

1. Public Meeting Notice

Documents:

[PUBLIC MEETING NOTICE FOR 5-23-2019.PDF](#)

2. 5:30 P.M. Agenda

Documents:

[MAY 23, 2019 PLANNING BOARD AGENDA V2.PDF](#)

## PUBLIC NOTICE

The Burke County Planning Board will hold a Public Meeting at 5:30 PM on May 23, 2019 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 matter:

**ZMA 2019-05** Applicant: Burke County – is proposing to rezone thirteen (13) parcels of land consisting of approximately 596 acres. The corresponding PIN #'s are:

Parcel	PIN#	Acreage	Present Zoning	Proposed Zoning
1	1755243599	128.91	PRMU-CD	CD-L
2	1755047121	10.62	PRMU-CD	CD-L
3	1755440365	167.1	PRMU-CD	CD-L
4	1755314904	10.31	PRMU-CD	CD-L
5	1755314713	11.1	PRMU-CD	CD-L
6	1755427415	34.46	PRMU-CD	CD-L
7	1755510152	151.76	PRMU-CD	CD-L
9	1755618712	2.49	PRMU-CD	CD-L
8	1755602746	20.58	PRMU-CD	CD-L
10	1755604422	16.69	PRMU-CD	CD-L
11	1754692981	15.46	PRMU-CD	CD-L
12	1755608069	16.27	PRMU-CD	CD-L
13	1754897681	10.43	PRMU-CD	PRMU

The above referenced parcels will be zoned from the Planned Residential Mixed Use – Conditional District (PRMU-CD) to the Low-Density Conservation District (CD-L). The proposed rezoning will also remove these parcels from the East Lake Development Plan.

**ZMA 2019-06** Applicant: Burke County is proposing to rezone twelve (12) parcels of land consisting of approximately 500 acres. The corresponding PIN #'s are:

Parcel	PIN#	Acreage	Present Zoning	Proposed Zoning
1	1755569319	190.66	PRMU	CD-L
2	1755544906	4.56	PRMU	CD-L
3	1755639740	126.14	PRMU	CD-L
4	1755837737	29.16	PRMU	CD-L
5	1755825590	2.27	PRMU	CD-L
6	1755166248	119.15	PRMU	CD-L
7	1755823673	11.45	PRMU	CD-L
8	1755812736	11.1	PRMU	CD-L
9	1765012125	4.80	PRMU	CD-L
10	1755275086	1.93	R-3	CD-L
11	1755149278	2.5	R-3	CD-L
12	1755526012	2.0	R-3	CD-L

Nine of the above referenced parcels will be zoned from the Planned Residential Mixed-Use District (PRMU) to the Low-Density Conservation District (CD-L). Three of the above referenced parcels will be rezoned from the Residential Three District (R-3) to the Low-Density Conservation District (CD-L).

Burke County is also proposing to rezone thirty-seven (37) parcels of land consisting of approximately 120 acres. The corresponding PIN #'s are:

<b>Parcel</b>	<b>PIN#</b>	<b>Acres</b>	<b>Present Zoning</b>	<b>Proposed Zoning</b>
1	1765107412	1.22	PRMU	R-1
2	1765100669	9.08	PRMU	R-1
3	1765015293	5.65	PRMU	R-1
4	1755907946	1.48	PRMU	R-1
5	1755911022	11.45	PRMU	R-1
6	1765002512	6.63	PRMU	R-1
7	1755908444	1.2	PRMU	R-1
8	1755909273	0.7	PRMU	R-1
9	1755906517	1.7	PRMU	R-1
10	1755907101	5.56	PRMU	R-1
11	1754993971	0.96	PRMU	R-1
12	1755903044	0.65	PRMU	R-1
13	1755903391	0.53	PRMU	R-1
14	1755904517	1.64	PRMU	R-1
15	1755805475	25.54	PRMU	R-1
16	1755719276	7.95	PRMU	R-1
17	1755708816	1.25	PRMU	R-1
18	1755708618	0.45	PRMU	R-1
19	1755707737	0.47	PRMU	R-1
20	1755705898	0.25	PRMU	R-1
21	1755811112	1.0	PRMU	R-1
22	1755717415	7.18	PRMU	R-1
23	1755714506	2.47	PRMU	R-1
24	1755712436	1.24	PRMU	R-1
25	1755711817	3.83	PRMU	R-1
26	1765101497	1.16	PRMU	R-1
27	1765002282	2.95	PRMU	R-1
28	1755728025	1.0	PRMU	R-1
29	1755729214	1.0	PRMU	R-1
30	1755728417	0.5	PRMU	R-1
31	1755905011	0.5	PRMU	R-1
32	1765000127	1.35	PRMU	R-1
33	1755705913	0.17	PRMU	R-1
34	1755716952	1.36	PRMU	R-1
35	1755729471	1.51	PRMU	R-1
36	1755726132	0.53	PRMU	R-1
37	1765012125	8.2	PRMU	R-1

The above referenced parcels will be zoned from the Planned Residential Mixed-Use District (PRMU) to the Residential One (R-1) District

Burke County is also proposing to rezone 10 (10) parcels of land consisting of approximately 1,459 acres. The corresponding PIN #'s are:

<b>Parcel</b>	<b>PIN#</b>	<b>Acreage</b>	<b>Present Zoning</b>	<b>Proposed Zoning</b>
1	1746608596	1333.98	CD-E-CD	CD-L
2	1745953933	2.58	CD-E-CD	CD-L
3	1745770954	53.54	CD-E-CD	CD-L
4	1745479298	27.97	CD-E-CD	CD-L
5	175574689	29.04	CD-E-CD	CD-L
6	1755077434	0.96	CD-E-CD	CD-L
7	1745962174	3.37	CD-E-CD	CD-L
8	1745863337	2.24	CD-E-CD	CD-L
9	1745967480	0.6	CD-E-CD	CD-L
10	1745670815	4.53	R-3	CD-L

Six of the above referenced parcels will be zoned from the Conservation Estate Lot-Conditional District (CD-E-CD) to the Low-Density Conservation District (CD-L). One of the above referenced parcels will be rezoned from the Residential Three District (R-3) to the Low-Density Conservation District (CD-L).

**ZMA 2019-07** Applicant: Landdaly, LLC- A request to a 1.55-acre portion of land from the Low-Density Conservation (CD-L) Zoning District to the Residential One (R-1) Zoning District. (PIN# 1753048515).

Prior to the Public Meeting, you may contact Burke County Community Development at (828) 764-9030 with questions. In accordance with ADA regulations, persons in need of an accommodation to participate in the meetings should notify the Community Development Department by calling (828) 764-9030 at least forty-eight (48) hours prior to the meeting.

# BURKE COUNTY COMMUNITY DEVELOPMENT

PLANNING

BUILDING INSPECTIONS

CODE ENFORCEMENT

## AGENDA

### BURKE COUNTY PLANNING BOARD

May 23, 2019

5:30 P.M.

BURKE COUNTY SERVICES BUILDING  
MORGANTON, NORTH CAROLINA

- I. Call to Order
- II. Approval of Minutes: April 25, 2019
- III. Items for Decision:

**Zoning Map Amendment (ZMA 2019-05)** Applicant: Burke County – is proposing to rezone thirteen (13) parcels of land consisting of approximately 596 acres. The corresponding PIN #'s are:

Parcel	PIN#	Acreage	Present Zoning	Proposed Zoning
1	1755243599	128.91	PRMU-CD	CD-L
2	1755047121	10.62	PRMU-CD	CD-L
3	1755440365	167.1	PRMU-CD	CD-L
4	1755314904	10.31	PRMU-CD	CD-L
5	1755314713	11.1	PRMU-CD	CD-L
6	1755427415	34.46	PRMU-CD	CD-L
7	1755510152	151.76	PRMU-CD	CD-L
9	1755618712	2.49	PRMU-CD	CD-L
8	1755602746	20.58	PRMU-CD	CD-L
10	1755604422	16.69	PRMU-CD	CD-L
11	1754692981	15.46	PRMU-CD	CD-L
12	1755608069	16.27	PRMU-CD	CD-L
13	1754897681	10.43	PRMU-CD	PRMU

The above referenced parcels will be zoned from the Planned Residential Mixed Use – Conditional District (PRMU-CD) to the Low-Density Conservation District (CD-L). The proposed rezoning will also remove these parcels from the East Lake Development Plan.

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

**Zoning Map Amendment (ZMA 2019-06)** Applicant: Burke County is proposing to rezone twelve (12) parcels of land consisting of approximately 500 acres. The corresponding PIN #'s are:

<b>Parcel</b>	<b>PIN#</b>	<b>Acreage</b>	<b>Present Zoning</b>	<b>Proposed Zoning</b>
1	1755569319	190.66	PRMU	CD-L
2	1755544906	4.56	PRMU	CD-L
3	1755639740	126.14	PRMU	CD-L
4	1755837737	29.16	PRMU	CD-L
5	1755825590	2.27	PRMU	CD-L
6	1755166248	119.15	PRMU	CD-L
7	1755823673	11.45	PRMU	CD-L
8	1755812736	11.1	PRMU	CD-L
9	1765012125	4.80	PRMU	CD-L
10	1755275086	1.93	R-3	CD-L
11	1755149278	2.5	R-3	CD-L
12	1755526012	2.0	R-3	CD-L

Nine of the above referenced parcels will be zoned from the Planned Residential Mixed-Use District (PRMU) to the Low-Density Conservation District (CD-L. Three of the above referenced parcels will be rezoned from the Residential Three District (R-3) to the Low-Density Conservation District (CD-L).

Burke County is also proposing to rezone thirty-seven (37) parcels of land consisting of approximately 120 acres. The corresponding PIN #'s are:

<b>Parcel</b>	<b>PIN#</b>	<b>Acreage</b>	<b>Present Zoning</b>	<b>Proposed Zoning</b>
1	1765107412	1.22	PRMU	R-1
2	1765100669	9.08	PRMU	R-1
3	1765015293	5.65	PRMU	R-1
4	1755907946	1.48	PRMU	R-1
5	1755911022	11.45	PRMU	R-1
6	1765002512	6.63	PRMU	R-1
7	1755908444	1.2	PRMU	R-1
8	1755909273	0.7	PRMU	R-1
9	1755906517	1.7	PRMU	R-1
10	1755907101	5.56	PRMU	R-1
11	1754993971	0.96	PRMU	R-1
12	1755903044	0.65	PRMU	R-1
13	1755903391	0.53	PRMU	R-1
14	1755904517	1.64	PRMU	R-1
15	1755805475	25.54	PRMU	R-1
16	1755719276	7.95	PRMU	R-1
17	1755708816	1.25	PRMU	R-1
18	1755708618	0.45	PRMU	R-1
19	1755707737	0.47	PRMU	R-1
20	1755705898	0.25	PRMU	R-1
21	1755811112	1.0	PRMU	R-1
22	1755717415	7.18	PRMU	R-1
23	1755714506	2.47	PRMU	R-1
24	1755712436	1.24	PRMU	R-1
25	1755711817	3.83	PRMU	R-1
26	1765101497	1.16	PRMU	R-1
27	1765002282	2.95	PRMU	R-1
28	1755728025	1.0	PRMU	R-1
29	1755729214	1.0	PRMU	R-1
30	1755728417	0.5	PRMU	R-1
31	1755905011	0.5	PRMU	R-1
32	1765000127	1.35	PRMU	R-1

33	1755705913	0.17	PRMU	R-1
34	1755716952	1.36	PRMU	R-1
35	1755729471	1.51	PRMU	R-1
36	1755726132	0.53	PRMU	R-1
37	1765012125	8.2	PRMU	R-1

The above referenced parcels will be zoned from the Planned Residential Mixed-Use District (PRMU) to the Residential One (R-1) District

Burke County is also proposing to rezone 10 (10) parcels of land consisting of approximately 1,459 acres. The corresponding PIN #'s are:

Parcel	PIN#	Acreage	Present Zoning	Proposed Zoning
1	1746608596	1333.98	CD-E-CD	CD-L
2	1745953933	2.58	CD-E-CD	CD-L
3	1745770954	53.54	CD-E-CD	CD-L
4	1745479298	27.97	CD-E-CD	CD-L
5	175574689	29.04	CD-E-CD	CD-L
6	1755077434	0.96	CD-E-CD	CD-L
7	1745962174	3.37	CD-E-CD	CD-L
8	1745863337	2.24	CD-E-CD	CD-L
9	1745967480	0.6	CD-E-CD	CD-L
10	1745670815	4.53	R-3	CD-L

Six of the above referenced parcels will be zoned from the Conservation Estate Lot- Conditional District (CD-E-CD) to the Low-Density Conservation District (CD-L). One of the above referenced parcels will be rezoned from the Residential Three District (R-3) to the Low-Density Conservation District (CD-L).

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

**Zoning Map Amendment (ZMA 2019-07)** - A request to a 1.55-acre portion of land from the Low-Density Conservation (CD-L) Zoning District to the Residential One (R-1) Zoning District., Landdaly, Applicant.

- 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 27, 2019

V. Adjourn