

**Burnsville Planning Board
Special Meeting - March 2, 2020
Burnsville Town Hall**

The Burnsville Planning Board met on March 2, 2020 for a special meeting in the upstairs board room at the Town Hall. Kim Simpson presided with Jerri Storie and Paul Bradley present. Woody Ryan and Greg Yuziuk were absent. Heather Hockaday, Brian Buchanan, Judy Buchanan, Randy Banks, Jeanne Martin, Chad Fox and others were in attendance. Kim Simpson called the meeting to order at 6:20pm.

1. Proposed sign ordinance and zoning amendments - Brian Buchanan made suggestions on ways to improve the sign ordinance by moving some regulatory language and the definition of electronic message boards to a more appropriate place.

Paul Bradley moved to approve the changes to the sign ordinance as orally presented with Kim Simpson having authority to sign the document. Kim Simpson seconded and Jerri Storie agreed. Motion Passed.

Heather Hockaday proposed amendments to the zoning ordinance by adding a definition of "modular homes". She then explained the town's current zoning language and what is allowed under NC state law.

A description of the changes to be included in the new "Modular Home" definition were then outlined by Heather Hockaday.

1. On-frame modular homes be permitted in mobile home parks and off-site built modular homes, that fall under the modular home instruction program, would be allowed in R-10.
2. Move the chart in article 9 into article 10, allowing for the inclusion of setbacks and lot sizes.
3. In Zone C-3, allow accessory buildings with current and newly constructed buildings.

Brian Buchanan further clarified the effects of changes to C-3, saying it basically applies the same language as in R-10. Heather Hockaday explained more reasons for making changes to C-3 such as ease of use and clarification.

Paul Bradley moved to adopt the consistency statement as written, Kim Simpson seconded and Jerri Storie agreed.

Paul Bradley made the motion to approve the text amendments to the zoning ordinance as written. Jerri Storie seconded and Kim Simpson agreed. Motion passed.

2. Design review of the Griffin project on Longview. - Acting as the Design Review Committee, the Planning Board reviewed the presentation on the Griffin Longview project by contractor Randy Banks.

Brian Buchanan described the project as a C3 zone with the homeowner looking to build a garage apartment with a studio that will allow for a resident above. He said it also, to his knowledge, meets all requirements.

Members reviewed drawings provided by contractor Randy Banks who was available for questions. Randy Banks spoke to clarify the project and his role as contractor. He also mentioned that the primary reason for timing was the desire to be approved for a sewer tap before the sewer moratorium goes into effect.

The members discussed possible issues and questioned if the project met all zoning requirements. Brian Buchanan suggested that the project would fit into the neighborhood well, with Heather Hockaday agreeing that it would be a great improvement to the area.

Jerri Storie moved to approve the drawings as shown in the outline, Kim Simpson seconded, Paul Bradley agreed.

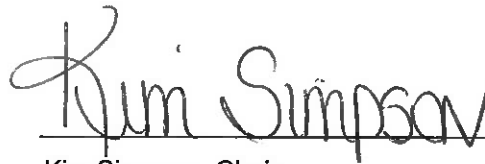
Next regular meeting is scheduled to be on April 14th, 2020.

Planning Board Chair Kim Simpson adjourned the meeting at 6:45pm.

Recorded by:



Chad Fox



Kim Simpson, Chair