

BURNSVILLE PLANNING BOARD
Regular Meeting
Monday, April 23, 2012

The Burnsville Planning Board, with members Chuck Aldridge, Randy Banks, Dean Gates, Schell McCall, and Harrison Tyner present, held a regular meeting on Monday, April 23, 2012, in the Town Hall. Also in attendance were town staff members Anthony Hensley and Jeanne Martin; Town Councilors Judy Buchanan, Ron Powell and Bill Wheeler, and visitors. Code Enforcement Officer Ronnie Tipton was absent from the meeting. Chairman Dean Gates, who presided, called the meeting to order, stating that the purpose of the meeting was to consider any issues deemed appropriate by the Board.

Chairman Gates discussed an unfortunate situation that developed when the Town Council took action that was inconsistent with the planning process. The situation led to a good deal of confusion for both the Planning Board and the Town Council. Planning Board members generally agreed with Schell McCall that improved communication between the Planning Board, town staff, and the Town Council would help alleviate a similar situation in the future. Chairman Dean Gates pledged he would act as liaison between town staff, the Town Council, and the Planning Board in the future. Board members agreed it was important to discuss the legitimacy of the planning board and its importance in Burnsville.

Harrison Tyner shared his concern that with the current planning board structure, activities related to the Board of Adjustment lie on the shoulders of the Town Council; however, they could also appoint the Planning Board as the Board of Adjustment, eliminating Council involvement altogether. Chuck Aldridge said Council should be aware that there could be a good number of appeals if they act as the Board of Adjustment, which could require the need for a considerable amount of interpretation.

When the meeting opened for public comment/questions, Ron Powell asked how close the planning board was to completing the sign ordinance and bringing to Council. He was told that the bypass portion of the C-2 district will be ready after the next meeting, and that board members are engaged in an effort to find a mechanism to establish an historic overlay so the C-2 portion of East and West Main Streets won't look like the bypass.

Mr. Powell asked for planning board priorities and was told priorities include sign ordinances, lighting on signs, design standards, and rezoning, all of which may run parallel. Design standards will be time-consuming and could be complete in late summer or fall. An RFP is being developed for design assistance.

Mr. Powell said he recently learned that the County and the Library have been discussing lighting in the historic district. The Town is currently working with the D.O.T. on improvements to the town square, including curbing, guttering and sidewalks, along with light replacement. Everyone agreed there is a need to coordinate these efforts with "signature lighting." On behalf of the Planning Board, Schell McCall said she would be happy to sit on a committee that would collaborate efforts for lighting improvements. Anthony Hensley agreed to call a meeting; Bill Wheeler agreed to represent the town on the committee.

Jake Blood said that the County is working with Craig Hughes at the High Country COG to get a corridor management plan in place, which is a federal program. He suggested the Planning Board may want their guidelines. He mentioned that the Main Street program can offer guidance as to walkability.

David McIntosh complimented the Planning Board on its work, and suggested that it would be nice to petition the state to consider another name for the bypass.

Jake Blood commented that economic development has to be a conscious decision. Chairman Gates agreed, saying "you have to plan, but not out of desperation. Good planning breeds a successful community."

Town Councilor Bill Wheeler said that Council appreciates and values the Planning Board, which he said is the "most important tool we have to control the town."

Alan Orowitz asked whether there was a design and/or site review committee and was told that guidelines will be established by Harrison Tyner and Randy Banks, and Ronnie Tipton will decide if a design committee would be useful.

There being no further business, Randy Banks made a motion to adjourn. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jeanne Martin". The signature is written in dark ink and is positioned above a horizontal line.

Jeanne Martin, CMC
Town Clerk