

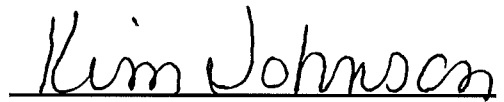
Burnsville Planning Board
Regular Meeting
Thursday, April 21, 2016

The Burnsville Planning Board, with members Dean Gates, Woody Ryan, Kim Simpson and Harrison Tyner present held their regular meeting on Thursday, April 21, 2016, in the Town Hall. Also in attendance were town staff members Ronnie Tipton, Jon England and Kim Johnson; town attorney Heather Hockaday; town council member Ron Powell; and visitors Ginger Johnson and Jerri Storie. Board member Randy Banks was not present. 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 February 18, 2016 were available. Harrison Tyner made a motion to approve the minutes, Kim Simpson seconded and all agreed.
- Public Comment – Ron Powell said speaking as a citizen and Town Council member he would like to express his appreciation to the Planning Board for all the work they have done and are continuing to do. He feels not everyone understands and appreciates the work being done by this board for the town's best interest.
- Staff Report - Ronnie Tipton reported he had received a request for a zoning variance. Town attorney Heather Hockaday reviewed and discussed the legal procedures to be followed with a variance request. At this time the variance request will be handled by the Town Clerk. Ronnie also updated the board on a request by the Town Council for the Planning Board to review their recommendation to re-zone the property on Pensacola Road from R-10 to C-2. Ronnie Tipton and Jon England both visited this property and talked with the concerned parties. They both felt that the problem was not the re-zoning but other issues. Planning Board members agreed to uphold their previous recommendation to the Town Council.
- Conditional Zoning Update – Town attorney Heather Hockaday explained that a Conditional Use Permit must go through a Quasi-judicial procedure and no outside recommendations can be given by anyone, not under oath, including the Design Review Committee. Board members discussed it was not their intention in the beginning to make this a difficult process. Heather recommended the Planning Board consider uses that should be conditional. Heather advised the Planning Board to be cautious, however, because every conditional use must spell out specific conditions. Ronnie Tipton gave the example of our Mobile Home Park Ordinance, which is a conditional use. Ronnie Tipton said he would like to nail down permitted/non-permitted uses in the C-1 district. Dean Gates asked board members to review recommended changes to the existing ordinance that Heather made and would like to have a workshop to review line by line these changes. Board members agreed to have a special meeting on Wednesday, May 18, 2016. At this time they will work on recommendations to be sent to Town Council.

- Main Street Conference Report – Woody Ryan reported on his recent trip to the NC Main Street Conference in Goldsboro. He felt it was a very informative conference and many other towns face the same problems we have in Burnsville. He encouraged the town to apply for loans and grants and to be ready when the money becomes available.
- Commissioner Comments – At this time Dean Gates welcomed Jon England as the new Zoning Administrator.
- Next Planning Board Meeting – The next meeting of the Planning Board will be a special meeting to be held on Wednesday, May 18, 2016 at 6:15pm in the Town Hall. Being no further business, Harrison Tyner made a motion to adjourn, Kim Simpson seconded, meeting adjourned.

Recorded By:

A handwritten signature in black ink that reads "Kim Johnson". The signature is written in a cursive style and is positioned above a horizontal line.

Kim Johnson
Assistant to Public Works