for more homes out in the area. Mr. Brian Walsh replied yes. Commissioner Parsons stated the three existing residences in Highway Business would remain Highway Business even if the rezoning was approved. What effect would the rezoning have on them? The lot sizes do not appear big enough for R-20. Director Kamperman stated if the lot is 20,000 square feet, they are open to a rezoning without the spot zoning concern, but they would have to meet the lot size requirements. It would be the property owners right to pursue a rezoning. Ms. Marlyn Garwood asked if this would affect the jurisdiction between North Wilkesboro and Wilkes County. Mr. Rapp stated this property is in Wilkes County and explained the North Wilkesboro ETJ.

*The public hearing was closed at 5:50 PM.*

**Commissioner Hurley made the motion to approve the Rezoning Request for Parcel 2202506 on Camp Joe Harris Road. The motion was seconded by Commissioner Church and passed unanimously (5-0).**

**Commissioner Hurley made the motion to adopt the proposed consistency statement dated July 24<sup>th</sup> 2025 and approve the zoning map amendment for Parcel ID 2202506, corner of Hunter Road and Camp Joe Harris Road from Highway Business to R-20 Rural Residential. Commissioner Parsons seconded the motion and it passed unanimously (5-0).**

F.) Amending the 2025 North Wilkesboro Board of Commissioners' Calendar- *Dylan Blankley, Town Clerk*

Manager Blankley explained that he and Director Kamperman would be attending a training out of state during the next scheduled Board of Commissioners Meeting and requested to cancel it.

**Commissioner Church made the motion to cancel the August 5<sup>th</sup> meeting. The motion was seconded by Commissioner Parsons and passed unanimously (5-0).**

**XII. Closed Session**

**At 5:54 PM, Commissioner Hurley made the motion to enter into closed session according to 143-318.11(a) (3), for the purposes of attorney-client privilege. The motion was seconded by Commissioner Church and passed unanimously (5-0).**

**XIII. Adjourn-**

**With no other comments or concerns, Mayor Hauser called for a motion to adjourn. The motion to adjourn the meeting was made by Commissioner Church and seconded by Commissioner Hurley. The motion passed unanimously (5-0). The meeting adjourned at 6:30 p.m.**

\_\_\_\_\_  
Randy C. Huffman, MAYOR

\_\_\_\_\_  
J. Dylan Blankley, Town Clerk

Approved: \_\_\_\_\_

**TOWN OF NORTH WILKESBORO  
COMMISSIONERS MEETING**

**DATE: July 24, 2025**

**2:00 P.M.**

**HELD AT THE NORTH WILKESBORO BOARD OF COMMISSIONERS BOARD ROOM**

THERE WERE PRESENT:            Marc R. Hauser, Mayor  
   Andrew Palmer, Mayor Pro-tem  
   Kristopher Hurley, Commissioner  
   Michael Parsons, Commissioner  
   Otis Church, Commissioner  
   Angela Day, Commissioner

ALSO PRESENT:                    J. Dylan Blankley, Interim Town Manager & Town Clerk  
   Victoria Brooks, Town Attorney  
   Brad Mathis, Police Chief

**CALL TO ORDER**

**I. II. III. Call to Order, Invocation, and Pledge of Allegiance –**

**Mayor Hauser called the meeting to order at 2:00 p.m. and delivered the invocation. Mayor Hauser then asked Police Chief Brad Mathis to lead the Pledge of Allegiance.**

**IV. Approval of Agenda -**

**Mayor Hauser called for a motion to approve the agenda as stated. The motion to approve the agenda was made by Commissioner Hurley and seconded by Commissioner Church. Motion unanimously carries, (5-0).**

**V. Closed Session**

**At 2:01 PM, Commissioner Hurley made the motion to conduct a closed session according to 143-318.11(a) (6), for the purposes of a personnel matter. The motion was seconded by Commissioner Church. The motion passed unanimously (5-0).**

**VI. Adjourn-**

**With no other comments or concerns, Mayor Hauser called for a motion to adjourn. The motion to adjourn the meeting was made by Commissioner Church and seconded by Commissioner Palmer. The meeting adjourned at 4:37 p.m.**

\_\_\_\_\_  
Randy C. Huffman, MAYOR

\_\_\_\_\_  
J. Dylan Blankley, Town Clerk

Approved: \_\_\_\_\_

**TOWN OF NORTH WILKESBORO  
SPECIAL COMMISSIONERS MEETING**

**DATE: August 14, 2025**

**10:00 A.M.**

**HELD AT THE NORTH WILKESBORO BOARD OF COMMISSIONERS BOARD ROOM**

THERE WERE PRESENT:            Marc R. Hauser, Mayor  
   Andrew Palmer, Mayor Pro Tem  
   Kristopher Hurley, Commissioner  
   Michael Parsons, Commissioner  
   Otis Church, Commissioner  
   Angela Day, Commissioner

ALSO PRESENT:                    J. Dylan Blankley, Interim Town Manager & Town Clerk  
   Victoria Brooks, Town Attorney  
   Brad Mathis, Police Chief

**CALL TO ORDER**

**I. II. III. Call to Order, Invocation, and Pledge of Allegiance –**

**Mayor Hauser called the meeting to order at 10:00 a.m. and delivered the invocation.**

Mayor Hauser then asked Police Chief Brad Mathis to lead the Pledge of Allegiance.

**IV. Approval of Agenda -**

Mayor Hauser called for a motion to approve the agenda as stated. **The motion to approve the agenda was made by Commissioner Church and seconded by Commissioner Hurley. Motion unanimously carries, (5-0).**

**V. Discussion of a Grant Opportunity.**

*Interim Manager Blankley and Director Berry presented this item.* Manager Blankley stated this grant does not require a match, but wanted to gauge the interest of the board. He stated that the board had expressed a desire for additional downtown grant opportunities outside of the mural and façade grants. The grant in question is a revitalization subgrant program. The town would apply for the grant and run a grant program through the town; it only applies to historic properties and there are limits on what they can apply for.

Director Berry stated the grant was for between \$200,000 and \$750,000. Buildings would need to be already listed on the national register or eligible for listing. There are 30 contributing building downtown, the train depot, Wilkes Hardware Block. There would potentially be more eligible properties based on who would be interested in applying. The grant would include architecture plans, engineering plans, roof replacement and repair, masonry repair. The grant period is four years, started next October. Commissioner Parsons asked if there were any issues. Director Berry stated this would require staff time. Commissioner Parsons asked if this would be approved similar to the current grant program.

Director Berry stated it could be the partnership board or it with a member of the Board of Commissioners. A match is not required, but does make the grant more competitive. Director Berry suggested that the \$20,000 for the façade grant program could serve as the match.

**Commissioner Parsons made the motion to apply for the federal grant using the balance in the façade grant as a match for this application process. The motion was seconded by Commissioner Church. The motion passed unanimously (5-0).**

#### **VI. Closed Session**

**At 10:10 AM, Commissioner Hurley made the motion to conduct a closed session according to 143-318.11(a) (6), for the purposes of a personnel matter. The motion was seconded by Commissioner Church. The motion passed unanimously (5-0).**

#### **VII. Adjourn-**

**At 11:12 AM Commissioner Parsons made the motion to recess the special called meeting to tomorrow August 15<sup>th</sup> at 2:00 PM in the Board of Commissioners Board Room for a personnel matter, 8.15.2025. Commissioner Church seconded the motion and it passed unanimously (5-0).**

**On August 15<sup>th</sup>, Mayor Hauser called the meeting back to order at 2:00 PM.**

**At 2:01 PM, Commissioner Hurley made the motion to conduct a closed session according to 143-318.11(a) (6), for the purposes of a personnel matter and to invite Eddie Holland into closed session. The motion was seconded by Commissioner Church. The motion passed unanimously (5-0).**

**The motion to exit closed session was made by Commissioner Church and was seconded by Commissioner Palmer. The motion passed unanimously (5-0).**

**With no other comments or concerns, Mayor Hauser called for a motion to adjourn. The motion to adjourn the meeting was made by Commissioner Church and seconded by Commissioner Hurley. The meeting adjourned at 4:00 p.m.**

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Randy C. Huffman, MAYOR

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J. Dylan Blankley, Town Clerk

Approved: \_\_\_\_\_

**TOWN OF NORTH WILKESBORO  
COMMISSIONERS MEETING**

**DATE: August 28, 2025**

**5:30 P.M.**

**HELD AT THE NORTH WILKESBORO BOARD OF COMMISSIONERS BOARD ROOM**

THERE WERE PRESENT:            Marc R. Hauser, Mayor  
   Andrew Palmer, Mayor Pro-tem  
   Michael Parsons, Commissioner  
   Otis Church, Commissioner  
   Angela Day, Commissioner

ALSO PRESENT:                    J. Dylan Blankley, Interim Town Manager & Town Clerk  
   Victoria Brooks, Town Attorney  
   Robby Gentle, Fire Chief  
   Brad Mathis, Police Chief  
   Joseph Kamperman, Planning & Inspections Director

*Commissioner Hurley was absent.*

**CALL TO ORDER**

**I. II. III. Call to Order, Invocation, and Pledge of Allegiance –**

**Mayor Hauser called the meeting to order at 5:30 p.m. and Planning Director Kamperman delivered the invocation.**

Mayor Hauser then asked Police Chief Brad Mathis to lead the Pledge of Allegiance.

**IV. Additions/Deletions to the Agenda –**

There was one addition to the agenda. A closed session for the purpose of attorney-client privilege.

**V. Approval of Agenda -**

Mayor Hauser called for a motion to approve the agenda as amended. **The motion to approve the agenda was made by Commissioner Church and seconded by Commissioner Day. Motion unanimously carries, (4-0).**

**VI. Awards and Recognitions**

*There were no awards and recognition for this meeting.*

**VII. General Public Comment Period -**

*The mayor will acknowledge no more than five speakers. Speakers have five-minute limits.*

*There were no general public comments.*

**VIII. Routine Business/Consent - (action needed)**

*All consent items may be approved in one motion. Items requiring further discussion may be pulled and voted upon separately.*

*There was no consent agenda for this meeting.*

**IX. Manager's Report/Emerging Issues –**

*J. Dylan Blankley, Interim Town Manager & Town Attorney Victoria Brooks*

Interim Manager Blankley's report included the following:

- **Brownfield Conference:** Manager Blankley stated he and Director Kamperman had the opportunity to attend the National Brownfields conference on August 5<sup>th</sup>-8<sup>th</sup>.
- **Smoot Park Revitalization Update:** Manager Blankley stated the Smoot Park Revitalization is ongoing. The pool walls are being poured this week and is making good progress ahead of colder weather this fall. Boat ramp construction is ongoing and we hope for it to be completed in a month.
- **Reddies River Dredging:** Manager Blankley state the Reddies River Dredging was completed this month by was Lake Norman Dredging and Marine out of Mooresville, NC. The cost for the dredging was \$54,370.00 for 40 hours of dredging. This expense has been

submitted to FEMA for reimbursement.

- New Planner 1: Manager Blankley introduced new Planner 1 Forest Pearson to the team.
- NASCAR Cup Race Announcement: Manager Blankley stated the North Wilkesboro Speedway announced a points date from the NASCAR Cup Series on July 19<sup>th</sup> 2026.
- Provalus Update: Manager Blankley stated Provalus is in the process of hiring for its new facility at 711 Main Street. Open interviews are continuing through this week and we are excited for them to open in September.

*There was no attorney's report for this meeting.*

### **Emerging Issues:**

*There were no emerging issues at this meeting.*

### **X. Consideration of Old Business-**

*There was no Old Business at this meeting.*

### **XI. Consideration of New Business-**

#### **A.) LandDesign Downtown and River District Masterplan Presentation- Taylor Berry, Community Development Director**

*Director Berry and Beth Poovey of Land Design presented this item.* Director Berry stated that Ms. Poovey is here to present a brief version of the Downtown Masterplan. The project has been a year in the works, has been completed, and requested the Board to consider adoption of the plan tonight. Beth Poovey of LandDesign stated that the plan is a vision plan and is designed to help guide decisions for downtown and the river district working together. One of the goals was to move forward with the outdoor action plan and think about priority projects to implement the vision. Public Engagement: Ms. Poovey stated there was a steering committee of 12 individuals to guide the process. There was an open house during light up downtown. The open house was to get input from the community on the vision and goals. The online surveys reached roughly 2,000 people and 200 people at the open house events. *Ms. Poovey presented on the data collected during the public outreach events including three open house events and two online surveys.* Ms. Poovey stated the phase one projects will provide momentum to the plan and interconnectivity between downtown and the river district would be important. Housing opportunities can also serve as a customer base for downtown. Improvements in the River District that do not compete with downtown was very important in the plan. Trails are important to becoming a regional destination. The plan will be implemented over time to complement downtown instead of competing with it.

The vision statement is *North Wilkesboro is a thriving and connected community where Downtown and the River District work together as a dynamic hub of activity, natural beauty, outdoor recreation, and strategic development that celebrates our local history and enhances quality of life for residents and visitors.* The vision was broken into four parts a historic walkable downtown, a vibrant river district, a connected system of parks, trails, and open space, and a thriving arts district. The Phase 1 Projects include Rail Trail Linear Park, Cherry Street, CBD Loop, The Depot, Main Street, and Block 46 (The Tributary). One recommendation was a parking utilization study, how do you house it and how does it work together with other businesses. Other recommendations include a system of gateways, B Street Park, artful alleyways, building off of the Great State of Wilkes branding. Ms. Poovey stated there were several grant opportunities in the plan, but most would require a match, so a pot of money needs to be set aside. The town needs to be nimble and innovative to take advantage of opportunities as they come up. *The Board thanked LandDesign for presenting the plan.*

**The motion to adopt the Downtown and River District Masterplan was made by Commissioner Palmer and seconded by Commissioner Church. The motion passed unanimously (4-0).**

Commissioner Palmer requested to take images from the plan so future staff members and board members will see the plan and not forget it. He continued that we should make a policy where this plan is part of an onboarding packet for elected officials and staff. Commissioner Parsons asked if the plan was available online and it was a long-range plan, but a good plan. Commissioner Palmer asked about the advisory committee. Ms. Poovey stated there are several ways to form it, through application process would be one way. Ms. Poovey also stated the plan recommends having a staff person assigned to moving the plan forward.

B.) Music in the Park Street Closure Request- *Alyssa Billings, Community Development Coordinator*

*Coordinator Billings presented this item.* Ms. Billings stated she was presenting a road closure request for the music in the park event. The street closure is for the 9<sup>th</sup>-10<sup>th</sup> Street section of the marketplace alley. The event is on September 12<sup>th</sup> from 4 PM-7 PM.

**The motion to approve the Street Closure Request for Music in the Park was made by Commissioner Church and seconded by Commissioner Parsons. It passed unanimously (4-0).**

ORDINANCE 2025-40

**AN ORDINANCE DECLARING A ROAD CLOSURE FOR TOWN-ENDORSED EVENTS;  
MUSIC IN THE PARK**

**WHEREAS**, the Town Council of North Wilkesboro acknowledges a tradition of providing events for the pleasure of its citizens; and

**WHEREAS**, the Town Council of North Wilkesboro acknowledges these Town endorsed events require approximately two (2) hours to install signage and traffic control and also require approximately two (2) hours for removing signs, traffic control, and litter;

**NOW THEREFORE BE IT ORDAINED** by the Town Council of North Wilkesboro, pursuant to the authority granted by G.S. 20-169, that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a Town-owned roadway:

**Date(s):** Friday, September 12th, 2025

**Times:** 4:00 p.m. to 7:00 p.m.

**Route Description:** Marketplace Alley from 9th to 10th Street.

This ordinance is to become effective when signs are erected, giving notice of the limits and times of the Event and implementation of adequate traffic control to guide vehicles around the route.

C.) Board of Adjustment New Member Appointments- *Joseph Kamperman, Planning Director*

*Director Kamperman presented this item.* Director Kamperman stated that he was presenting two new potential in-town members to the Board of Adjustment, Ike Forester and Will Hamby. Director Kamperman stated that we are still seeking ETJ members to have a full board.

**The motion to appoint Ike Forester to the North Wilkesboro Board of Adjustment was made by Commissioner Parsons. The motion was seconded by Commissioner Church and passed unanimously (4-0).**

**The motion to appoint Ike Forester to the North Wilkesboro Board of Adjustment was made by Commissioner Palmer. The motion was seconded by Commissioner Church and passed unanimously (4-0).**

D.) Public Hearing on Text Amendment for Columbaria for Churches & Religious Institutions- *Joseph Kamperman, Planning Director*

*Director Kamperman presented this item.* At 6:10 PM, Mayor Hauser opened the public hearing. Director Kamperman stated this item was a requested text amendment for the Zoning Ordinance Article 11.8-2 for Columbaria for Churches & Religious Institutions. This will affect rural residential, office and institutional, neighborhood business, and general business. The change will affect any area where columbaria are permitted by right or with supplemental standards. The request is to increase the maximum height of the columbaria structure. They are currently allowed to a height of five feet. Staff were approached with a project by the North Wilkesboro Presbyterian Church which included a columbarium with a height of eight feet. The text amendment request is to three-foot zoning text amendment to allow them to proceed with their project. The North Wilkesboro Planning Board unanimously approved the columbarium text amendment (6-0). *Upon hearing no public comment, Mayor Hauser closed the public hearing at 6:11 PM.*

**Commissioner Parsons stated “I move to adopt the proposed Consistency Statement dated August 28th, 2025, contained in the agenda materials and to approve the proposed zoning text amendment to the Zoning Ordinance in regards to the maximum height of columbaria**

**structures – Article XI. Supplemental Standards for Certain Uses, 11.8-2 Columbaria (B)(4).” The motion was seconded by Commissioner Church and passed unanimously (4-0).**

E.) Public Hearing on Rezoning for Parcel ID 1405533 off of 2<sup>nd</sup> Street- *Joseph Kamperman, Planning Director*

*Director Kamperman presented this item.* Director Kamperman stated the rezoning request was for a parcel off of 2<sup>nd</sup> Street Hill to change the parcel in question from GB-General Business to R-6 High Density Residential. The applicant is the Town of North Wilkesboro. The parcel is roughly 17 acres in size. The Board has expressed its desire to increase housing opportunities in the town.

*Director Kamperman presented on the location of the property and provided evidence of proper posting and notice of the rezoning.* Director Kamperman explained that the future land use map has the property as general commercial, but it borders high density residential and could be considered reasonable. *Director Kamperman provided the rezoning criteria.* The current zoning has several commercial uses, but very few residential uses, only multifamily. The zoning request would be a less intense use. The Planning Board recommended to approve the rezoning unanimously (6-0).

*Mayor Hauser opened the public hearing on the Parcel ID 1405533 off of 2<sup>nd</sup> Street rezoning request at 6:20 PM.* Ray Ayyash of North Wilkesboro asked who made the request to change the zoning. Director Kamperman stated the request was made by the Town of North Wilkesboro. Mr. Ayyash asked why the rezoning was occurring. Director Kamperman stated to allow for more housing. Mr. Ayyash asked if the property was going to be sold. Director Kamperman stated he was unable to answer and differed to legal counsel. Mr. Ayyash asked again why the town was rezoning the parcel. Manager Blankley stated the future use of the parcel was still to be determined. Charles Vaughn stated he lives off of Colonial Drive in North Wilkesboro. Mr. Vaughn stated the property should be left in the current zoning. Mr. Vaughn stated the property currently has a housing component in it and may find a developer who wishes to put their office on it. Mr. Vaughn continued that the board should involve those running for office and by the time the sold property would be under contract, you would have a new board. Mr. Vaughn continued by asking what incentives would be given to a buyer. *Mr. Vaughn asked a series of questions about the property as information for a developer including infrastructure, lot size, setbacks, streets, etc.* Mr. Vaughn stated that the town needed assistance in preparing the property for sale and proposed the town hire him as a consultant to get a better value. The town has a history of messing up real estate deals and can name four. *Mr. Vaughn reiterated that the town should hire him as a consultant.* *Mayor Hauser closed the public hearing at 6:28 PM.*

Commissioner Parsons stated any rezoning done by this board can be rezoned again. He feels like this property is suitable for the R-6 zoning, allowing high density use within a land area and duplex use. Director Kamperman stated nay large development town owned or in town goes through a technical review committee.

**Commissioner Parsons made the motion to adopt the proposed consistency statement dated August 28<sup>th</sup> 2025 contained in the agenda materials and to approve the zoning map amendment for Parcel ID 1405533 off of 2<sup>nd</sup> Street from General Business to R-6 High Density Residential. Commissioner Palmer seconded the motion and it passed unanimously (4-0).**

*Mayor Hauser called upon Kenneth Curl to speak.* Mr. Curl stated he owned property on Willow Lane. *Mark Cook of Cooks Sporting Goods and Dylan Bauguess and his wife were in attendance.* Mr. Curl stated Willow Lane lacks a proper road drainage system, which floods the driveways during heavy rain storms. It also destroys the asphalt in the entrances. There are also pedestrians concerns with no pedestrian walkway. Mr. Curl continued that the road lacks curbs, walkways, and ditches. Mr. Curl requested the town to plan for an underground drainage system, especially during development. *Mr. Curl suggested installing draining that will lead the rain water to the greenway or to the system at the entrance to Willow Lane.*

## **XII. Closed Session**

**At 6:42 PM, Commissioner Parsons made the motion to enter into closed session according to 143-318.11(a) (3), for the purposes of attorney-client privilege. The motion was seconded by Commissioner Church and passed unanimously (4-0).**

**XIII. Adjourn-**

**With no other comments or concerns, Mayor Hauser called for a motion to adjourn. The motion to adjourn the meeting was made by Commissioner Church and seconded by Commissioner Parsons. The motion passed unanimously (4-0). The meeting adjourned at 7:16 p.m.**

\_\_\_\_\_  
Randy C. Huffman, MAYOR

\_\_\_\_\_  
J. Dylan Blankley, Town Clerk

Approved: \_\_\_\_\_

**TOWN OF NORTH WILKESBORO  
COMMISSIONERS MEETING**

**DATE: September 2, 2025**

**5:30 P.M.**

**HELD AT THE NORTH WILKESBORO BOARD OF COMMISSIONERS BOARD ROOM**

THERE WERE PRESENT:            Marc R. Hauser, Mayor  
   Andrew Palmer, Mayor Pro-tem  
   Michael Parsons, Commissioner  
   Otis Church, Commissioner  
   Angela Day, Commissioner  
   Kristopher Hurley, Commissioner

ALSO PRESENT:                    J. Dylan Blankley, Interim Town Manager & Town Clerk  
   Victoria Brooks, Town Attorney  
   Robby Gentle, Fire Chief  
   Brad Mathis, Police Chief  
   Nate Reavis, Parks & Recreation Director

**CALL TO ORDER**

**I. II. III. Call to Order, Invocation, and Pledge of Allegiance –**

**Mayor Hauser called the meeting to order at 5:30 p.m. and Commissioner Hurley delivered the invocation.**

Mayor Hauser then asked Police Chief Brad Mathis to lead the Pledge of Allegiance.

**IV. Additions/Deletions to the Agenda –**

There was one addition to the agenda. Item H: Board of Commissioners Procedures- Discussion of election of Mayor Pro tem.

**V. Approval of Agenda -**

Mayor Hauser called for a motion to approve the agenda as amended. **The motion to approve the agenda was made by Commissioner Church and seconded by Commissioner Day. Motion unanimously carries, (5-0).**

**VI. Awards and Recognitions**

*There were no awards and recognition for this meeting.*

**VII. General Public Comment Period -**

*The mayor will acknowledge no more than five speakers. Speakers have five-minute limits.*

*There was one public comment, Randy Huffman.*

Mr. Huffman stated that he was in support of the fire department. The fire department is why he is running for mayor, not because we need a new fire station and expanded fire service to allow the community to grow. We need to expand our 1950s facilities to meet 21<sup>st</sup> century needs. Mr. Huffman stated that response time is critical in the fire service. Mr. Huffman stated he supports the Finley Street Station and the 9<sup>th</sup> Street station in a substation approach. Mr. Huffman stated that the 9<sup>th</sup> Street Hill site

as the only location for a fire station was asinine. We need to call on our commissioners, building inspector, and firefighters to review the plans and make recommendations to suit the community.

**VIII. Routine Business/Consent - (action needed)**

*All consent items may be approved in one motion. Items requiring further discussion may be pulled and voted upon separately.*

A.) General Fund Budget Amendment #1- *Alisha Anderson, Finance Director*

B.) General Fund Budget Amendment #2- *Alisha Anderson, Finance Director*

C.) Water & Sewer Fund Budget Amendment #1- *Alisha Anderson, Finance Director*

**The motion to approve the consent agenda was made by Commissioner Parsons and seconded by Commissioner Church. The motion passed unanimously (5-0).**

**IX. Manager's Report/Emerging Issues –**

*J. Dylan Blankley, Interim Town Manager & Town Attorney Victoria Brooks*

*There were no manager's report or attorney's report for this meeting.*

**Emerging Issues:**

*There were no emerging issues at this meeting.*

**X. Consideration of Old Business-**

*There was no Old Business at this meeting.*

**XI. Consideration of New Business-**

D.) Proposed Road Naming Request to Clays Court- *Joseph Kamperman, Planning Director*

*Manager Blankley presented this item. Manager Blankley stated Director Kamperman was attending a meeting on behalf of the town. In 2014, the Town adopted procedures for handling road naming. The manual requires a road to be named if there are two or more structure on the road. Hidden Brook Sporting Club has proposed to construct multiple buildings and would like to proceed with naming their road. They have requested the road be assigned Clays Court.*

**Commissioner Hurley made the motion to approve the resolution to name the town street Clays Court. The motion was seconded by Commissioner Church and passed unanimously (5-0).**

E.) Woodlawn Community Center Mural Request- *Nate Reavis, Parks & Recreation Director*

*Parks Specialist Tiger Posey and Wilkes Weave representative Greg Brady presented this item.*

*Parks Specialist Posey introduced Greg Brady, the owner of Anchor Coffee. Mr. Brady introduced the WEAVE Organization acting as a local contract they have been in Wilkes for four years. Weave has provided \$350,000 worth of grants. A parting gift to the community was they wanted to gift the community a mural in \$12,000. Mr. Brady presented the mural. Specialist Posey stated that Woodlawn Community Center has been the base of operations for the Adult Co-Ed Sports League. The group has had to use other locations throughout the county, but Woodlawn is the general meeting space. Specialist Posey continued that Woodlawn is a large brick wall in a high traffic area. Public input was solicited through a online call with representatives from Wilkes EDC, Lincoln*

Heights Recreational, and other organizations totaling 15 participants. *Specialist Posey presented the mural and what it represents.* Commissioner Church requested to add the railroad, but it was a beautiful location to put it. Commissioner Church requested a timeline for the mural. Mr. Brady stated by October 14<sup>th</sup>. Commissioner Hurley asked how long the mural would last. Mr. Brady stated the artist has murals that have been up for over 10 years. Specialist Posey stated they would bring a final draft back to the Board as soon as possible. Manager Blankley stated when staff started this project that they told the artist that the historical significance of the facility needed to be taken into account.

*The board approved the mural with a thumbs up and requested the final draft be brought to the board at a later date.*

F.) Memorandum of Understanding between TONW and Downtown North Wilkesboro Partnership- *Taylor Berry, Community Development Director*

*Director Berry presented this item.* Director Berry stated this agreement was provided by the Department of Commerce adjusted for our program. There has not been an update since 2013.

**Commissioner Hurley made the motion to approve the Memorandum of Understanding between the Town of North Wilkesboro and the Downtown Partnership. The motion was seconded by Commissioner Palmer and passed unanimously (5-0).**

G.) North Wilkesboro Fire Department Update- *Robby Gentle, Fire Chief*

*North Wilkesboro Fire Chief Robby Gentle presented this item.* Chief Gentle stated staff met with Jackson Builders and Dunn & Dalton Architects. Jackson Builders has integrated the changes based on feedback from the fire department. The site preparation plan includes the station facing Reynolds Road and flipped the living quarters away from 2<sup>nd</sup> Street due to potential noise. The tower has been moved to allow for the trucks to work off of the training tower outside of their bays. Chief Gentle stated that cost estimates were expected by October. *The board discussed the roofing options and potential changes to the station design.* Manager Blankley stated that Jackson Builders is preparing an itemized list for each option. Commissioner Palmer expressed concern over the cost at Smoot Park. Chief Gentle replied the company understands that \$7.5 million is the max price the town will pay. Counselor Brooks stated there were several contracts prior to the guaranteed price and with the Fire Station there will only be one more contract. This project price should be more exact excluding changes and contingency.

*The board gave a thumbs up to proceed with the presented plans for the fire station. 4-1 Parsons dissent.*

## XII. Closed Session

**At 6:07 PM, Commissioner Hurley made the motion to enter into closed session according to NCGS 143-318.11 (a) (6), for a personnel matter and to invite Parks & Recreation Director Nate Reavis into closed session. The motion was seconded by Commissioner Church and passed unanimously (5-0).**

## XIII. Adjourn-

**With no other comments or concerns, Mayor Hauser called for a motion to adjourn. The motion to adjourn the meeting was made by Commissioner Church and seconded by Commissioner Hurley. The motion passed unanimously (5-0). The meeting adjourned at 7:00 p.m.**

\_\_\_\_\_  
Randy C. Huffman, MAYOR

\_\_\_\_\_  
J. Dylan Blankley, Town Clerk

Approved: \_\_\_\_\_



**TOWN OF NORTH WILKESBORO  
PLANNING BOARD STAFF REPORT- REZONING REQUEST  
March 3<sup>rd</sup>, 2026**

**DATE OF HEARING:** Board of Commissioners to call for a Public Hearing on March 26<sup>th</sup>, 2026 or at the next scheduled meeting date.

**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.

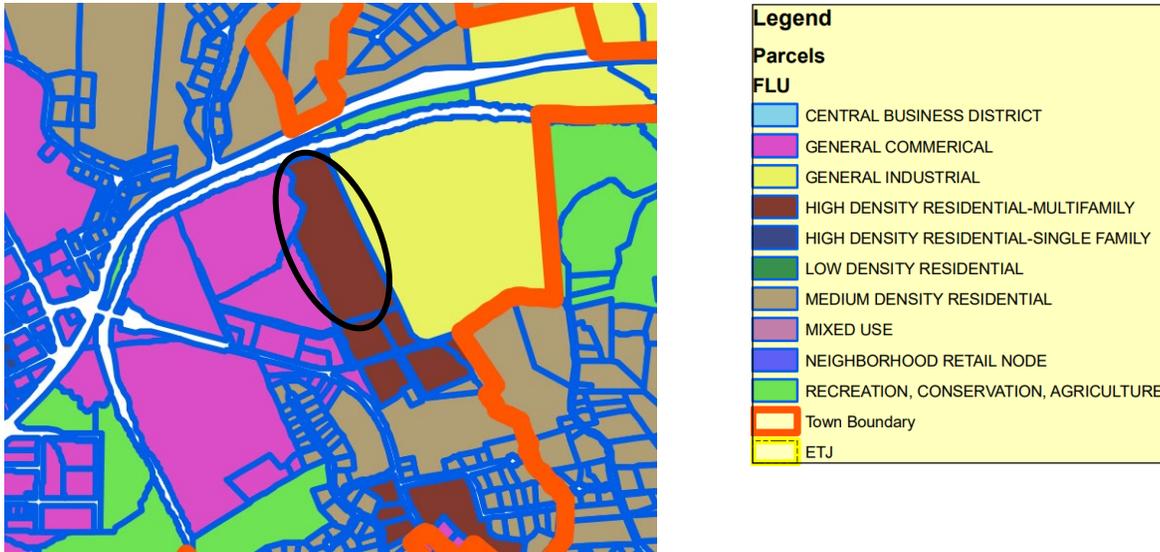
**ACCESS:** Off of Hidden River Way

**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 Board of Commissioners 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:** Staff advertised for a public hearing with the Planning Board meeting the Board's Rules and Procedures requirements. The Planning Board made a recommendation to deny this rezoning on February 12<sup>th</sup>, 2026. Their formal recommendation is included in your agenda packet.

**MOTION:** The Board of Commissioners will need to call for a public hearing on March 26<sup>th</sup>, 2026 or at the next scheduled meeting date.

# Parcel 1402717 Rezoning Application

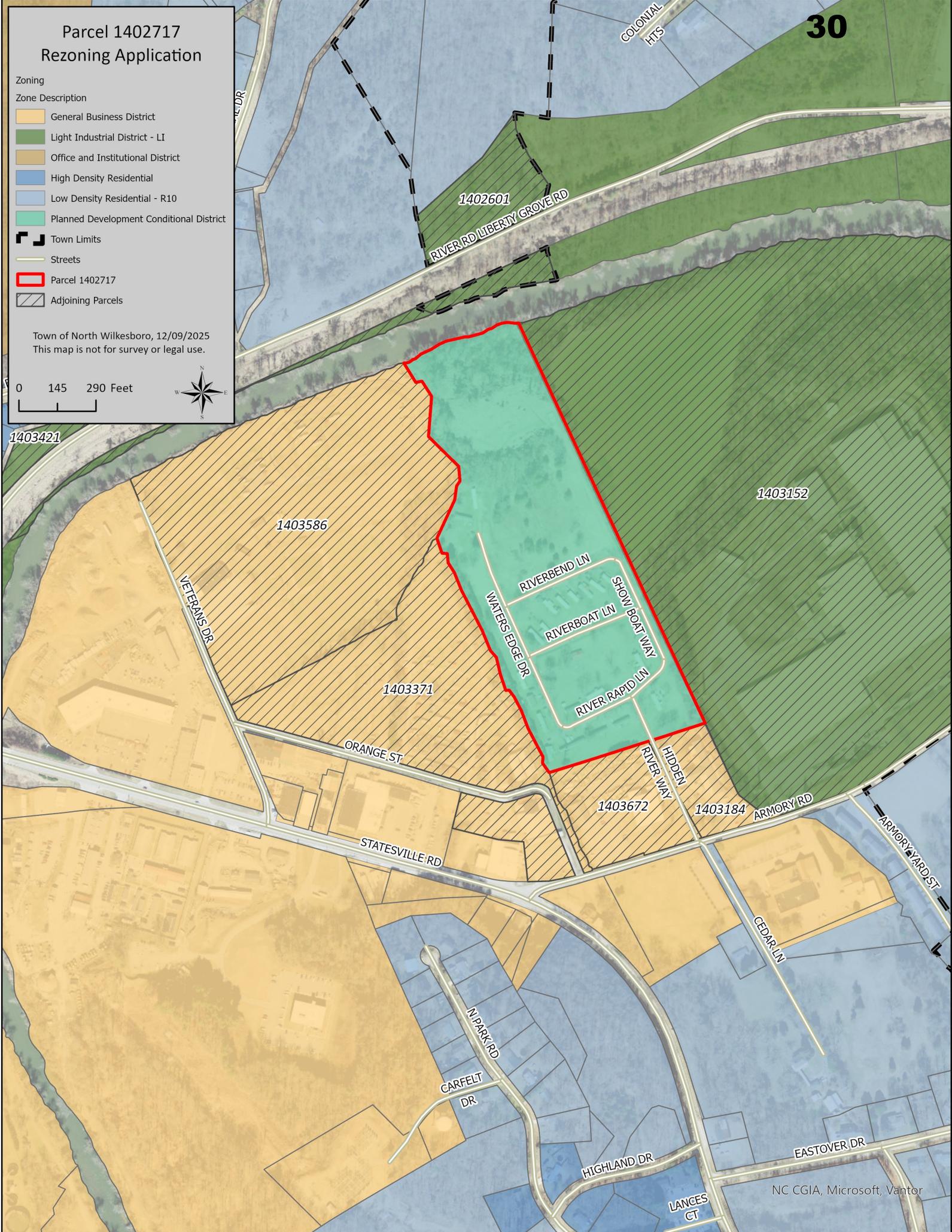
- Zoning
- Zone Description
- General Business District
  - Light Industrial District - LI
  - Office and Institutional District
  - High Density Residential
  - Low Density Residential - R10
  - Planned Development Conditional District
  - Town Limits
  - Streets
  - Parcel 1402717
  - Adjoining Parcels

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

0 145 290 Feet



30



## Planning Board Recommendation

**Item of Consideration:** Rezone parcel off of Hidden River Way from *PC-CD: Planned Development Conditional District* to *R-20: Rural Residential District*; PIN: 3878-26-0761/Parcel ID #: 1402717

**Zoning Districts:** *PC-CD: Planned Development Conditional District* and *R-20: Rural Residential District*

**Meeting Date:** Thursday, February 12<sup>th</sup>, 2026

**WHEREAS**, N.C.G.S. 160D-601 authorizes municipal governing boards to amend development regulations; and

**WHEREAS**, the Planning Board convened to consider the proposed rezoning petition at which time Town staff was given the opportunity to present the proposed changes and the Planning Board was given the opportunity to comment and ask questions and conduct a hearing for public comment; and

**WHEREAS**, the Planning Board made a 6-0 motion to defer the public hearing on Thursday, January 8<sup>th</sup>, 2026, to the following meeting to allow the applicant to attend the meeting;

**WHEREAS**, the Planning Board held a public hearing on Thursday, February 12<sup>th</sup>, 2026; and

**WHEREAS**, the Planning Board has made the following findings and conclusions and adopted the following consistency statement:

**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 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.

**NOW, THEREFORE, BE IT RESOLVED**, on the basis of the foregoing findings and conclusions, that the Planning Board does hereby recommend to the Town Board that the proposed rezoning be **APPROVED** or **DENIED** based upon the following vote:

FOR: 1 AGAINST: 5

  
John Harwell, Chair

Town of North Wilkesboro Planning Board



**TOWN OF NORTH WILKESBORO  
PLANNING BOARD STAFF REPORT- REZONING REQUEST  
March 3<sup>rd</sup>, 2026**

**DATE OF HEARING:** Board of Commissioners to call for a Public Hearing on March 26<sup>th</sup>, 2026 or at the next scheduled meeting date.

**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.

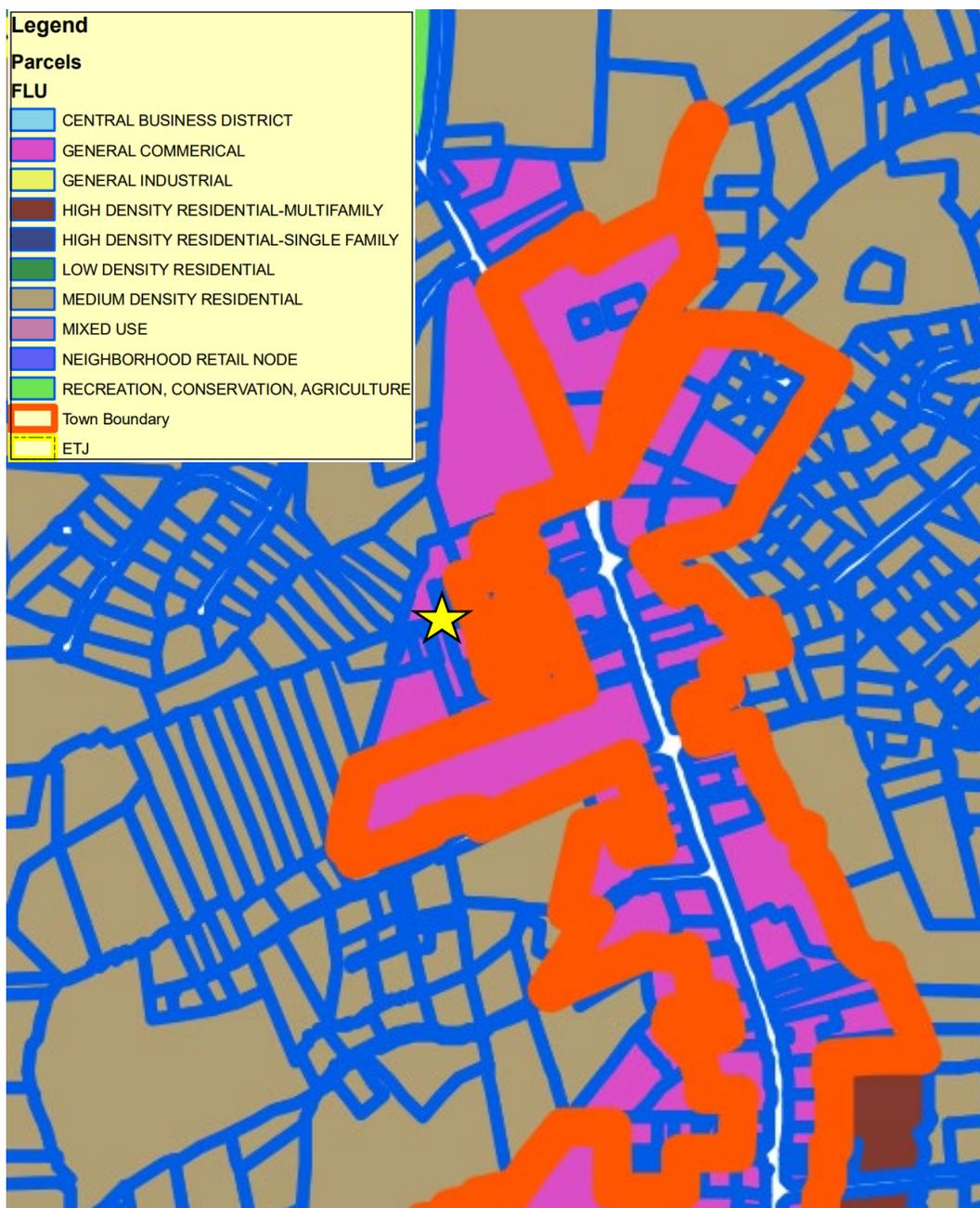
**ACCESS:** Off of Jones Dancy Street

**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.

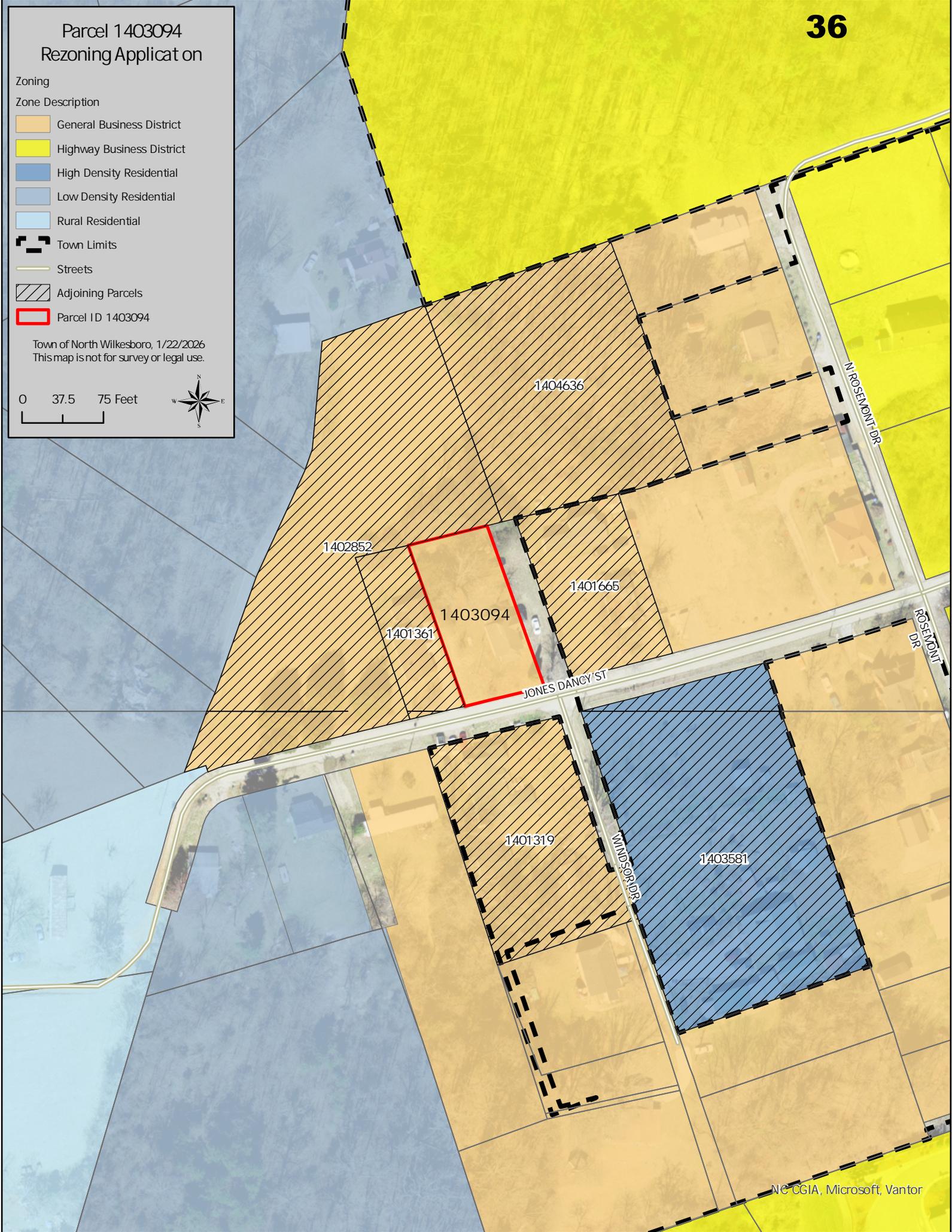
**PLANNING BOARD DETERMINATION:** Staff advertised for a public hearing with the Planning Board meeting the Board's Rules and Procedures requirements. The Planning Board made a recommendation to approve this rezoning on February 12<sup>th</sup>, 2026. Their formal recommendation is included in your agenda packet.

**MOTION:** The Board of Commissioners will need to call for a public hearing on March 26<sup>th</sup>, 2026 or at the next scheduled meeting date.

# Parcel 1403094 Rezoning Applicat on

- 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.



## Planning Board Recommendation

**Item of Consideration:** Rezone parcel off of Jones Dancy Street from *GB: General Business District* to *R-6: High Density Residential District*; PIN: 3869-47-1508/Parcel ID #: 1403094

**Zoning Districts:** *GB: General Business District* and *R-6: High Density Residential District*

**Meeting Date:** Thursday, February 12<sup>th</sup>, 2026

**WHEREAS**, N.C.G.S. 160D-601 authorizes municipal governing boards to amend development regulations; and

**WHEREAS**, the Planning Board convened to consider the proposed rezoning petition at which time Town staff was given the opportunity to present the proposed changes and the Planning Board was given the opportunity to comment and ask questions and conduct a hearing for public comment; and

**WHEREAS**, the Planning Board held a public hearing on Thursday, February 12<sup>th</sup>, 2026; and

**WHEREAS**, the Planning Board has made the following findings and conclusions and adopted the following consistency statement:

**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.

**NOW, THEREFORE, BE IT RESOLVED**, on the basis of the foregoing findings and conclusions, that the Planning Board does hereby recommend to the Town Board that the proposed rezoning be **APPROVED** or **DENIED** based upon the following vote:

**FOR:** 6      **AGAINST:** 0



John Harwell, Chair

Town of North Wilkesboro Planning Board

# MANAGEMENT MEMORANDUM

TOWN OF NORTH WILKESBORO

February 27, 2026

Meeting: March 03, 2026

**MEMORIAL PARK LIGHTING** – As a follow-up to discussion at our last meeting, we have received bids for the removal of poles at Memorial Park. *Please see page 2 for the bid tabulation.* We received three bids: first from DUKElectric out of Wilmington North Carolina for \$49,616.00, next a joint proposal from Mathis & Son Grading and MECI & Associates for \$58,607.00, lastly a proposal from Tommy Lawrence Electrical Contractors INC. for \$29,500.00. All of these proposals include the removal and disposal of the poles.

During the last Board meeting I recommended that the two fields where these poles of concern are located be suspended for use pending repair. Refer to the following photos:



**North Wilkesboro Fire Department Update** – The North Wilkesboro Fire Department project continues to progress. We have submitted the Stormwater Permit and erosion and sedimentation control plan for the project through NCDEQ with Blue Ridge Engineering. Please see page 11 for the Certificate of Coverage for the stormwater permit.

**BID TABULATION**

**REQUESTS FOR PROPOSAL (RFP) FOR MEMORIAL PARK LIGHT REMOVAL**

**TOWN OF NORTH WILKESBORO, NORTH CAROLINA**

**Thursday, February 27, 2026 @ 5:00 PM**

**North Wilkesboro Town Hall**

**832 Main Street, North Wilkesboro, NC 28659**

Bidder	Quantity	Unit	Cost	Notes:
DUKElectric	1	Lump Sum	\$49,616.00	Disposal of Poles & Disconnect from service.
Mathis & Son Grading MECI & Associates	1 (Joint Proposal)	Lump Sum	\$58,607.00	Mathis: \$32,800, MECI: \$25,807.00
Tommy Lawrence Electrical Contractors INC.	1	Lump Sum	\$29,500.00	Leaving existing service panel.




**MECI & ASSOCIATES, INC.**

990 Spring Street  
Wilkesboro, NC 28697

Phone: (336) 667-1230  
Fax: (336) 667-2515  
Email: dawn@mecliassociates.com

## *Electrical Quotation*

**To: Ed Holland**

Town of North Wilkesboro  
208 9th Street  
North Wilkesboro, NC 28659

**Date:** February 26, 2026

**JOB NAME:** Town of North Wilkesboro  
Memorial Park

Description	Total
Labor, materials and equipment for electrical scope of work per the following:	\$25,807.00
<ul style="list-style-type: none"> <li>• Disconnect &amp; remove existing 480V service.</li> <li>• Set new 240V, 1ph meter on concessions building, cut concrete to install conduit for power company. Excavate 12" X 36" ditch and install 3" conduit with pullstring to existing pole, approximately 320'. Reread existing panels in concessions.</li> <li>• Disconnect power at 28 poles, cut off below grade and cover.</li> <li>• Once poles have been taken down, we will remove the lights and all electrical and dispose of all electrical components.</li> <li>• Reread power to tennis court, excavate approximately 130' ditch to power company pole. Install 4" conduit with pullstring, set CT cabinet, 100amp, 480V disconnect and power up existing tennis court control cabinet.</li> </ul>	
***HUB Certified / NCDOT Approved***	

**Quotation valid for 15 days.**

To accept this quotation, sign here and return: \_\_\_\_\_

Date: \_\_\_\_\_

# 41 Estimate



873 Cove Creek Drive  
North Wilkesboro, NC 28659

Phone # 336-984-3261

Fax # 336-984-43...

office@mathisgradingnc...

Date	Estimate #
2/24/2026	1126

Name / Address

Town of N. Wilkesboro  
Attn: Eddie Holland  
P.O. Box 218  
N. Wilkesboro, NC 28659

Project
MEMORIAL P...

Description	Qty	Cost	Total
Removal of 28 light poles at Memorial Park - 119 Wilkesboro Avenue North Wilkesboro, NC			
Remove and dispose of light poles, fixtures, and wiring	1	8,400.00	8,400.00
Backfill holes with stone/gravel	1	2,400.00	2,400.00
Equipment	1	9,500.00	9,500.00
Labor	1	12,500.00	12,500.00
***DOES NOT INCLUDE ELECTRICAL WORK***			
		<b>Total</b>	<b>\$32,800.00</b>

Bid Proposals must be signed, dated, and returned to the above address before work can begin. Changes made after signatures must be initialed and dated.

Signature \_\_\_\_\_

**PROPOSAL**

Date: 2/4/26

Owner: Memorial Park- North Wilkesboro  
Project: Memorial Park Baseball Fields Pole/Light Removal  
Attn: Nate Reavis; 336-928-5181

We propose to provide equipment and labor required to remove and dispose of wood poles and lights at Memorial Park in North Wilkesboro. We will leave existing service panel and structure in place for building but remove wiring from breakers that feeds ballfield lighting.

Material & Labor: \$29,500.00

*\*Does not include Sales and Use Tax that became effective January 1, 2017. We will need Form E589CI if this pertains to your project to wave the new tax.*

THIS PRICE DOES NOT INCLUDE ANY ROCK REMOVAL OR ANY COST YOU INCUR BY THE POWER COMPANY TO SUPPLY POWER.

**TOMMY LAWRENCE ELECTRICAL CONTRACTORS, INC.**

AUTHORIZED SIGNATURE: *Tommy Lawrence*

DATE: 2/4/26

**ACCEPTANCE OF PROPOSAL**

SIGNATURE:

DATE:

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>McGriff, a MMA LLC Company</b> 4309 Emperor Blvd, Suite 300 Durham, NC 27703 919 281-4500	CONTACT NAME: <b>NC Certificate Team</b>
	PHONE (A/C, No, Ext): _____ FAX (A/C, No): <b>8887468761</b> E-MAIL ADDRESS: <b>NCCertificateTeam@mcgriff.com</b>
INSURED <b>Mathis &amp; Son Grading Inc</b> 873 Cove Creek Dr. North Wilkesboro, NC 28659-7829	INSURER(S) AFFORDING COVERAGE INSURER A : <b>Builders Premier Insurance Company</b> NAIC # <b>13036</b>
	INSURER B : <b>Builders Mutual Insurance Company</b> NAIC # <b>10844</b>
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PCP000571101	06/24/2025	06/24/2026	EACH OCCURRENCE	\$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
							MED EXP (Any one person)	\$5,000
							PERSONAL & ADV INJURY	\$1,000,000
							GENERAL AGGREGATE	\$2,000,000
							PRODUCTS - COMP/OP AGG	\$2,000,000
								\$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> Drive Oth Car <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CAP004553901	06/24/2025	06/24/2026	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10000			MUB002136603	06/24/2025	06/24/2026	EACH OCCURRENCE	\$4,000,000
							AGGREGATE	\$4,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y N/A	PWC101214812	06/24/2025	06/24/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$1,000,000
							E.L. DISEASE - POLICY LIMIT	\$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
**\*\* Workers Comp Information \*\***  
 Other States Coverage  
 Proprietors/Partners/Executive Officers/Members Excluded:  
**Bart Mathis, Officer**  
 (See Attached Descriptions)

CERTIFICATE HOLDER <b>Mathis &amp; Son Grading, Inc.</b> 873 Cove Creek Drive North Wilkesboro, NC 28659-0000	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Robert Parsons, Jr.</i>
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DESCRIPTIONS (Continued from Page 1)

**\*\* Supplemental Name \*\***

Mathis & Son Grading, Inc.; Bart Mathis dba Mathis Trucks & Equipment; JB Success Enterprises, LLC  
Double B Investments, LLC

# BID PROPOSAL

Submitted To: Town of North Wilkesboro  
 Address: 832 Main St., North Wilkesboro, NC  
 Attention: Eddie Holland

**DUKElectric**  
 5615 Park Ave.  
 Wilmington, NC 28409  
 NC License # U.30142

Project: **Memorial Park Light Pole Removal**

Project Location: 119 Wilkesboro Ave., North Wilkesboro, NC

DATE: February 25, 2026

DUKElectric agrees to provide all material, labor, and equipment to complete the pole removal scope of work per RFP posted on North Wilkesboro website.

## Company Profile:

DUKElectric, of 5615 Park Ave., Wilmington, NC 28403, has been in business for over 13 years. Contact will be Chris Baysden, (910) 520-4931. We have worked with City of Wilmington, Town of Wrightsville Beach, and the State Port of Wilmington, with similar projects dealing with pole lighting. We installed new pole lighting on a downtown upgrade project for the City of Wilmington. We removed and replaced baseball field light poles for the Town of Wrightsville Beach, and worked on installing and troubleshooting new site pole lighting for the Port of Wilmington.

## Pricing:

We propose to disconnect the power, remove, and dispose of the 28 poles for **\$49,616.00**. This comes to \$1,772.00 per pole (\$889 labor, \$694 equipment, \$189 miscellaneous supplies). There will not be any additional or one-time fees.

## Insurance and Certifications:

DUKElectric holds an unlimited electrical license in the State of NC (#U30142). The owner is an IMSA Level 2 Certified Traffic Signal Technician (#BE\_150397). A copy of our liability insurance with limits is attached.

## Date of Project Completion:

We understand the need to have this work completed by April 6, 2026. If we can have a contract or Notice to Proceed by March 6, 2026, we will have this work completed prior to the end of March.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Work will be billed monthly or upon completion with balance to be paid Net 30, 1.5% interest.

Signed



Christopher Baysden, Estimator



# CERTIFICATE OF LIABILITY INSURANCE

# 46

DATE (MM/DD/YYYY)  
02/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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<b>PRODUCER</b> <b>State Farm</b> JAMES ZEWE 3500 WESTGATE DR DURHAM NC 27707	<b>CONTACT NAME:</b> WENDY SITES <b>PHONE (A/C, No, Ext):</b> 919 489 0804 <b>FAX (A/C, No):</b> 919 401 9679 <b>E-MAIL ADDRESS:</b> wendy.n.sites.tgr7@statefarm.com																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A :</td> <td>State Farm Fire and Casualty Company</td> <td>25143</td> </tr> <tr> <td>INSURER B :</td> <td>State Farm Mutual Automobile Insurance Company</td> <td>25178</td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	State Farm Fire and Casualty Company	25143	INSURER B :	State Farm Mutual Automobile Insurance Company	25178	INSURER C :			INSURER D :			INSURER E :			INSURER F :	
INSURER(S) AFFORDING COVERAGE		NAIC #																			
INSURER A :	State Farm Fire and Casualty Company	25143																			
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INSURER C :																					
INSURER D :																					
INSURER E :																					
INSURER F :																					
<b>INSURED</b> DUKELECTRIC LLC 514 BRADDOCK ST WILMINGTON NC 28409-5904																					

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		93-VA-W456-9	02/10/2026	02/10/2027	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 250,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		199 7933-E13-33	02/06/2026	02/06/2027	COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$ 1,000,000
							BODILY INJURY (Per accident)	\$ 1,000,000
							PROPERTY DAMAGE (Per accident)	\$ 1,000,000
								\$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED: RETENTION \$	Y		93GJS8541	03/01/2025	03/01/2026	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	93-VA-W749-1	02/28/2025	02/28/2026	PER STATUTE	
							OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

## **Request for Proposal Memorial Park Light Pole Removal**

The Town of North Wilkesboro is seeking proposals from qualified and experienced commercial companies to provide a safe removal of approximately twenty-eight (28) light poles around and behind the baseball and softball fields for our facility located at 119 Wilkesboro Avenue, North Wilkesboro, NC 28659. The contract will be for the completion of the removal of all wooden baseball field light poles and disconnection from the Memorial Park electrical system.

The Scope-of-Work includes supplying all labor, equipment, and staffing required to ensure the job is completed in a safe manner for employees and members of the public. Maintaining the integrity of the existing ballfields is crucial to the completion of this project. The successful contractor will be responsible for the disposal of the light poles, light fixtures, and wiring attached to the poles. Work needs to be completed by April 6, 2026. The full RFP bid posting can be found online at <https://www.north-wilkesboro.com/Bids.aspx>. The selected General Contractor will be awarded based on a combination of experience and qualifications, cost competitiveness, and ability to meet scope and schedule the awarded company will enter into a contract directly with the Town of North Wilkesboro.

No pre-bid meeting will be held for this project. Bids can be submitted physically at 832 Main Street, North Wilkesboro NC 28659. Mailing Address P.O Box 218, North Wilkesboro, NC 28659 or electronically via email to Eddie Holland at [townmanager@northwilkesboronc.gov](mailto:townmanager@northwilkesboronc.gov) by February 26, 2026 at 5:00 PM.

Questions regarding this RFP should be submitted to Nate Reavis at [parksandrec@northwilkesboronc.gov](mailto:parksandrec@northwilkesboronc.gov) through February 19, 2026, questions received after this date will not be accepted. Answers will be shared with all interested vendors via our website as an addendum at <https://www.north-wilkesboro.com/bids.aspx>.

The Town of North Wilkesboro reserves the right to reject any or all proposals.

**Certificate of Coverage**

STATE OF NORTH CAROLINA  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES

GENERAL PERMIT NO. NCG010000

**NC Reference No. NCG01-2026-0348**  
**Certificate of Coverage No. NCC260348**

STORMWATER DISCHARGES

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM**

In compliance with the provision of North Carolina General Statute 143-215.1, other lawful standards and regulations promulgated and adopted by the North Carolina Environmental Management Commission, and the Federal Water Pollution Control Act, as amended,

**Town of North Wilkesboro**

is hereby authorized to discharge stormwater associated with CONSTRUCTION ACTIVITIES to surface waters of North Carolina from a site located at:

North Wilkesboro Fire Station  
TBD Finley Ave  
North Wilkesboro  
Wilkes County

in accordance with the effluent limitations, monitoring requirements, and other conditions set forth in N.C. General Permit No. NCG010000

This Certificate of Coverage is affiliated with **E&SC Plan Project No. WILKE-2026-0131**

This Certificate of Coverage shall become effective 2/25/26.

This Certificate of Coverage shall remain in effect until rescinded or expired.

This Certificate of Coverage will expire on the anniversary of its original effective date unless it is renewed by payment of the annual administration and compliance fee.



Brooklyn Broussard, Administrative Officer II  
Division of Energy, Mineral, and Land Resources  
By the Authority of the Environmental Management Commission

**XI. Consideration of New Business** (*action needed*)

- J.) Presentation from Appalachian Regional Library, Wilkes County Public Library- *Suzanne Manners, Wilkes County Librarian*
- K.) Public Hearing on Rezoning Request for Parcel ID 1403300- *Joseph Kamperman, Planning Director*
- L.) North Wilkesboro Planning Board Appointments- *Joseph Kamperman, Planning Director*
- M.) Street Closure Request for Concerts on the Deck- *Alyssa Billings, Community Development Coordinator*
- N.) Smoot Park Update- *Dylan Blankley, Assistant Town Manager & Nate Reavis, Parks & Recreation Director*
- O.) Resolution to Apply for Commerce Infrastructure Grant- *Eddie Holland, Town Manager*

**J.) Presentation from Appalachian Regional Library, Wilkes County Public Library- *Suzanne Manners, Wilkes County Librarian***

STAFF RESOURCES: Suzanne Manners, Wilkes County Librarian

FUNDING: TBD.

**BACKGROUND:**

- The library gives an annual presentation to the Board of Commissioners in/around February of each year.

**ACTION:**

- No Action Required.

**ATTACHMENTS:**

1. Presentation to be provided at the meeting.

**K.) Public Hearing on Rezoning Request for Parcel ID 1403300- *Joseph Kamperman, Planning Director***

STAFF RESOURCES: Joseph Kamperman, Planning Director

FUNDING: N/A.

**BACKGROUND:**

- The following is a public hearing on a rezoning request for Parcel 1403300 located at 211 Elkin Highway.
- The Board of Commissioners called for the public hearing at its last Board of Commissioners Meeting on February 3<sup>rd</sup> 2026.
- Please see the attached staff report for additional information.

**ACTION:**

- Staff request the board to conduct a public hearing for Parcel ID 1403300 and/ or motion to approve the rezoning for the rezoning for Parcel ID 1403300.

**ATTACHMENTS:**

1. Staff Report Parcel ID Parcel ID 1403300

**L.) North Wilkesboro Planning Board Appointments- *Joseph Kamperman, Planning Director***

STAFF RESOURCES: Joseph Kamperman, Planning Director

FUNDING: N/A.

BACKGROUND:

- An in-town Planning Board member vacancy was created due to Commissioner Espin's election to the Board of Commissioners.
- Please see the attached staff report for additional information.

ACTION: Staff request feedback on the Planning Board Applications and/or motion to appoint a member to the North Wilkesboro Planning Board.

ATTACHMENTS:

1. Planning Board Application Staff Report.

**M.) Street Closure Request for Concerts on the Deck- *Alyssa Billings, Community Development Coordinator***

STAFF RESOURCES: Alyssa Billings, Community Development Coordinator

FUNDING: N/A.

BACKGROUND:

- In order to submit a road closure request to the NCDOT, the Community Development Department requests the passing of the following road closure ordinance.
- The ordinance is to close CBD Loop between 9th and 7th Streets during the following event dates of the Town's Concert on the Deck concert series: Saturday, June 20, 2026; Saturday, July 18, 2026; Saturday, August 15, 2026; Saturday, September 19, 2026.

ACTION: Community Development Coordinator Billings requests that the Board of Commissioners pass the attached ordinance declaring temporary road closures.

ATTACHMENTS:

1. Ordinance for road closure.

**N.) Smoot Park Update- *Nate Reavis, Parks & Recreation Director & Dylan Blankley, Assistant Town Manager***

STAFF RESOURCES: Nate Reavis, Parks & Recreation Director  
Dylan Blankley, Assistant Town Manager

FUNDING: TBD

BACKGROUND:

- The Smoot Park Revitalization Project remains on schedule for a Memorial Day Weekend Opening.

ACTION: Staff request feedback on the Smoot Park Revitalization Project.

ATTACHMENTS:

1. N/A.

**O.) Resolution to Apply for Commerce Infrastructure Grant- *Eddie Holland, Town Manager***

STAFF RESOURCES: Eddie Holland, Town Manager  
David Poore, Public Utilities Director

FUNDING: TBD

BACKGROUND:

- The Town of North Wilkesboro has been approved for funding up to \$1,201,400 by the Rural Infrastructure Authority Board pending a submission and review of a full application.
- This funding would be used to expand water, sewer, and road improvements in the North Wilkesboro Industrial Park.
- The application requires a resolution by the Board of Commissioners.

ACTION: Staff request feedback and/or approval of the Resolution to apply for the Rural Infrastructure Funding.

ATTACHMENTS:

1. North Wilkesboro RIA Resolution.



**TOWN OF NORTH WILKESBORO  
BOARD OF COMMISSIONERS STAFF REPORT- REZONING REQUEST  
March 3<sup>rd</sup>, 2026**

**DATE OF HEARING:** March 3<sup>rd</sup>, 2026

**APPLICANT:** Scott Nafe

**PROPERTY LOCATION:** 211 Elkin Highway

**PIN:** 3869-81-0468

**Parcel ID #:** 1403300

**ACREAGE:** 1.46

**REQUESTED ACTION:** Rezone parcel from *LI: Light Industrial* to *HB: Highway Business*

**DEVELOPMENT POTENTIAL:** Permitted Highway Business (HB) uses range from commercial to some general retail and professional/medical office uses. For a full list of uses, please see the attached Permitted Use Table.

**SURROUNDING LAND USE AND ZONING:** Surrounding land uses are primarily light industrial to the east and west, institutional to the north and commercial to the south of the parcel. Surrounding zoned properties are (LI) Light Industrial and (HB) Highway Business.

**ACCESS:** Off of Elkin Highway and School Bus Drive

**SEWER AND WATER:** Town sewer and water is available at the entrance of the parcel.

**REVIEW CRITERIA:** In reviewing and making recommendations on proposed zoning map amendments, the Board of Commissioners 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 Industrial 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, professional, and institutional.
3. **The zoning classification of property within the general vicinity of the subject property:**
  - 1) Parcels zoned Light Industrial (LI) are found abutting to the north, east, and west of the parcel, and 2) parcels zoned Highway Business (HB) are found adjacent to 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 to Light Industrial (LI) as well as adjacent to Highway Business (HB) zoned districts. At present, the zoning district allows for industrial and some commercial uses. The proposed zoning classification would allow for commercial, general retail, and professional/medical office uses. Industrial uses may be limited by the current lot size. The size of the tract would allow for a variety of uses permitted in the HB 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 commercial uses. The current zoning allows for more industrial uses. This zoning change would allow for an increase in commercial opportunities within town limits.

**PLANNING BOARD DETERMINATION:**

Staff advertised for a public hearing with the Planning Board meeting the Board's Rules and Procedures requirements. The Planning Board made a recommendation to approve this rezoning on January 8<sup>th</sup>, 2026. Their formal recommendation is included in your agenda packet.

**MOTIONS AND CONSISTENCY STATEMENTS: CHOOSE ONE**

**Motion to Approve** (Approving zoning map amendment) "I move to adopt the proposed Consistency Statement dated March 3, 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.

**Comprehensive Plan Consistency Statement March 3, 2026**

Zoning case no. RZ- 2601

Address: Parcel ID 1403300; 211 Elkin Highway

Applicant: Scott Nafe

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro's Board of Commissioners 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.*

**Motion to Deny** (Denying zoning map amendment) “I move to adopt the proposed Consistency Statement dated March 3, 2026, contained in the agenda materials, and to deny the proposed zoning map amendment in regards to Parcel ID 1403300 off Elkin Highway and School Bus Drive from LI Light Industrial to HB Highway Business.”

**Comprehensive Plan Consistency Statement March 3, 2026**

Zoning case no. RZ- 2601

Address: Parcel ID 1403300; 211 Elkin Highway

Applicant: Scott Nafe

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Town of North Wilkesboro’s Board of Commissioners 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 current zoning is sufficient to regulate development on the property and is more compatible with surrounding land uses.

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.*

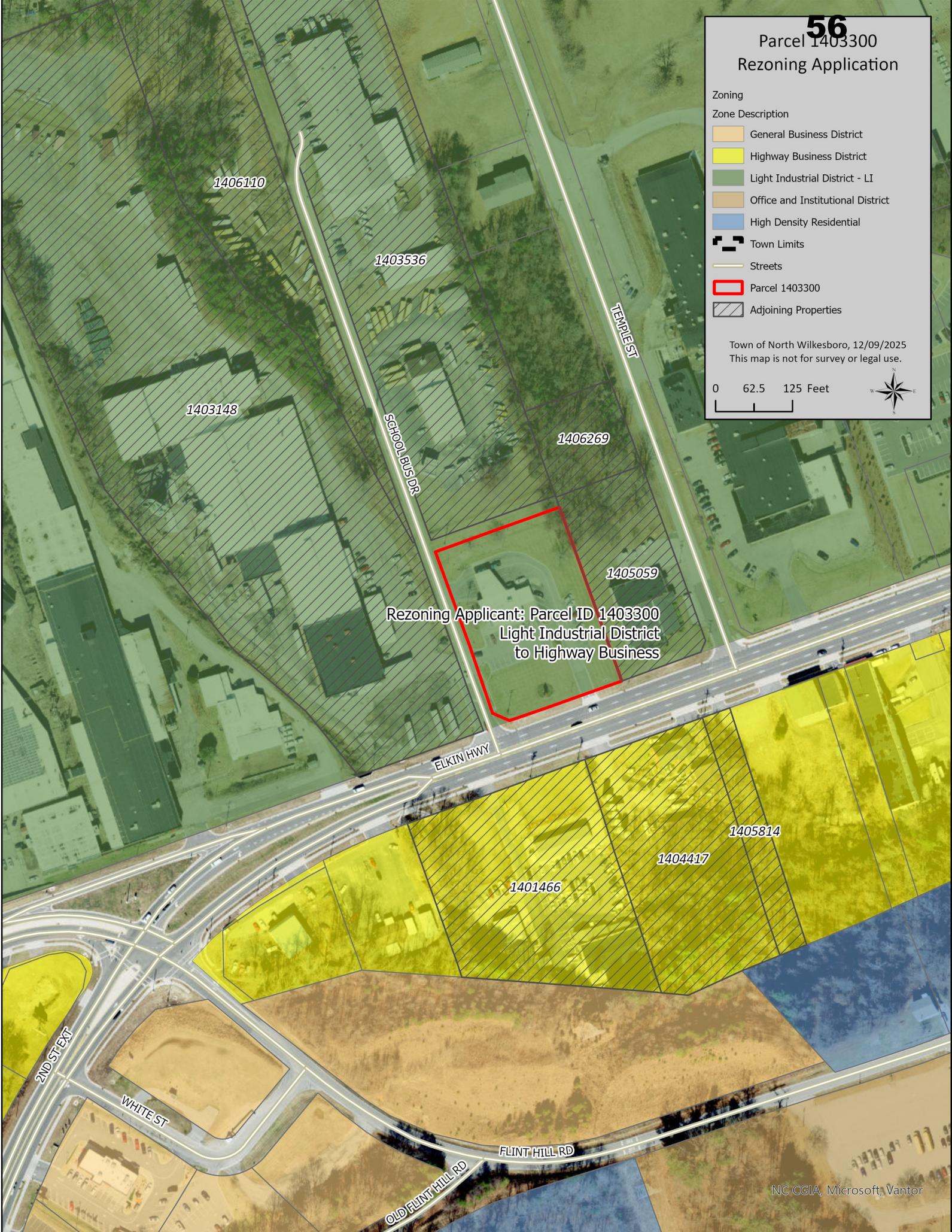
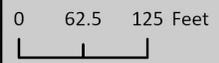
**Goal B.2 – Maximize Redevelopment Potential for Vacant Structures and Parcels**

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

# Parcel 1403300 Rezoning Application

- Zoning
- Zone Description
- General Business District
  - Highway Business District
  - Light Industrial District - LI
  - Office and Institutional District
  - High Density Residential
  - Town Limits
  - Streets
  - Parcel 1403300
  - Adjoining Properties

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



Rezoning Applicant: Parcel ID 1403300  
Light Industrial District  
to Highway Business

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## Planning & Inspections

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## North Wilkesboro, NC

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February 16<sup>th</sup>, 2026

Dear Scott Nafe:

Notice is hereby given that the Board of Commissioners of the Town of North Wilkesboro will hold a public hearing on **Tuesday, March 3<sup>rd</sup>, 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 LI: Light Industrial to HB: Highway Business. The property for which your rezoning petition is requested is located at 211 Elkin Highway and identified by Parcel #1403300/PIN 3869-81-0468. 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 9<sup>th</sup> 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.

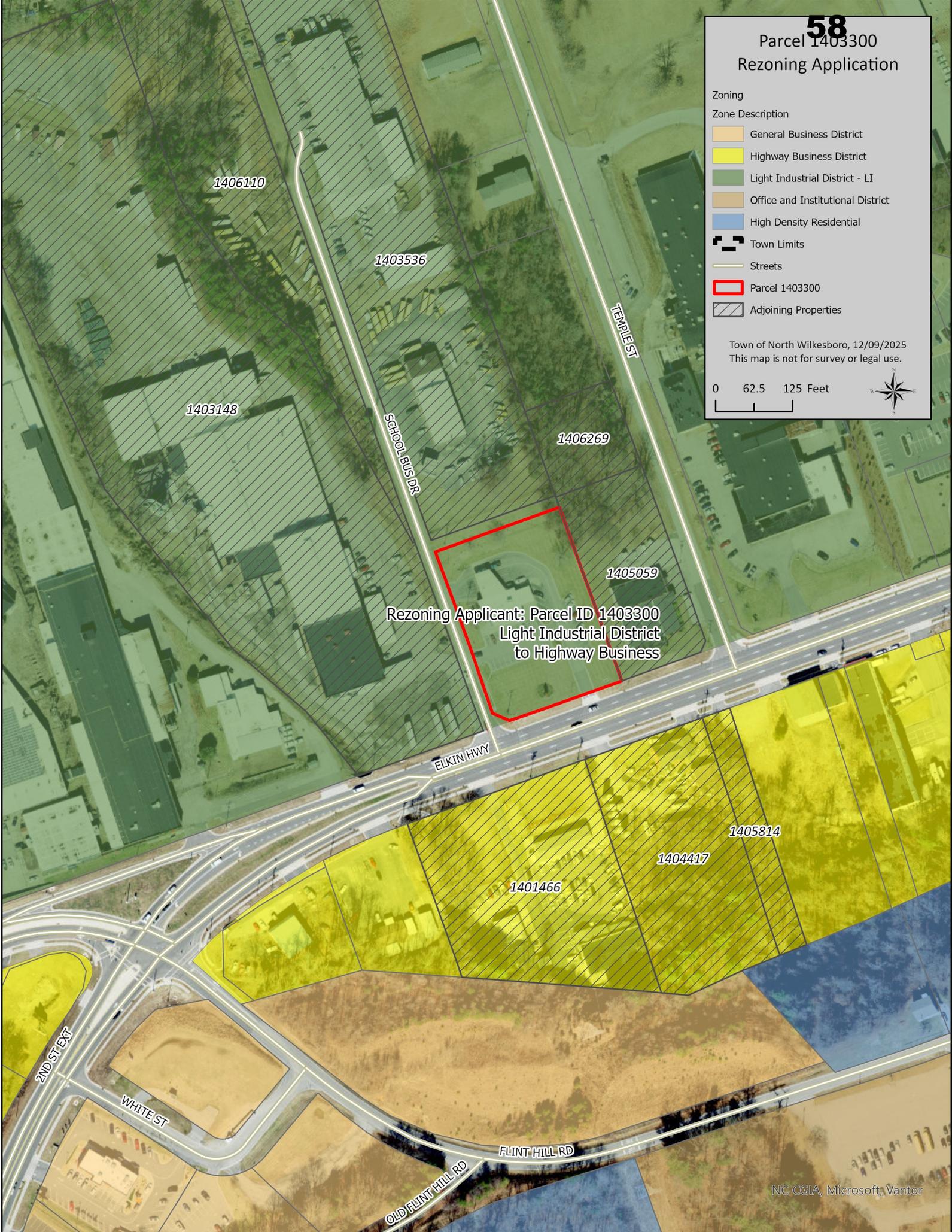
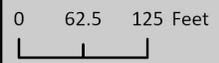
In public service,

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

# Parcel 1403300 Rezoning Application

- Zoning
- Zone Description
- General Business District
  - Highway Business District
  - Light Industrial District - LI
  - Office and Institutional District
  - High Density Residential
  - Town Limits
  - Streets
  - Parcel 1403300
  - Adjoining Properties

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



Rezoning Applicant: Parcel ID 1403300  
Light Industrial District  
to Highway Business

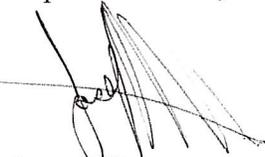
February 16<sup>th</sup>, 2026

Dear Neighboring Property Owner:

Notice is hereby given that the Board of Commissioners of the Town of North Wilkesboro will hold a public hearing on **Tuesday, March 3<sup>rd</sup>, 2026 at 5:30 p.m.** to consider action upon a petition filed with the Town of North Wilkesboro by Scott Nafe requesting a parcel of land be rezoned from LI: Light Industrial to HB: Highway Business. The property for which this rezoning petition is requested is located at 211 Elkin Highway and identified by Parcel #1403300/PIN 3869-81-0468. 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>. The above-described meeting will be held in the Board of Commissioners Board Room located in Town Hall at 210 9<sup>th</sup> Street. Public comments will be accepted at the hearing and also by mail or email. Emails may be sent to [planning@northwilkesboronc.gov](mailto:planning@northwilkesboronc.gov). Please contact me with any questions or concerns.

In public service,

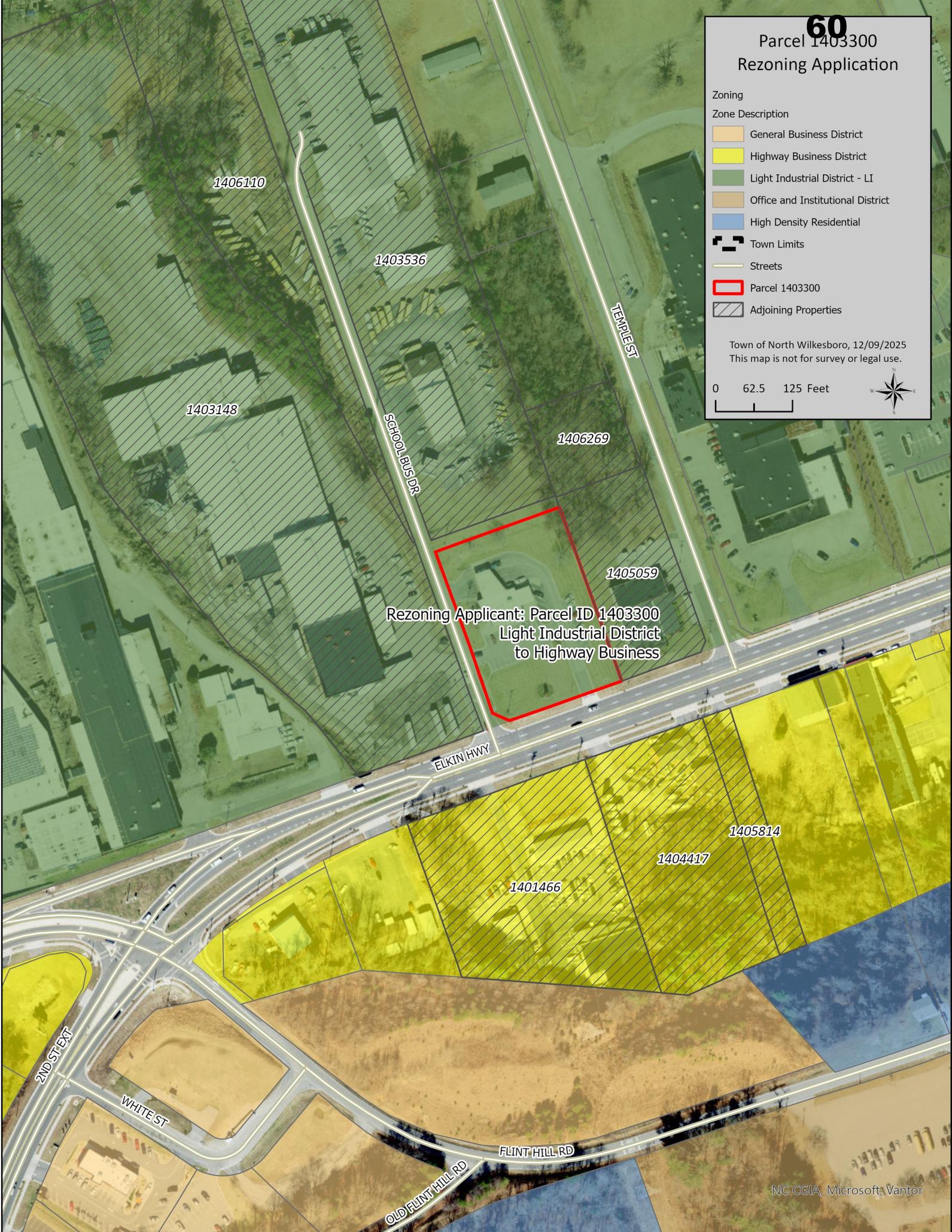


Joseph Kamperman, CZO  
Planning Director  
Town of North Wilkesboro  
P.O. Box 218  
832 Main Street  
North Wilkesboro, NC 28659  
(o) 336-667-7129 ext. 3011  
[planning@northwilkesboronc.gov](mailto:planning@northwilkesboronc.gov)  
[www.north-wilkesboro.com](http://www.north-wilkesboro.com)

# Parcel 1403300 Rezoning Application

- Zoning
- Zone Description
- General Business District
  - Highway Business District
  - Light Industrial District - LI
  - Office and Institutional District
  - High Density Residential
  - Town Limits
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  - Adjoining Properties

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



Rezoning Applicant: Parcel ID 1403300  
Light Industrial District  
to Highway Business

61

US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 28659 \$ 000.74<sup>0</sup>  
02 7H  
0006102497 FEB 16 2026



FIRST-CLASS

Scott Nafe  
201 Elkin Hwy STE F  
North Wilkesboro, NC 28659

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

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

WILKES COUNTY BOARD OF EDUCATION  
613 CHERRY ST  
NORTH WILKESBORO, NC 28659

THE WILKES COUNTY BOARD OF EDUCATION  
613 CHERRY STREET  
NORTH WILKESBORO, NC 28659

US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 28659 \$ 000.74<sup>0</sup>  
02 7H  
0006102497 FEB 16 2026



FIRST-CLASS

MCNEIL, JOHN MICHAEL  
6125 HWY 268 WEST  
WILKESBORO, NC 28697

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

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES  
ZIP 28659 \$ 000.74<sup>0</sup>  
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P.O. BOX 218  
NORTH WILKESBORO, NC 28659-0218

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ZIP 28659 \$ 000.74<sup>0</sup>  
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US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 28659 \$ 000.74<sup>0</sup>  
02 7H  
0006102497 FEB 16 2026



FIRST-CLASS

JOHNSON OIL AND TRACTOR INC  
214 ELKIN HWY  
NORTH WILKESBORO, NC 28659

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

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US POSTAGE  TM PITNEY BOWES  
ZIP 28659  
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**\$ 000.74<sup>0</sup>**



WILKES COUNTY BOARD OF EDUCATION  
613 CHERRY ST  
NORTH WILKESBORO, NC 28659

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

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US POSTAGE  TM PITNEY BOWES  
ZIP 28659  
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00061 02497 FEB 16 2026  
**\$ 000.74<sup>0</sup>**



NAFE, SCOTT  
201 ELKIN HWY STE F  
NORTH WILKESBORO, NC 28659

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

JOHNSON OIL AND TRACTOR INC  
214 ELKIN HWY  
NORTH WILKESBORO, NC 28659

FIRST-CLASS



US POSTAGE  TM PITNEY BOWES  
ZIP 28659  
02 7H  
00061 02497 FEB 16 2026  
**\$**



### Info

 PB Posting 2-17-26 #1

 February 17 2026

 4 26 PM

 Size Info  
3024 x 4032 4.4 MB 72 dpi 32 bit

 Device Info  
Apple iPhone 11 4.25 mm f/1.8 1/640 sec  
ISO 32 EXP 0 No flash, compulsory

 Source  
North Wilkesboro Dropbox

 File Path  
C:\Users\TONW-301\North Wilkesboro  
Dropbox\Rezoning\2026\RZ - 2601 Parcel  
#1403300\Board of Commissioners\PB  
Posting 2-17-26 #1.HEIC



### Info

PB Posting 2-17-26 #2

February 17 2026

4 27 PM

Size Info  
3024 x 4032 4.3 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 - 2601 Parcel  
#1403300\Board of Commissioners\PB  
Posting 2-17-26 #2.HEIC

Permit Fee: \$250.00 Permit #: 65 RZ-2601

# 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](mailto: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:  
211 Elkin Hwy

Parcel ID: 1403300

Physical Street Address (If Applicable):  
211 Elkin Hwy

The property is owned by: NASC Family Holdings  
 (Attach a copy of the most recent deed, contract for purchase, or other legal interest demonstrating an interest in the property.)

**Owner Information:**

Name: <u>NASC Family Holdings LLC</u> <u>46 Scott D. NASE</u>	Address: <u>205 Elkin Hwy Suite F</u> <u>North Wilkesboro NC</u>
Phone Number: <u>336-918-0398</u>	Email Address: <u>scott.nase@gmail.com</u>
The petition is submitted by: <u>Scott D. NASE - new Bedford Manager</u>	

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: <u>Light Industrial</u>	To: <u>Highway Business</u>
Please list the current use(s) of the property: <u>VACANT</u>	

**THIS AREA IS FOR OFFICE USE ONLY**

Date Received: <u>12-9-25</u>	Received by: <u>Joseph Kamperman</u>
----------------------------------	---

**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: <u>12-9-25</u>
Signature of Review Officer: 	Date: <u>12-9-25</u>

1381  
0063  
001

14-03300 3869.20-81-0468

DT

FILED  
WILKES COUNTY  
MISTY M. SMITHEY  
REGISTER OF DEEDS

FILED Aug 15, 2023  
AT 12:15:29 pm  
BOOK 01381  
PAGE 0063  
INSTRUMENT # 05365  
EXCISE TAX \$676.00

\$ 338,000

Excise Tax: \$676.00

Parcel ID No.: 1403300

Mail/Return to: Grantee,

This instrument was prepared by:  
Vannoy, Colvard, Triplett & Vannoy, PLLC, PO Box 1388, North Wilkesboro, N.C. 28659

Brief description: 1.46+/- Acres, North Wilkesboro Township,  
Wilkes County, North Carolina

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED, made the \_\_\_ day of \_\_\_\_\_, 2023, by and between

GRANTOR	GRANTEE
Joan F. Padley, Trustee of The Forester Revocable Living Trust under date of September 1, 2015 451 Heritage Drive, Apt. 918 Pompano Beach, FL 33060	Nafe Family Holdings, LLC, a North Carolina limited liability company 201 Elkin Highway, Ste. F North Wilkesboro, NC 28659  196259

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:**

WITNESSETH, that Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by the presents does hereby dedicate, grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of real property located in North Wilkesboro Township, WILKES COUNTY, North Carolina, and being more particularly described as follows (hereinafter the "Parcel"):

See attached EXHIBIT "A" which is incorporated herein by reference as if fully set out.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Deed Book 1247, Page 292, and Book 1216, Page 315, Wilkes County Registry.

A map, or Plat, showing the above described property is recorded in Plat Book 4, Page 18.

TO HAVE AND TO HOLD the aforesaid Parcel and all privileges and appurtenances thereunto belonging, to Grantee, in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the Parcel in fee simple, has the right to grant and convey the same in fee simple, that title to the Parcel is marketable and free and clear of all encumbrances except as herein noted, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

1387  
0063  
003

## EXHIBIT "A"

BEGINNING on a spike in the Northern Right of Way of I. C. Highway 268 said spike being located North 76° 46' 08" East 232.81 feet from a Monument, the Southeast corner of Carolina Mirror, Thence with the Right of Way of a 24 foot agreed Street North 18° 49' 59" East 300.00 feet to an iron (found) on the South side of a 20 foot (Unopened) Street; Thence with the South side of said Street North 70° 50' 00" East 212.00 feet to an iron in Morrow's line; thence With Morrow South 18° 49' 55" East 300.00 feet to an iron in the Right of Way of N. C. Highway 268; Thence with said Right of Way South 70° 50' 00" West 212.00 feet to the BEGINNING.

Containing 1.46 acres more or less. by For further reference, see Deed Book 535 at Page 36 and Plat Book 4, at Page 18 of the Wilkes County Registry, Surveyed by Jerry R. Lackey, RLSL-1430, North Wilkesboro, North Carolina November 6, 1987.

Property is further described as Lot # 23, Block 1, Highway 268 as shown in Deed Book 535, page 36 Wilkes County Registry, Also see Deed Book 1216 Page 315 Wilkes County Registry.



**Parcel**

ParID / PIN: 1403300 / 3869-81-0468  
Tax Year: 2026  
Tax District: 14 : North Wilkesboro  
Neighborhood: 400 : NBHD 400  
Old NBHD: 1801  
Ortho: 3869.20

**Owner**

Account Number: 196259  
Name: NAFE FAMILY HOLDINGS, LLC  
Name 2:  
Care Of:  
Mailing Address: 201 ELKIN HWY STE F  
NORTH WILKESBORO NC 28659

Current Book/Page: 1381/63

**Description**

NBHD Code / Name: 400 : NBHD 400  
Class: CO : COMMERCIAL  
Use Code: 611 : BANKS  
Appraisal Territory: 2  
Zoning: LI  
Living Units: 0  
Topography: 3 : BELOW STREET  
Location: 5 :  
Parking: :  
Utilities: 5 : WELL / SPRING  
4 : ELECTRIC  
Restrictions: :  
Taxable Acres: 1.46

**Valuation**

Appraised Land: 173,800  
Appraised Building: 252,950  
Appraised Total: 426,750  
Deferred: 0  
Exempts/Excluded: 0  
Assessed Real: 426,750  
Total Assessed: 426,750

**Legal**

Physical Address: 211 ELKIN HWY

**Tax District Setup**

Tax Dist 1: C01 : 100% : Town of North Wilkesboro  
Tax Dist 2: G01 : 100% : Wilkes County  
Tax Dist 3:

**Recorded Transaction**

Date	Book	Page	Instrument	Sale Price	Validity Code
15-AUG-23	1381	63	WD - WARRANTY DEED	338,000	06
12-JUN-17	1247	299	WD - WARRANTY DEED		08
22-OCT-15	1216	315	WD - WARRANTY DEED		08



PARID: 1403300  
NAFE FAMILY HOLDINGS, LLC

211 ELKIN HWY

1 of 1  
My Tax Year: 2026

Summary

Sales

Alternate ID

Land

Residential

Commercial

Outbuildings

Sketch

Values/Asmt

Value History

Photos

Map

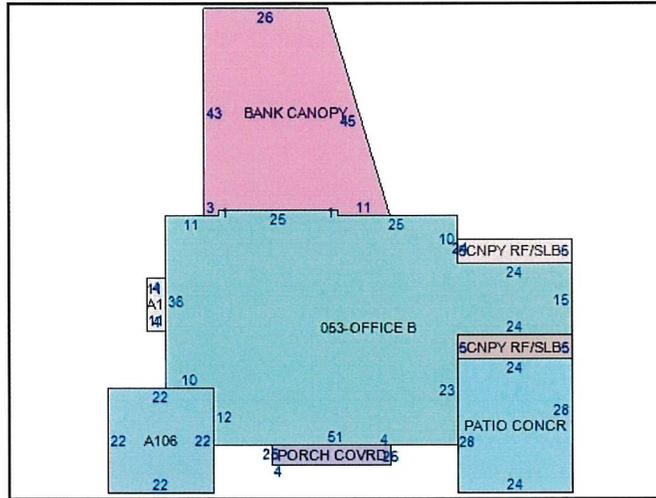
Actions

- Printable Summary
- Printable Version

Reports

- Csv Export
- Sales CSV Export
- Residential PRC
- Commercial PRC

Go



Options

Type	Line #	Item	Area
Commercial	1	053-OFFICE B - 53:053-OFFICE BUILDING	3,193
Commercial Feature	1	BANK CANOPY - BC1:BC1-BANK CANOPY	1,373
Commercial Feature	2	CNPY RF/SLB - CP6:CP6-CNPY RF/SLB	44
Commercial Feature	3	CNPY RF/SLB - CP6:CP6-CNPY RF/SLB	120
Commercial Feature	4	PORCH COVRD - RP5:RP5-PORCH COVRD	100
Commercial Feature	5	CNPY RF/SLB - CP6:CP6-CNPY RF/SLB	120
Commercial	6	PATIO CONCR - RP3:RP3-PATIO CONCR	484

Click on an item to display it independently.

Town of North Wilkesboro  
832 Main Street  
North Wilkesboro, NC 28659-  
(336)667-7129

P A Y M E N T

Date: 1/10/2025  
Time: 8:32 AM

NAFE FAMLY HOLDINGS LLC 211 ELKIN HWY  
REZONE PERMIT R2-2601  
REZONE PERMIT R2-2601/2419

Cash:	\$0.00
Check:	\$250.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$250.00
TOTAL PAID:	\$250.00
Change Due:	\$0.00

1 28 PLANNING AND ZO \$250.00

Operator: 13  
Receipt#: 173178

T H A N K Y O U !

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

**Dylan Blankley**  
**Town of North Wilkesboro Board of Commissioners**  
**PO Box 218**  
**832 Main Street**  
**North Wilkesboro, NC 28659**  
**(336)667-7129**

***Class Liner Ad #71416136 Summary:***

**Slug Line: NOT-REZONE 1403300 PARCEL**  
**Size: 1.00 x 4.77**

Publication Cost     \$69.50  
 Adjustments         \$0.00  
 Net Cost              \$69.50  
 Prepaid Amount     \$0.00  
 Amount Due         \$69.50

***Order Detail:***

<b>Publication</b>	<b>Start</b>	<b>Stop</b>	<b>Insertions</b>	<b>Cost</b>	<b>Adjustments</b>	<b>Total</b>
133WJPE1 N. Wilkesboro Journal-Patriot	2/12/26	2/19/26	2	69.50	0.00	69.50
133WJPI1 WJP Website	2/12/26	2/19/26	2	0.00	0.00	0.00

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

Notice is hereby given that the **Board of Commissioners of the Town of North Wilkesboro** will, at their next meeting on Tuesday, March 3rd, 2026, hold a public hearing for a petition filed with the Town of North Wilkesboro by Scott Nafe. The applicant is requesting to **rezone** a parcel of land located at 211 Elkin Highway and identified by **Parcel #1403300**/PIN 3869-81-0468 from Light Industrial (LI) to Highway Business (HB).

The Zoning map amendment is available for review on the Town's website at [www.north-wilkesboro.com](http://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](mailto:planning@northwilkesboronc.gov).

**Joseph Kamperman,  
Planning Director**

February 12, & 19, 2026



**TOWN OF NORTH WILKESBORO  
BOARD OF COMMISSIONERS STAFF REPORT  
PLANNING BOARD APPLICANT UPDATE  
March 3<sup>rd</sup>, 2026**

**DATE OF DISCUSSION:** March 3<sup>rd</sup>, 2026

**PARTY PROVIDING UPDATE:** Joseph Kamperman, Planning & Inspections Director

**REQUESTED ACTION:** Appointment of In-Town Planning Board Member to Vacant Seat

**PLANNING BOARD APPLICANT INFORMATION:**

- An in-town Planning Board member vacancy was created due to Commissioner Espin's appointment to the Board of Commissioners.
- The newly appointment Planning Board member will serve the remainder of the term, which expires at the end of June, 2029.
- Town Staff has received four (4) applications for the one (1) vacancy. Please see the attached applications as part of this staff report.
- On February 12<sup>th</sup>, 2026, the Planning Board voted to recommend appointing Laura Gentry to fill the in-town vacancy.



**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](mailto: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

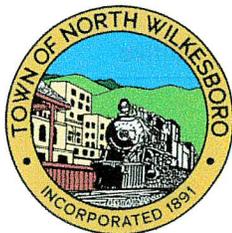
*Mailing Address:*

PO Box 218  
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*Fax or Email:*

(336) 838-1779

[planning@northwilkesboronc.gov](mailto:planning@northwilkesboronc.gov)



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

[planning@northwilkesboronc.gov](mailto: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:

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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

*David Lee Johnson*

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](mailto: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](mailto: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**

*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](mailto: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](mailto: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](http://www.north-wilkesboro.com)

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

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



**Town of North Wilkesboro**  
**Department of Planning & Inspections**  
**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](mailto:planning@northwilkesboronc.gov)

Name: James Welborn  
 Address: 1001 8<sup>th</sup> 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:

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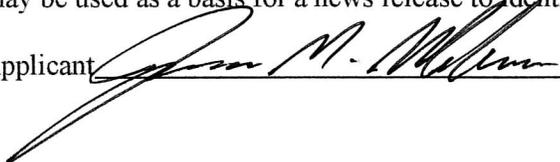
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How familiar with the Town's Comprehensive Plan are you? Explain: I know that the Comprehensive Plan is a 25 year roadmap for what the future of North Wilkesboro will look like. The plan was made by the then current planning board with citizen input.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

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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**

*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](mailto: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.*



Town of North Wilkesboro  
North Carolina

ORDINANCE 2026-

**AN ORDINANCE DECLARING ROAD CLOSURES FOR CONCERTS ON THE DECK**

**WHEREAS**, the Town Council of North Wilkesboro acknowledges a tradition of providing annual events for the pleasure of its citizens; and

**WHEREAS**, the Town Council of North Wilkesboro acknowledges its citizens realize a financial benefit from holding annual Town-sponsored events; and

**WHEREAS**, the Town Council of North Wilkesboro acknowledges these Town-sponsored events require approximately two (2) hours to install signage and traffic control and also require approximately two (2) hours for removing signs, traffic control, and litter;

**NOW THEREFORE BE IT ORDAINED** by the Town Council of North Wilkesboro, pursuant to the authority granted by G.S. 20-169, that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

**Date(s):** Saturday, June 20, 2026; Saturday, July 18, 2026; Saturday, August 15, 2026; Saturday, September 19, 2026

**Times:** 4:00 p.m. to 11:00 p.m.

**Route Description:** CBD Loop between 9<sup>th</sup> Street and 7<sup>th</sup> Street

This ordinance is to become effective when signs are erected, giving notice of the limits and times of said events and implementation of adequate traffic control to guide vehicles around the route.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Randy C Huffman, Mayor

\_\_\_\_\_  
J. Dylan Blankley, Town Clerk

**RESOLUTION 2026-06**

WHEREAS, the Town of North Wilkesboro is the owner of property in the North Wilkesboro Industrial Park; and

WHEREAS, in order for the North Wilkesboro Industrial Park to act in its intended purpose, utilities and infrastructure are required; and

BE IT RESOLVED, that a grant from the Department of Commerce through the Town of North Wilkesboro be made to assist the Wilkes Industrial Park Infrastructure project.

BE IT FURTHER RESOLVED, that the Town will administer this grant in accordance with the rules and regulations of the Department of Commerce.

BE IT FURTHER RESOLVED, that the Town will administer this grant through the Town finance office.

BE IT FURTHER RESOLVED, that the grant will be monitored quarterly to assure compliance with this proposal and the Department of Commerce regulations.

BE IT FURTHER RESOLVED, that the amount of the grant application will be \$1,201,400.

**ADOPTED this the 3<sup>rd</sup> day of March, 2026**

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Randy C. Huffman, Mayor

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J. Dylan Blankley, Town Clerk