

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Policy 11 – Allow for more mixing of uses.*

*Policy 16 – Analyze existing land use through field verification.*

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

*Policy 20 – Encourage building reuse by district.*

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

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

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

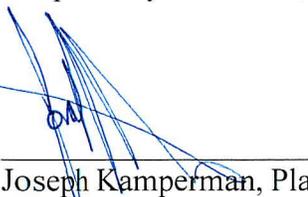
Before moving onto the next item on the agenda, Director Kamperman asked to wait to proceed because applicant Rick Del Carlo did not attend the Planning Board Meeting. Director Kamperman explained to the Planning Board that the applicant for the second rezoning request was not a resident of Wilkes County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

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

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

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

Respectfully submitted,



Joseph Kamperman, Planning Director

*\*Minutes prepared by Forest Pearson, Planner 1*



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