

**Burnsville Planning Board
Special Meeting - January 14, 2020
Burnsville Town Hall**

The Burnsville Planning Board met on January 14, 2020 for a special meeting to conduct regular business in the upstairs board room at the Burnsville Town Hall. Kim Simpson presided, Jerri Storie, Greg Yuziuck, and Paul Bradley were present. Woody Ryan was absent. Theresa Coletta, Bunnie McIntosh, Denise Collier, Heather Hockaday, Dylan Lundy, Brian Buchanan, Jeanne Martin, Chad Fox and others were in attendance. Kim Simson called the meeting to order at 6:15pm.

1. Public Comment - No public comment

2. Adoption of Agenda - Jerri Storie made the motion Greg Yuziuk seconded. Motion carried.

3. Approval of Minutes - Minutes from the meeting held on June 4, 2019 were considered. Jerri Storie made a motion to approve, Greg Yuziuk seconded. Motion carried.

4. Mayor Theresa Coletta - Mayor Coletta expressed appreciation for Harrison Tyner's many years of tireless service to the Burnsville Planning Board. She also wanted to ensure communication between the Planning Board, Phill Trew and Heather Hockaday by calling a special planning board meeting on Feb 11th at 6:15pm.

5. Organizational:

a. Resignations - The resignations of Harrison Tyner and Armin Wessel were recognized by Kim Simpson.

b. Appointments - Paul Bradley was appointed to the Planning Board and then sworn in by Mayor Coletta. Jerri Storie was appointed to the Planning Board but had already been sworn in when she became an alternate.

c. Consideration of regular meeting schedule - Jerri Storie made the motion to recognize the meeting as the first regular meeting on the new quarterly schedule; Greg Yuziuk seconded. Motion carried.

6. Advertisement for alternate Planning Board members - Kim Simpson asked the Town Clerk to advertise for alternate members until there are sufficient applicants to pull from.

7. Comprehensive Land Use Plan for the Town of Burnsville - Heather Hockaday - Heather Hockaday spoke about G.S. 160D, land use regulation that goes into effect January 1, 2021. She described the need for every town with zoning to have a comprehensive land use plan in

place by January 1, 2022, although it is her hope to have the plan complete by January 2021. She mentioned Phil Trew's willingness to help review Burnsville ordinances and thinks this process will have a positive effect on the Town. Mrs. Hockaday has been in discussions with Mr. Trew about the development of a plan as well as his assistance in assembling a steering committee comprised of the Planning Board as the base, some Council members and town staff. Mr. Trew has proposed three meetings over twelve months with the steering committee and one large community meeting for public input. Paul Bradley made a motion that the Planning Board would be the base advisory group for the land use plan project, Jerri Storie seconded and the motion carried.

8. Updates on relevant NC legislation related to planning and development - Heather offered background on G.S.160D and how it differs from G.S. 160A.

9. Discussion of amendments to the Town's Zoning Ordinance - Town Administrator Heather Hockaday shared concerns about tiny homes that are not stick built. Heather Hockaday and Brian Buchanan brought up the potential of reviewing the R10 zoning to include language on size limitations.

Heather Hockaday suggested crafting a better definition of a modular home, creating square footage restrictions and developing a certified modular home construction stamp as well as other construction requirements. She talked further about new legislation being in favor of tiny homes and how Burnsville zoning restricts modular homes.

Heather Hockaday suggested the Planning Board review new issues for possible regulation such as vape shops, AirBnBs and tiny homes.

Brian Buchanan expressed concerns about enforcing building code, while Heather Hockaday discussed the complexities of more regulation such as layers of work on staff, availability of staff, execution and enforcement.

Brian Buchanan discussed enforcement of debris/scrap ordinance, how frequent warnings, letters and citations are executed.

Brian Buchanan and Heather Hockaday discussed issues with the current ordinance such as setbacks and language in R10 followed by suggestions for changes.

10. Sign review Homeplace Beer Company - There were no issues with Homeplace signage. Brian Buchanan discussed sign ordinance issues that may need revisions and potential holes that might need to be reviewed. Brian Buchanan and Heather Hockaday offered to bring back fixes and recommendations to the Town Council for amendments.

11. Other business - Mayor Coletta distributed the EDC year end report.

12. Next Regular Planning Board meeting - The next regular meeting of the Planning Board will be held on April 14, 2020 at 6:15pm, in the Town Hall. Being no further business, Kim

Simpson called the meeting at 7:27pm. Jerri Storie made the motion to adjourn, Paul Bradley seconded, meeting adjourned.

Recorded by:



Chad Fox



Kim Simpson, Chair