

**BURNSVILLE DESIGN REVIEW COMMITTEE**  
**Special Meeting - February 28, 2022, 5pm**  
**Burnsville Town Center**

The Burnsville Design Review Committee met on February 28, 2022 for a special meeting at the Burnsville Town Center. Paul Bradley presided, with members Jeanne Martin, Martin Stankus and Jerri Storie present. Zoning Administrator Brian Buchanan, Town Clerk Chad Fox, Town Center Manager Corbin Cooper, Danny McIntosh, and builders Todd Williams and Adam Mccurry were also in attendance. Chair Paul Bradley called the meeting to order at 5:04pm.

Approval of the Minutes - Minutes from a special Design Review meeting held on April 13, 2021 were available for review. Jeanne Martin moved to approve the minutes as written. Jerri Storie seconded the motion, which carried.

Member Abe Byrd joined the meeting at 5:06pm.

Review plans for the 676 W. Main Street, Burnsville NC 28714 project as they pertain to the Design Guidelines pursuant to the Town of Burnsville Zoning Ordinance - Builders for the project, Todd Williams and Adam Mccurry, were present to answer questions for the committee. Member Martin Stankus began by requesting that the builders consider using a ramp-style driveway as it crosses the sidewalk to keep the grade of the sidewalk even. He felt that the level surface would help pedestrians and those with disabilities as well as match the sidewalks across from them on Cherry Street. Mr. McCurry said they would attempt to make the sidewalk adjustments. There was also a brief discussion of how pedestrians could more easily have access to the structure from the sidewalks.

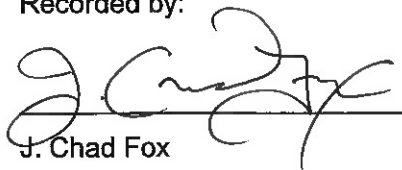
Chair Paul Bradley asked about colors as they pertain to the design guidelines. He mentioned that the purple sections of the exterior seemed to be bright and not compliant with the palette and or the four feet allowed for accents in the design guidelines. Mr. McCurry offered to go back to the brand to check on color options. Other possible solutions were discussed such as reducing the amount of purple used.

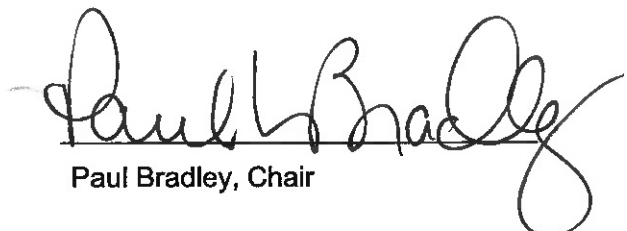
Zoning Administrator Brian Buchanan mentioned that after the committee's suggestions and recommendations, he would be responsible for the approval or denial of the certificate of compliance.

Abe Byrd made a motion to recommend the certificate of compliance based on design standards with the condition that builders use a more neutral color in place of the purple or reduce the amount of surface area that contains purple. If the condition is not met, the Design Review Committee does not recommend approval of the certificate of compliance. Jeanne Martin seconded the motion. All were in agreement.

Jerri Storie moved to adjourn the meeting at 5:40pm, meeting adjourned.

Recorded by:

  
\_\_\_\_\_  
J. Chad Fox

  
\_\_\_\_\_  
Paul Bradley, Chair

# Town of Burnsville

Russell Fox, *Mayor*  
Chad Fox, *Town Clerk*  
Heather Hockaday  
*Town Manager*



*Councilors:*  
Judy Buchanan  
Denise Collier  
Bill Wheeler  
Randy Ollis

Zoning Administrator Report

February 17, 2022

Application # Z00522

676 West Main Street, Burnsville NC

Taco Bell

I have received a set of completed plans for this property for a proposed Taco Bell to be developed on this site. The property in question is located within the floodplain with the southern edge of the property being in the floodway. The current site plan does not have any development within the regulatory floodway and the final flood elevation of the project to be at 2704 feet which is above the required base flood elevation plus freeboard found within our ordinance.

On 2/16/2021 a zoning compliance application along with supporting documents was received and I have attached those documents to this report. These documents detail a 2049 sq. ft. structure located on the northern side of the property. The structure appears from the plans to meet all exterior siding requirements found within the design standards having Hardie Board exterior of a neutral color. The front elevation illustrates the compliance with the void to solid ratio required by our ordinance. The overhead illustrations show the parking and landscaping layout with allowances for a street yard area on the Main Street side of the structure as well as a sidewalk.

There are landscaping plans available which appear to conform to the approved standards for the Town. The plans have outlined 42 parking spaces and 2 Handicap accessible spaces for the property. The trash receptacles are located on the east side of the property and are property screened.

The application that has been submitted is complete and has the required supplemental information. There are no outstanding concerns with this project at this time.

Brian Buchanan, Zoning Administrator

