

# **Town of North Wilkesboro Comprehensive Plan**

**Adopted By  
North Wilkesboro Town Board  
June 5, 2018**

**North Wilkesboro Town Board**

*Robert L. Johnson, Mayor  
Angela Day, Mayor Pro-Tem*

***Board Members***

*Debbie Ferguson  
Bert Hall  
Junior Goforth  
Joe Johnston*

**Town Manager**

*Larry South*

**Planning Director**

*Samuel Hinnant*

*Originally adopted December 5<sup>th</sup>, 2006; Amended June 5, 2018 Town of North Wilkesboro  
The Town of North Wilkesboro Comprehensive Plan is available from the Town of North Wilkesboro, Department of  
Planning and Inspections, 832 Main Street, P.O. Box 218, North Wilkesboro, NC 28659 or by calling 336-667-7129.*

## ***Table of Contents***

<b><i>Executive Summary</i></b> .....	<b>4</b>
<b><i>Introduction</i></b> .....	<b>6</b>
1. Authority and Purpose .....	6
2. The Planning Process.....	6
<b><i>Background</i></b> .....	<b>8</b>
1. Location.....	8
2. History.....	8
3. Economic Development.....	9
<b><i>Information Base</i></b> .....	<b>10</b>
1. Population and Economy.....	10
i. Population.....	10
ii. Education.....	11
iii. Income and Employment.....	11
iv. Housing .....	12
2. Community Facilities and Infrastructure.....	14
i. Water Supply and Distribution.....	14
ii. Wastewater Collection and Treatment.....	15
iii. Utility Policies and Rates.....	15
iv. Floodplain, Watershed, and Stormwater Management.....	16
v. Transportation .....	18
vi. Parks and Recreation.....	22
vii. Cultural and Historic Resources.....	24
3. Land Use and Development.....	26
i. Analysis of Existing Land Use.....	26
ii. Analysis of Land Supply Suitable for Development .....	28
iii. Land Use Regulations.....	29
<b><i>Goals, Objectives, and Policies</i></b> .....	<b>30</b>
1. Population and Economy.....	30
2. Land Use and Development.....	30
3. Community Facilities and Infrastructure.....	32
4. Environmental Resources.....	34

***Policy and Action Commitments*.....35**

1. Desired Future Land Use and Infrastructure Patterns.....35
2. Intended Development Management Program.....38
3. Program for Monitoring and Updating the Plan.....39

***Maps***

- Map 1 - Location Map*
- Map 2 - Water System Map*
- Map 3 - Sewer System Map*
- Map 4 - Stormwater System and Watershed Map*
- Map 5 - Planned Transportation Improvements Map*
- Map 6 - Parks and Recreation Map*
- Map 7 - Existing Land Use Map*
- Map 8 - Land Supply for Development Map*

*This document, including Maps and Appendices, is available online at:*

<http://www.north-wilkesboro.com/residential/planning/>

*Also, interactive web apps with various Town data can be viewed at:*

<https://nwilkes.maps.arcgis.com/apps/webappviewer/index.html?id=f91d294e5c12468abce33a1391d50b4a>

***Appendices***

- Appendix I - NC Department of Cultural Resources' Historic Properties Inventory*
- Appendix II - Future Land Use Map*

## ***Executive Summary***

The Town of North Wilkesboro Comprehensive Plan was initially developed and adopted in 2006. This update re-evaluates current socio-economic data, existing infrastructure systems, and existing land-use to provide a base for recommendations. Goals, objectives, and policies are established in the following areas:

- Population and Economy
- Land Use and Development
- Community Facilities and Infrastructure
- Environmental Resources

Additionally, the Future Land-Use categories and map were re-evaluated to ensure they reflect the updated policy recommendations.

The Town's 2016 population was 4,533, with an anticipated population of 4,638 by year 2040. The Town's population is typical of western North Carolina, with higher median age, lower minority percentages, and lower educational attainment than State averages.

The Town contains 1,820 housing units. Of these, 38% are owner-occupied and 62% are renter-occupied. The majority of housing units (59%) are detached single-family homes, and 4.9% of housing units are mobile homes. Median home value is \$123,200; median rent is \$496 per month.

The Town's current water treatment capacity is 4.2 million gallons per day (MGD), with average use of approximately 2.75 MGD. The Town's wastewater treatment capacity is 2.0 MGD, with average use of approximately 1.0 MGD.

Approximately 12% of the area within Town limits is within the 100-year floodplain and floodway (6% within the ETJ). Water supply watershed areas cover approximately 17% of the Town's jurisdiction.

The Town owns and operates six parks.

Evaluation of existing land use was conducted using Wilkes County tax parcel data. Town limits cover approximately 5,000 acres and contain 2,509 parcels. Single-family homes occupy 1,059 parcels; commercial properties occupy 334 parcels; institutional uses occupy 71 parcels; and industrial uses occupy 25 parcels. Vacant parcels comprise 1,890 acres in Town limits. In the Town's

extraterritorial jurisdiction (ETJ), there are 2,588 parcels covering approximately 7,500 acres. Over one third of the ETJ acreage is vacant parcels. The Town of North Wilkesboro regulates land use through administration of several ordinances, including a Zoning Ordinance, Subdivision Regulations, minimum building and housing codes, and a Wireless Communications Ordinance.

Under *Population and Economy*, there are nine policies designed to recruit and retain business and industry through partnerships, provision of infrastructure, and appropriate zoning.

Under *Land Use and Development*, there are 33 policies in areas of redevelopment, community appearance, preservation of neighborhoods, and land-use controls. The primary tool for implementation of these policies is a recommended Unified Development Ordinance. The policies focus on redevelopment and infill as opposed to expansion outside Town limits.

Under *Community Facilities and Infrastructure*, there are 33 policies addressing water and sewer, stormwater, transportation, and parks and recreation facilities. Significant recommendations include development of new raw water intake, development of Capital Improvement Plans for sewer system and pedestrian network, and conversion of Southern Railway right-of-way into greenway/park.

Under *Environmental Resources*, there are 10 policies designed to protect water quality in the watershed, and preservation of historic buildings and landscapes.

The Future Land Use Map establishes 10 future land use categories. These include four residential categories; three commercial categories; one industrial category; one mixed-use category; and one recreation, conservation, and agriculture category. Generally, the Future Land Use Map clusters the desired land uses based on existing development and desired future development. This recommended pattern is intended to align with the Town's existing Zoning Map, make efficient use of infrastructure, and ensure compatibility of adjoining land uses.

# **Introduction**

## **Authority and Purpose**

---

Municipalities in North Carolina are given authority under General Statute 160A-361 to create Planning Boards. The statute gives Planning Boards specific authority to create plans and make recommendations to implement plans. Although the state does not mandate the creation of plans, the General Statutes require that zoning be "in accordance with a comprehensive plan," and that proposed zoning amendments consider consistency with adopted plans. NC General Statute 160A-381 authorizes municipalities to regulate development for the purpose of promoting health, safety, morals, or the general welfare of the community.

The purposes of the Town of North Wilkesboro Comprehensive Plan are to:

- establish the legal foundation for zoning and subdivision changes
- guide future land-use decisions
- provide a legal foundation for future land-use related regulations
- guide Town expenditures
- provide predictability for private-sector development
- provide guidance for Town Departments in development of annual work plans
- coordinate planning between the Town and adjacent jurisdictions

## **The Planning Process**

---

The Town of North Wilkesboro Comprehensive Plan was initially developed and adopted in 2006. Various accomplishments, projects, and initiatives since that time have warranted the development of an updated Comprehensive Plan.

These include (among others):

- Development of Block 46
- Development of the Town of North Wilkesboro Pedestrian Plan
- Development of the Wilkes County Comprehensive Transportation Plan
- Extensions of the Yadkin River Greenway
- Construction of the Yadkin Valley Marketplace
- Planning associated with the Yadkin Valley Heritage Corridor
- Initial consideration of a Unified Development Ordinance

- Participation in the NC Rural Center's Small Town Economic Prosperity program

This Plan builds off the stakeholder and public input from the 2006 Plan. The Plan was developed by evaluation of the original four social and physical features/topic areas identified by the community as being necessary to consider in the establishment of goals and objectives. These topic areas are:

- Population and Economy
- Land Use and Development
- Community Facilities and Infrastructure
- Environmental Resources

The Information Base was updated to provide current data for use by the Planning Board and Town staff. Each topic area was evaluated with regard to current conditions and desired achievements. Goals and objectives were formed to address deficiencies and meet community needs.

Growing from these goals and objectives, specific policies were developed to implement the plan.

# Background

## Location

---

The Town of North Wilkesboro is located in central Wilkes County, North Carolina in the northwestern corner of the state (**See Map 1, Location Map**). The town corporate limits cover approximately 7.5 square miles (~ 4,800 acres) of contiguous property with approximately 290 acres in satellite territories. The Extraterritorial Jurisdiction (ETJ) encompasses roughly 10 square miles or 6,500 acres.

The Town is bordered to the south by the Yadkin River and the Town of Wilkesboro.

The closest metropolitan areas are Winston-Salem, NC (50 miles), Hickory, NC (30 miles), and Charlotte, NC (60 miles). These areas provide specialized healthcare services, specialized retail and professional services, and job opportunities for Town of North Wilkesboro residents.

## History

---

North Wilkesboro was founded in the 1890's when the Norfolk and Southern Railroad built a railroad line into Wilkes County. The line ended on the northern bank of the Yadkin River opposite Wilkesboro, the county seat. The town of North Wilkesboro quickly developed around the railroad tracks.

From the onset, North Wilkesboro was a planned town. Laid out in a grid pattern, Willard Franklin Trogdon (an investor from Greensboro, NC) surveyed the land, graded streets, established a road and bridge system, and constructed the key buildings of the town in the late 1880's. Two of the larger and more prominent family names in the town, the Blair's and the Finley's, provided over 1,000 acres of land for the town to make Trogdon's vision a reality.

With the rail came an economic boom for the Town. As the town grew, local leaders pushed for incorporation which came into fruition on March 4<sup>th</sup>, 1891 and by 1900, the Town had a population of 900 residents. This boom established the Town as the commercial center for the county.

Following World War II, North Wilkesboro exploded with manufacturing and industrial growth as rail transport fueled commercial activity in the region. In

addition to being blessed with tremendous transportation infrastructure, the nature of North Wilkesboro caused its rapid growth. The town was the key to the northwest mountain counties and provided the base for shipping goods to the east and the place where people who lived in the mountain communities came for supplies and financial backing.

## **Economic Development**

---

The Town of North Wilkesboro's economic strategy is not focused on large scale industrial recruitment, but rather several economic and community development tools. The Town intends to utilize business retention and expansion, place-based economic development (tourism), as well as business recruitment to grow the tax base, increase population, and provide the opportunity to improve services. The Town's business retention and expansion policy is linked with the Wilkes EDC, County of Wilkes, and other partners. The Town and Wilkes EDC routinely call on its existing businesses to determine ways to help the companies retain or expand their employee base, grow their business model, and find the necessary resources to grow their business. Industry visits and business forums are the primary avenues of our business retention and expansion policy. To further business recruitment, the Town has partnered with the County and private industry to create the Wilkes Industrial Park, a 500 acre certified industrial park with multiple industrial sites and all the necessary utilities. Duke Energy, the Wilkes EDC, and County of Wilkes have pooled their resources to ensure that the Wilkes Industrial Park is site-ready. Studies have shown that communities with industrial sites are more likely to attract outside investment than those communities without industrial sites.

To further quality of life and tourism, the Town has also invested in its downtown with the redevelopment of the former American-Drew manufacturing complex, named the Block 46, as well as through the development of a new downtown farmers market and multi-use event space. The Block 46 provides sites for infill development, whether it be mixed-use, commercial, or residential and the expansion of our tax base. The farmer's market project, named the Yadkin Valley Marketplace provides a downtown public space for the Wilkes County Farmers Market and all other town events/festivals. It is the Town's belief that the downtown sets it apart from other communities in our area and gives us a strategic asset to utilize in our growth management plan.

# Information Base

## Population and Economy

### Population

According to the 2016 NC Office of State Budget and Management estimates, the total population of North Wilkesboro is 4,533, with six percent (6%) population growth since 2010. The male/female ratio is almost even, with males representing 48.9% of the total population, compared to a female percentage of 51.1%. North Wilkesboro's population is fairly evenly distributed, with the exception of the age 25-34 years cohort. The median age of the population is 40.8.

Age Cohort	Number	Percentage
< 5 years	318	7.5%
5 to 14 years	536	12.6%
15 to 24 years	672	15.9%
25 to 34 years	360	8.5%
35 to 44 years	517	12.2%
45 to 54 years	549	12.9%
55 to 64 years	449	10.5%
65 to 74 years	372	8.8%
75 to 84 years	233	5.5%
85 years and over	244	5.7%

Source: US Census

The three municipalities in Wilkes County (North Wilkesboro, Wilkesboro, and Ronda) have been estimated in 2015 to compose 12.0% of the total population of the County; of the three urban areas included in the 2015 figures, North Wilkesboro composes roughly 6.4% of the total county population.

Historically, North Wilkesboro has maintained steady growth in population since 1980, but no major population boom (see Table below). Assuming a consistent 3% growth rate (based on population growth rate from 2000 to 2010), North Wilkesboro is estimated to have a population of 4,638 by 2040.

Year	Population
------	------------

1970	3,357
1980	3,275
1990	3,384
2000	4,116
2010	4,245
2020	4,372 (estimate)
2030	4,503 (estimate)
2040	4,638 (estimate)

Sources: US Census, NC Office of State Budget and Management (OSBM)

North Wilkesboro has a predominantly white, non-Hispanic population. Out of the total population, 2,989 (70%) are White, 575 (13.5%) are Black, and 656 (15.4%) are Hispanic or Latino. The Hispanic/Latino population is growing steadily, as shown in the table below.

Year	White	Black	Hispanic/Latino
2000	3,230 (78.5%)	572 (13.9%)	464 (11.3%)
2010	3,099 (73%)	578 (13.6%)	556 (13.1%)
2015	2,989 (70%)	575 (13.5%)	656 (15.4%)

Source: US Census

### *Education*

According to US Census data, of the Town's population age 25 and over:

- 64% have graduated high school
- 7% have an associate's degree
- 17% have a bachelor's degree or higher

### *Income and Employment*

The median household income for the Town is \$19,798, while the per capita income of all working age population in Town is \$15,142. According to the 2015 Census data, 32.2% of families and 46.0% of individuals were below the poverty level. Of the Town's 1,555 households, 10.8% receive Supplemental Security Income, and 27% receive Supplemental Nutrition Assistance Program (SNAP, formerly called food stamps) benefits.

According to 2015 Census data, 44.7% of the total working population (age 16 years and older) are in the labor force. The table below illustrates the employment by industry in 2015.

Industry	Percent of Workforce
Agriculture, Forestry, Mining	1.8%
Construction	3.1%
Manufacturing	16.9%
Wholesale Trade	2.3%
Retail Trade	13.2%
Transportation & Warehousing	2.8%
Finance, Insurance, Real Estate	7.2%
Professional, Technical, and Management Services	6.9%
Education and Health Care	26.1%
Arts, Entertainment, and Recreation	9.5%
Public Administration	1.2%

### Housing

According to 2015 US Census data, North Wilkesboro has 1,820 housing units. Of those units, 1,555 (85%) were occupied and 265 (15%) were vacant. Of the occupied units, 597 (38%) are owner-occupied and 958 (62%) are renter-occupied. Average household size of both rental units and owner-occupied units is approximately 2.5 persons. The following four tables provide statistics on housing type, age, and values from US Census.

Units in Structure	Number	Percentage
1 unit, detached	1,075	59.1%
1 unit, attached	21	1.2%
2 units	29	1.6%
3 or 4 units	208	11.4%
5 to 9 units	133	7.3%
10 to 19 units	98	5.4%
20 or more units	166	9.1%
Mobile home	90	4.9%

Year Structure Built	Number	Percentage
2014 or later	0	0.0%

2010 to 2013	0	0.0%
2000 to 2009	123	6.8%
1990 to 1999	159	8.7%
1980 to 1989	262	14.4%
1970 to 1979	291	16.0%
1960 to 1969	177	9.7%
1950 to 1959	424	23.3%
1940 to 1949	149	8.2%
1939 or earlier	235	12.9%

Value of Owner-Occupied Units	Number	Percentage
Less than \$50,000	73	12.2%
\$50,000 to \$99,999	168	28.1%
\$100,000 to \$149,999	106	17.8%
\$150,000 to \$199,999	119	19.9%
\$200,000 to \$299,999	70	11.7%
\$300,000 to \$499,999	20	3.4%
\$500,000 to \$999,999	34	5.7%
\$1,000,000 or more	7	1.2%
Median value	\$123,200	

Gross Rent	Number	Percentage
Less than \$500	477	51.1%
\$500 to \$999	412	44.1%
\$1000 to \$1,499	45	4.8%
\$1500 to \$1,999	0	0%
\$2,000 to \$2,499	0	0%
\$2,500 to \$2,999	0	0%
\$3,000 or more	0	0%
Median rent paid	\$496	

The Town of North Wilkesboro and Town of Wilkesboro have adopted a uniform E-911 Addressing Standards & Procedures Manual to ensure continuity between the townships on E-911 addressing.

## Community Facilities and Infrastructure

### Water Supply and Distribution

The Town of North Wilkesboro has one water treatment facility and one raw water intake on the Reddies River. The treatment facility's rated total capacity is 4.2 million gallons per day (MGD). Monthly use is relatively constant, ranging from a high of 2.92 MGD in August 2015 to a low of 2.46 MGD in December 2015. The maximum day use in 2015 was 3.0 MGD.

The Town's water and sewer utility has 1,822 individual accounts. The table below shows these accounts by type and average use.

Account Type	Connections	Average Use (MGD)
Residential	1,207	0.049
Commercial	581	0.221
Industrial	15	0.075
Institutional	19	0.073

Source: NC Department of Environmental Quality

In addition to the metered customers, the town sells water to four Water Associations. The table below shows these accounts by name and average use.

Purchaser	Average Daily Purchase (MGD)
Blue Ridge Water Assn.	0.099
Broadway Water Assn.	0.193
Cricket-Millers Creek Water Assn.	0.442
Mulberry-Fairplains Water Assn.	1.039

Source: NC Department of Environmental Quality

The Town's water system includes approximately 37 miles of water distribution lines, seven water storage tanks, and two clear-well storage tanks, with a combined total finished water storage capacity of 4.1 million gallons. **Map 2 illustrates the Municipal Water System.**

The Town's Capital Improvement Plan (CIP) for Water and Sewer Systems was most recently updated in 2014. The CIP includes three water system projects, including:

- Wilkes Industrial Park waterline extension
- 500,000 gallon elevated water tank at the Wilkes Industrial Park
- new raw water intake and transmission line.

## *Wastewater Collection and Treatment*

The Town has one waste treatment plant (WWTP) that discharges to the Yadkin River. The WWTP utilizes a biological, UV treatment system; known as an activated sludge plant. The maximum capacity for the plant is 2.0 MGD. Average use in 2015 was 1.044 MGD. The Town's wastewater collection system includes approximately 40 miles of sewer lines, 1,300 manholes, and 19 pump stations. **Map 3 illustrates the Municipal Sewer System.** Appendix III Appendix II contains a map of the Municipal Water Distribution System. Appendix II contains a map of the Municipal Water Distribution System.

The Town's 2014 CIP for Water and Sewer Systems includes ten wastewater system projects, including:

- Locate/assess condition of manholes missing from system mapping data
- 10 inch outfall along Reddies River
- CBD Loop line replacement
- Rock/Boston Avenue pump station elimination
- ABC Store/Ball Park pump station I&I investigation
- Lynnwood Subdivision sewer line extensions
- Wilkes Industrial Park sewer line extension
- Euclid Avenue sewer line rehabilitation/replacement
- Main Street sewer line rehabilitation
- Systemwide I&I investigation and rehabilitation

## *Utility Policies and Rates*

The Town has policies mandating connection to Town water and sewer lines. The Town's policy for sewer connection mandates that any lot or parcel within 200 linear feet of a sewer line must connect. If the parcel is located outside of town limits, the property owner must pay 1.5 times the rate of in-town residents. Annexation is typically a condition for connection to Town sewer; however it can be waived if out-of-town rates can be applied. The Town's policy for water connection requires any lot located within 200 linear feet of a water line to connect if within town limits. This policy does not apply to ETJ residents. No rate has been established for the provision of water, out-of-town, to individual property owners.

Based on rate data provided to UNC's Environmental Finance Center as of January 1, 2017, the Town's monthly residential combined water and sewer bill

for 5,000 gallons is \$52.97 (statewide median is \$70.50). The Town’s utility operating ratio (system revenue/expenditures, including depreciation) is 1.12.

**Floodplain, Watershed, and Stormwater Management**

**Floodplains**

The Town currently participates in the National Flood Insurance Program (NFIP) and possesses corresponding Flood Insurance Rate Maps (FIRM’s) that have been amended over time. The most recent full comprehensive FIRM revision was produced in December 2009.

The NC State Building Code regulates development within floodplains to be elevated to at least the base flood elevation, and development is prohibited in the floodway unless it can be demonstrated that the encroachment will not increase flood levels. The Town’s Zoning Ordinance establishes a Floodplain Overlay District in which development within the floodplain and floodway is regulated to standards very similar to FIRM regulations and the NC State Building Code.

Based on GIS analysis of FIRM data from the NC Floodplain Mapping Program, approximately 12% of the area within Town limits is within the 100-year floodplain and floodway. Approximately 6% of the area within the Town’s ETJ is within the 100-year floodplain/floodway. The table below details flood hazard areas within the Town’s jurisdiction.

**Town Limits**

<b>Area</b>	<b>Acres</b>	<b>Square miles</b>
Town limits	4,151	6.49
100-year floodplain	330	0.52
Floodway	174	0.27

**ETJ**

<b>Area</b>	<b>Acres</b>	<b>Square miles</b>
ETJ	6,479	10.12
100-year floodplain	212	0.33
Floodway	167	0.26

**Map 4 illustrates the Floodplains and Floodways within the Town.**

**Watersheds**

The Town of North Wilkesboro has two water supply watersheds that effect land development. These watersheds were created and classified by the North

Carolina Department of Environmental Quality, which mandates local governments to manage development in classified watersheds. The two watersheds are the Reddies River watershed (WS-II classification), and the Yadkin River watershed (WS-IV classification). The Town's Zoning Ordinance establishes a Watershed Overlay District in which provisions are set that regulate use and density of development within the different classified watersheds.

The watersheds are divided into Critical Area (1/2 mile upstream of intake), and Balance of Watershed (extending 10 miles upstream of intake). The Critical Areas contain more restrictive development regulations than the Balance of Watersheds. The Critical Area of the Reddies River watershed covers 185 acres (0.29 square miles) in Town limits, and 33 acres (0.05 square miles) in the ETJ. The Balance of the Watersheds cover 678 acres (1.06 square miles) in Town limits, and 2,058 acres (3.22 square miles) in the ETJ. In total, water supply watershed areas comprise approximately 17% of the Town's jurisdiction.

The Town has authority to allow high density development (70% built-upon area) on 10% of the total area subject to the watershed regulations.

**Map 4 illustrates the Water Supply Watershed Areas.**

### **Stormwater**

The NC Department of Environmental Quality enforces laws regarding sedimentation and erosion control. Generally, development activities impacting one acre or more are subject to the following requirements:

- Adequate erosion and sedimentation control devices to contain sediment within tract during construction
- ground cover established on disturbed slopes within 90 days of construction completion
- Adequate permanent buffer zones to prevent visible siltation entering stream
- Permanent stormwater control structures/devices to control runoff from 10-year storm

The Town's Zoning Ordinance contains various provisions related to stormwater in the Watershed Overlay District requirements, for Agricultural uses, and in the Design Standards requirements. The Town's Subdivision regulations require subdivisions within Town limits to have engineered stormwater management systems.

Map 4 illustrates the Town’s Stormwater Infrastructure.

### Transportation Systems

There are approximately 94 total miles of roads within the Town limits and the ETJ This includes all North Carolina Department of Transportation (NCDOT), Town, and privately maintained streets and alleys, unimproved roads, and highways. The town maintains roughly 35 miles of roads while the state maintains the remaining 59 miles. There are .28 miles of roads that are privately maintained.

The Town is traversed by several major highways that provide access to surrounding areas and counties. These include NC Highway 18, NC Highway 268, NC Highway 115, and US Highway 421 Business. US 421 Business provides access to US Highway 421, the primary route for freight and intercity traffic in Wilkes County.

Public transportation is provided in Wilkes County by Wilkes Transportation Authority (WTA), which operates demand-response services and one fixed route. The fixed route, called Wilkes Express, operates from 6:30 am to 6:30 pm Monday through Friday with 23 hourly stops within the Towns of Wilkesboro and North Wilkesboro. Intercity bus service between Boone and Greensboro, with a stop in Wilkesboro, is provided by Sunway Charters.

Rail service is provided by Yadkin Valley Railroad, which currently serves the Lowes Home Improvement distribution facility on River/Liberty Grove Church Road.

Air service is available at the Wilkes County Airport, located off NC Highway 268 approximately one mile northeast of Town limits. The airport is public, and has a 6,200’ runway.

NCDOT schedules transportation projects through its 10-year State Transportation Improvement Program (STIP). The current STIP covers years 2018-2027. The STIP is updated every two years to adjust for changes in funding and priorities. The Table below details STIP projects within or adjacent to North Wilkesboro’s jurisdiction.

<b>NCDOT Project No.</b>	<b>Route</b>	<b>Limits</b>	<b>Description</b>	<b>Construction Start</b>
R-5759	NC 115	US 421 to 2 <sup>nd</sup> St.	Widen roadway	2021
R-2603	NC 268	NC 18 to Airport Rd.	Widen to 4-5 lanes	2017

R-0616	New Route	NC 18 to US 421	Bypass on new location	2025
--------	-----------	-----------------	------------------------	------

NCDOT, the High Country Rural Planning Organization (RPO), and the local governments in Wilkes County completed a Comprehensive Transportation Plan (CTP) for Wilkes County in 2017. The CTP process involves projection of population and employment growth, identification of future transportation network deficiencies, and recommendation of improvements in all transportation modes to meet future needs. The CTP includes recommendations for 31 highway projects, three public transportation projects, and 10 bicycle/pedestrian projects. The recommended projects within or adjacent to North Wilkesboro’s jurisdiction include:

Highway

- North Wilkesboro Bypass - Four lane divided road on new location from the NC 268 (Elkin Highway) / NC 18 (Sparta Road) intersection to US 421 at Dancy Street (SR 1323). The primary purpose of this project is to relieve the already congested routes through the Towns of Wilkesboro and North Wilkesboro and surrounding neighborhoods.
- NC 18 / NC 268 (2<sup>nd</sup> Street) - Five lane facility from US 421 Business / NC 115 to the NC 18 / NC 268 split. The purpose of the project is to improve mobility and operations.
- US 421 Business (D Street Extension) - mobility can be improved for the US 421 Business corridor by providing a short connector of approximately 400 feet from its current terminus near 3rd Street to 2nd Street (NC18/268) to align with Statesville Road (US 421 Business/NC 115).
- NC 115 - Improve to a four lane divided facility from US 421 to NC 18. The primary purpose of this project is to address future capacity deficiencies.
- Wilkesboro Avenue - Improve Wilkesboro Avenue to a four lane divided facility from Oakwoods Road to Wilkesboro Boulevard and improving to a three lane cross section from Wilkesboro Boulevard (NC 18 / NC 268) to Cherry Street. The primary purpose of this project is to address future capacity deficiencies.
- Proposed Industrial Park Connector - Construct an eastern bypass partially on new location from Old State Highway 60 to River/Liberty Grove Church Road with new crossing of the Yadkin River as a 2 lane thoroughfare with 12 foot lanes. The project also proposes improving River/Liberty Grove Church Road, Old State Highway 60, Antioch Church Road, and Old US 421. Currently, the industrial park is difficult to access from the primary highway corridor of US 421.
- Proposed Airpark Access Road - Construct a new facility such as a spur off Airport north of Jim McCarter Road. An expansion of the Wilkes County Airport to the east is planned with the establishment of the Wilkes

Business Airpark. Therefore, the purpose for the project is to facilitate the development for this site by providing a suitable access road.

- US 421 Business - From Boone Trail (SR 1500) to NC 18 (CBD Loop), upgrade to NCDOT design standards
- Boone Trail - From Arbor Grove Church Road (SR 1315) to US 421 Business, upgrade to NCDOT design standards and realign the intersection of Boone Trail at US 421 Business with West Park Drive
- Pads Road - From the proposed North Wilkesboro Bypass (TIP Project R-0616) to Boone Trail (SR 1372), upgrade to NCDOT design standards

#### Bicycle/Pedestrian

- Reddies River Bridge - Construct a bridge north of US 421 Business. This proposal is to close the network gap present at the US 421 Business bridge over the Reddies River. The Yadkin River Greenway runs along the west bank of the river south of the bridge and to the east of the river on the north side. The current vehicular bridge is a five lane cross section with adjacent sidewalks. Current north bound users of the greenway pass under the bridge and find themselves in a private parking lot (currently a CVS). Therefore, the purpose for the project is to facilitate the safe and efficient movement of non-motorized travel.
- North Wilkesboro - sidewalk along Highlands Drive from US 421 Business / NC 115 to Highlands Park
- North Wilkesboro - sidewalk along Wilkesboro Avenue from NC 18 / NC 268 to Cherry Street to access Memorial Park

#### **Map 5 includes scheduled and planned transportation projects.**

In addition to the Comprehensive Transportation Plan described above, the Town has a Pedestrian Plan developed in 2009 (including updates from 2015). Similar to the CTP, the Pedestrian Plan describes the current pedestrian infrastructure (sidewalks and greenways), identifies deficiencies, and makes recommendations for specific improvements. The Pedestrian Plan includes specific recommendations for six greenway projects, 12 sidewalk projects, and five crosswalks.

The Pedestrian Plan also identifies various Pedestrian Focus Corridors. The Focus Corridors represent long-range, conceptual plans to connect areas of Town. The Focus Corridors identified in the Pedestrian Plan include:

- NC 18
- US 421 Business
- NC 115
- NC 268

- 2<sup>nd</sup> Street
- 9<sup>th</sup> Street/10<sup>th</sup> Street/Trogdon Street/Finley Avenue

The Wilkes County CTP and the North Wilkesboro Pedestrian Plan incorporate plans of the Yadkin River Greenway Council (YRG). YRG is a non-profit organization that partners with the Town of North Wilkesboro, Town of Wilkesboro, and Wilkes County in the planning, construction, and operation/maintenance of a greenway network. A total of 7.6 miles of greenway currently exist (3.66 miles in North Wilkesboro), and an additional mile (0.68 mile in North Wilkesboro) is included in YRG’s current plan.

### *Parks and Recreation*

The Town of North Wilkesboro has six designated park areas, as shown in Appendix V. A summary of the park facilities for the Town are outlined in the following table:

	Highland Park	Main St. Park	Mast St. Park	Memorial Park	Smoot Park	Woodlawn Park and Community Center
Basketball	X				X	X
Baseball				X		
Playground (toddler)					X	
Playground (pre-teen)	X				X	X
Picnic Tables	X	X		X	X	
Picnic Shelters	X			X	X	
Tennis Courts				X		
BBQ Pits				X		
Outdoor Grills	X	X			X	
Shuffleboard				X	X	
Horseshoe					X	
Pickleball				X		
Volleyball					X	
Skatepark					X	
Outdoor Pavilion	X				X	
Outdoor Stage	X					

Swimming Pool					X	
Canoe Put-in					X	
Game Room					X	
Disc Golf	X					
Greenway Access				X	X	
<b>TOTAL ACRES</b>	<b>26.8</b>	<b>1.1</b>	<b>1.4</b>	<b>15.5</b>	<b>5.1</b>	<b>1.8</b>

Adequacy of existing park facilities in the Town of North Wilkesboro was analyzed using the National Park and Recreation Association’s “Parks, Recreation, Open Space and Greenway Guidelines (NPRAGuidelines) Those guidelines suggest 10 acres per 1,000 population as the standard for land needed for recreational purposes. The table below includes additional NPRAGuidelines for specific recreation facilities, and current supply in North Wilkesboro.

<b>Facility Type</b>	<b>Recommended Supply</b>	<b>Current Supply</b>
Park land	10 acres per 1,000 population	52 acres/4,250 population
Basketball Court	1 per 5,000 population	2 /4,250 population
Baseball/Softball Field	1 per 5,000 population	5 /4,250 population
Soccer Field	1 per 10,000 population	0 /4,250 population
Playground	1 per 800 population	4 /4,250 population
Swimming Pool	1 per 20,000 population	1 /4,250 population
Trail (standard gathered from various State recreation plans)	1 mile per 1,000 population	4.2 miles /4,250 population (includes scheduled additions)

The 2015-2020 North Carolina Outdoor Recreation Plan provides information on existing outdoor recreation facilities at the County level. The table below lists current supply of various recreation facilities in Wilkes County.

<b>Facility Type</b>	<b>Residents/Facility Type</b>	<b>County Rank</b>
Athletic field	1,367	21
Athletic court	2,905	48
Picnic shelter	3,485	22
Playground	7,745	71
Trail mile	758	26
Park acre	175	42

As discussed in the *Transportation Systems* section above, the Yadkin River Greenway (YRG) network currently includes 3.66 miles of existing trail. The

YRG is an important piece of the Town's recreational infrastructure, and includes a connection between Smoot and Memorial Parks. A planned section of new YRG will connect Memorial Park to a fishing pier and river access, and to Wilkes Regional Medical Center's Wellness Facility.

**Map 6 displays the Town Parks and the Yadkin River Greenway.**

## *Cultural and Historic Resources*

### **Cultural Resources**

For the purposes of this Plan, cultural amenities include areas of the jurisdiction generally considered valuable due to historical considerations or areas where the community gathers for cultural events. These generally include cemeteries, structures, libraries, galleries and festival sites.

There are 10 cemeteries located within the town limits and ETJ. Out of this total there is only one publicly-controlled cemetery, 2 predominantly African-American cemeteries, and the remainder being smaller, private cemeteries.

In addition to Merlefest, which is held across the river in the Town of Wilkesboro and brings over 80,000 people to the region over four days, the Town has two main festivals held annually; the Brushy Mountain Apple Festival and Shine to Wine Festival. The Brushy Mountain Apple Festival is located in historic downtown and centered on the corner of Main and 10<sup>th</sup> Street on a lot owned Brushy Mountain Ruritan Club. The Shine to Wine Festival, Music on Main, Downtown Concert Series, Light Up Downtown, and Wilkes County Cruisers car shows all bring visitors to the historic downtown. These festivals collectively bring over 80,000 people to the Town annually. The Town also boasts the Wilkes Art Gallery, Benton Hall, the historic Liberty Theatre, the US Post Office, the Wilkes County Library, and free Wi-Fi in its downtown.

### **Architectural and Historic Resources**

The North Carolina State Historic Preservation Office (SHPO) manages the National Register of Historic Places program in the State. Listing on the National Register is voluntary, enabling the property owner to be eligible for federal loans/grants and tax credits. No restrictions are placed on properties listed on the National Register unless federal funds are used for work on the property, in which case federal preservation standards apply. There are currently three individual properties and one district in North Wilkesboro on the National Register, and four properties on the National Register Study List (deemed

eligible for inclusion on the National Register). The National Register and Study List properties are listed below.

#### National Register

- Downtown Main Street Historic District
  - Includes 29 buildings
  - Roughly the 800 and 900 blocks of Main Street
- Thomas B. Finley House – 1014 E Street
- Southern Railway Depot – corner of 9<sup>th</sup> Street and Cherry Street
- Wilkes Hosiery Mills – 400 block of F Street

#### Study List

- Dan Brookshire House – 1001 Trogon Street
- North Wilkesboro Graded School – 300 D Street
- Former US Post Office – south side of C Street
- Wilkes Hardware Block – 314-324 10<sup>th</sup> Street

In 1980, the North Carolina Department of Cultural Resources, Division of Archives and History completed a historical inventory for the Town that listed 132 properties as being historically significant. The inventory includes industrial, commercial, religious, governmental, and residential buildings as well as engineering structures and miscellaneous buildings, structures and sites.

**These properties are included in Appendix I.**

# Land Use and Development

---

## *Analysis of Existing Land Use*

Existing land use in the Town limits and Extraterritorial Jurisdiction (ETJ) was analyzed to determine distribution and location of land uses. Existing land use was also compared to the current Town zoning map.

The land uses for the plan were derived from land use classifications assigned to each parcel by the Wilkes County Tax Assessor Office. The land use classifications are grouped into the following 14 land use categories:

- 1) **Agricultural (AG)**- This land use classification encompasses all open land used for the production of crops, poultry, or livestock products. In order to be classified under the land use, the property must fit, or seem to fit upon observation, into the definition of a “bona fide farm” as defined by the North Carolina General Statutes. Parcels that are used solely for the commercial sale of any of the three above-mentioned products shall not be included into the definition
- 2) **Commercial/Retail (COM)**- included the sale of both wholesale and retail goods and services.
- 3) **Executive/Office (EX)**- includes uses pertaining to the rendering of executive, professional, or “white-collar” services.
- 4) **Industrial (IN)**- includes all land uses that pertain to the manufacturing, fabrication, mass storing and/or distribution of goods.
- 5) **Institutional (IS)**- includes all land uses that are deemed to be of public importance or of cultural value. This includes civic clubs, churches, schools, nursing centers, non-profits or any other use that involves the provision of cultural or civic services to the town. This also involves all non- or not-for-profit entities.
- 6) **Mobile Home (MH)**- includes parcels that contain only mobile home(s). This includes single mobile homes on a single lot or multiple mobile homes and/or mobile home parks.
- 7) **Multi-family Residential (MFR)**- includes any land use that is dedicated to housing multiple families within a larger building or having multiple single family dwellings on one parcel. Bed and Breakfast establishments are included in this definition. Motel/hotel operations, however, are excluded.
- 8) **Public (P)**- includes all uses that are open to and used by the public. Primarily, this definition includes public parking lots. Also included are private parking lots when parking is the sole use of the property. Public

housing, utilities, and recreation facilities are excluded from this classification. All government buildings, including fire and police, are included in this definition.

9) **Recreation (REC)**- includes all public and private recreation uses. This includes private golf courses and private parks.

10) **Single Family Residential- Attached (SFR1)**- includes all single family uses whereby the units or dwelling units are attached; such as town homes and condominium units. The units are typically owner-occupied.

11) **Single Family Residential- Detached (SFR2)**- includes all single family homes that are built to NC Building Code and are the sole use of the parcel upon which it rests (i.e. one home per parcel).

12) **Utilities (UT)**- includes parcels that are dedicated to private and/or public utility uses; including, but not limited to, sewage, water, telephone and electrical transmission.

13) **Unknown (UN)**- uses of the land or structures that can not be determined upon survey. This usually includes primary structures that are abandoned or dilapidated and/or the current or future use is undetermined or can not be determined.

14) **Vacant (V)**- land that has minimal indication of past or present secondary structures and/or rests in a natural state.

The tables below show existing land use data for Town limits and the ETJ (2017, Wilkes County).

**Existing Land Use - Town Limits**

<b>Classification (from above)</b>	<b>Parcels</b>	<b>Total Acreage</b>	<b>Land Value</b>	<b>Building Value</b>	<b>Total Property Value</b>
AG	3	127	\$873,290	\$369,500	\$1,242,790
COM	334	637	\$39,367,050	\$116,201,920	\$155,568,970
EX	61	39	\$3,342,390	\$17,412,010	\$20,754,400
IN	25	182	\$4,782,770	\$9,450,880	\$14,233,650
IS	71	164	\$8,013,710	\$54,767,610	\$62,781,320
MFR	59	70	\$2,829,540	\$20,481,750	\$23,311,290
MH	15	212	\$901,520	\$702,700	\$1,604,220
P	50	174	\$3,661,600	\$10,081,400	\$13,743,000
REC	4	118	\$1,001,380	\$502,240	\$1,503,620
SFR1	0				
SFR2	1,059	956	\$22,749,550	\$112,994,970	\$135,744,520
UN	68	258	\$2,793,380	\$517,140	\$3,310,520
UT	15	105	\$2,280,480	\$1,807,650	\$4,088,130
V	745	1,890	\$25,844,920	\$1,169,240	\$27,014,160

**Existing Land Use - Extra-Territorial Jurisdiction (ETJ)**

<b>Classification (from above)</b>	<b>Parcels</b>	<b>Total Acreage</b>	<b>Land Value</b>	<b>Building Value</b>	<b>Total Property Value</b>
AG	4	198	\$1,074,650	\$517,490	\$1,592,140
COM	60	264	\$10,324,870	\$19,767,700	\$30,092,570
EX	6	20	\$886,280	\$2,301,680	\$3,187,960
IN	3	90	\$1,171,610	\$2,084,920	\$3,256,530
IS	29	373	\$3,144,780	\$17,210,540	\$20,355,320
MFR	16	29	\$669,060	\$3,823,750	\$4,492,810
MH	139	418	\$3,031,220	\$4,761,650	\$7,792,870
P	7	77	\$691,120	\$637,240	\$1,328,360
REC	1	113	\$668,250	\$79,930	\$748,180
SFR1	0				
SFR2	1,330	2,330	\$26,566,300	\$108,333,200	\$134,899,500
UN	244	923	\$6,428,300	\$1,016,550	\$7,444,850
UT	8	85	\$932,860	\$393,760	\$1,326,620
V	741	2,634	\$18,282,210	\$1,092,390	\$19,374,600

**Map 7 depicts Existing Land Use.**

***Analysis of Land Supply Suitable for Development***

Analysis of land supply available suitable for development was conducted by identifying vacant parcels, and delineating environmental constraints. For the purpose of this analysis, vacant parcels were those with building values <\$10,000 as indicated by Wilkes County tax data. The following environmental constraints were used to filter the vacant parcels:

- Land with slopes >30%, based on LiDAR elevation data (20'x20' cells)
- Floodplains and floodways, using FEMA flood hazard data
- Wetlands, from US Fish and Wildlife Service National Wetlands Inventory

The resulting output shows land in the Town and ETJ that is both vacant and free of environmental constraints. Based on this analysis, there are 1,714 parcels with a total of 3,042 acres of developable land within the Town limits and the ETJ (1,038 acres in Town Limits; 2,004 acres in ETJ).

*This analysis is based solely on environmental constraints, and does not include analysis of current property ownership, road access, or utilities access.*

**Map 8 displays Land Supply Suitable for Development.**

## *Land Use Regulations*

The Town of North Wilkesboro regulates land use through administration of several ordinances. The “Zoning Ordinance of the Town of North Wilkesboro” establishes nine General Use Zoning Districts, ten Conditional Zoning Districts, and four Overlay Districts. The Zoning Ordinance regulates uses and establishes standards for lots, buildings, parking, lighting, signs, and landscaping. The Zoning Ordinance also assigns specific conditions for different uses.

The Town also administers Subdivision Regulations which establish standards for the division of land, lot dimensions, streets, street lights, fire hydrants, recreation space, and utility easements. The Subdivision Regulations also allow for Cluster Developments, in which lot sizes may be reduced in exchange for permanent dedication of open space for recreation.

The Town also has regulations addressing minimum building and housing standards, and a Wireless Communications Ordinance that regulates the location and height of telecommunication towers.

# Goals and Policies

The goals and policies outlined below were developed to reflect a combination of data received from public input sessions and information gathered for development of the plan. To the greatest extent possible, the goals reflect the desires as expressed by the community while taking into account the reality of the town's physical, social, and economic situation.

Policies in bold are those deemed high priority.

## A - Economy

---

### **Goal A.1 - Foster Development of Small- and Medium-Sized Businesses**

*Policy 1 - Work closely with new & existing businesses to guide them through zoning and permitting processes.*

*Policy 2 - Work with the Wilkes EDC, Chamber of Commerce, & Downtown North Wilkesboro Partnership to ensure that businesses & entrepreneurs are aware of the resources that are offered in our community.*

*Policy 3 - Maintain a strong relationship with the Wilkes EDC, Wilkes Chamber of Commerce, Town of Wilkesboro, County of Wilkes, High Country Council of Governments, and North Carolina Department of Commerce.*

*Policy 4 - Identify and nurture non-traditional, but growing employment sectors.*

*Policy 5 - Encourage the Town's role in regional business growth initiatives.*

*Policy 6 - Offer FREE zoning & sign permits to all applicants.*

### **Goal A.2 - Encourage Retention of Larger, Regional Businesses**

*Policy 7 - Identify and appropriately zone areas deemed necessary for larger businesses to thrive.*

*Policy 8 - Work with RPO to insure adequate transportation projects are included into the TIP for movement of goods, services, and customers.*

*Policy 9 - Provide water and sewer services to areas identified as being high growth areas.*

*Policy 10 - Work with businesses and the Wilkes EDC to forecast facility "buildout" and alternatives for facility growth or relocation.*

## B - Land Use and Development

---

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

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

*Policy 12 - Allow for more conditional and special use districts.*

*Policy 13 - Consolidate development regulations into a Unified Development Ordinance (UDO).*

*Policy 14 - Promote infill development on vacant land.*

*Policy 15 - Rezone commercial properties that have residential homes and zero (0) commercial development potential to appropriate district.*

*Policy 16 - Analyze existing land use through field verification*

*Policy 17 - Analyze current non-conforming land uses*

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

***Policy 18 - Partner with the private sector to develop the Block 46 and areas surrounding the historic downtown.***

***Policy 19 - Establish Municipal Service Districts (MSD) and Urban Revitalization Zones in distressed areas where practical.***

*Policy 20 - Encourage building reuse by district.*

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

*Policy 22 - Develop building sites and pad areas.*

*Policy 23 - Develop appropriate signage for attracting companies.*

*Policy 24 - Support development of NCDOT Project R-4744, Industrial Park Connector.*

*Policy 25 – Institute a building reuse/rehab grant for downtown buildings.*

### **Goal B.3 - Strengthen Community Appearance**

*Policy 26 - Continue to implement corridor overlay districts with design standards for Highways 421B, 268, 115, and 18 entering town.*

*Policy 27 - Work with the County to improve the entrances to town.*

*Policy 28 - Work with the County and NCDOT to improve right of ways.*

***Policy 29 - Develop and implement streetscape plan for pedestrian uses.***

***Policy 30 - Incorporate festival and park-type uses in the downtown.***

***Policy 31 - Incorporate Yadkin Valley Heritage Corridor designs into Neighborhood district, Town property, & historic downtown signage.***

***Policy 32 - Continue to work with property owners to revitalize downtown buildings.***

***Policy 33 - Utilize efficient and effective maintenance methods to improve the public spaces within downtown.***

***Policy 34 - Implement the Downtown Masterplan (2010) and the Community Livability Action Plan (2014).***

### **Goal B.4 - Encourage Quality, Affordable Residential Development**

*Policy 35 - Encourage connectivity between subdivisions and adjoining land uses, where feasible and practical.*

*Policy 36 - Require the use of fences, berms, walls, or landscaped materials to provide a buffer between all residential uses and adjoining non-residential uses, when practical.*

***Policy 37 - Implement the housing study throughout the town limits.***

***Policy 38 - Enforce the adopted Minimum Housing Standards in all residential neighborhoods.***

***Policy 39 - Support a minimum housing program in areas of town containing deteriorated and dilapidated dwellings.***

*Policy 40 - Require site design standards for all institutional uses in residential areas to minimize adverse impacts on adjacent residential properties.*

*Policy 41 - Prohibit the encroachment of incompatible, non-residential uses in established neighborhoods.*

*Policy 42 - Maintain clean, walkable, and safe streets in all neighborhoods.*

*Policy 43 - Encourage a mix of housing opportunities in the zoning and subdivision regulations.*

***Policy 44 - Continue cooperation with North Wilkesboro Housing Authority.***

*Policy 45 - Encourage multi-family developments to be located close to major arterials or transportation corridors.*

*Policy 46 - Encourage traditional neighborhood development through zoning applications.*

*Policy 47 - Annex “doughnut hole” areas inside town limits.*

## **C - Community Facilities and Infrastructure**

---

### **Goal C.1 - Encourage Fiscally Responsible Utility Extensions, Expansions and Servicing**

*Policy 48 - Implement higher density/mixed use zoning codes.*

*Policy 49 - Continue to replace substandard or failing water lines, sewer lines and supporting facilities.*

*Policy 50 - Identify and annex water and/or sewer customers who are being serviced by Town utilities, yet are not in town where practical.*

*Policy 51 - Continue to use out-of-town water rates for customers outside of Town limits when annexation is not an option.*

*Policy 52 - Continue to inventory existing water and sewer transmission systems for needed modifications and repairs.*

*Policy 53 - Adopt a policy and standards for the extension of water and sewer services into the Town's Extraterritorial Jurisdiction.*

*Policy 54 - Identify areas for the extension of water and sewer services into the Town's Extraterritorial Jurisdiction.*

*Policy 55 - Identify additional hydrant locations and needed hydrants repairs.*

*Policy 56 - Monitor sewer system efficiency to ensure against infiltration and inflow problems.*

*Policy 57 - Establish primary raw water intake from W. Kerr Scott Reservoir through collaboration with the County and Town of Wilkesboro.*

*Policy 58 - Update map and GIS database of water, sewer, and stormwater systems.*

***Policy 59 - Develop Capital Improvement Plan (CIP) for water and sewer system development.***

## **Goal C.2 - Encourage Adequate Stormwater Controls and Floodplain Management**

*Policy 60 - Require Stormwater control systems be provided for development depending on scale and impact of use.*

*Policy 61 - Discourage development in regulatory floodways.*

*Policy 62 - Encourage conservation and passive uses of regulatory floodway areas.*

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

*Policy 63 - Inventory existing bicycle and pedestrian facilities for needed modifications and repairs.*

*Policy 64 - Collaborate with the County and NCDOT in the implementation of the 2017 Wilkes County CTP.*

*Policy 65 - Encourage developers to use established traffic calming designs to control automobile movement through residential areas.*

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

***Policy 67 - Prioritize sidewalk and multi-purpose path construction and repair as part of capital improvement programming.***

*Policy 68 - Incorporate regionally-adopted long-range transportation plans into the Town's Transportation Plan.*

*Policy 69 - Work with regional public transportation systems to encourage safe and convenient public transportation access.*

*Policy 70 - Coordinate with NCDOT to upgrade pedestrian facilities as a part of NCDOT road projects.*

*Policy 71 - Use the development approval process to ensure that new roads are built and existing roads are improved in accordance with adopted plans, ordinances, regulations and policies.*

## **Goal C.4 - Encourage a Variety of Sound Recreation Areas, Facilities and Activities**

***Policy 72 - Create and enhance greenway linkages and access to regional park facilities as a centralized greenway system.***

*Policy 73 - Promote and encourage public participation in the design of parks, greenways and open space areas.*

*Policy 74 - Encourage private sector to fill recreation needs that the town identifies cannot be provided publicly.*

***Policy 75 - Convert the Southern Railway right of way to a centralized greenway and park.***

*Policy 76 - Ensure that all residential neighborhoods have one (1) neighborhood park.*

*Policy 77 - Ensure that adequate land is available for future park development by actively pursuing land acquisition in advance of need.*

***Policy 78 - Provide a Capital Improvement Program to guide the provision for park and recreation facilities.***

*Policy 79 - Cooperate with private sector entities to provide a variety of recreational opportunities.*

*Policy 80 - Encourage an annual evaluation to assess parks and recreation needs of the community.*

*Policy 81 - Develop Park and Recreation Master Plan.*

## **D - Environmental Resources**

---

### **Goal D.1 - Encourage Appropriate Development in Designated Watershed Areas**

*Policy 82 - Encourage clustered development in watershed.*

*Policy 83 - Encourage mixed use commercial development in watershed.*

*Policy 84 - Research a Purchase of Development Rights (PDR) program for watershed areas along corridors.*

*Policy 85 - Devise ranking system for 10/70 Special Density Allocations.*

### **Goal D.2 - Encourage Preservation of Historically Significant Structures and Landmarks**

*Policy 86 - Seek designation of historic district and/or landmarks.*

*Policy 87 - Establish a Historic Preservation Commission.*

*Policy 88 - Promote the use of incentives to ensure historic preservation.*

*Policy 89 - The Town shall actively pursue grants and other funds to further historic preservation programs.*

*Policy 90 - Connect significant historical areas with greenways and pedestrian facilities.*

*Policy 91 - Work with the local public schools to ensure that historic preservation is communicated and made public.*

# ***Policy and Action Commitments***

## **Desired Future Land Use and Infrastructure Patterns**

---

Future Land Use was determined through a series of steering committee meetings conducted with the North Wilkesboro Planning Board during initial plan development. Once the future land uses were classified and mapped, the final product was placed on display for public comment.

Existing land use patterns were analyzed to determine trends in development and based future uses upon both desires expressed through the visioning session and work sessions of the planning board. The outcome was a categorization of future land uses into 10 broad categories and then mapped over the entire jurisdiction. In addition, the Planning Board extended the analysis to cover areas outside of the town's ETJ into anticipated growth areas over the life of this plan.

**The Future Land Use Map is included in Appendix II.**

Future Land Use (FLU) categories used in this plan include the following:

### **RESIDENTIAL**

**Low Density Residential (LDR)** – These areas are primarily located outside of the town's corporate limits and public utilities may or may not be provided. Intense subdivision development is not recommended in these areas due to water supply concerns and lack of infrastructure to support growth. The overall maximum density depends on the amount of open space provided. Compact residential neighborhoods that set aside significant natural vistas, parkland, and landscape features and other rural heritage features for permanent conservation are encouraged. Development considerations include environmental impacts, urban sprawl, provision of open space and natural features and vistas, and the availability of adequate infrastructure.

**Medium Density Residential (MDR)** – These areas are primarily located within the town's corporate limits (but may be located in the ETJ) and public utilities may or may not be provided. Generally, land classified as moderate density has already been developed as a conventional subdivision or been approved for a conventional subdivision. Development considerations include environmental impacts, urban sprawl, provision of open space and natural features and vistas, and the availability of adequate infrastructure.

**High Density Residential-Single Family (HSF)** - These areas are located within the town's corporate limits and include many mature neighborhoods. Public utilities are available and an extensive road network already exists. These areas are intended to provide for residential infill development with a wide range of housing types surrounding the central business area. Low intensity business uses located in mixed-use buildings or buildings designed and constructed at a residential scale and appearance are also appropriate. Development considerations include the compatibility of infill development with existing building patterns.

**High Density Residential-Multifamily (HMF)** - These areas are intended to provide for residential infill development with a wide range of housing types surrounding key employment areas and traffic corridors. High intensity residential uses located in mixed-use buildings or buildings designed and constructed at a residential scale and appearance are also appropriate. Development considerations include the compatibility of infill development with existing building patterns and impact of high density residential uses on transportation corridors.

**Recreation, Conservation, Agriculture (RCA)** - These are areas where parks, recreation areas, greenways, or open space and agricultural areas either exist or have been identified as possibilities in the future. Development considerations include the desirability of the land for recreation, conservation use, or agriculture, how the properties fit into the future recreation or open space plans of the town or county, and the environmental impacts of developing the land.

## COMMERCIAL

**General Commercial (GC)** - These areas are generally located along major thoroughfares that contain a wide array of commercial uses. Typical retail uses include shopping centers, restaurants, and convenience stores. Other heavier uses may include mini-warehouses and automobile sales lots. Development considerations include traffic, compatibility with abutting residential area, the appearance of new and existing development as well as the availability of adequate infrastructure.

**Mixed Use (MU)** - These areas are located within the town's corporate limits and may be either new development that includes a mix of housing and retail uses or may be an area that includes a mixture of older industrial uses that have the potential for use as mixed commercial, office, and residential uses. Retail uses are designed to draw customers primarily from adjoining neighborhoods. Development considerations

include the compatibility of the different uses within the project and also with the surrounding neighborhoods and existing development as well as the availability of adequate infrastructure.

**Neighborhood Retail Node (NRN)** - These are areas proposed for retail services that are designed to draw customers primarily from adjoining neighborhoods. Developments are small in scale and include uses that provide customers with everyday retail-type goods and services. Development considerations include compatibility with surrounding residential areas and the ability to access such facilities using primarily pedestrian systems of travel

**Central Business District (CBD)** - This area encompasses North Wilkesboro's "downtown" and contains a variety of office and retail uses and general services. Central to the success of downtown is its unique architectural features, historic integrity, attached buildings, pedestrian atmosphere, and symbiotic uses. Development considerations include design and use compatibility with the historic, urban framework.

## **INDUSTRIAL**

**General Industrial (GI)** - These areas are intended to accommodate traditional industrial uses on individual tracts of land or on land located within coordinated industrial parks. Such uses may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, industrial vehicle traffic, or similar nuisances. Development considerations include access to adequate highways, water and sewer capacity and minimizing impacts to adjoining uses.

The considerable constraints to future development within the central town are mainly due to redevelopment costs. Due to the town's past history as an industrial hub, site contamination concerns have been raised as redevelopment and infill considerations are being addressed in the central, older parts of the town. Town staff has actively developed a brownfield program to ensure these sites are reused. When coupled with aging or functionally obsolete structures that must be removed or demolished to make way for new construction, redevelopment can become cost prohibitive. In other areas outside of the town center, minor slope considerations must be taken into account when providing utilities services.

The general trend of current and future development is a transition from a traditional industrial and manufacturing area to one based upon service,

management, and retirement services. Retiree in-migration is expected to have a significant impact on future development trends over the next 10-20 years; primarily in the residential and commercial services development.

## **Intended Development Management Program**

---

The strongest method of development management is through the use of zoning applications. The current history of zoning in town has been through the use of an older cumulative zoning standard. The town will revert to an exclusive zoning use system via a permitted use table. This will also entail the complete revision of zoning categories to reflect future desired growth and subsequent rezoning of a vast majority of the land in town. The older zoning ordinance contained only two conditional use permits for specific uses (junk yards and mobile home parks). The newer code will significantly expand the conditional use process to allow greater flexibility between the town and its citizens by creating additional conditional use districts and permits. In addition, the town intends to maintain flexibility with the citizens by creating more mixed use standards and “uses-by-right” while maintaining community character and image.

This Comprehensive Plan is intended to aid in development decisions by a variety of users. As a result, development and rezoning decisions which employ the goals, objectives, and policies stated in this plan can be employed in the following ways:

### **As Used by the Developer**

A chance of a positive rezoning request can be increased when the petition for the request is consistent with stated town policies or the included future land use map. The plan helps minimize uncertainties in zoning decisions and increase efficiency in decision making.

### **As Used by the Town Planning Board**

Prior to making any zoning or land development decisions, Planning Board members can make the determination that the proposed rezoning is consistent with the Comprehensive Plan and/or future land use map. The Planning Board should take into consideration the objectives and policies of the Plan, but may choose to give varying amounts of weight to the different portions of the Plan; such as the future land use map.

### **As Used by the General Public**

When commenting in favor or opposition to a land development or zoning decision, residents of the town can reference portions of the plan.

### **As Used by the Town Board of Commissioners**

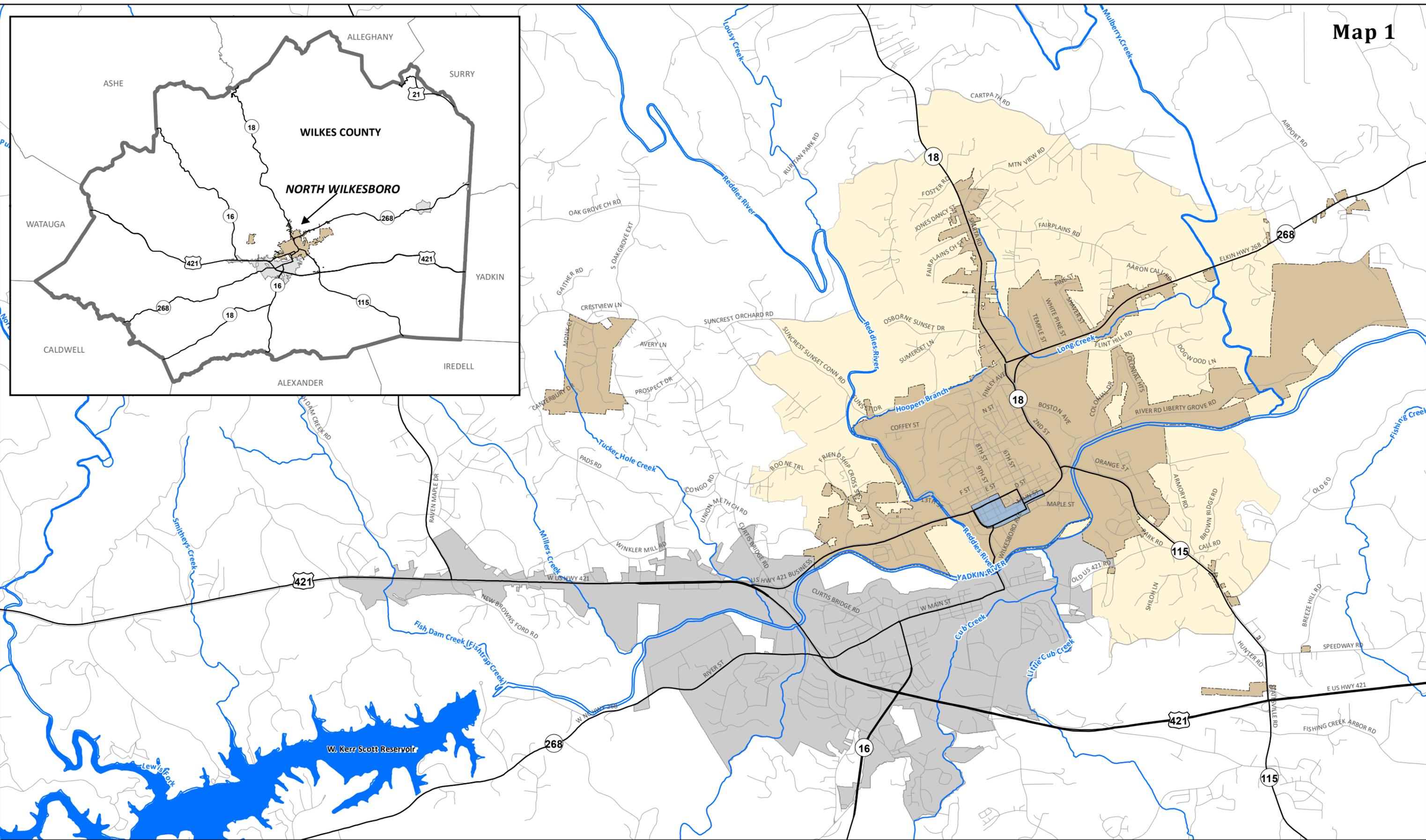
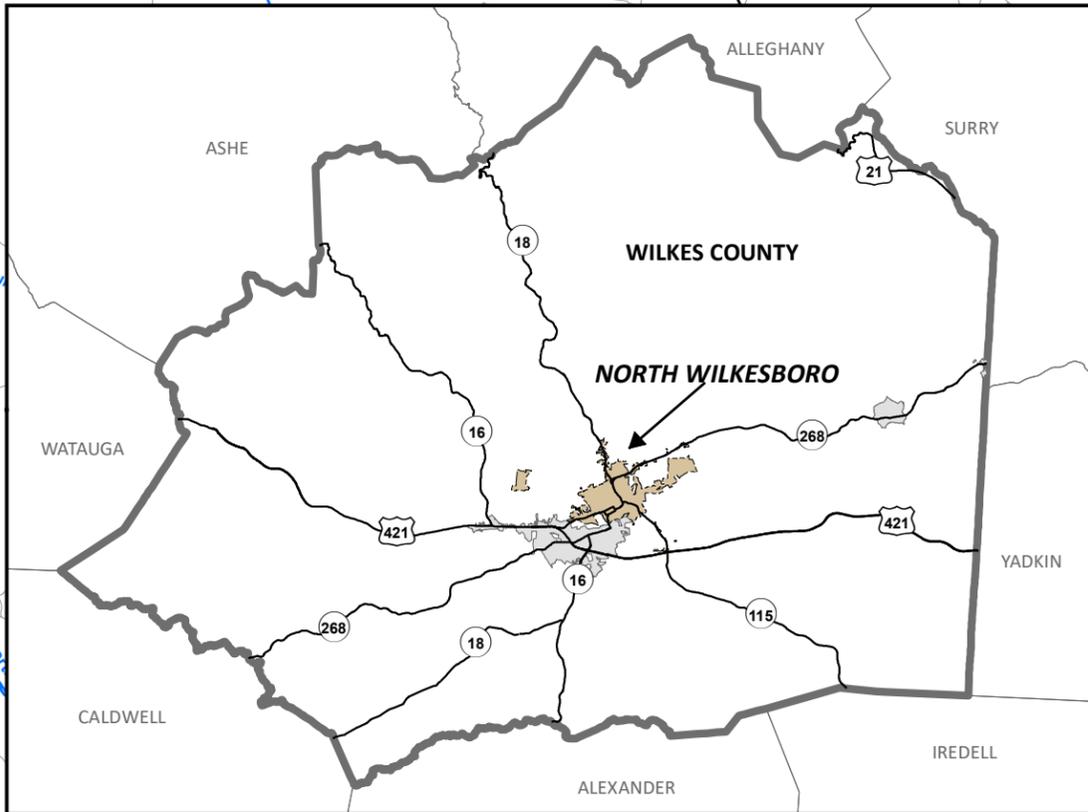
Being that the Town Board has legislative authority to rezone property, the Board also has the final word as to plan consistency with the Plan as to its affect on the property in question. The Board should consider the interpretation of policy as incorporated by the property owner or applicant, the North Wilkesboro Planning Board, staff, and the general public. As the Board becomes familiar with the process of ensuring plan consistency, a consistent foundation for decision-making will come to fruition.

### **Program for Monitoring and Updating the Plan**

---

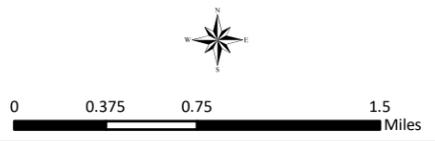
The plan shall be evaluated every 5 years for consistency and updating of policies. In addition to plan updating, tools and implementation strategies shall be evaluated for efficiency; primarily taking the form of zoning code revisions and/or amendments.

Amendments to this plan would need to be considered when new, unforeseen projects are presented or significant changes occur that would have a considerable impact to the community.

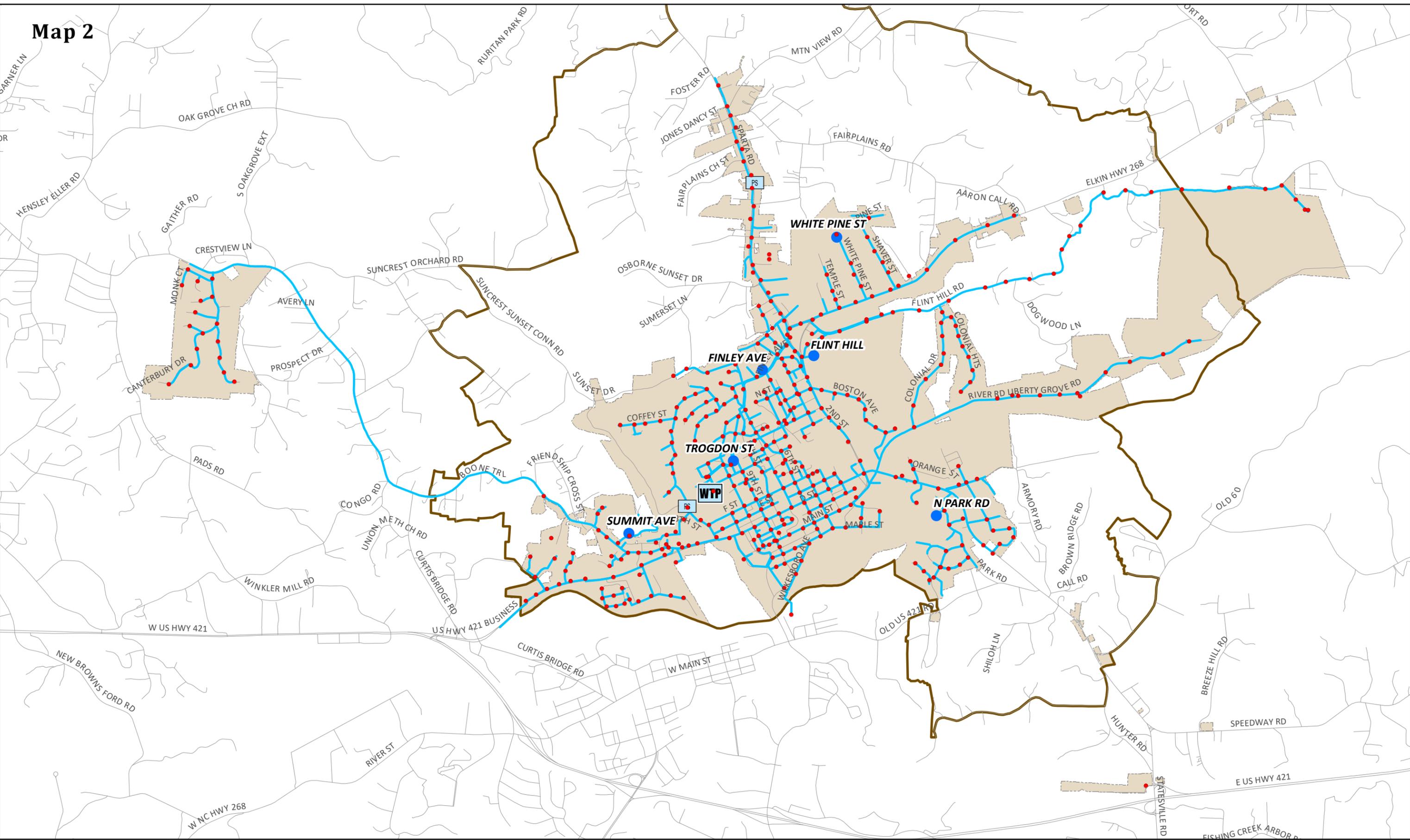


- Major Highways
- Streets
- Hydrology
- Historic Downtown District
- North Wilkesboro Town Boundary
- Extra Territorial Jurisdiction (ETJ) Boundary
- Wilkesboro Town Boundary
- Wilkes County Boundary

**Town of North Wilkesboro  
Location Map**  
Wilkes County, N.C.



Map 2

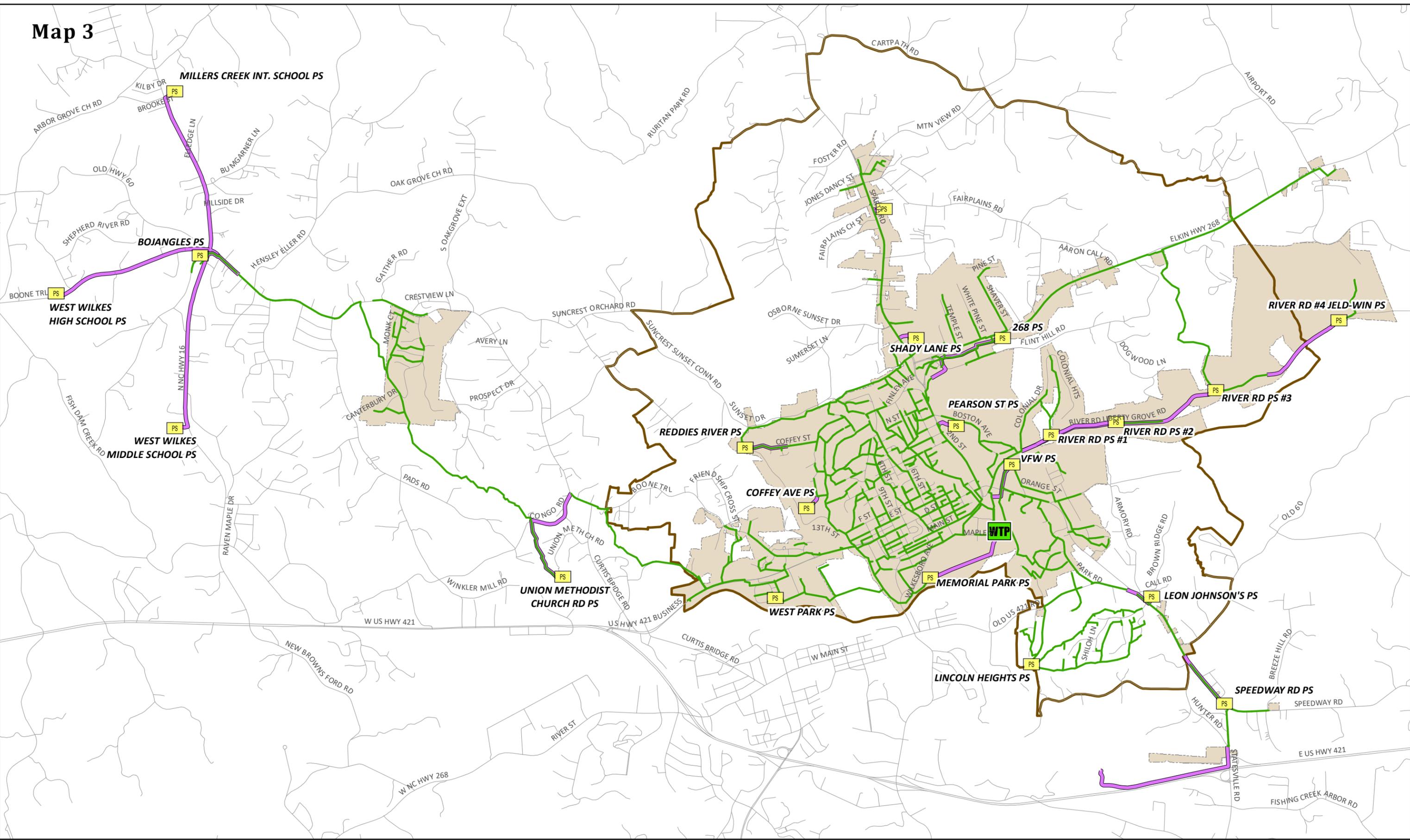


	Hydrant		Water Treatment Plant		ETJ Boundary
	Pump Station		Water Main		Town Boundary
	Water Tanks		Streets		

### Municipal Water Distribution System

0 0.25 0.5 1 Miles

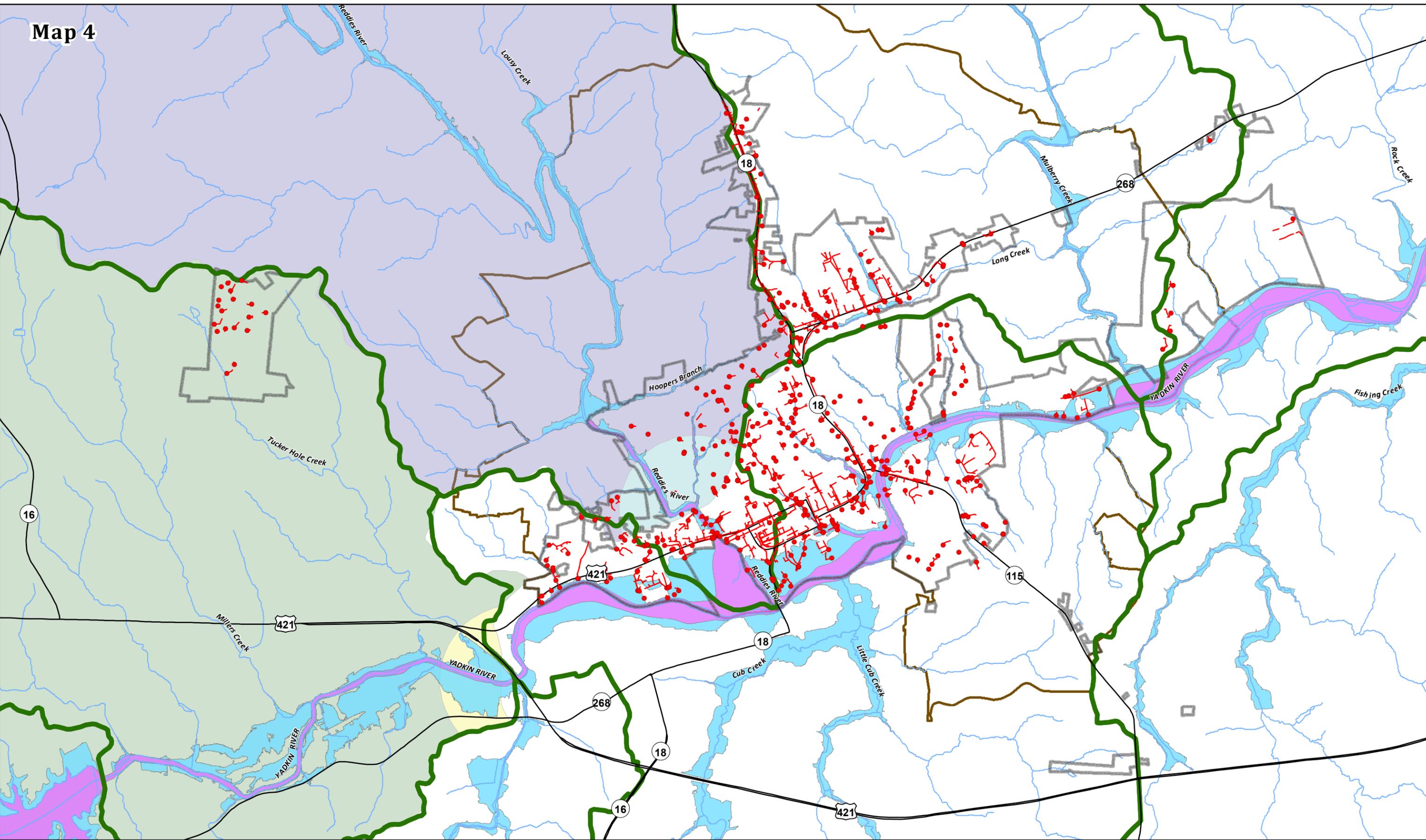
# Map 3



	Pump Station (Labeled)		Gravity Main		ETJ Boundary
	WWTP		Force Main		Town Boundary
			Streets		

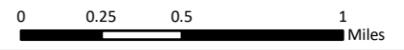
## Municipal Sewer Collection System

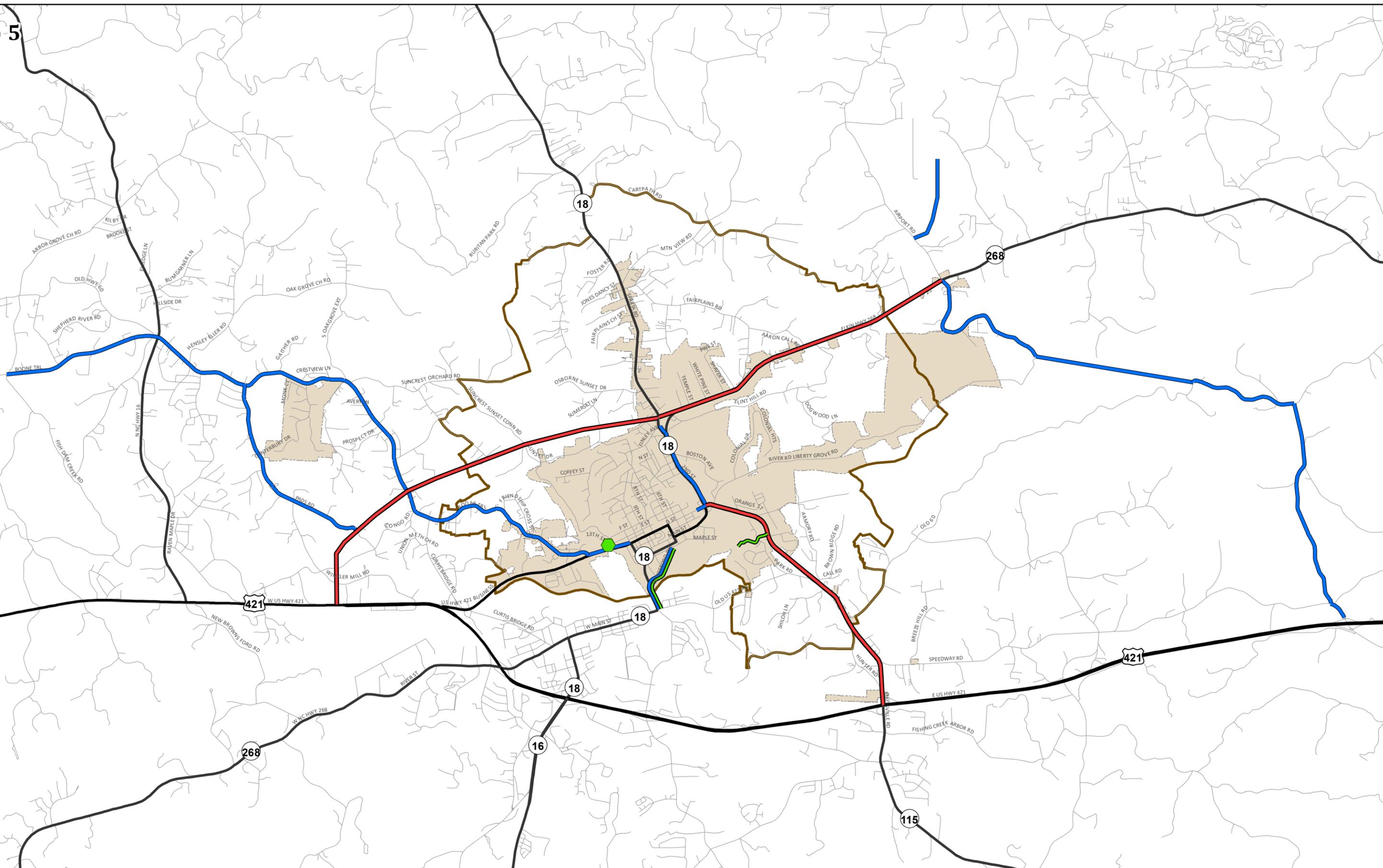
  
 0 0.25 0.5 1  
 Miles



• Stormwater System Outlet	12-Digit Hydrologic Unit Code	<b>Flood Hazard Zones</b>	<b>Water Supply Watersheds Classes</b>	WS-IIP	ETJ Boundary
Stormwater System Culvert	Streams / Rivers	AE (100 year floodplain)	WS-IIC	WS-IVC	Town Boundary
Major Highways		AE, Floodway	WS-IVP		

### Stormwater System & Watershed Areas





- 2017 Wilkes County CTP Projects:**
- Highway
- 2018-2027 STIP Projects:**
- Highway
  - Pedestrian (Sidewalk)
  - ◆ Pedestrian (Bridge)

- ETJ Boundary
- Town Boundary

### Planned Transportation Improvements Map



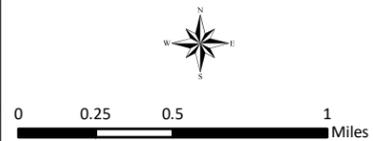


### Existing Land Use

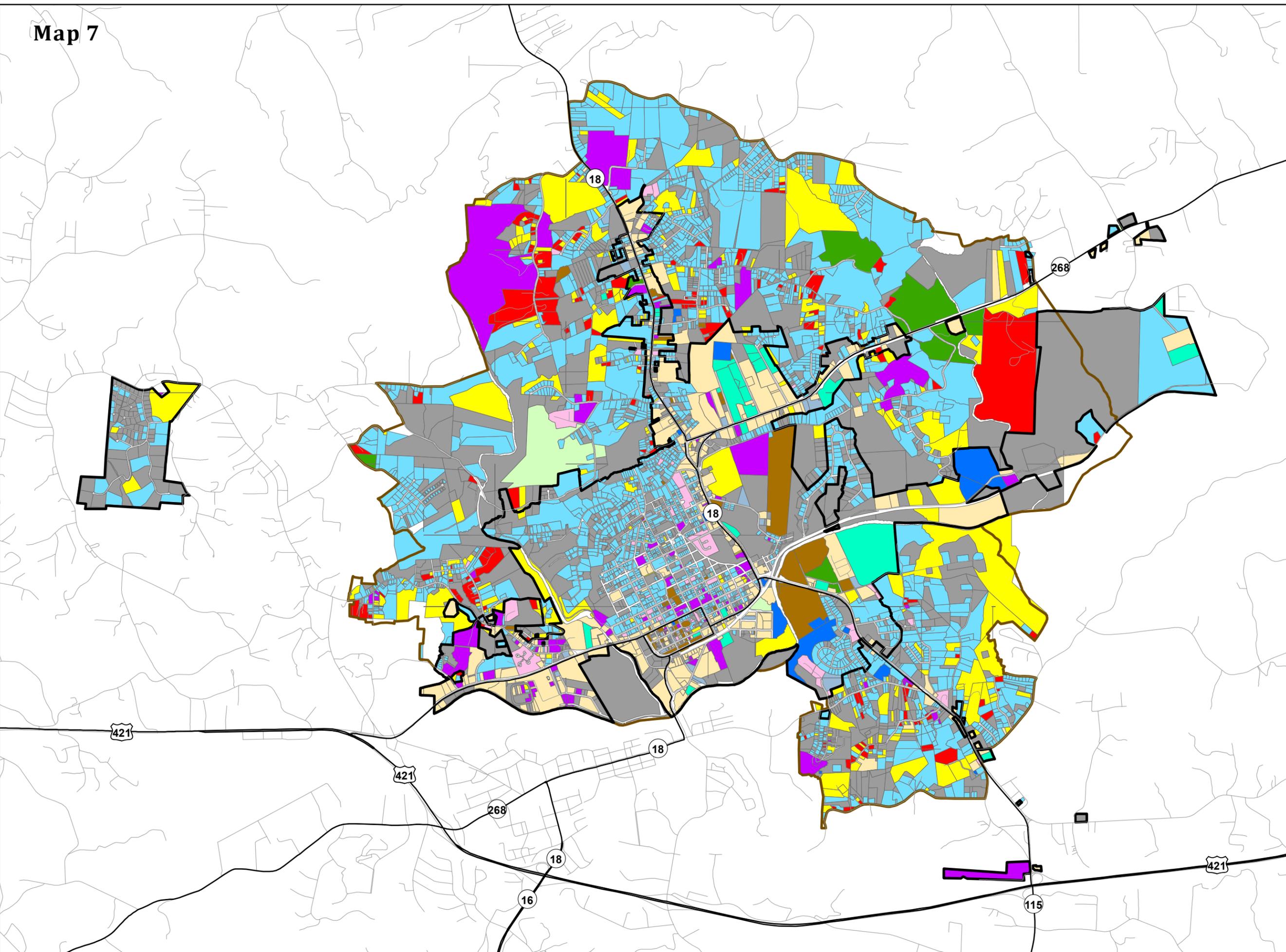
- Major Highways
- Streets
- Town Boundary
- ETJ Boundary

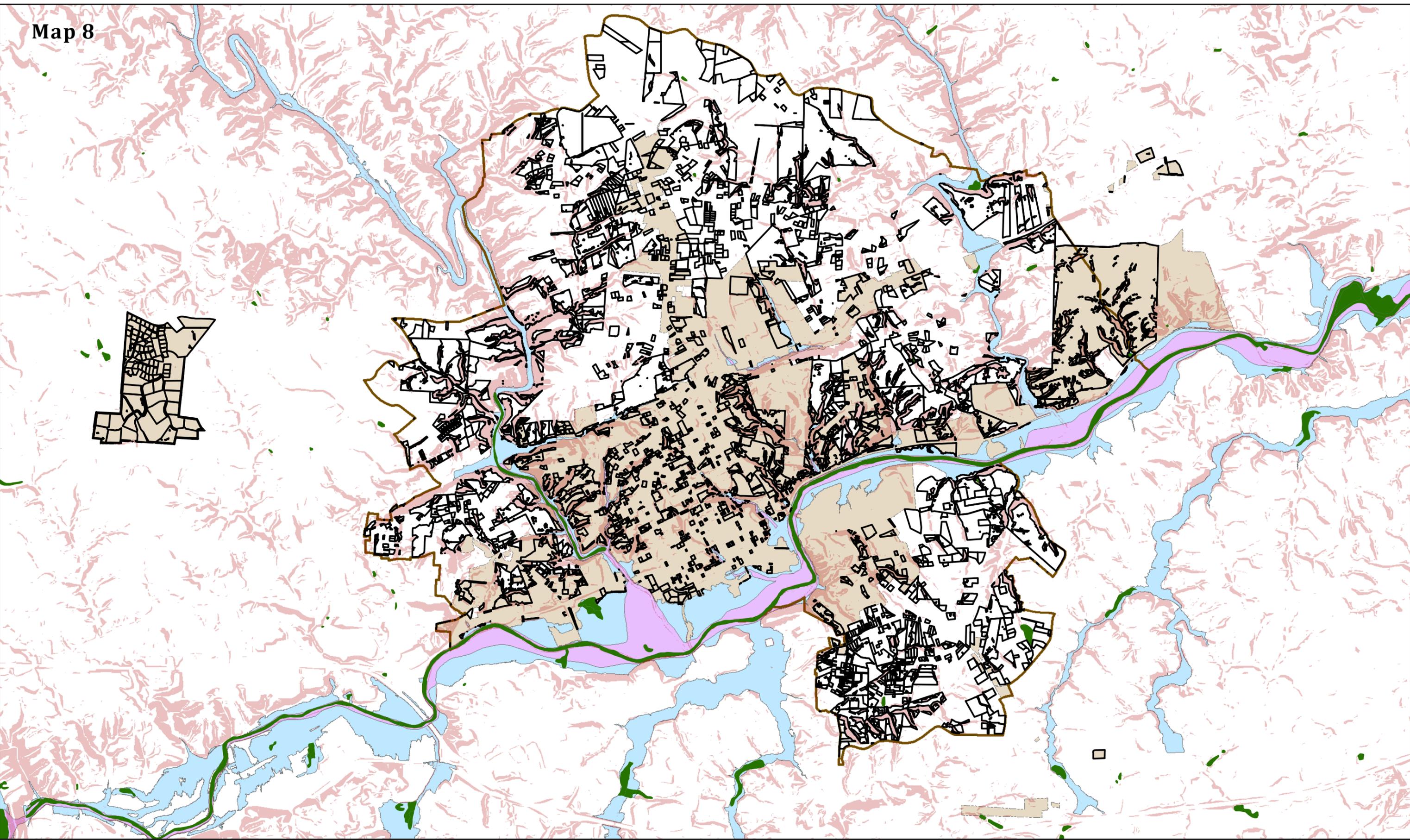
#### Land Use Classes

- Agriculture
- Commercial
- Executive / Office
- Industrial
- Institutional
- Multi-Family Residential
- Mobile Home
- Public
- Recreation
- Single-Family Residential - Detached
- Unknown
- Utilities
- Vacant



Produced by the High Country COG in August 2017 for the Town of North Wilkesboro Comprehensive Plan update. Data shown is for planning and reference purposes only.





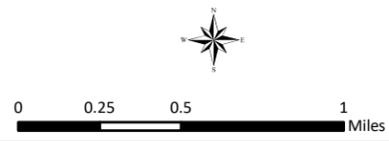
 Vacant Parcels With No Environmental Constraints  
*Environmental Constraints include >30% slope, wetland, zone AE 100 year flood and floodway.*

 Slopes >30%  
 National Wetland Inventory

**Flood Hazard Zones**  
 AE (100 year floodplain)  
 AE, Floodway

 ETJ Boundary  
 Town Boundary

### Land Supply for Development



# Appendix I

## Historical Inventory of North Wilkesboro

Structure and Location	Current Status
<b>INDUSTRIAL</b>	
Scott Cheese and Butter Company, S. side Cherry Street at foot of 9th Street, 1932.	A
Smoot Tannery Laboratory, N. W. cor. Maple and Vance Streets, 1912	A
Smoot Tannery, S. E. cor. Vance and Maple Streets, 1895-1925	A
Home Chair Company Office, N. E. cor. Maple and Cleveland Streets, ca. 1930.	A
W. J. Palmer Manufacturing Company, S. E. cor. B and 4th Streets, ca. 1910.	A
New Williams Hill Company, 108 5th Street, 1918.	A
Chero Cola Bottling Company, 719 B Street, 1920-1926	A
Red Top Bottling Company, 302-306 10th Street, 1904-1910, 1937.	A
North Wilkesboro Candy Company, 308 10th Street, 1920-1926.	A
Pepsi-Cola Bottling Company, 310 10th Street, 1904-1920.	A
<b>COMMERCIAL</b>	
Forester's Nu-Way Service Station, E. side Wilkesboro Boulevard, just S. of Cherry Street, ca. 1926.	A
Sharpie McNeill's Service Station, top of B Street Park, between B Street and Kensington Drive, ca. 1925.	A
City Cafe, 807 B Street, ca. 1920.	A
Acorn Store, 809 B Street, 1927.	A
Western Union Office, 813 B Street, 1910-1920.	A
Liberty Theatre, 816 B Street, ca. 1947.	A
North Wilkesboro Drug Company, 818-820 B Street, 1920-1926.	A
(Former) Horton Drug Store, 821 B Street, by 1904.	A
Grocery Store, 823 B Street, by 1904.	A
Dry Goods Store, 825-827 B Street, by 1904 .	A
Amuzu Theatre, 829 B Street, 1904-1910.	A
Grocery Store, 829 B Street, 1904-1910.	A
Brame Drug Store, 833 B Street, 1891.	A
Hotel Wilkes, 822-830 B Street, 1926.	A
Bank of North Wilkesboro, 832 B Street, 1923.	A
(Former) Bank of North Wilkesboro, 901 B Street, ca. 1895.	A
Jenkins Hardware Company, 903 B Street, 1921.	A
Absher & Blackburn Store, 908-910 B Street, by 1904.	A
Shoe Store, 912 B Street, 1904-1910.	A
Commercial Building, 913 B Street, 1920-1926.	A
Belk Department Store, 915-917 B Street, ca. 1930.	A
Wholesale Dry Goods & Notions Store, S. side 900 "block B Street, bet. Belk and Harris Department Stores, 1904-1910.	A
Wholesale Grocery Store, 921 B Street, by 1904.	A
Millinery and Variety Store, 92? B Street, 1910-1920.	A
Trogdon-McGee Block (eastern portion), 928 B Street, 1904.	A
Trogdon-McGee Block (western portion), N. E. cor. B and 10th Streets, 1904-1905.	D
F. D. Forester & Company Wholesale Grocery & Dry Goods, N. W. cor. 10th and B Streets, 1904.	A
Wholesale Grocery & Dry Goods Store, W. side 10th Street, just N. of N. W. cor. of 10th and B Streets, 1910-1920.	A
Gas Station, E. side 10th Street, just N. of alley bet. B and C Streets, 1920-1926.	D
Cafe, E. side 10th Street bet. B and C Streets, ca. 1930.	D
A. F. Phillips Company Roots & Herbs Warehouse, 301-307 10th Street, 1920-1926.	A
Dry Goods Store, 315 10th Street, 1920-1926.	A
Grocery Store, W. side 10th Street, just N. of 315 10th Street, by 1920.	A
Commercial Block, 314-322 10th Street, 1920-1926.	A

# Appendix I

## Historical Inventory of North Wilkesboro

E. E. Eller Wholesale Produce Company, 324 10th Street, ca. 1915.	A
Auto Sales and Garage Building, S. W. cor. 9th and C Streets, 1910-1920.	D
Office Building, S. W. cor. 9th Street and alley bet. C and D Streets, 1920-1926.	A
Dentist Office, 206 9th Street, 1904-1910.	A
Duncan Electrical Company, 216 9th Street, 1910-1920.	A
<b>RESIDENTIAL</b>	
Arthur A. Finley House, 1208 E Street, early 1890s.	A
Carrie Pilson House, 1204 E Street, 1890s, ca. 1958.	A
John Tom, Clara, & Annie Finley House, 1201 E Street, ca. 1912.	A
Alien Gordon Finley House, 1116 E Street, 1920-1926.	A
S. M. D. Ward House, 1113 E Street, ca. 1910.	A
Edward Gwyn Finley House, 1112 E Street, ca. 1910.	A
J. Robert Finley House, 1107 E Street, 1907.	A
Alec J. Pendley House, 1101 E Street, ca. 1910.	A
J. Gordon Hackett House, 1102 E Street, 1907.	A
Judge Thomas B. Finley House, 1014 E Street, 1893.	A
E. M. Blackburn House, 1015 E Street, ca. 1906.	A
F. D. Forester House, 1001 10th Street, ca. 1900.	D
John George Finley House, 911 E Street, ca. 1895.	A
Rector House, 904 E Street, early twentieth century.	A
Jarvis-Jenkins House, 412 9th Street, ca. 1900, 1920-1926.	A
House, 411 8th Street, ca. 1895.	A
W. F. Trogdon House, N. W. cor. D & 8th Streets, ca. 1910.	A
Ralph Duncan House, 817 C Street, 1920-1926.	A
Templeton House, 721 Kensington Avenue, ca. 1915.	A
Fairmount, 707 Kensington Ave., early 19th century, 1912.	A
Carl Coffey House, 710 D Street, 1920-1926.	D
House, 708 D Street, 1920-1926.	A
House, 705 D Street, ca. 1915.	A
J. R. Combs House, 704 D Street, ca. 1910.	A
Carlton and Reynolds Houses, N. W. cor. 6th and D Streets, 1910-1920.	D
Gentry House, 311 6th Street, by 1910.	A
Goforth House, 3076th Street, by 1910.	A
Crews House, 210 6th Street, 1910-1920.	A
Bid Williams House, 512 C Street, ca. 1905.	A
Richardson House, 302 5th Street, ca. 1910.	D
Brewer House, 313 4th Street, ca. 1910.	A
Claude Gentry House, N. side D Street bet. 3rd & 4th Streets, ca. 1920.	A
House, S. W. cor. D & 3rd Streets, 1920-1926 (SM)	A
House, 305 2nd Street, early twentieth century.	A
House, 204 D Street, early twentieth century.	A
Workers' Housing, E. side 2nd Street bet. D & E Streets, early twentieth century.	D
Principals' House, 312 E Street, early twentieth century	D
House, 315 E Street, early twentieth century.	D
C. A. Forrester House, S. W. cor. E & 4th Streets, ca. 1900.	A
E. F. Stafford House, 402 E Street, early twentieth century.	A
W. A. Bullis House, 408 E Street, early twentieth century.	A
Dimette House, 407 E Street, early twentieth century.	A
E. W. Trogdon House, 410 E Street, early twentieth century.	A
Estes House, 411 E Street, 1926.	A
Pardue House, 412 5th Street, 1920-1926.	A
J. W. White House, N. W. cor. E & 5th Streets, ca. 1910.	A

# Appendix I

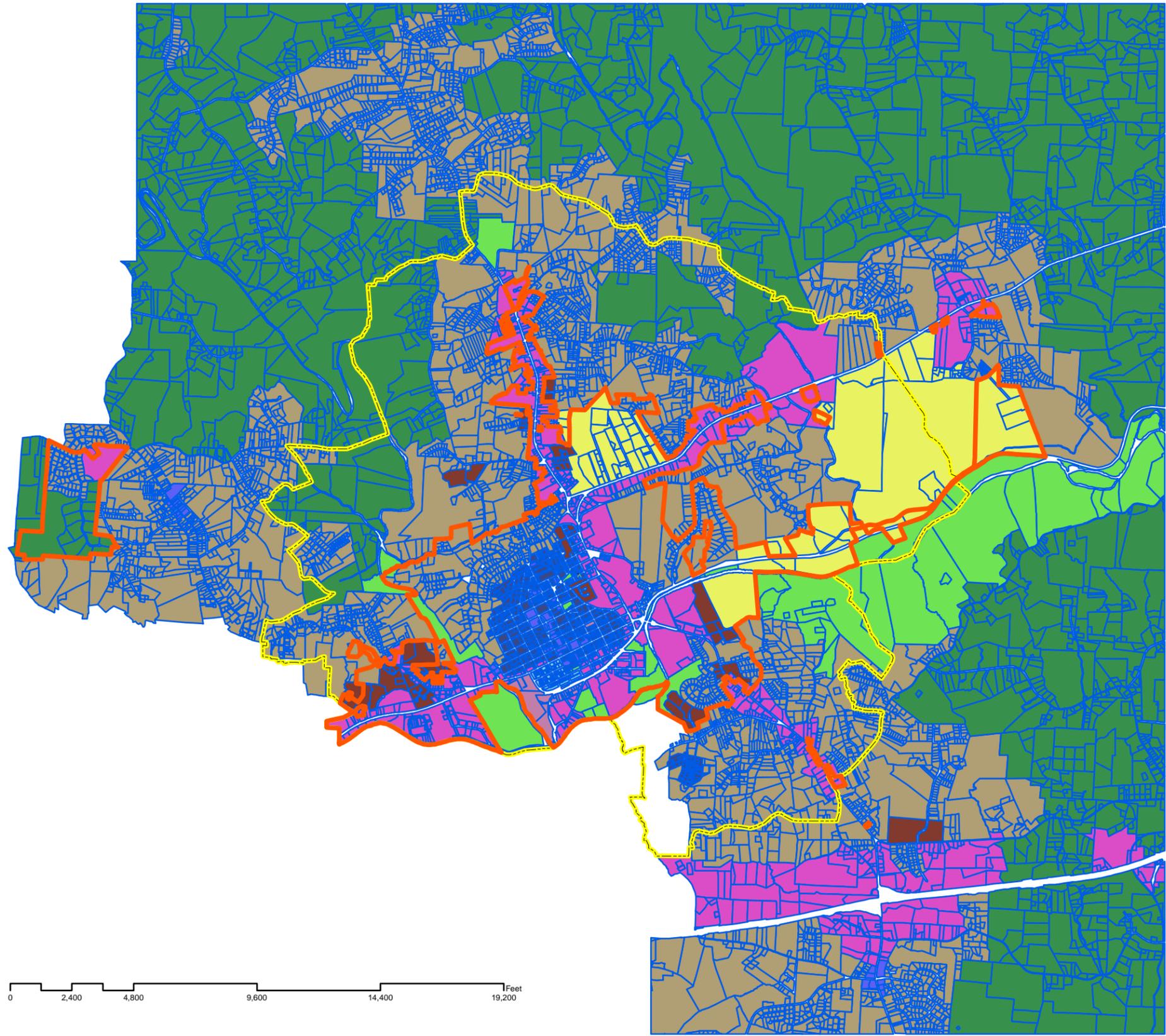
## Historical Inventory of North Wilkesboro

Gwyn House, 410 6th Street, 1922-1923.	A
House, 503 6th Street, ca. 1910.	A
Grier House, 601 F Street, ca. 1900.	A
Terry House, 611 F Street, ca. 1900.	A
House, 702 F Street, ca. 1900.	A
House, 804 F Street, ca. 1900.	A
House, 906 F Street, ca. 1900.	A
E. E. Eller House, 907 F Street, ca. 1910.	D
M. A. Vickery House, 916 F Street, early twentieth century.	A
Ninth Street Houses, 606, 612 & 704 9th Street, ca. 1920.	A
Carrie W. Foote House, 703 9th Street, ca. 1905.	A
Caudill House, 710 9th Street, ca. 1900.	A
Dan Brookshire House, 1001 Trogdon Street, ca. 1910.	A
Mont Jones House, 1201 Trogdon Street, ca. 1910.	A
J. Wiley Forrester House, 1213 Trogdon Street, ca. 1910.	A
Harris Waugh House, 1214 Trogdon Street, ca. 1910.	A
Elizabeth Street Houses, 802,804 & 806 Elizabeth Street, ca. 1910.	D
Dr. Gordon Wiles House, W. side Willard Street, bet. Trogdon Avenue and Elizabeth Street, ca. 1910, 1920-1926.	A
Barber House & School, end of Cedar Lane, late nineteenth century, twentieth century.	A
Miscellaneous	
Southern Railway Depot, N. side RR tracks, just E. of 9th Street, ca. 1912.	A
Armory, S. side 700 block B Street, just E. of Town Hall, 1920-1926.	A
Town Hall, S. side B Street, at foot of Kensington Drive (formerly 8th Street), 1939.	A
(Former) Post Office, 819 B Street, 1904-1910.	A
(Former) Mayor's Office, S. E. cor. 10th and C Streets, 1910-1920 (SM).	A
(Former) United States Post Office, S. side C Street, bet. 9th and 10th Streets, 1934	A
Old Wilkes County Hospital, S. E. cor. 8th & E Streets, ca. 1910, 1923, 1936.	A
North Wilkesboro Grade School, N. W. cor. D & 3rd Streets, 1913.	A
North Wilkesboro High School, S. W. cor. E. & 3rd Streets, 1926.	D
Smoot Tannery Pipeline, W. side Euclid Ave., just S. of J Street, ca. 1897,	D
Reddies River Dam, On Reddles River N. of D Street and W. of 13th Street, by 1920.	A

A= Active Sites

D= Demolished Sites

# Appendix II: Town of North Wilkesboro Future Land Use



**Legend**

**Parcels**

**FLU**

- CENTRAL BUSINESS DISTRICT
- GENERAL COMMERCIAL
- GENERAL INDUSTRIAL
- HIGH DENSITY RESIDENTIAL-MULTIFAMILY
- HIGH DENSITY RESIDENTIAL-SINGLE FAMILY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD RETAIL NODE
- RECREATION, CONSERVATION, AGRICULTURE
- Town Boundary
- ETJ

