

**BURNSVILLE DESIGN REVIEW COMMITTEE**  
**AGENDA**  
**Special Meeting - Tuesday, April 11, 2023, 5:30pm**

1. Call to Order
2. Approval of the Minutes
  - a. Special meeting held on December 15, 2022
3. Review Yancey County Resource Center design changes
4. Review Daybreak Meadows group development plans
5. Review Bowditch Road group development plans
6. Adjourn

**BURNSVILLE DESIGN REVIEW COMMITTEE**  
**Special Meeting - December 15, 2022, 5pm**  
**Burnsville Town Center**

On Thursday, December 15, 2022, the Burnsville Design Review Committee with Chair Paul Bradley and members Jerri Storie, Robert Byrd, Jeanne Martin, and alternate Rick Gierloff present, held a special meeting at the Burnsville Town Center, 6 South Main Street, Burnsville NC 28714, pursuant to NCGS 160a-71 and NCGS 143-318.13(b). Also in attendance were town staff members Brian Buchanan and Chad Fox. Chair Bradley, who presided, called the meeting to order at 5pm.

Consideration of Minutes - Minutes from a special meeting of the Design Review Committee held on October 27, 2022 were considered. Jeann Martin made a motion to approve the minutes as read. Jerri Storie seconded the motion, which carried. All were in agreement.

Review revised plans for the new ABC Store on West Main Street, as they pertain to Article 8: Design Standards of the Zoning Ordinance for the Town of Burnsville - Zoning Administrator Brian Buchanan gave the committee background on the previous sign submission and explained that, after discussions on financing and budget, the ABC Board needed to revise the building. He presented original and new elevation drawings, saying that the two primary design related changes would help reduce construction costs. The first change was the reduction of stone along the front, with the siding put in place of the stone. The second change was a simplification of the roof, with openings and pitches altered to simplify the design. Mr. Buchanan requested a new recommendation from the committee to make sure that the plans remained in line with the Town's design standards.

Jerri Storie moved to recommend approval of the revised plans for the new ABC Store on West Main Street. Jeannie Martin seconded the motion, which carried. All were in agreement.

With no further business, Paul Bradley made a motion to adjourn the meeting at 5:08pm. Robert Byrd seconded, meeting adjourned.

Recorded by:

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J. Chad Fox

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Paul Bradley, Chair

## **Zoning Administrator Report**

### **Design Review Meeting**

**4/11/23**

The first agenda item to be discussed will be the proposed changes to the Yancey County Resource Center plans that were approved in Zoning Application #Z00121 in January of 2021. CBA construction has secured the bid for the office building portion of this project and have made some minor changes to the approved plans. These changes consist of removing an access road around the rear of the project and replacing it with additional parking spaces, and addition of a window in the front of the structure and a change in the roofline. After reviewing these changes I believe they all meet the standards set forth in Article 8 of the zoning ordinance. Mr. Randy Banks will be present to discuss any details regarding these changes.

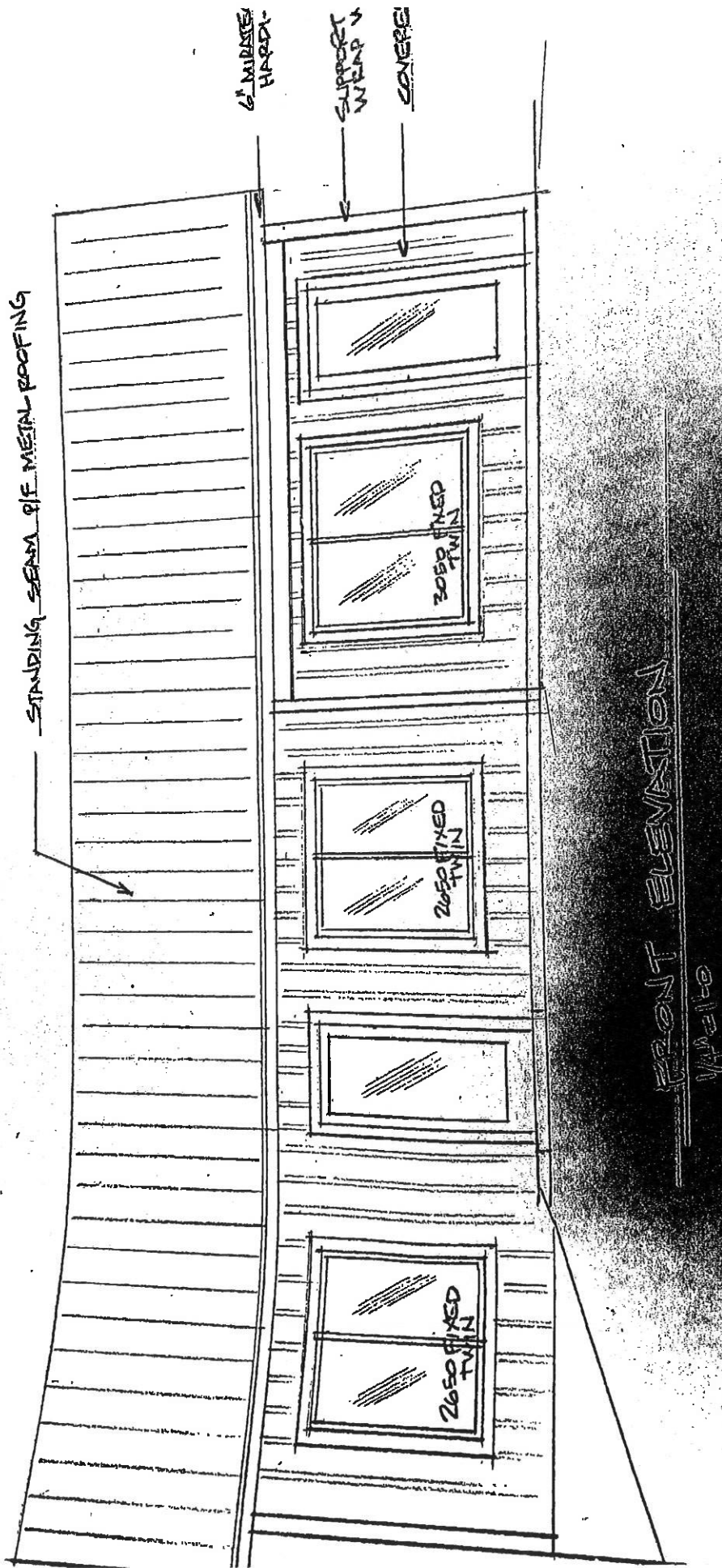
The second agenda item would be a project on a parcel located on Charlie Brown Road that is annexed into city limits and is proposed to be a group development project by CBA construction. This parcel is 4.59 acres and is currently zoned C-2. The site plan for this project should be included with this report and illustrated the location of 30 residential units divided into 12 structures with a mixture of duplex units and quadplex units. The units themselves will be two-story units built and sold individually with the common area all kept under single ownership. The access road coming off of Charlie Brown Road as well as the interior roads will be a 20ft minimum to comply with NC Fire Code. This project is not adjacent to any other property with a residential zoning designation. This zoning district would allow for a maximum of 41 units to meet minimum lot size requirements and this project is under that amount at 30 units. All structures will meet minimum setbacks from property lines for the zoning district.

The third agenda item is a group development project by CBA construction on the parcel located at the intersection of Bowditch Street and Reservoir Road. This parcel is .93 acres and is currently zoned C-2. The site plan for this project was still being finalized and Mr. Randy Banks should be bringing a copy of the final plans to the meeting for your review. Mr. Banks plans on 6 residential units on the property. The units themselves will be two-story units built and sold individually with the common area all kept under single ownership. The parcel for the proposed development is adjacent to a parcel that is zoned residential in the rear of the property.

M Brian Buchanan

Zoning Administrator

# Jancey Resource Center



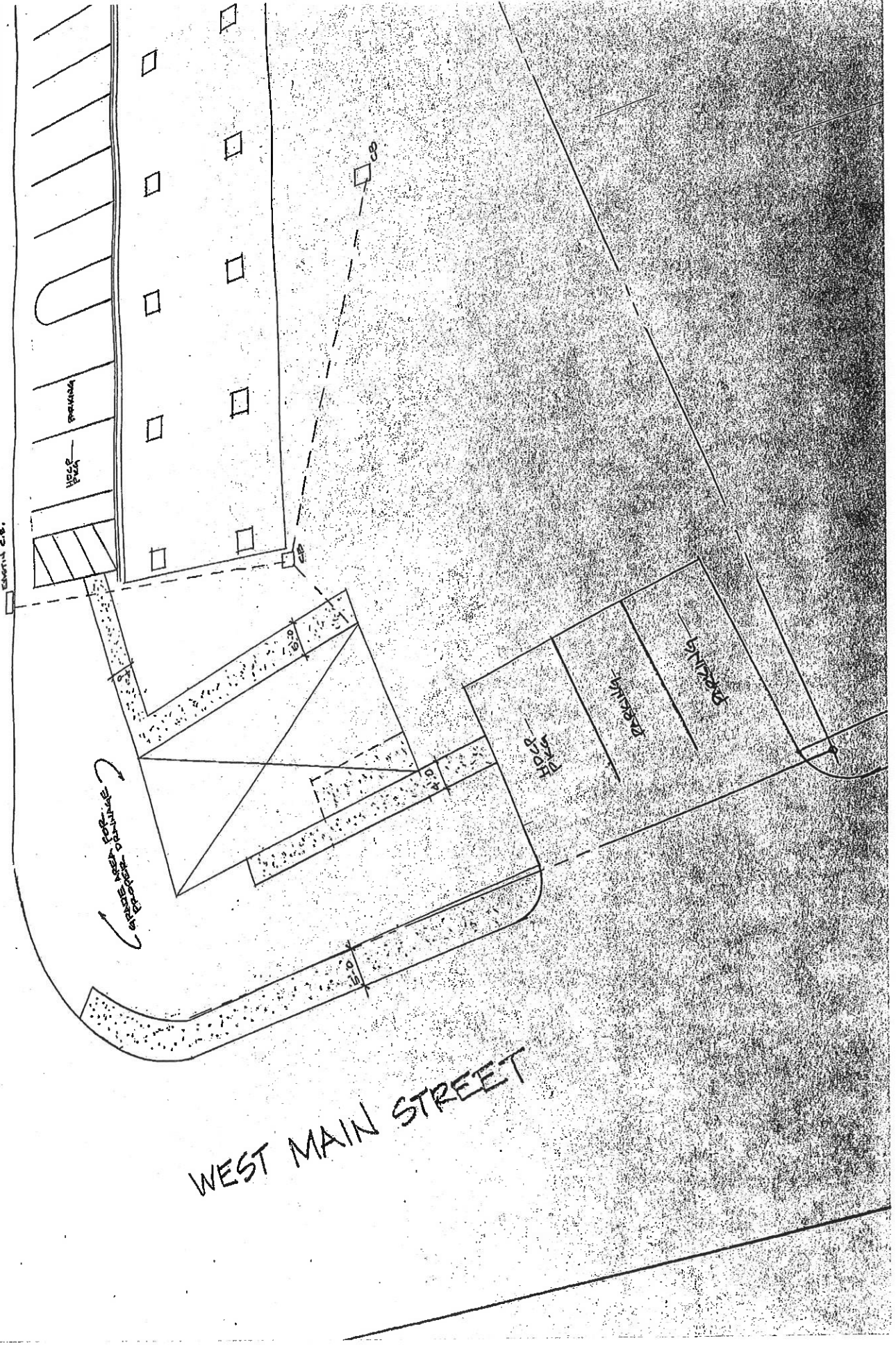
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# Yankee Resource Center

SWISS AVE



WEST MAIN STREET