

1. Public Notice - PB

Documents:

[PUBLIC MEETING NOTICE.PDF](#)

1.1. Agenda

Documents:

[MAY 27, 2021 PLANNING BOARD AGENDA.PDF](#)

PUBLIC NOTICE

The Burke County Planning Board will hold a Public Meeting at 5:30 PM on May 27, 2021 in the Commissioners Meeting Room/County Services Building located at 110 N. Green St. in Morganton, NC (Door E). At the meeting they will take public comment regarding the following matters:

ZMA 2021-02 Venture Capital, Applicant, Request to rezone multiple parcels of land within the Hawksbill Subdivision. The applicant requests to change the current zoning district from the Planned Residential Mixed Use-Conditional District (PRMU-CD) to the Residential One (R-1) District. The County is also proposing to rezone one, three (3)-acre parcel identified by PIN # 1764483488 from PRMU-CD to General Business (G-B).

ZMA 2021-03 Tyler Campbell, Applicant, Request to rezone one (1) parcel of land totaling 9.86 acres from the Residential Two (R-2) District to the General Business (G-B) District. Parcel Identification Number (PIN# 2705307320).

Adoption of the new Burke County Zoning Ordinance to include the new unified zoning laws, Chapter 160D of the North Carolina General Statutes. In conjunction with the Zoning Ordinance adoption, Burke County is seeking to rescind the following zoning districts:

ZMA 2021-04 Estate Lot Conservation District (CD-E), one-hundred thirteen (113) parcels of land consisting of approximately 5,005-acres to be rezoned to the Conservation District (CON)

ZMA 2021-05 Estate Lot Conservation-Conditional District (CD-E-CD), one-hundred fifty-seven (157) parcels of land consisting of approximately 676 acres to be rezoned to the Conservation District (CON)

ZMA 2021-06 Low-Density Conservation District (CD-L), four-hundred seventy-one (471) parcels of land consisting of approximately 9,860-acres to be rezoned to the Conservation District (CON)

ZMA 2021-07 Low-Density Conservation Conditional District (CD-L-CD), one-hundred eighteen (118) parcels of land consisting of approximately 513-acres to be rezoned to the Conservation District (CON)

ZMA 2021-08 I-40 Overlay District, all parcels will revert to of their corresponding General Zoning District.

MEETING FORMAT

Please be advised that due to COVID-19 restrictions, seating within the auditorium will be limited with face coverings being requested for those in attendance. Additionally, you may

submit written comments and/or concerns regarding these proposed request items to:
peter.minter@burkenc.org OR

Burke County Community Development
C/O Zoning Administrator
P.O. Box 219
Morganton, NC 28680

Written comments must be received by Friday May 23rd at 5:00pm. Please contact Burke County Community Development at (828) 764-9037 with questions.

BURKE COUNTY COMMUNITY DEVELOPMENT

PLANNING

BUILDING INSPECTIONS

CODE ENFORCEMENT

AGENDA

BURKE COUNTY PLANNING BOARD

May 27, 2021

5:30 P.M.

BURKE COUNTY SERVICES BUILDING

MORGANTON, NORTH CAROLINA

- I. Call to Order
- II. Approval of Minutes: April 22, 2021
- III. Items for Decision:

ZMA 2021-02 Venture Capital, Applicant, Request to rezone multiple parcels of land within the Hawksbill Subdivision. The applicant requests to change the current zoning district from the Planned Residential Mixed Use-Conditional District (PRMU-CD) to the Residential One (R-1) District. The County is also proposing to rezone one, three (3)-acre parcel identified by PIN # 1764483488 from PRMU-CD to General Business (G-B).

- i. Report by Planning Department*
- ii. Presentation by Applicant*
- iii. Open Public Meeting*
- iv. Close of Public Meeting*
- v. Board Action*

ZMA 2021-03 Tyler Campbell, Applicant, Request to rezone one (1) parcel of land totaling 9.86 acres from the Residential Two (R-2) District to the General Business (G-B) District. Parcel Identification Number (PIN# 2705307320).

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- i. Report by Planning Department*
- ii. Presentation by Applicant*
- iii. Open Public Meeting*
- iv. Close of Public Meeting*
- v. Board Action*

ZMA 2021-05 Estate Lot Conservation-Conditional District (CD-E-CD), one-hundred fifty-seven (157) parcels of land consisting of approximately 676 acres to be rezoned to the Conservation District (CON)

- i. Report by Planning Department*
- ii. Presentation by Applicant*
- iii. Open Public Meeting*
- iv. Close of Public Meeting*
- v. Board Action*

ZMA 2021-06 Low-Density Conservation District (CD-L), four-hundred seventy-one (471) parcels of land consisting of approximately 9,860-acres to be rezoned to the Conservation District (CON)

- i. Report by Planning Department*
- ii. Presentation by Applicant*
- iii. Open Public Meeting*
- iv. Close of Public Meeting*
- v. Board Action*

ZMA 2021-07 Low-Density Conservation Conditional District (CD-L-CD), one-hundred eighteen (118) parcels of land consisting of approximately 513-acres to be rezoned to the Conservation District (CON)

- i. Report by Planning Department*

- ii. *Presentation by Applicant*
- iii. *Open Public Meeting*
- iv. *Close of Public Meeting*
- v. *Board Action*

ZMA 2021-08 I-40 Overlay District, all parcels will revert to of their corresponding General Zoning District.

- i. *Report by Planning Department*
- ii. *Presentation by Applicant*
- iii. *Open Public Meeting*
- iv. *Close of Public Meeting*
- v. *Board Action*

IV. Next Meeting – June 24, 2021

V. Adjourn