

Burnsville Planning Board  
Regular Meeting  
Tuesday, May 20, 2014

The Burnsville Planning Board, with members Dean Gates, Woody Ryan and Randy Banks present held their regular meeting on Tuesday, May 20, 2014, in the Town Hall. Also in attendance were town staff members Ronnie Tipton and Kim Johnson; Town Council member Bill Wheeler; and visitor Ron Hancock. Dean Gates, who presided, called the meeting to order, stating the purpose of the meeting was to consider regular business.

- Approval of Minutes- Minutes from the regular meeting held on Tuesday, April 15, 2014 were available. Randy Banks made a motion to approve the minutes, Woody Ryan seconded and all agreed.
- Public Comment- There were no public comments.
- Staff Reports- There was discussion among the board concerning the annexation of the Avondale property. Contrary to what Dean Gates was told the annexation request had been reviewed by the Town Council.
- Old Business- Ron Hancock advised the Planning Board of the NC Legislative changes that needs to be addressed and approved by the Town Council so they can be inserted into our existing Zoning Ordinances. He informed the board that the 2005 changes had not been updated and he would make those changes also. Dean Gates made a motion that Town Council adopts 2005 & 2013 changes to the Legislative Amendment to planning & development, Randy Banks seconded and all agreed. Ron Hancock will present these changes to the Town Council.
- New Business-
  - ✓ Ronnie Tipton presented the board with a handout of the square footage of different buildings around town. After discussion Randy Banks made a motion to change the square footage thresholds for a Conditional Use Permit to the following:

C1	All Conditional
C2	6,000 square feet
C3	3,500 square feet

Dean Gates seconded motion and all agreed. Ron Hancock will change the language in the ordinance and present to the Town Council at their next meeting.

- ✓ The Planning Board was presented a copy of the current Zoning Ordinances for their review. The book contains all changes that have been adopted by the Town Council. Amendments will be made as needed to the ordinances.
- ✓ Ron Hancock presented the board with handouts in reference to shopping centers. After discussion and concerns Dean Gates made a motion that existing definition of shopping center be made to read, "A single piece of real estate containing more than three commercial establishments and a total business space of more than 3,200 square feet planned, constructed, and managed as a total entity with customer and employee parking provided on site", Randy Banks seconded and all agreed.
- ✓ Dean Gates made a motion to include the following changes to Section 1.7.5 B and move forward with proposed amendments to designation of shopping centers and regulatory criteria:

#### Signage Allowed

- Shopping center, strip/convenience – 15,000 square feet or less
  - C1 Not allowed
  - C2 16' high, 2-4 tenants 48 square feet advertising space  
5 or more tenants 64 square feet advertising space
  - E/W 12' high with 32 square feet advertising space
- Shopping center, neighborhood- 15,000 to 50,000 square feet
  - C1 Not allowed
  - C2 20' high with 64 square feet advertising space
  - C3 Not allowed
- Shopping center, community- 50,000 or more
  - C1 Not allowed
  - C2 20' high with 1sqft advertising area per 1 lineal foot building frontage, not to exceed 96 square feet.
  - C3 Not allowed

Woody Ryan seconded the motion and all agreed. There was a brief discussion on office complex, members agreed to discuss more at their next meeting.

- Commissioners Comments- Dean Gates would like to see the board move forward immediately on the rezoning and establishing the C3 district.
- Next Planning Meeting- The next meeting of the Planning Board will be held on Tuesday, June 17, 2014 at 6:15pm. Being no further business Randy Banks made a motion to adjourn, Woody Ryan seconded, meeting adjourned.

Recorded By:

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Kim Johnson  
Assistant to Public Works Director