



Town of North Wilkesboro Planning Board Meeting

P. O. Box 218

North Wilkesboro, NC 28659

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Phone: (336) 667-7129 ext. 3011

Agenda for November 10th at 5:30 pm

Held in the Board of Commissioners Room 210 9th Street

832 Main Street

North Wilkesboro, NC

Join Zoom Meeting

<https://us02web.zoom.us/j/83803705833?pwd=WE9DU01TZmJwc1F5UTNhS0RTMWhiQT09>

Meeting ID: 838 0370 5833

Passcode: 748050

Agenda:

1. Meeting called to order
2. Additions/Deletions to the agenda
3. Approval of the agenda*
4. Approval of the minutes October 13th*
5. Public Comments (2 minutes for non-agenda items or 5 minutes for agenda items)
6. Old Business:
 - a. Text amendment proposals for RV Camping*
7. New Business: N/A
8. Planning Director's Report*
9. Adjourn

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

Next North Wilkesboro PB & BOA Meeting Date: Thursday, December 8th, 2022

Town of North Wilkesboro
Planning Board Meeting
Minutes October 13th, 2022
Town Hall and Zoom at 5:30 pm

The North Wilkesboro Planning Board met remotely via Zoom and in the Board of Commissioners Room at Town Hall on Thursday, October 13th, 2022. Members present included: Chair Martha Nichols, Amy Cox, Jeffrey Espin, Danny Long, Holly Minton, Jerrell Suddreth, and Kenneth Turner.

Chair Nichols called the meeting to order at 5:29 pm and asked if any member of the Board had any additions or deletions to the agenda. None being offered, Turner moved to approve the agenda as presented and Cox seconded the motion. The motion passed unanimously 7-0.

Having no old business to discuss, Chair Nichols stated that new business included three requests to rezone property located off Sparta Road by applicant Scott Nafe and relinquished the floor to Planning Director Meredith Detsch.

Director Detsch took the opportunity to introduce new Planner 1, Sarah Davis, to the Board. Following a few welcoming remarks, Director Detsch proceeded to provide an overview of the applicant's plans for the three properties under consideration for rezoning. All three properties have no current structures on them and no physical addresses so they will be identified throughout the meeting by parcel number.

The first parcel under consideration for rezoning is parcel #1404248 from R-6 – High Density Residential, to LI – Light Industrial. Parcel #1404248 is a 0.98-acre parcel located off Marsh Lane. Director Detsch explained the applicant's goal for the rezoning is to add an additional access point to the old Carolina Mirror property. Currently, trucks must drive down East Waugh Street to access the property. This street is narrow with a lot of on-street vehicular parking; driving a tractor trailer down this street can be difficult. Director Detsch reminded the Board that anytime a rezoning request is considered, members must consult the Comprehensive (Comp) Plan. The current Comp Plan labels this area as General Business. Director Detsch explained that the rezoning request could be well defended based on the surrounding land usage: abutting industrial on the backside and abutting commercial all along Sparta Road. Director Detsch further explained that the requested rezonings would change the impact of current tractor trailer traffic patterns, but would actually lessen the number of residential units the trucks would pass by on their way into the facility.

Chair Nichols asked if the road would be paved. Director Detsch answered that the driveway would be gravel initially and then might be concrete later because tractor trailers can easily damage asphalt surfaces during hot summertime weather.

Director Detsch brought up the topic of spot zoning and expressed she wanted the Board to know this rezoning was not considered spot zoning because of the parcel's adjacency to a large area that is already zoned LI – Light Industrial and the Corridor Overlay District. She further explained that staff recommends: 1) the rezoning be approved because it is reasonable and the Comp Plan can be amended; 2) the applicant combine all three parcels under consideration for rezoning; and 3) the applicant explore closing the narrow alleyway located off Marsh Lane. As a last order of business regarding this particular rezoning, Director Detsch notified the Board that letters notifying adjacent and abutting

property owners were mailed out on September 28th, 2022, signs were posted on the property, and an ad ran in the newspaper for one week.

With no further questions from the Board, Director Detsch continued on to provide an overview of the applicant's second rezoning request. This rezoning request is for Parcel #1401756, a 0.39-acre parcel located off Sparta Road. The applicant is requesting to rezone this parcel from HB – Highway Business to LI – Light Industrial. Director Detsch explained that this parcel would be the actual entrance off of Highway 18, Sparta Road. The applicant has already reached out to NCDOT about the project and representatives said they were agreeable to allow him the proposed access. Director Detsch notified the Board that she would like to work with the applicant to come up with a landscape plan that includes buffering. She mentioned that a good amount of existing vegetation is present on the parcels and she can incorporate that into the buffer design.

Suddreth asked if the lots adjoin one another. Director Detsch explained that yes, the two parcels located off Sparta Road are beside each other and the third parcel lies above them across a very narrow public alleyway (Marsh Lane). Mr. Nafe explained that most of his trucking traffic is directed from Highway 421 and will be turning right off Highway 18 into the proposed driveway to enter the backside of the property. Suddreth asked who currently maintains Marsh Lane. Director Detsch explained that it is a Town-owned Road but is not currently classified on GIS. Chair Nichols asked for any additional questions or discussion. Hearing none, she proceeded to the third rezoning request.

Director Detsch explained that the final rezoning request is for parcel #1400545, a 0.19-acre lot located off Sparta Road. She explained that this is basically just a continuation of the current conversation and that the applicant is requesting this parcel be rezoned from HB – Highway Business to LI – Light Industrial. Chair Nichols noted that the parcel has set vacant for years. Director Detsch asked if the Board had any questions for the applicant. The Board did not question the applicant, but Mr. Nafe stated that he is coming to the Board with this request to rectify a longstanding problem with access to his property. He further stated that additional access will really help the marketability of his property and he believes it will help the residential neighborhood by diverting traffic away from more homes. He indicated the rezoning would be a very desirable improvement.

Long moved to approve the rezoning of all three parcels and read the following statement into the record: The Planning Board recommends to approve the proposed rezoning off Marsh Lane, PIN(s): 3869-61-7681, Parcel ID #: 1404248 from R-6, High Density Residential to LI, Light Industrial; the proposed rezoning of Sparta Road, PIN(s): 3869-61-5472, Parcel ID #: 1401756 from HB, Highway Business to LI, Light Industrial; and the proposed rezoning at Off Sparta Road, PIN(s): 3869-61-5418, Parcel ID #: 1400545 from HB, Highway Business to LI, Light Industrial. The proposed rezonings are not consistent with the North Wilkesboro 25 Year Comprehensive Plan and all other applicable plans but the Comprehensive Plan can be amended to become conforming as the rezoning are not spot rezoning and are adjacent to similarly zoned property. The Planning Board considers the vote to be reasonable in the public's interest.

Turner seconded the motion and the motion carried unanimously 7-0. Chair Nichols directed Director Detsch to work with the applicant to determine appropriate buffering.

Chair Nichols then proceeded to the next item of new business: text amendment proposals for RV Camping and short-term rentals. Chair Nichols indicated that she really wants the Town to get ready for the upcoming NASCAR All-Star Race in May 2023 at the North Wilkesboro Speedway. Specifically, she wants the Town to be welcoming to temporary RV campers. She said she would like to see the Town approve a text amendment releasing permit restrictions on residents' empty lots during the All-Star race to allow people to RV camp with no sewer or water hookups – called boondocking – for a weeklong period extending the Monday before to the Monday after the race. She further indicated that she wants staff to move on this issue and have it before the Board of Commissioners by the beginning of the new year. Director Detsch explained that she would recommend a free permitting system, so it's visitor-friendly, yet allows staff a system to track if an RV is staying longer than the allowable time. Director Detsch did caution that if RV camping is within Town limits, minimum housing and building code ordinances place restrictions on temporary RV camping that is not applicable in the ETJ where only zoning is enforceable by the Town.

Chair Nichols addressed audience member Ron Queen and asked for his thoughts regarding RV camping and parking for the All-Star race. Queen said he would like to see cars parked at places like Wilkes Community College or CC Wright Elementary School and then have visitors shuttled to the track by motorcoach. Ron explained that NASCAR stipulations require 4 acres at the track be dedicated as a media compound.

Board members also addressed the need to stipulate that RV campers will not be allowed to sell food or merchandise, and Director Detsch noted we can incorporate stipulations prohibiting food or retail sales into the temporary permits the RV campers will need to submit.

Buttoning up discussion regarding the All-Star race, Director Detsch provided an activity report for the month of September 2022 for her department, including an overview of active code enforcement cases. She explained that her focus has recently been on grants for Smoot Park as deadlines for multiple grants are quickly approaching. She mentioned that she is working with getting the Town's new code enforcement officer, Jay Dale, up to speed. The new code enforcement officer will be focusing on wrapping up grass violation cases over the next few weeks and then transition to minimum housing and non-residential building code violations.

Chair Nichols asked for any further questions or thoughts from the Board. None being offered, Minton moved to adjourn and Turner seconded the motion. With all members voting in favor 7-0, the meeting adjourned at 6:11 pm.

Respectively submitted,

Meredith Detsch, Planning Director

Martha Nichols, Planning Board Chair *or*

Danny Long, Planning Board Vice-Chair



Planning Board Meeting November 10th, 2022
Proposed Text Amendment Discussion -*Recreation Vehicle/Temporary Camping*

POTENTIAL DATE OF HEARING: Board of Commissioners' meeting

APPLICANT: Town of North Wilkesboro

PROPERTY LOCATION: Not designated yet

REQUESTED ACTION: Discussion

DEVELOPMENT POTENTIAL: Commercial

ZONING DISTRICTS: TBD

TEXT AMENDMENT INFORMATION:

- As part of the adopted Outdoor Economy Plan and recent county events the Town would like to discuss more opportunities for camping and recreation vehicle usage in our community.
- The areas of the zoning ordinance that would need to be amended to allow this proposed use:
 - Article V. Rules of Construction, Interpretation, and Definitions, 5.3 Definitions.
 - Article VI. Zoning Districts 6.7 Table of Uses and
 - Article XI Supplemental Standards for Certain Uses

CONSISTENCY WITH THE TOWN OF NORTH WILKESBORO'S COMPREHENSIVE PLAN:

- Goals and Policies the proposed text amendments align with:
 - Goal C.4 - Encourage a Variety of Sound Recreation Areas, Facilities and Activities
 - Policy 74 - Encourage private sector to fill recreation needs that the town identifies cannot be provided publicly
 - Policy 79 - Cooperate with private sector entities to provide a variety of recreational opportunities

PROPOSED TEXT: See attached.

STAFF RECOMMENDATIONS: At this time staff is not making a formal recommendation. Staff recommends the Board provide suggestions to finalize the text and discuss any other options they wish to explore.

- Capacity of staff to enforce individual property owners is not available. Additionally, the Zoning Ordinance has enforcement steps if an RV is left on the property for any extended period of time.
- Staff feels the direction of RV's will be temporary parks to house the large quantity of visitors we are expecting with the events. No limit on acres or number of vehicles is recommended at this time other than to leave proper spacing for Emergency Vehicles movability.
- Permanent campgrounds/RV Parks do not need to be changed at this time as this text amendment gives flexibility and time is not on everyone's side.
- Short term rentals are being researched by staff and no changes to our Zoning Ordinance are recommended at this time as it is not a current emerging issue.

ATTACHED DOCS:

- Town Zoning Ordinance-RV Parks & Table of Uses

Article V. Rules of Construction, Interpretation, and Definitions

5.3 Definitions.

CAMPGROUND. See "~~Recreational Vehicle Park and Campground~~".

Concord, NC Campground Definition-A plot, parcel, or tract of land upon which two (2) or more Campsites are located, established, or maintained for occupancy by Camping Units as temporary living quarters for recreation, education, or vacation purposes. A Campground includes any Summer Camp or any other land area which is consistent with this definition.

Article VI. Zoning Districts

6.7 Table of Uses

| Miscellaneous Uses | R20 | R10 | R6 | MF - C D | OI | NB | CB D | GB | HB | LI | GI | A O | WS O | FP O | C O | SUPPLEMENTAL STANDARDS |
|--|------|-----|-----|----------|-----|-----|------|-----|-----|-----|-----|-----|------|------|-----|------------------------|
| Airports | S | - | - | - | - | - | - | - | - | S | S | U | U | U | U | |
| Alternative Landscaping | PS S | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | U | U | U | U | 11.9-4 |
| Fairgrounds | - | - | - | - | - | - | - | - | PSS | - | - | U | U | U | U | 11.9-1 |
| Hazardous waste management facility | - | - | - | - | - | - | - | - | - | - | - | U | U | U | U | |
| Heliport | - | - | - | - | PSS | - | - | - | - | PSS | PSS | U | U | U | U | 11.9-2 |
| Temporary Recreation Vehicle Park/Campground | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | PSS | U | U | U | U | 11.9-5 |
| Temporary storage units | PSS | PSS | PSS | - | - | - | - | PSS | PSS | PSS | PSS | U | U | U | U | 11.9-3 |
| Recycling center | - | - | - | - | - | - | - | - | - | P | P | U | U | - | U | |

Article XI Supplemental Standards for Certain Uses.

11.9-5 Temporary Recreation Vehicle Park/Campground

(A) Timeline.

(1) Campgrounds or Recreation Vehicle Parks shall be temporarily established for no more than three (3) times per calendar year and each term shall be only for (14) fourteen consecutive days.

(2) The permit shall list the dates of operation for the temporary park or campground.

(B) Utilities.

(1) Temporary Recreation Vehicles are permitted to park without hooking up water or sewer amenities, provided their internal tank system allows for black/grey waste storage for the entirety of the stay. No dumping shall be allowed except in a designated approved waste dumping station.

(2) Other utilities will be approved and inspected by the designated user group.

(C) Miscellaneous.

(1) No retail or food is permitted to be sold from the campers users.

(2) An evacuation plan must be developed for evacuation of all residents in the recreational vehicle park or campground. This plan shall be filed with and approved by the Zoning Administrator, local emergency management coordinator, and distributed to all first responders including: the North Wilkesboro Fire Department, Police Department, Rescue Squad and Wilkes County EMS or applicable volunteer first responders. The plan must include notification steps for emergency evacuation during egress of recreational vehicles and/or campers.

(3) Emergency service vehicle access must be provided throughout the park at all times.

(4) The property owner(s) must sign off on the event through the zoning permitting process.

(5) *The Planning & Inspections Department reserves the right to conduct inspections of the Recreation Vehicle Park/campground to ensure the regulations are being met.*

Town of North Wilkesboro
 Monthly Activities Report
October 2022

Department: *Planning and Inspections*

Planning Board- *Three rezoning requests for Scott Nafe- Off Sparta Road & off Marsh Lane- Parcel ID: 1404248, 1401756 & 1400545.*

Board of Adjustment- *Training at September 8th meeting for new board members*

| Activity/Event Title | Description | Activities for the month | Estimated completion date | Percent complete to date |
|--|---|---|---------------------------|--------------------------|
| Outdoor Economy Plan | Comprehensive Outdoor Economic Plan for the County and Towns. Multi-partner group across the county. | -Town of North Wilkesboro Board of Commissioners adopted plan on October 4 th . - The Town is furthering these efforts by working with Made by Mountains, ASU, and the entire Outdoor Economy work group. | TBD | 50% |
| ADA Self-Assessment & Transition Plan | -Comprehensive look at all facilities, website, sidewalks and policies for the Town. -ADA Transition Plan being created for the Town | -On Hold | TBD | 70% |
| Greenway Connections | Current and planned Greenway connections | -New projects to be determined at a later date -Counter at river confluence to be upgraded per 4 g network | TBD | 0% |

| | | | | |
|---|---|--|--------------------------------|------|
| Wilkes Medical Center Foundation Grant Application | Application to the WMCF grant for renovations to Smoot Park including Skate Park expansion, Pool House renovations including ADA compliance, and installation of an all-inclusive playground. | -Award of \$100,000 for additional play equipment/ obstacle course -Staff to begin the RFP process for installers -Second phase funding for the pool house is contingent on the obstacle course | Jan. 15 th , 2023 | 10% |
| Smoot Park Lowe's Hometown | Staff is working on a multi-year phasing plan to renovate Smoot Park. Include grant funding opportunities. | -Lowe's Hometown Grant awarded to the Town for \$325,000.00 for the installation of inclusive play equipment and sidewalk improvements at Smoot Park. -Playground equipment ordered in August -Met with Store Captain and Valspar Representative September 29 th to finalize paint scope -Follow up meeting with Store Captain for landscaping TBD -Volunteer day November 1 st -Staff to submit midterm plan to Lowe's Oct. 10 th | Turn Key Nov. 15 th | 90% |
| State AFP | Applying to AFP (Accessibility to Parks) Grant which has a 1:5 match. | -Staff is working with HCCOG to submit full application by November 1 st | November 1 st 2022 | 100% |

Permits Issued:

Zoning Permits Issued: 5

- ❖ Residential: 285 Boone Trail- Mobile Home Park, 1007 Flint Hill Road- addition
- ❖ Commercial: 201 Elkin Hwy-Ridge Runner Roofing, 915 Main Street-Whimsical Nook, 104 Shaver Street-Race City Industrial Sewing

Plat reviews: 2

Building Permits Issued: 13

Sign Permits Issued: 1- 301 8th Street-Wilkes Pregnancy Center

Zoning Verification Letters: 0

Addressing Letters: 4

Code Enforcement is a separate report by Jay Dale, N Focus, including Zoning Enforcement Cases.

All tasks completed to date 10/31/22

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------|-----------------------------|--|--|
| HOUSING | | | |
| HC-19-03 11-16-18 | 713 Kensington Avenue | Frank Vecchione 722 Hills Farm St NE Lenoir, NC 28645 | substandard housing conditions. Owner related his health will no longer allow him to do the work to renovate the house. Spoke with owner again and he has it listed for sale with a realtor. Sign observed in yard. Will continue to monitor. (2/25) sign in front yard, left side front door open, no one answered when I called out; (3/1) still unsecured, still vacant; (3/8) dwelling secured, received message from buyer, called, LM; (3/15) called buyer again, LM, spoke to buyer, emailed Ex A; (3/22) met with buyer & zoning & building, buyer closes 3/25, will need building remod permit; (3/29) no changes; (4/8) work is proceeding on house; (4/19) work continues, demo phase; (5/10) work continues; (5/24) work continues, it appears that electrical and structural things have been done, sent an email to CH to determine permit status; Continue monitoring; (6/7) sent email inquiry to building inspections for permit status; (6/7) no permits or GC;(6/7) site visit, no one working; (6/14) found electricians working on site, asked for a permit, they called the owner who admitted he did not have a permit so I told them to stop work; (6/21) permit issued 6/17, posted; monitor until finished; (7/19) work continues; (8/9) work continues; (9/6) Spoke to Kenneth Umana on the phone. I explained that his second meter was in violation of zoning and would need to be removed. He was not happy, but said he understood. |
| HC-19-04 02-07-19 | 18 Grandview Street | Randy C. & Karen A. Huffman 1214 Trogon St N Wilkesboro, NC 28659 | substandard housing conditions. Owner is in the process of renovations Follow up inspection conducted with owner. Work is progressing. Will continue to monitor. (2/25) work progressing actively; (3/1) no changes; (3/8) no changes, spoke to owner who said he plans to start working on it next month; (3/22) no changes; (3/29) slow progress; (4/8) work is progressing, gas installed, ready for electrical to be turned on; (5/10) gas & power hooked up, some work left on interior and roof, about 60% complete; (5/24) work continues at a leisurely pace; (6/7) exterior painted except trim, some interior progress, roof still needs repairs; (7/19) work continues; (8/9) work is progressing on interior; Continue monitoring; (8/16) work continues, major overhaul of kitchen going on, water utilities being worked on; |
| HC-19-05 03-14-19 | Maple Street @ Vance Street | Jenkins Properties Inc. (defunct company) PO Box 1509 N Wilesboro, NC 28659 | Abandoned, dilapidated structures. This property has been included in the EPA FY2022 Assessment Grant for States & Tribes. It is listed as the "Smoot Tannery." Awaiting outcome. Temp hold, waiting on state to comment - June? (5/13) town awarded EPA grant to evaluate this property; (6/7) Lewis H Jenkins, SR is/was president of the company, office address is/was 102 Chestnut St, NW, 28659; |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------|-------------------|--|---|
| HC-19-06 04-11-19 | 403 "D" Street | William Howard c/o Peggie Jo Howard 403 D St. N. Wilkesboro, NC 28659 | substandard housing conditions. Hearing held on 05-20-21. Order issued to Repair or Close by 10-31-21. Met with owner and progress continues. Deadline extended. Inspection scheduled for 02-03-22 was postponed due to Covid in the house. Due to follow up doctor appointment, the inspections will be scheduled for mid March. (2/25) it appears that some minor work is going on; (3/1) significant work has been done, no changes since last visit; (3/8) seems progress has stalled, no noticeable changes, pool is unsecured; (3/22) no changes; (3/29) no changes; (4/5) no changes; (7/12) knocked on door, no answer; (7/19) finally spoke to owner, all exterior work completed but new roof to be installed next month on rear, som minor interior work needs to be completed, kitchen floor has been repaired & replaced, return 8/2 to inspect progress; (8/2) very little work has been done, will continue to monitor, she asked for 2 more weeks due to money issues; (10/27) Roof looks good. Will need to make further inspection of interior. |
| HC-19-07 04-11-19 | 401 "D" Street | William Howard c/o Peggie Jo Howard 403 D St. N. Wilkesboro, NC 28659 | substandard housing conditions including roof damage. Hearing held on 05-20-21. Order issued to Repair or Close by 12-31-21 Deadline extended. Inspection scheduled for 02-03-22 was postponed due to Covid in the house. Due to follow up doctor appointment, the inspections will be scheduled for mid March. (2/25) it appears that some minor work is going on; (3/1) no changes; (3/8) no changes; (3/22) no changes; (3/29) no changes; (4/5) no changes; (7/12) knocked on owners door, no answer; (7/21) exterior painted, side porch replaced, roof repaired, no interior work done yet; (10/27) Outside looks good. Need to inspect interior. |
| HC-20-05 02-06-20 | 809 E Street | Denise Jarvis 809 E St N. Wilkesboro, NC 28659 | fire damaged house. Inspection conducted with limited damages. Directed to contact Building Inspector for required permits. Follow up inspection conducted. Report completed and hearing is scheduled. Hearing held and Order issued to Repair or Close by 04-01-22. (2/25) no evidence and work is going on; (3/1) no changes; (3/8) met with owner, she was able to get power restored, is making slow but steady progress, she will not meet deadline; (3/22) making slow progress; (4/8) work progressing; (4/26) working, slowly; (5/24) work continues, still has some outstanding items in rear and on front porch; (6/7) making some progress on interior, especially in rear, I asked her to focus on the front porch and finish it; (7/12) outside work finished except porch deck and railings which is in progress, all utilites functioning properly; (8/9) no one home; (10/27) Porch still damaged |
| HC-20-09 05-01-20 | 407 E Street | Nelson Diaz LUNA, NAELYS TRUSTEE 12717 NW 18TH PL Coral Springs, FL 33071 | substandard housing conditions. Order issued to Repair or Demolish. In discussion with owner on renovations, structural issues and contractor scheduling. Owner received Engineers report on the structural condition of the foundation and subfloor. In continual communication with owner. House remains vacant. Will continue to communicate with the owner. (2/25) some evidence of work being done but no one on site during visit; (3/1) no changes; (3/8) no changes; (3/29) slow progress; (4/8) no changes; (7/12) no changes, vacant lots overgrown; (7/26) overgrown, no other changes; |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------|---------------------|---|---|
| HC-20-10 06-18-20 | 1006 8th Street | Hallie B Lowe Johnnie V Blevins & Twana F Blevins | Possible abandoned substandard dwelling. Owners have not responded to requests to inspect. This property is reportedly in Tax Foreclosure. Pending further investigation. (2/25) no foreclosure notice posted on property; (3/1) no changes; (3/8) no changes; (4/8) no changes; (4/25) additional complaint received, possible foreclosure; (4/26) site visit, vacant, roof collapsed in rear, yard mowed, in foreclosure, monitor; (5/10) per neighbor, house has been vacant for 20 years, no change; (5/24) no changes, researching owners; (5/25) attorney confirmed foreclosure, possible auction in August; (10/27) Roof rotted. |
| HC-20-11 07-16-20 | 1220 Trogdon Street | Randy C. Huffman (10-15-20) | 07-16-20 complaint of substandard housing conditions. A new roof has been put on. House is vacant and owner has it under renovation. Met with owner and will continue to monitor progress. (2/25) evidence work is progressing, still vacant; (3/8) work being done, met with owner who said he is slowly working on dwelling, new windows installed, new floors installed; (3/29) no changes; (4/5) renovations under way; (4/19) owner working on dwelling, about 20% complete; (5/10) about 40% completed; (6/7) no significant changes; continue to monitor; (7/12) renovations continue; (8/9) no discernable progress; |
| HC-20-12 07-16-20 | 1222 Trogdon Street | Randy C. Huffman (09-07-21) | substandard housing conditions. Conducted inspection. Ownership has changed and the new owner has begun work on the house. Met with owner who is considering demolition. Will continue to monitor. (2/25) serious damage to porch and possible front wall, still vacant but several cars parked in drive; (3/1) no changes; (3/8) house not repairable, met with owner who said he was in the process of getting it demolished, should be gone by end of April; (3/22) no changes; (3/29) no changes; (4/5) demolition under way; (4/19) demo continues, about 30% complete; (5/10) about 40% completed; (6/7) interior gutted to studs; continue to monitor; (7/12) demo continues very slowly; (8/9) no discernable progress; |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|------------------------------|----------------------------|--|---|
| <p>HC-21-02 07-01-21</p> | <p>4 Laurel Drive</p> | <p>Hattie Rose Dowell (Heirs)</p> | <p>Inspection scheduled for 07-22-21 @ 2:30. Notice returned and no contact with heirs yet. Had discussions with USDA Rural Development concerning the house. Continuing research on heirs concerning the house conditions. Possible that a warrant will be needed for inspection. (2/25) house vacant, significant damage to roof, USDA notice posted, called USDA for update, LM; (3/1) no changes; (3/15) MCS is supposed to be maintaining property, called 866-563-1100 @ 3:20, no answer, left vm, recording said it was after business hours; also filed online complaint at www.msc360.com, and called Neal Eller at USDA Jefferson office 336-246-2885 x107, LM; (3/16) rec call from Eller, he is aware of mortgage and the USDA plans to foreclose soon, he will contact maintenance crew to clean up; (3/18) email from maintenance company wanting update; (3/22) no changes; (4/5) no changes, have not heard from maintenance company, called Sarah Deele (469) 771-1100, LM, called main number, spoke to Carla, she arranged for a contractor to contact me, was contacted by Harly Rupp (704) 880-8196, we made appointment to meet on site 4/12 @ 8:30 to discuss and plan; (4/8) USDA has not started foreclosure, agent requested a notice detailing issues; (4/12) met contractor on site, we walked inside, no damage, outside there is damage mainly to roof, plus several dead trees, drafted a warning and emailed to USDA; (4/15) neighbor reported that landscaper was onsite doing work; (4/19) yard is cleaned up, dead trees removed, roof cleaned off; (4/22) notified that the maintenance company was hiring a tree service to remove the rest of the dead trees and repair roof; (5/18) email from maintenance company, lien holder refused to all removal of dead trees; (5/24) roof covered, debris cleaned up, dead trees still standing; (6/21) no changes, no visible violations; (8/9) no issues, no answer from USDA yet; (8/16) property is being maintained; continue to monitor;</p> |
| <p>HC-21-03 08-12-21</p> | <p>101 Riverside Drive</p> | <p>Mary Kennedy 101 Riverside Dr N. Wilkesboro, NC 28659</p> | <p>reports of persons living in the garage and in the small accessory building in the back yard. Notice issued to owner, who called and related those in the shed are moving out. Is working to see if can comply with building code requirements for the residential upfits of the attached room. Follow up inspection conducted on 01-13-22 with violations continuing and persons still living in the shed. Stop work order hand delivered to owner. Pending additional enforcement actions and penalties. (2/25) still people living in garage, spoke to man who admitted he lived there; (3/1) no changes; (3/17) spoke to owner, occupants of shed moving in 2 weeks; (4/5) occupants still on site, they are working diligently to find alternative residence, continue to monitor, advised owner to see planning if they wanted to discuss accessory dwelling; (8/2) no one home, but it appears that the occupants of the storage building have moved out; (8/9) received lien docs from JG; (8/16) tenant moved to Boomer community; CLOSE CASE</p> |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|--------------------------------------|-------------------|---|--|
| | 313 D Street | C & P MANAGEMENT OF NC, 2, LLC PO Box 1205 N. Wilkesboro, NC 28659 | (3/29/2022) upper porch is poor condition; (3/29) porch does show some rot, still seems solid, basement apartment is unsecured and in deplorable condition; (6/7) porch appears to be deteriorating; (6/10) met owner on site, owner knows of issue and has a contractor getting estimate to replace; (6/28) lot includes 3 buildings; (7/15) site visit, no progress made; (8/9) no changes; |
| | 135 Sparta Rd | Clingman Pitstop, Inc, c/o Jon Gamble, 110 Kerry Ln, Wilkesboro, NC 28697 | (4/25) assigned, complaint received, abandoned house, boarded up; (4/26) site visit, some minor damage to front fascia and porch, rear porch is severely damaged, roof failed, back door missing; (5/26) no changes; (8/9) no changes; |
| | 204 Vance St | George G & Margaret P Church 1115 E St N Wilkesboro, NC 28659 | (6/6) complaint received, someone is living in storage unit; spoke to owner, he says "Bob" is living in unit #24 and a female is possibly living in unit #12. Spoke to Bob, he is moving and will be out by the end of June, could not make contact with female in unit 12; will continue to monitor; (6/21) met female in unit 12, VERY combative, closed door to unit 2x and refused to speak with me, owner says she is moving out by end of month; (7/19) unit #24 appears vacant, was not able to determine status of unit #12; (7/26) still unable to make contact with occupant; (8/16) Unit 12 no longer occupied per neighboring unit renter, they claim the occupant moved out last week; CLOSE CASE |
| PN-22-09 MVO-22-05 MH-22-22-09 | 512 C St. | Donald D & Brenda A Allred 306 6th St N. Wilkesboro, NC 28659 | (5/31) overgrown; (5/31) site inspection, house abandoned, overgrown, abandoned vehicle, appears to be a hole in the roof about in the center of the house, possibly visible in the aerial photo, vehicle is Toyota minivan, tag #RYM-6113, expired 11/2017, VIN JT3AC24S8R1035318; (6/14) no changes; (7/19) no changes, drafted and mailed warning; (7/26) lot mowed, some trimming done, owner is getting current plate on vehicle; (8/2) owner has mowed and trimmed, she is still seeking help from the town with the demo of the house, but wants to keep the garage, which is in good condition, the van is being worked on, she lost the key; (8/9) vehicle removed, landscape trimmed, she is seeking demo contractor; (8/12) call from owner, she is working on hiring another contractor; (8/19) call from owner, she is still waiting on contractor to provide contract; |
| | 138 N Park Rd | | (8/2) housing complaint; (8/16) house appears vacant, abandoned car blocking driveway, porch light is on, no one came to door, no violations observed, but window trim needs painting, gutters need cleaning; |
| NUISANCES | | | |
| PN-19-05 03-17-17 | 505 3rd Street | Ada Leann Ferguson | various nuisance issues. Progress stalled and new complaints continue. Conditions have worsened again to include possible junked vehicles. Conducted abatement actions on 01-06-22. Violations cleaned up and one vehicle removed from the property by contractors. CLOSED . Pending payment and/or Lien document being prepared. (4/8) Sent email to JG for invoice; (5/13) sent copy of invoice for abatement to John; |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------|---------------------|---|---|
| PN-20-09 05-07-20 | 42 Boone Trail | June Pearson | on again off again of various forms of trash, debris, auto parts, junked or nuisance vehicles and other similar materials. Follow up visit showed a return to multiple violations. Abatement by contractor on 02-17-22. CLOSED Lien documents being prepared. (4/8) Sent email to JG for invoice; |
| PN-20-31 10-22-20 | 101 Riverside Drive | Mary R Kennedy | various forms of trash and debris. Ongoing issues with clean up then trash and debris collecting again. Contacted owner and they are working on clean up again. Notice issued and some improvements noted. Conditions better with large amounts of trash piled for pick up. Abatement by contractor on 02-17-22. CLOSED Pending lien. (4/8) sent email to JG for lien docs; |
| | 310 K St | PEREZ, ROGELIO TRINIDAD 310 K St N Wilkesboro, NC 28659 | (4/27) complaint received; (5/10) several junk vehicles, lots of debris and junk in side and rear yards as well as front porch; also on lots 1402202 & 1404160; (5/26) owner called seeking burn permit, referred to FD; (7/19) no changes; |
| PN-22-03 | 1103 Odell St | Kenneth Lee Toliver 1103 Odell St N Wilkesboro, NC 28659 | (5/5) grass complaint; (5/5) grass is in violation; (5/17) grass 24" tall, drafted warning; (5/18) Warning mailed; (5/24) no changes; (5/31) no changes, attempted to contact the owner, no answer but a TV was blaring in the house, neighbor said he owner was home, drafted NOV; (6/1) mailed NOV; (6/7) no change, grass is now over 24", he has until 6/13 to mow, once again he was home but would not answer the door; (6/14) no changes, NOV returned as refused; (6/21) no changes, called Tim's mowing to abate; (6/22) mower called to confirm and accept; (6/24) call from Tim's mowing, they are on site and wanted a debris pick up, I notified the town; (6/22) NOV refused and returned; (6/30) received invoice from mower; (7/7) mower invoice paid; (7/26) overgrown again; (8/2) sent request to mower; (8/12) mower called to confirm mowing completed; (8/16) mowing completed, continue to monitor; (10/11) NOV Sent. (10/18) No progress (10/27) No progress. Contractor called to mow. |
| PN-22-04 | 1112 Odell St | Nancy Jane Chambers | (5/3) appears there is significant damage to roof, junk and debris strewn across property and porch, overgrown grass, untagged Honda in front yard; (5/24) no changes; (5/31) honda removed, however, several vehicles appear to be parked in an unopened ROW, no other changes, drafted warning; (6/1) mailed Warning; (6/7) no change, she has until 6/13 to comply; (6/14) no changes; (6/21) no changes, called Tim's mowing to abate; (6/22) mower confirmed and accepted job; (6/24) mower is on site, asked for debris pick up from town, I called town; (6/22) NOV refused and returned; (6/30) received invoice from mower; (7/7) mower invoice paid; (7/26) overgrown again; (8/2) sent request to mower; (8/12) mower completed mowing; (8/16) mowing completed, continue to monitor; (10/11) No Progress NOV Sent (10/18) No Change Posted (10/27) No Progress Contractor |
| PN-22-05 | 305 4th St | Hannah J Tharpe 6644 ELKIN HWY 268 N Wilkesboro, NC 28659 | (5/27) grass complaint; (7/5) drafted and mailed NOV; (7/9) NOV returned unclaimed, staff posted NOV on front door; (7/19) per next door neighbor, Ms Tharpre died last year, daughter lives in Raleigh, need title search, sent request to staff; (7/20) another complaint received; (7/26) waiting on title search; (8/2) per attorney, heirs are uncooperative, sent request to mower; (10/18) No Change (10/27) No Change Send Contractor |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|--------------------------------------|-------------------|---|--|
| PN-22-09 MVO-22-05 MH-22-22-09 | 512 C St. | Donald D & Brenda A Allred 306 6th St N. Wilkesboro, NC 28659 | (5/31) overgrown; (5/31) site inspection, house abandoned, overgrown, abandoned vehicle, appears to be a hole in the roof about in the center of the house, possibly visible in the aerial photo, vehicle is Toyota minivan, tag #RYM-6113, expired 11/2017, VIN JT3AC24S8R1035318; (6/14) no changes; (7/19) No changes, drafted and mailed warning; (7/22) received call from Mrs Allred, Donald is deceased since spring, she wants the town to tear down the house as she is physically and financially incapable, mobile #336-262-0129, home #336-990-5048; (7/23) owner called & said she mowed yard and was working on trimming; (7/26) lot mowed, some trimming done, owner is getting current plate on vehicle; (8/2) owner has mowed and trimmed, she is still seeking help from the town with the demo of the house, but wants to keep the garage, which is in good condition, the van is being worked on, she lost the key; (8/9) vehicle removed, landscape trimmed, she is seeking demo contractor; (8/16) overgrown violation cleared, vehicle removed; CLOSE THIS CASE |
| PN-22-08 | C St. @ 9th St | Daniel C Ogburn & John T Ogburn 218 9th St N Wilkesboro, NC 28659 | (7/12) complaint of tall grass; (7/19) investigated, tall grass on corner partion of lot, drafted Warning, mailed to owner; (7/26) no changes |
| | 411 D St | | (7/20) complaint received, wood fence collapsed; (7/26) verified fence collapse; |
| | 1199 Franklin St | | (8/3) complaint received of junk; |
| | 1403320 | | (7/22) complaint of port-o-let on lot; (7/26) spoke to owner, this is for workers of 301 9th, the roof work is not finished, they are waiting on materials, perhaps by mid-August; |
| | 833 Main St | | (7/22) Dispensary Pub, trash in rear; |
| | 1104 Odell St | | (8/15) complaint of tall grass; (8/16) grass is high but only 12", keep monitoring; |
| PN-22-15 | 144 N Park Rd | | (8/2) tall grass complaint, (8/16) grass is only 4"-6", no violations, (9/6) Checked site, grass a little high, has been maintained in the past, will follow up (10/11) No Progress NOV Sent (10/18) No Progress (10/27) No Progress Sent Contractor |
| | 143 N Park Rd | | (8/2) tall grass complaint; (8/16) grass is only 4"-6", no violations, house appears vacant; (9/6) grass mowed; no violation |
| PN-22-10 | 135 Windsor | Delores Miguel 135 Windsor Drive N Wilkesboro, NC 28659 | (9/13) Complaint about chickens. Sent NOV (10/18) Animals removed In Compliance |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|---|----------------------|---|--|
| PN-22-11 | 173 Sparta Road | Matthew McCurdy 230 Oakland Blvd. Jonesville, NC 28642 | (9/13) Uncut grass, Sent NOV; (9/20) Posted property. According to neighbor, property being foreclosed by bank. (10/4) No Change (10/11) No Change (10/18) No Change (10/27) No Change. Send Contractor |
| PN-22-13 | 158 Sparta Road | Jacqueline Redmon 435 Capital View Drive Colombus, OH 43203 | (9/13) Uncut grass, Sent NOV. (10/4) Partially mowed (10/18) Mowed In Compliance |
| PN-22-12 | 108 Sparta Road | Carolyn Pardue 508 West Main Street Wilkesboro, NC 28697 | (9/13) Uncut grass, Sent NOV. (10/4) No Change (10/11) Second Notice Sent (10/18) Mowed In Compliance |
| | 158 Jones Dancy Road | | (9/13) Camper living complaint. Could not confirm anyone living in camper. |
| PN-22-14 | 905 Coffey Avenue | Roland Fielder 150 Lariat Circle New Bern, NC 28562 | (9/6) Visited site; grass high, mailbox full, appears abandoned;l (9/20) Visited site, no improvement, spoke to neighbor who confirmed the house was empty, sent NOV(10/4) No Progress (10/4) No Progress (10/18) In Compliance Mowed |
| PN-22-06 | 1006 F Street | Stephen Greene 188 Fairway Ln. Wilkesboro | (7//19) NOV Sent (10/18) Mowed In Compliance |
| PN-22-0 | Lot 3rd and M | Charles Whitley 1629 Rock Creek Rd N. Wilkesboro | (7/19) NOV Sent (10/18) Mowed. In Compliance |
| ABANDONED-JUNKED-NUISANCE VEHICLES | | | |
| PN-22-09 MVO-22-05 MH-22-22-09 | 512 C St. | Donald D & Brenda A Allred 306 6th St N. Wilkesboro, NC 28659 | (5/31) overgrown; (5/31) site inspection, house abandoned, overgrown, abandoned vehicle, appears to be a hole in the roof about in the center of the house, possibly visible in the aerial photo, vehicle is Toyota minivan, tag #RYM-6113, expired 11/2017, VIN JT3AC24S8R1035318; (6/14) no changes; (7/19) no changesd, drafted and mailed warning; (7/26) lot mowed, some trimming done, owner is getting current plate on vehicle; (8/2) owner has mowed and trimmed, she is still seeking help from the town with the demo of the house, but wants to keep the garage, which is in good condition, the van is being worked on, she lost the key; (8/9) vehicle removed, landscape trimmed, she is seeking demo contractor; CLOSE THIS CASE |
| ZONING | | | |
| | 307 6th st | | (7/22) possible illegal apartment in basement; |
| Z-22-01 | 158 Jones Dancy Rd | Cody Anderson 158 Jones Dancy Rd N. Wilkesboro | (10/11) Camper living. It is evidently his daughter. He asked for a short extension. (10/18) Extension granted. |
| NON-RESIDENTIAL BUILDINGS AND STRUCTURES | | | |

TOWN OF NORTH WILKESBORO

11/4/2022

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------|-------------------|---------------------------------|--|
| NR-21-01 07-22-21 | 307 9th Street | Lucus Jacob Costello (01-19-22) | Substandard conditions. Inspection scheduled and owner did not show or call. Rescheduled inspection and met with owner. Inspection completed and drafting inspection report. Met with potential buyer, Planning Director and Building Inspector concerning the property. Ownership has changed and work has begun on the property. Pending. (2/25) cannot tell if any work is being done, some work has been done but it appears to not be recent; (3/30) owner is meeting with planning to discuss options; (4/5) 1st floor appears to be completed; (7/12) found phone number for owner (386) 846-6027, called, wrong number, will recheck file; (7/15) per staff, phone # is (386) 451-1558; (7/19) called new number, LM; (7/20) call from Costello, set meeting for 7/26 @ 9:30; (7/26) met owner on site, roof repaired, still doing demo of interior, damaged areas removed; |
| NR-21-04 08-05-21 | 821 Main Street | Elizabeth & James Williams | Substandard conditions. Inspection completed on 09-16-21. Hearing held and Order issued to Repair or Close by 03-06-22. (2/25) site visit, no changes, appears some work was done but not recently; (2/28) email update from owner's rep requesting additional time due to contractor issues; (3/1) no changes; (4/5) no changes, wondering if electrical power is still connected, broken windows upstairs; (4/12) sent email to Curtis asking about power; (4/25) town wants this to be a #1 priority; (4/26) called, LM with owner; (4/26) owner called, claims to have made several repairs but still no roof repairs, said business owner next door told her not to do repairs and sell building to him, she agreed to meet 5/3 at 3 to inspect; (5/3) inspected building with owner, windows boarded up, non evidence of recent water intrusion, temporary patches on roof, owner claims to have a bonafide buyer but won't close for 3 weeks, I told her she needs to either repair or sell and if repairing the town needs to see actual estimates signed and dated with projected start dates; (6/7) spoke to owner, she has a 2nd buyer, Bobby Patel and has set a meeting onsite with him for this week; (336-902-8181); (7/12) spoke to Bobby Patel, he is out of town but would like to inspect the building with me, I will arrange for a site inspection for Tuesday 8/2, called owner, LM; (7/18) spoke to owner, she agreed to 9 AM meeting on 8/2; (7/19) notified buyer; (8/2) met potential buyer and owner at property, owner allowed buyer to inspect, staff inspected as well, owner is slowly removing retail items, damage remains unchanged, buyer said he would make a decision by next week and notify me; (8/16) text with Patel, he has not reached agreement; (8/18) call with owner, she claims she is negotiating but Patel won't call her back, she said she would call and follow up with me; |

TOWN OF NORTH WILKESBORO

| Case/ Open | Violation Address | Owner or Occupant | Status or Conditions |
|----------------------|-------------------|---------------------------|--|
| NR-21-05 08-05-21 | 928 Main Street | William M Pearson (Heirs) | Substandard conditions. Inspection was scheduled for 01-20-22. Owners did not show for inspection. Pending further investigation and contact with owners. (3/1) No changes; (4/5) no power, broken windows upstairs, junk and debris inside, evidence of water damage; (6/21) no changes, contact is William Buchanan 336-469-8821, called, they have sold the building, closing is mid-August, will call back and confirm; continue to monitor; (8/5) closed sale, new owner is Damon Tripp (405) 795-9500; (9/20) Visited site with Dorian Tripp. Renovations are being done. Attorneys are working on wall situation. |
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