

**Burnsville Planning Board/Burnsville Comprehensive Land Use Plan Steering Committee
Special Joint Meeting - January 25, 2021
Burnsville Town Center**

The Burnsville Planning Board and Burnsville Comprehensive Land Use Plan Steering Committee met on January 25, 2021 for a special joint meeting at the Burnsville Town Center. Kim Simpson presided, with members Greg Yuziuk, Robert Byrd, Denise Collier and Jerri Storie present. Members Paul Bradley joined the meeting via remote simultaneous communication at 6:15pm and was counted present for purposes of quorum and voting. Also in attendance were Mayor Theresa Coletta, Heather Hockaday, Brian Buchanan, Chad Fox and Corey Osborne from the High Country Council of Government. Kim Simpson called the meeting to order at 6:12pm.

The meeting was streamed live for the public on the Burnsville Town Center's YouTube Channel.

Approval of the Agenda and Minutes - Minutes from a special meeting of the Burnsville Land Use Steering Committee held on January 12, 2021 and a Burnsville Planning Board Special meeting held on January 12, 2021 were available. Greg Yuziuk made a motion to approve the agenda and minutes as read. All agreed and the motion carried.

Comprehensive Land Use Plan - Cory Osborne from the High Country Council of Government and consultant to the Land Use Plan Steering Committee began with a description of the purpose of the future land use map. He stated that the map would serve as a reference document within the Comprehensive Land Use Plan, in the event that a rezoning request is received in the future. He explained how future requests can be consistent by referring to the map but amendments can be made if necessary.

Town Administrator Heather Hockaday gave background on previous plans that consistency statements have had to adhere to. She described how legislation now requires a single comprehensive plan, opposed to groupings of smaller plans that most towns have had before.

Mr. Osborne mentioned that any challenges with consistency in the future could require an amendment of the map in the plan. He emphasized that the board should anticipate the future use of parcels as best they can. This way changes can remain consistent with the plan and changes are only made under special circumstances.

Before the discussion of individual parcels on the future land use map draft, Mr. Osborne pointed out two primary considerations when establishing future land use, existing land use and appropriate land use.

Members, Mr. Osborne and staff began discussing a list of several parcels prepared by member Paul Bradley. The list included thirty-one parcels on the future land use map with zoning designations that Mr. Bradley felt warranted discussion. Mr. Osborne explained the justifications behind the designations, referencing issues such as access to primary streets, neighboring properties, existing and non-conforming uses, the need for down-zoning in some parcels, recent lot line changes, and potential future uses.

After the discussion of parcels, members asked Mr. Osborne to amend two areas of the future land use map. Robert Byrd made a motion to adopt the future land use map as revised by the group. All agreed and the motion carried.

Recommendation of Land Use Plan to Town Council - Kim Simpson made a motion to recommend the Burnsville Comprehensive Land Use Plan, with the revisions to the future land use map approved at tonight's meeting, to the Burnsville Town Council. All members agreed and the motion carried.

Discuss NCLM training modules - A list and options to participate were made available to members.

A special meeting of the Design Review Committee was set for February 22, 2021 at 6:15pm at the Burnsville Town Center to review plans for the Farmers Market project.

The next regular Planning Board Meeting is on April 13, 2021 at 6:15pm in the Burnsville Town Center.

Jerri Storie made the motion to adjourn . There being no further business the meeting adjourned at 7:16pm.

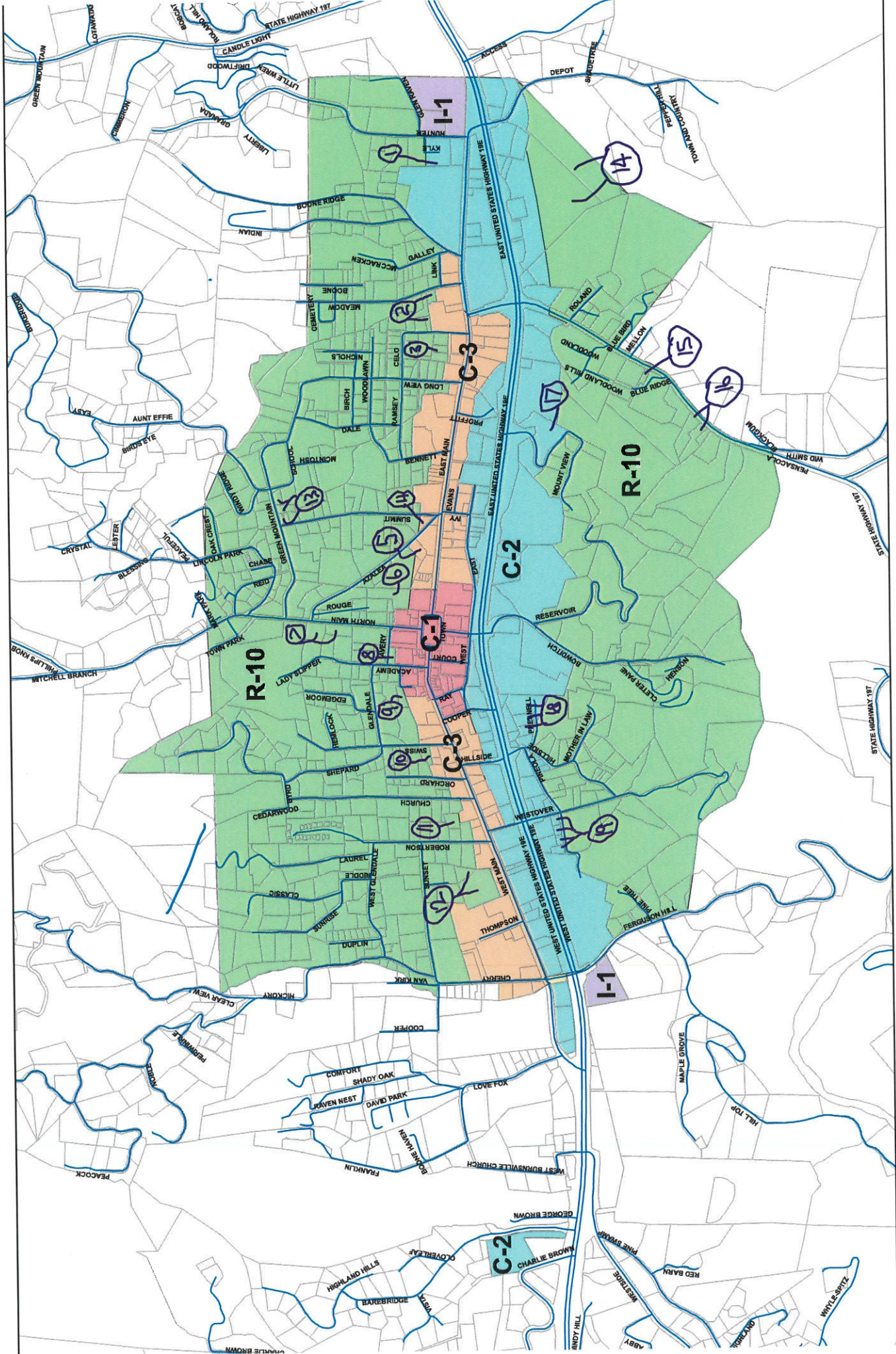
Recorded by:



Chad Fox, Town Clerk



Kim Simpson, Chair



Land Use to Future Use Index Key

Index #	PIN	Expected Change from 2014 Zoning Map
1	82016840890000	C2 to Residential (R10)
2	82015642982000	R10 to Commercial (C3)
2	82015645879000	R10 to Commercial (C3)
3	82015549830000	R10 to Commercial (C3)
4	82010452017000	C3 to Residential (R10)
5	82010359035000	C3 to Residential (R10)
6	82010354220000	R10 to Mixed Use (C1 or C3)
7	82010360172000	R10 to Mixed Use (C1 or C3)
7	82010350897000	R10 to Mixed Use (C1 or C3)
8	82010258323000	R10 to Mixed Use (C1 or C3)
9	82009254210000	R10 to Mixed Use (C1 or C3)
10	82009157091000	R10 to Mixed Use (C1 or C3)
11	82013141624000	R10 to Commercial (C3)
12	82013044400000	R10 to Commercial (C3)
12	82013045632000	R10 to Commercial (C3)
13	82010464489000	R10 to Commercial (C3)
13	82010463462000	R10 to Commercial (C3)
13	82010463543000	R10 to Commercial (C3)
14	82016736676000	R10 to Commercial (C2)
14	82016831417000	R10 to Commercial (C2)
15	82015523847000	R10 to Commercial (C2)
16	82019521235000	R10 to Commercial (C2)
16	82019520168000	R10 to Commercial (C2)
17	82014439784000	C2 to Residential (R10)
18	82013233903000	C2 to Residential (R10)
18	82013231936000	C2 to Residential (R10)
18	82013230924000	C2 to Residential (R10)
19	82013037663000	C2 to Residential (R10)
19	82013038661000	C2 to Residential (R10)
19	82013039663000	C2 to Residential (R10)
19	82013130675000	C2 to Residential (R10)

map#	PIN	Expected Change from 2014 Zoning Map	Input	Comments
1	82016840890000	C2 to Residential (R10)	neutral	
2	82015642982000	R10 to Commercial (C3)	neutral	
2	82015645879000	R10 to Commercial (C3)	neutral	
3	82015549830000	R10 to Commercial (C3)	oppose	Adjoining use not consistent with change
4	82010452017000	C3 to Residential (R10)	neutral	
5	82010359035000	C3 to Residential (R10)	neutral	
6	82010354220000	R10 to Mixed Use (C1 or C3)	neutral	
7	82010360172000	R10 to Mixed Use (C1 or C3)	concur	Consistent with adjoining institutional;
7	82010350897000	R10 to Mixed Use (C1 or C3)	concur	residential access by Lady Slipper Ln
8	82010258323000	R10 to Mixed Use (C1 or C3)	concur	consistent with adjoining uses
9	82009254210000	R10 to Mixed Use (C1 or C3)	neutral	
10	82009157091000	R10 to Mixed Use (C1 or C3)	neutral	
11	82013141624000	R10 to Commercial (C3)	oppose	Adjoining use not consistent with change
12	82013044400000	R10 to Commercial (C3)	neutral	
12	82013045632000	R10 to Commercial (C3)	neutral	
13	82010464489000	R10 to Commercial (C3)	oppose	Adjoining use not consistent with change
13	82010463462000	R10 to Commercial (C3)	oppose	Adjoining use not consistent with change
13	82010463543000	R10 to Commercial (C3)	oppose	Adjoining use not consistent with change
14	82016736676000	R10 to Commercial (C2)	neutral	
14	82016831417000	R10 to Commercial (C2)	neutral	
15	82015523847000	R10 to Commercial (C2)	neutral	
16	82019521235000	R10 to Commercial (C2)	neutral	
16	82019520168000	R10 to Commercial (C2)	neutral	
17	82014439784000	C2 to Residential (R10)	concur	consistent with adjoining residential
18	82013233903000	C2 to Residential (R10)	neutral	
18	82013231936000	C2 to Residential (R10)	neutral	
18	82013230924000	C2 to Residential (R10)	neutral	
19	82013037663000	C2 to Residential (R10)	oppose?	Between business and fire station
19	82013038661000	C2 to Residential (R10)	oppose?	Between business and fire station
19	82013039663000	C2 to Residential (R10)	oppose?	Between business and fire station
19	82013130675000	C2 to Residential (R10)	oppose?	Between business and fire station
concur	7 (2),8,17	4 parcels		
neutral		18 parcels		
oppose	3,11,13(3),19(4)	9 parcels		
		31 parcels		

Paul Bradley Input to Future Use Map Proposal 01.24.21

RESOLUTION OF THE BURNSVILLE PLANNING BOARD TO RECOMMEND THE COMPREHENSIVE
LAND USE PLAN TO THE BURNSVILLE TOWN COUNCIL

WHEREAS, the Steering Committee for the 2021 Burnsville, NC Comprehensive Land Use Plan has approved a draft of a Land Use Plan, drafted by Consultant, Cory Osborne, from High Country Council of Governments; and

WHEREAS, the Steering Committee has recommended the 2021 Burnsville NC Comprehensive Land Use Plan to the Burnsville Planning Board for approval on January 12, 2021; and

WHEREAS, the Burnsville Planning Board has received the 2021 Comprehensive Land Use Plan for the Town of Burnsville and upon review recommends referring the draft plan to the Burnsville Town Council publish the draft for public comment, to hold a public hearing and ultimately adoption by the governing council.

NOW, THEREFORE, it is hereby resolved that by the Burnsville Planning Board the following:

1. That the 2021 Burnsville, NC Comprehensive Land Use Plan draft is approved and recommended to the Burnsville Town Council for further action.

This the 25 day of January, 2021.

ATTEST:



CLERK

BURNSVILLE PLANNING BOARD

BY: 

KIM SIMPSON, CHAIR