

BURNSVILLE PLANNING BOARD
Special Meeting
Monday, November 19, 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, November 19, 2012, in the Town Hall. Also in attendance were town staff members Anthony Hensley, Kim Johnson, and Jeanne Martin; Town Councilor Judy Buchanan; and many visitors. Chairman Gates, who presided, called the meeting to order, stating that the purpose of the meeting was to consider regular business for the month of November, 2012.

- Approval of Minutes – Minutes from the Regular Planning Board meeting held October 8, 2012 were available. Chuck Aldridge made a motion to approve said minutes as written. Motion carried.
- Public Comment – Bob Hampton, with Blue Ridge Astronomy Group, spoke about Yancey County's dark skies and the need to protect them. He said that a conservatory is being built between Yancey and Mitchell Counties, and dark skies are needed to optimize the project. He was interested in information on the Planning Board's work on the lighting of signs, and Chuck Aldridge explained the research he and Schell McCall had done on the issue.
- Reports
 - ✓ Anthony Hensley reported on Senate Bill 315. He said there have been changes in political signs on public rights-of-way that occurred in the August 2011 session. Schell McCall offered to research the changes and incorporate them into the draft document that will be sent to the Town Council for review.
- Chairman's Update
 - ✓ Dean Gates told the group that his report to the Town Council on the subject of ETJ contained no recommendation at this time since much research is yet to be done. He said he will be talking with county officials to coordinate efforts to enhance Burnsville.
 - ✓ Mr. Gates also said that he talked with Council about outdoor spaces. Council has concerns with safety, liability, and utilization issues.
- Old Business – Board members continued work on the proposed sign ordinance:
 - ✓ Political Signs - Schell McCall made a motion to amend existing political signs to incorporate language and regulations included in Senate Bill 315. Motion carried.
 - ✓ Pole Signs – Schell McCall made a motion to prohibit signs attached to public-owned poles such as traffic/signal poles, and power or telephone poles in all zoning areas. Motion carried.

- New Business

- ✓ Ron Hancock gave a presentation on design guidelines and queried board members about fundamental issues. It was agreed that guidelines should be regulatory rather than voluntary. It was also agreed that standards should be the same for East and West Main Streets as the downtown area in order to retain and enhance the character of Burnsville.

Mr. Hancock said the overlay boundaries need to be defined before the establishment of design standards. He said a mapping exercise will be necessary.

Board members considered the options for the implementation of design guidelines, especially as they related to authority. Mr. Hancock favored the option of a Design Review Board that would recommend to the Planning Board for approval. This option would require that the Town Council delegate that authority to the Planning Board. Chairman Gates said he would take the question of authority to Council in December, and explain that in order to allow the most flexibility for development and opportunity to succeed, the Planning Board should be the final stop for design standards.

Harrison Tyner expressed concern that a lot of development would have to be presented to the Design Review Board. Ron Hancock said a hybrid approach that could be built into the design guidelines would include levels of development, with certain levels being handled at staff level, others at the Design Board level, and still others at the Board of Adjustment level.

Board members generally discussed individual design philosophies on such things as architecture, colors, and building materials. Teresa Buckwalter, with *Destination by Design*, suggested that a productive and helpful tool would be a visual preference survey that could be set up online. The survey would illustrate options being utilized by other communities and give respondents something to react to. Ms. Buckwalter agreed to bring a draft of the visual survey in January for Board members to review.

Board members expressed concerns about the orientation of facades, the requirements for the concealment of dumpsters, and landscaped areas to the front of parking lots.

Visitor Jeff Whitson asked whether the Planning Board will be moving forward with ETJ. Chairman Gates said there is a lot of misinformation in public circulation. The Planning Board has much work to do at this time without concentrating on extraterritorial jurisdiction, but it would be willing to discuss the issue at a later date. Visitors were told that the Planning Board pledges that every part of the planning process will be open and publicized. ETJ residents are invited to help establish the rules.

- Other – Board members discussed the need for additional meetings besides the monthly meeting. It was agreed that the Planning Board will meet on the following dates in addition to the regular monthly schedule:

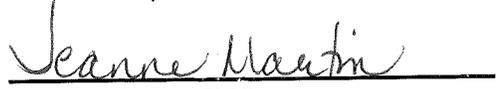
Monday, January 7, 2013 (a charrette will be scheduled at this meeting)

Monday, January 28, 2013

Monday, February 18, 2013 (regular meeting date)

- Next Regular Planning Meeting - The next regular Planning Meeting will be held on Monday, December 17, 2012, at 6:15 p.m. There being no further business, Harrison Tyner made a motion to adjourn, and the motion carried.

Recorded by:

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

Jeanne Martin, CMC
Town Clerk