NOTICE OF SPECIAL MEETING
Burnsville Land Use Plan Steering Committee
January 12, 2021

The public will take Notice that the Burnsville Land Use Plan Steering Committee shall hold a Special Meeting pursuant to NCGS 160a-71 and NCGS 143-318.13(b) on January 12, 2021 at 6pm in the Burnsville Town Center located at 6 South Main Street, Burnsville NC 28714. The purpose of the meeting is to:

1. Meet as the Land Use Plan Steering Committee that was formed for the purpose of developing a Comprehensive Land Use Plan, to hear pertinent information from the High Country Council of Governments about the development of this plan, and take action as it deems appropriate; and

2. Approval of the Minutes
    a. Special meeting held on November 16, 2020

3. Submit a final draft of the Land Use Plan to the Planning Board for review.

For public health, safety and welfare and due to the State, County and Town State of Emergency for the COVID-19 pandemic, members of the Burnsville Land Use Plan Steering Committee may hold official meetings by use of conference telephone or other electronic means pursuant to North Carolina Statute 143-318.13. The Burnsville Land Use Plan Steering Committee members and staff may join the meeting via Webex or attend in person. Members of the public shall wear masks and a minimum of six (6) feet of distance between persons shall be maintained at all times. Members of the Burnsville Land Use Plan Steering Committee joining either in person or by electronic means shall be deemed present for purposes of a quorum and voting.

Individuals with questions may contact the Town Administrator at 828-682-2420.

_____
Kim Simpson

Date:_____

Burnsville Land Use Plan Steering Committee
Special Meeting - November 16, 2020
Burnsville Town Center

The Burnsville Land Use Plan Steering Committee met on November 16, 2020 for a special meeting at the Burnsville Town Center. Kim Simpson presided, with members Woody Ryan, Jerri Storie, Judy Buchanan and Denise Collier present. Also in attendance were Mayor Theresa Coletta, Heather Hockaday, Brian Buchanan, Chad Fox and Corey Osborne from the High Country Council of Government. Greg Yuziuk was absent with Paul Bradley unavailable due to COVID concerns. Kim Simpson called the meeting to order at 6:20pm.

Review the results of the Land Use Plan Survey and offer input on steps moving forward Kim Simpson introduced Corey Osborne from the High Country Council of Governments. Mr. Osborne gave the committee background on the Land Use Plan Survey and said he was happy with the almost 150 responses.

Committee members discussed some of the responses to the survey questions.

Mr. Osborne presented Committee members with a packet outlining his recommendations, which were divided into five major categories. He stated that the goal of this discussion is to get direction for the land use plan so that a public input meeting could happen in the next couple of months. His hope is to have the plan completed by January 2021.

Recommendations by Consultant Corey Osborne

Affordable housing

1. Reduce the minimum lot size in the R-10 and C-3 Zoning Districts - The Committee was unanimous in their support.
2. Allow accessory dwelling units as a permitted use in the R-10, C-3 Zoning Districts - All were in favor of further discussion or consideration.
3. Permit mobile homes on individual lots in the R-10 Zoning District, provided they meet certain standards. Chair Kim Simpson wished to discuss this topic further at a later time.
4. Adopt a minimum housing code. The Committee was unanimous in their support.
5. Partner with Yancey County to offer financial incentives for constructing new housing or significantly remodeling existing housing within the Town of Burnsville - The Committee was unanimous in their support.
6. Use density bonuses too incentivize the construction of affordable multi-family housing by private developers - All were in favor.

Infrastructure Viability

7. Proactively repair the Town's water and wastewater systems. Follow the recommendations of the Burnsville's Asset Management Plan - Mr Osborne mentioned that this could give you points toward getting a grant, all were in favor.
8. Map the Town's water and wastewater system - All were in favor.

9. Adopt a standard annual increase of 3% for water and wastewater billing - All were in agreement.
10. Develop a roadway and sidewalk maintenance assessment - All were in favor.
11. Address the roadway issues on Town-maintained streets identified in the public input survey - All were in agreement.
12. Evaluate requests for annexations or dedication of new roadways through the lens of revenue versus long term costs - All were in favor.

Facilitating Commercial Development

13. Work with Yancey County and the EDC to carry out the recommendations contained within the 2019 Yancey County Strategic Economic Development Plan - All were in agreement.
14. Reduce the amount of conditional zoning within the Town of Burnsville's Zoning Ordinance - All were in favor.
15. Reduce off-street parking minimum requirements - Mr. Osborne elaborated that a reduction would be more in line with neighboring towns. All were in favor.
16. Adopt commercial property maintenance standards. All were in favor.
17. Expanding the sidewalk network and fill in noticeable gaps - All were in favor.

Updating Regulations

18. Expand the definitions contained within the Zoning Ordinance - All were in favor.
19. Reorganize the Zoning Ordinance, add illustrations, and incorporate a permitted uses chart to increase accessibility - All were in agreement.
20. Adopt basic stormwater regulations - All were in agreement.
21. Add standards stipulating that all new street lighting meet requirements designed to limit light pollution - All were in favor.
22. Adopt steep slope regulations to protect neighboring property owners - All were in favor.
23. Overhaul the Burnsville Subdivision Ordinance - All were in agreement.

Planning Board training

24. Provide training to Planning Board members - All were in favor of more training.

Mr. Osborne explained the need for a future land use map, similar to the one available for review, without the vacant category. He offered to work on one and get back to the committee for input.

Due to COVID-19 the committee felt it was better to wait until January for the Land Use Plan public input meeting, date to be set at a later time.

Jerri Storie made a motion to adjourn and Woody Ryan seconded.

Recorded by:

Chad Fox

Kim Simpson, Chair