

1. Public Notice - PB

Documents:

[PUBLIC MEETING NOTICE FOR 6-22-2023.PDF](#)

1.1. Agenda - PB

Documents:

[JUNE 22 2023 PLANNING BOARD AGENDA.PDF](#)

## **PUBLIC MEETING NOTICE**

The Burke County Planning Board will hold a Public Meeting at **5:30 PM on June 22, 2023**, in the Commissioners Meeting Room/County Services Building located at **110 N. Green St. in Morganton, NC (Door E)**. At the meeting the Board will hear public comment regarding the following matter:

**Rezoning Request - ZMA 2023-03** Applicant: Western Carolina Developers / Oak Springs Capital - A request to rezone approximately 0.14-acre of land corresponding to (PIN# 2715095255) from Residential Two (R-2) zoning to the General Business (G-B) district. The subject parcel is located off of US64/NC18N.

**Rezoning Request - ZMA 2023-04** Applicant: Dominic Fulginiti / Clayton Homes – A request to rezone approximately 0.58-acre portion of land corresponding to (PIN #1752618011) from General Business (G-B) zoning to the Residential Two (R-2) District. The subject parcel is located at 2425 US 70 Morganton, NC.

**Rezoning Request - ZMA 2023-05** Applicant: Anita Sanchez – A request to rezone approximately 4.0-acres of land corresponding to (PIN # 1761585287) from Industrial (IND) zoning to the Residential Three (R-3) district. The parcel is located at approximately 3025 Jamestown Rd. Morganton, NC.

**Rezoning Request - ZMA 2023-06** Applicant: James and Amy Hammons – A request to rezone approximately 5.41-acres of land corresponding to (PIN # 2783169530) from the General Business (G-B) zoning to the Residential Three (R-3) district. The parcel is located at approximately 2434 Liberty Church Rd. Hickory, NC

### **MEETING FORMAT**

The meeting will be an IN-PERSON MEETING. No virtual showing will be available.

If your attendance is not possible, you may submit written comments and/or concerns regarding the proposed rezoning to: [peter.minter@burkenc.org](mailto:peter.minter@burkenc.org).

OR

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

Written comments must be received by 5:00pm on June19, 2023.

Please contact Burke County Community Development at (828) 764-9033 with questions.

# BURKE COUNTY COMMUNITY DEVELOPMENT

PLANNING

BUILDING INSPECTIONS

CODE ENFORCEMENT

## AGENDA

### BURKE COUNTY PLANNING BOARD

June 22, 2022

5:30 P.M.

BURKE COUNTY SERVICES BUILDING  
MORGANTON, NORTH CAROLINA

- I. Call to Order
- II. Approval of Minutes: April 27, 2023
- III. Items for Decision:

**Rezoning Request - ZMA 2023-03** Applicant: Western Carolina Developers / Oak Springs Capital - A request to rezone approximately 0.14-acre of land corresponding to (PIN# 2715095255) from Residential Two (R-2) zoning to the General Business (G-B) district. The subject parcel is located off of US64/NC18N.

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

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IV. Next Meeting – July 27, 2023

V. Adjourn