1. Zoom Meeting Credentials

   Documents:

   ZOOM MEETING CREDENTIALS.PDF

2. Agenda Outline

   Documents:

   2020 07 23 BOC SPECIAL MEETING AGENDA OUTLINE.PDF

3. Agenda Full Version

   Documents:

   2020 07 23 BOC SPECIAL MEETING AGENDA FULL VERSION.PDF

In accordance with ADA regulations, persons in need of an accommodation to participate in the meeting should notify the County Manager's office at 828-764-9350 at least forty-eight (48) hours prior to the meeting.

July 23, 2020 Special Meeting Zoom Credentials

Join Zoom Meeting
https://us02web.zoom.us/j/86456659931?pwd=NmhzYmJ5WWtvb05SYTNmT0U0OTh4QT09

Meeting ID: 864 5665 9931
Password: 161865
One tap mobile
+13126266799,,86456659931#,,,,0#,,161865# US (Chicago)
+19292056099,,86456659931#,,,,0#,,161865# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 864 5665 9931
Password: 161865
Find your local number: https://us02web.zoom.us/u/kerh9fkjR6

Burke County
Board of Commissioners
Special Zoom Meeting
Meeting ID: 864 5665 9931
Password: 161865
Thursday, July 23, 2020
10:00 AM

---

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. SCHEDULED PUBLIC HEARING

1. Comm. Dev. - Zoning Map Amendment ZMA 2020-01 & Public Hearing - 10 A.M. - Presented by Scott Carpenter, Deputy Co. Mgr./Planning Director

4. ADJOURN

Burke County
Board of Commissioners
Special Zoom Meeting
Meeting ID: 864 5665 9931
Password: 161865
Thursday, July 23, 2020
10:00 AM

---

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4. ADJOURN

Burke County, North Carolina

Agenda Abstract

Meeting Date: July 23, 2020

Scheduled Public Hearing

Subject Title: Comm. Dev. - Zoning Map Amendment ZMA 2020-01 & Public Hearing - 10 A.M.

Presented By: Scott Carpenter

SUMMARY OF INFORMATION/BACKGROUND:

REQUEST

Staff has received a rezoning application from Brent Perkins, owner of Trumade Holdings, LLC to rezone an 0.88 portion of one (1) parcel of land totaling 2.02 acres. The request is to rezone the property from its current zoning of Residential Three (R-3) to the General Business (G-B) zoning district. The property is home to TruLock Storage Solutions. The applicant would like to construct one more storage building at this location at this time.

BACKGROUND AND SITE ANALYSIS

The property has existing mini warehouses on the western half of the property. Property records indicate this use of land dates back to 1988. Prior to 2019, the current property was two (2) separate parcels. The parcel with the mini-warehouses is zoned General Business (G-B) and the adjacent parcel is zoned Residential Three (R-3). In August of 2019, the Trumade Holdings, LLC purchased both parcels and combined them into one parcel (Deed 2421 / Pg. 527).

The parcel is described as follows:

The 911 address of the parcel is 3495 NC 18 S. Morganton, NC. The parcel is further identified in county records as (PIN# 2712910324 and REID# 33856). As mentioned above, the parcel is 2.02 acres. The property currently has four (4) storage buildings with 64 individual storage units. As mentioned above, the applicant is wanting to construct one (1) additional 20-unit storage building at this time. The parcel is located within the Morganton Township of Burke County. The property is located within the Salem Fire District and adjacent to the Salem Fire Station. The parcel is not located within a Water Supply Watershed. The parcel has 450 linear feet of frontage on NC 18 S. and 389 linear feet of road frontage on Zero Mull Road (SR# 1811). The parcel is approximately 1.5 miles from the Morganton city limits. The parcel is not within any Overlay District.

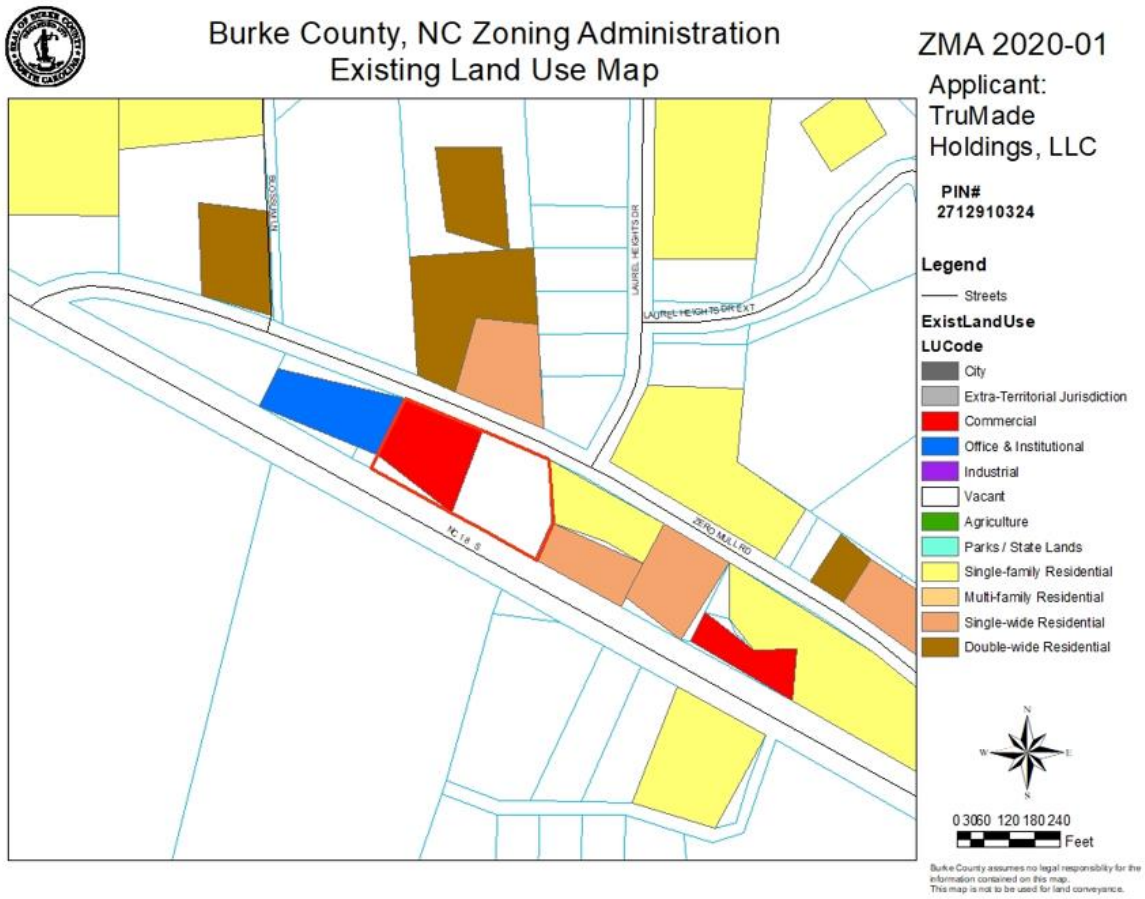
SURROUNDING AREA

The subject parcel and four adjoining parcels to the west are zoned General Business. The zoning to the north, south, and east is Residential Three (R-3) and Residential Two

(R-2). There are multiple scattered site single-family homes in the area as well as one (1) named subdivision (Laurel Heights) to the north on Laurel Heights Drive.

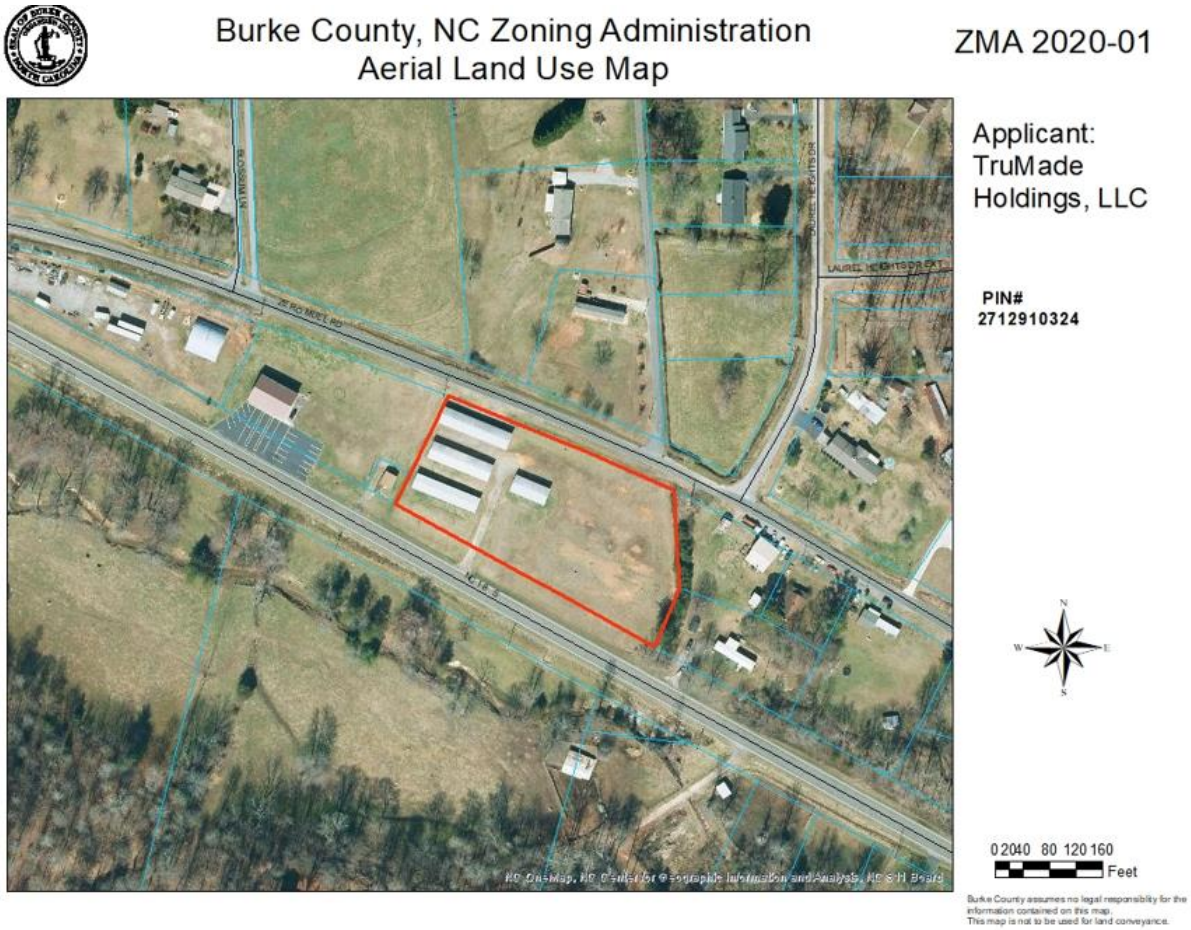
Existing Zoning and Land Uses within the Surrounding Area		
	Current Zoning	Existing Land Uses
North	R-2 / R-3	Scattered site residences / Small Subdivision
South	R-3	Vacant land / Scattered site residences
East	R-3	Scattered site residential
West	General Business / R-3	Public utility / Fire Station / Commercial storage yard

The Existing Land Use Map and the 2018 aerial photo also provide a visual representation of the existing land uses in the area. The current Zoning Map shows where the current zoning districts are located.



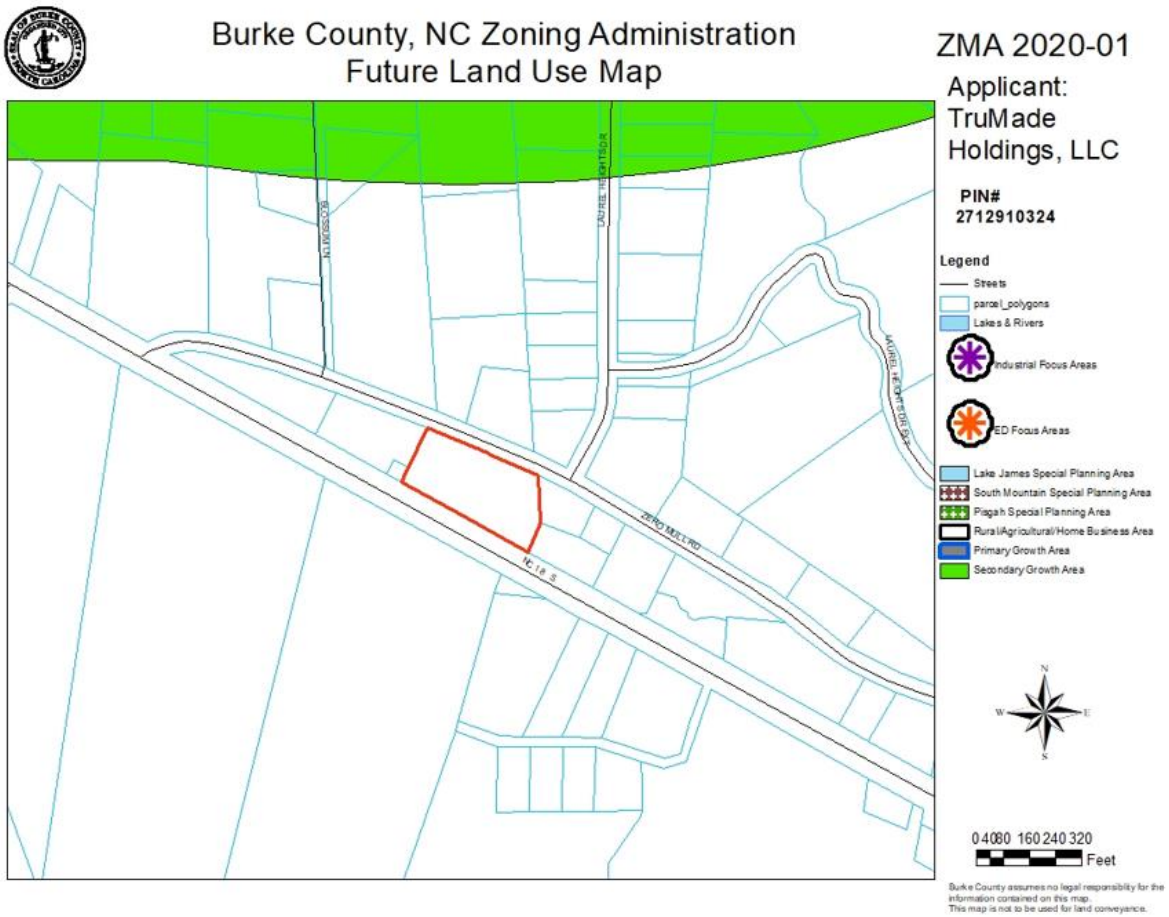
The Existing Land Use Map above shows this property as vacant. This again, is due to the fact that this was a separate and vacant parcel of land when the map was created. The map does indicate that the mini-warehousing parcel has a commercial use associated with it. The parcel colored blue indicates an Office/Institutional use which corresponds to the Fire Dept. The two (2) other General Business properties are

mistakenly colored white, indicated vacant land. One parcel is actually a commercial storage yard and the other parcel has a cell tower on it.



CONFORMITY WITH THE COMPREHENSIVE PLAN

The current land use plan for Burke County is the 2016-2030 Blueprint Burke Strategic Land Use Plan. The parcel is located in the Rural Agricultural Area and just on the fringe of a "Secondary Growth Area", (see map below). The Rural Agricultural Area is designated to all areas which are outside of either the Primary Growth Area or the Secondary Growth Area. These areas are typically considered rural in nature and access to infrastructure and utilities will be more limited. Residential uses either scattered among large tracts of land or located within rural residential subdivisions are expected. Other commercial, institutional, and industrial development is expected as needed to support the residential and agricultural nature of the area. Mini-storage facilities would be considered one of those uses which support residential and other land uses.

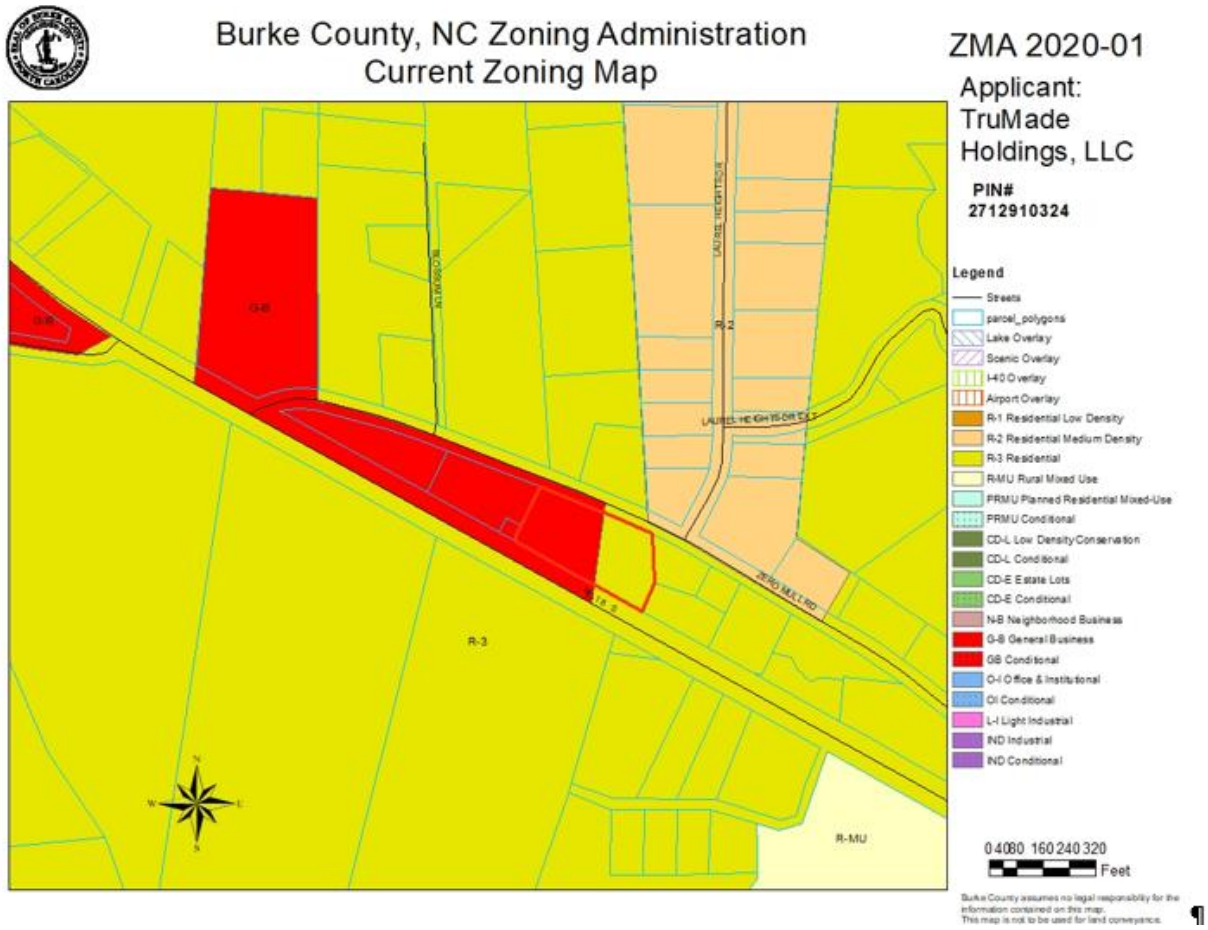


CONFORMITY WITH THE BURKE COUNTY ZONING ORDINANCE

As stated earlier, the "current" zoning district for this parcel is Residential Three (R-3). The Zoning Ordinance defines the R-3 District as "a less restrictive medium density residential district that allows a broader range of residential uses including single and multi-section mobile homes and a greater variety of compatible non-residential uses in areas that may be less suburban in nature". Although the R-3 district allows a broader range of non-residential uses, the "Mini-Warehouse" use as defined in Section 402 and regulated within Section 920, is not permitted.

The "proposed" General Business (G-B) District designation "is established to provide suitable locations for those commercial activities which serve the general public, including those which function rather independently of each other". The Current Zoning Map (below) shows the zoning for the subject parcel and surrounding area. The Zoning Map shows that the subject parcel is adjacent to existing General Business zoning. Although there is also existing residential zoning and residential uses in the area, the proposed use of the land would simply be an expansion of an existing use. In the scheme of commercial development, the proposed mini-warehouse use is less impactful on surrounding properties than other general businesses. The Community Development

Department has never received any complaints regarding the existing mini-storage business.



STAFF COMMENTS

Although, the area surrounding the subject parcel is predominately zoned residential, there are also existing commercial land uses in the area. The mini-storage facility can be considered supportive of different types of uses, including residential use.

Any proposed commercial development would have to go through the Site Development Plan Review process. As part of the Site Plan review, various departments such as NCDOT, Environmental Health, Building Inspections, and others would review the plan for compliance with that department's/agency's own rules, regulations, and ordinances. One of the requirements would be to screen the storage facility from adjacent residential zoning and uses. The existing storage facility is not screened. The applicant is aware that if the rezoning were approved, the entire facility would have to meet the screening requirement. Until the proposed project met all dept./agency requirements, a zoning permit to construct the new storage building would not be issued.

Staff would recommend approval of rezoning the property to General Business for the reasons mentioned above.

PLANNING BOARD RECOMMENDATION

The Burke County Planning Board met on May 25, 2020 to hear this rezoning request. The Planning Board chairman opened the public meeting and proceeded with the agenda. Staff was asked to present the report for the proposed rezoning request. Following staff's presentation, the chairman asked the applicant to present his request. Once the applicant finished, the chairman opened the public comment portion of the meeting and asked if there was anyone from the public who wished to speak to the rezoning request. There were no citizens to speak. The chairman closed the floor to public comment and asked the Board if they had any questions of staff or the applicant. The Board had no questions. The chairman asked for a motion to be made. Board member Tunstill made a motion to recommend approval of the rezoning application and stated his reasoning. Board member Cultrera seconded the motion. The chairman asked for a full vote of the Board and the motion carried unanimously 6-0 to recommend approval of rezoning request ZMA 2020-01.

Budgetary Effect: None.
County Manager's Recommendation: Approval is recommended.
Suggested Motions:

1. Hold a public hearing.

2. Motion to adopt Ord. No. 2020-03 regarding ZMA 2020-01 and the statement of consistency:

The Burke County Board of Commissioners recommends "Approval" of the proposed rezoning request because:

- **The proposed zoning reclassification is consistent with the purposes, goals, objectives, and policies, of the adopted land use plan, and other plans for the physical development of the County as adopted by the Board of Commissioners.**

- **The proposed zoning reclassification is compatible with the overall character of existing development in the immediate vicinity of the subject property.**

RATIONALE FOR DECISION

Rezoning the property to the General Business would allow for the expansion of an *existing* commercial use. There have been no prior complaints for the existing business filed with the County. Set hours of operation have been established prior to this approval recommendation. Those hours were found reasonable.

3. Motion to deny, if needed.

Burke County
North Carolina

An Ordinance Amending the Official Burke County Zoning Map
ZMA 2020-01

Be it ordained that the Official Burke County Zoning Map is hereby amended as follows:

An 0.88-acre portion of one (1) parcel of land corresponding to PIN#: **2712910324** and is hereby re-zoned **from** the Residential Three (R-3) District **to** the General Business (G-B) Zoning District.

Adopted this 23rd day of July 2020.

_____
Johnnie W. Carswell, Chairman
Burke Co. Board of Commissioners

Attest:

_____
Kay Honeycutt Draughn, CMC, NCMCC
Clerk to the Board

RECEIVED APR 2 9 202

BURKE COUNTY – REZONING APPLICATION

Office Use Only

Date: 5/7/2020 | Application No.: ZMA 2020-01

TO: BURKE COUNTY PLANNING BOARD AND COUNTY COMMISSIONERS

I (we) the undersigned do hereby respectfully make application and request the Planning Board to amend the Zoning Map of the County of Burke as herein requested and in support of this application, the following facts are shown:

It is requested that the foregoing property be rezoned from Residential to General Business

The property sought to be rezoned is located: 3495 NC 18 South

911 Address: 3495 NC 18 South

PIN #: 2712910324	Acre(s): 2.02
Zoning: G-B	Frontage of feet and depth of feet.
Flood Plain:	Watershed: Lake Rhodhiss
Subdivision:	Lot No:

Property sought to be rezoned is owned by: Trumade Holdings llc

Name:	Brent Perkins	
Mailing Address	1306 East Union Street Morganton, NC	
Telephone: (H)	(W)	(C) 828-443-1632

The following are the surrounding land uses of the adjacent property located within 100' of the subject property.

	Present Zoning	Present Use
North	G-B	Fire department
South	R-3	residential
East	R-3	residential
West	R-3	Farm

Proposed Use: Addition to existing storage facility.

Remarks: Property was previously 2 parcels, one GB + one R3. They were combined and I would like to add to the storage facility that has been there for 30 years.

Attached is a map which shows the property requested to be rezoned and other surrounding properties and their designated zones and uses. The undersigned requesting rezoning and amendment to the Burke County Zoning Map and/or Ordinance does hereby concur that the Burke County Zoning Ordinance shall govern the use, parking requirements, yard requirements, etc., for the district in which said property is located.

Signature of Planning Administrator	Signature of Applicant
Date: 4-29-20	Phone # of Applicant: 828-443-1632

1306 East Union Street Morganton, NC 28655
Address of Applicant

Filing Fee: $650.00 Check No.: 1013	**Fee is Non-Refundable**

Attachment: Application (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)

I certify that the information in this application and all attachments are true and correct.

AFFIDAVIT

North Carolina
County of Burke

Brent E. Lewis for Trumade Holdings, llc, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:

1. I am the owner of the property described above.

2. All statements above are true and correct.

Brent E. Lewis for Trumade Holdings llc
Property Owner's Signature

Sworn to (or affirmed) and subscribed before me this the 29 day of April, 20 20.

(Official Seal)

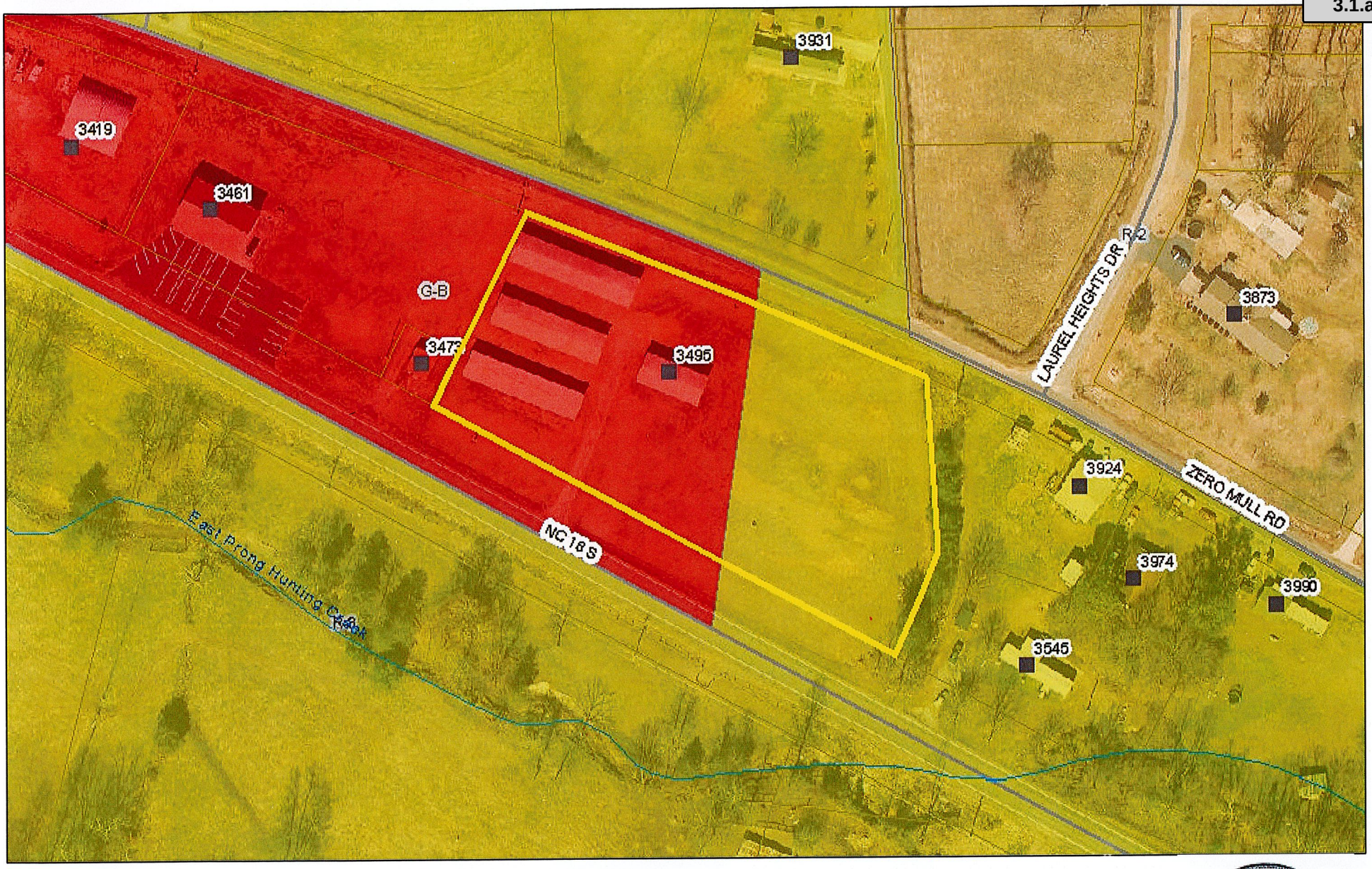
MYRIAH LOWERY
Notary Public
Burke
County
My Comm. Exp.
10/27/24
NORTH CAROLINA

Myriah Lowery
Official Signature of Notary

Myriah Lowery, Notary Public
Notary's printed or typed name

My commission expires: 10/27/2024

Attachment: Application (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)



April 29, 2020

Rezoning Request

Owner: TRUMADE HOLDINGS LLC
1306 EAST UNION ST

MORGANTON, NC 28655

Property Address: 3495 G NC 18 S
MORGANTON 28655
PROPERTY_DESC

PIN: 2712910324
PIN EXT: 000
REID: 33856
Property Value: $265,873
Acreage: 2.02
Deed Book: 002421
Deed Page: 00526
Deed Date: 08/29/2019

0 105 210
Feet

1:1,386

1 inch = 116 feet

Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land determine precise locations, elevations, length and di

FOR REGISTRATION REGISTER OF DEEDS
Stephanie A. Norman
Burke County, NC
08/29/2019 at 04:48:26 PM
Book 2421 Page 526 (3)
FEE: $26.00
NC EXCISE TAX: $520.00
INSTRUMENT # 2017031635

INSTRUMENT # 2017031635

This certifies that there are no delinquent ad valorem real estate taxes, which the Burke County Tax Collector is charged with Collecting, that are a lien on:
Parcel Identification Number: 2712819338,2712911229
This is not a certification that the Burke County Parcel Identification Number matches the Deed description.
DANIEL ISENHOUR
TAX COLLECTOR CLERK

Date/Time: 8-22-19

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $520.00

Parcel Identifier No. 2712-81-9338 / REID No. 33856 & 2712-91-1229 / REID No. 5861
Verified by _____County on the ____day of_____,20____
By:_____

Mail/Box to: G. REDMOND DILL, JR., ATTORNEY, P.O. Box 66, Morganton, N.C. 28680

This instrument was prepared by: G. REDMOND DILL, JR., ATTORNEY, P.O. Box 66, Morganton, N.C. 28680

Brief description for the Index: B/L 3495 NC 18 South, Morganton, North Carolina 28655

THIS DEED made this 27th day of August, 2019, by and between

GRANTOR	GRANTEE
BILLY JOEL HILDEBRAN, (Unmarried); and REGINA HILDEBRAN DRUM, (Unmarried)	**TRUMADE HOLDINGS, LLC, a North Carolina limited liability company**
Mailing Address: 1151 Guy Road Hickory, North Carolina 28602	**Mailing Address:** 1306 East Union Street Morganton, North Carolina 28655

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall inclu singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, h and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situat in the City of N/A, Morganton Township, Burke County, North Carolina and more particularly described as follov

(SEE ATTACHED SCHEDULE "A")

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2315 page 967 et al.,

All or a portion of the property herein conveyed____includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Attachment: Application (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)

SCHEDULE "A"

BEGINNING on a nail in the centerline of N.C. Highway 18, the same being the corner of Salem Fire Protection Association and runs with the Eastern line of said Salem Fire Protection Association property, North 26° 57′ 56″ East total distance 264.02 feet to a nail found in the centerline of Zero Mull Road (S.R. 1811); thence with the centerline of said Zero Mull Road the following four (4) courses and distances: (1) South 67° 14′ 14″ East 30.0 feet to a nail found; (2) South 67° 14′ 14″ East 107.93 feet to a nail; (3) South 65° 46′ 36″ East 63.90 feet to a nail; and (4) South 65° 46′ 36″ East 150.0 feet to a nail found; thence with the Western line of the Robert Z. Spake property the following two (2) courses and distances: (1) South 2° 18′ East 183.33 feet to a 2 inch iron pipe found, and (2) South 24° 45′ 54″ West 148.11 feet to a nail found in the centerline of N.C. Highway 18; thence with the centerline of N.C. Highway 18, North 60° 0′ 41″ West total distance 447.15 feet to the point of BEGINNING and containing 2.768 acres, more or less.

The above description is a consolidated description of that real property described in Book 2128, Page 115 and this conveyance is executed with said description being consolidated into one parcel of 2.768 acres.

DEED REFERENCES: Book 2315, Page 969; Book 2174, Page 931; Book 2171, Page 934; Book 2128, Page 115; Book 818, Page 32; Book 754, Page 1432; Book 738, Page 424; Book 754, Page 1432; Book 647, Pages 727 & 707: all of the Burke County Registry.

Attachment: Application (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)

GENERAL NOTES

1) PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD
2) THIS SURVEY CREATES TWO (2) NEW PARCELS OF LAND
3) AREA AS DETERMINED BY COORDINATES
4) NO GEODETIC CONTROL MONUMENTS FOUND WITHIN 2000 FEET OF ANY POINT ON THE SUBJECT PROPERTY
5) NO TITLE SEARCH WAS FURNISHED TO THIS SURVEYOR
6) PUBLIC WATER IS AVAILABLE TO THIS PROPERTY
7) PROPERTY IS NOT LOCATED IN A PROTECTED WATERSHED

CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

ZONING ADMINISTRATOR _____ DATE _____

ZONING JURISDICTION - BURKE COUNTY
PROPERTY ZONED R-3, G-B
MINIMUM BUILDING SETBACKS

FRONT: 45'
SIDE : 10'
REAR : 10'

WATERSHEDS

LAKE RHODHISS
PA
WS-IV

FLOOD PLAIN INFORMATION

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY "FEMA" FLOOD MAP
MAP NUMBER; 3710271200J
EFFECTIVE DATE; 09/05/2007

CERTIFICATE OF TYPE OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL AND IT DOES NOT CREATE ANY NEW PARCELS OF LAND OR STREETS

JIMMY R. TOOLE NCPLS # L-5302

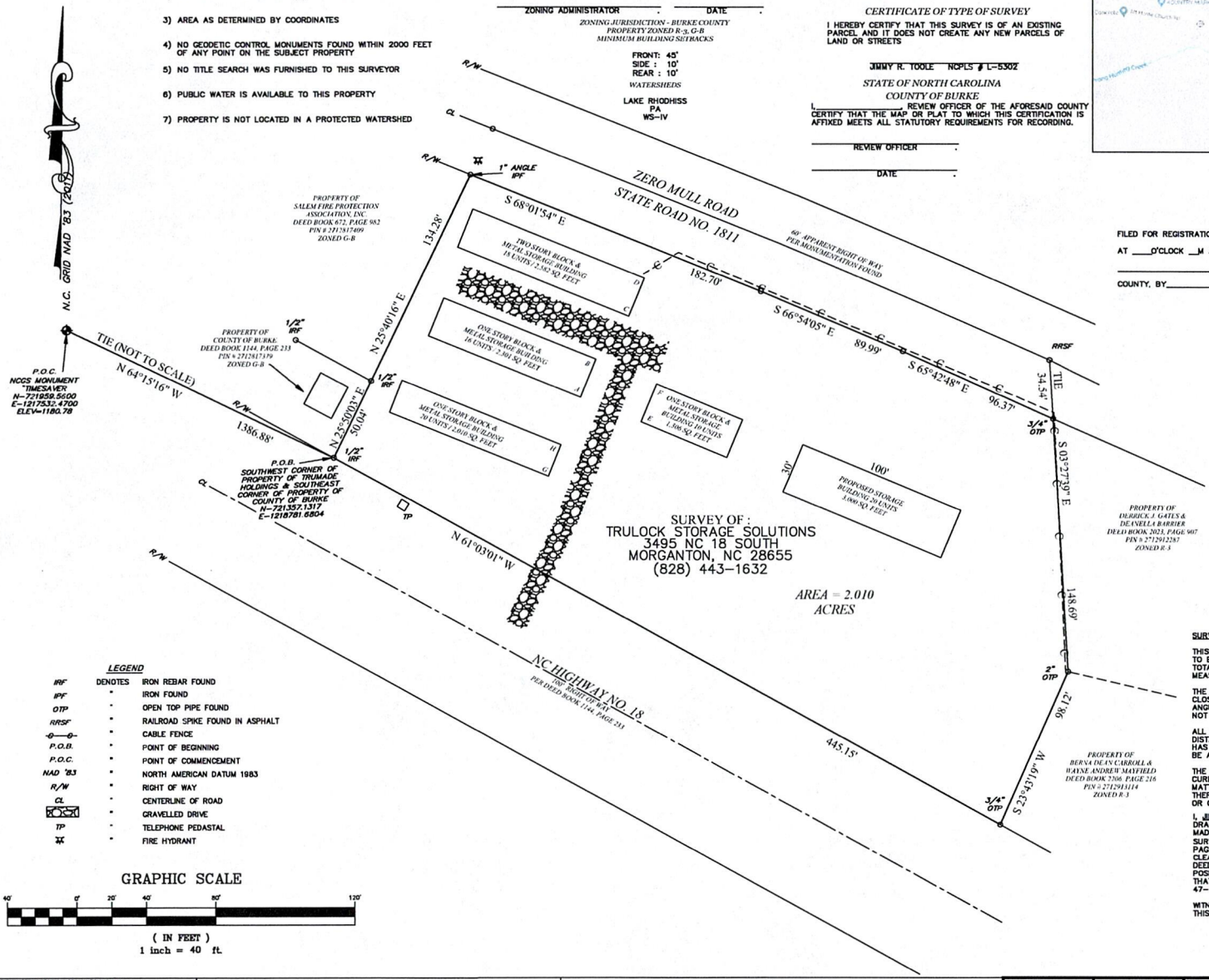
STATE OF NORTH CAROLINA
COUNTY OF BURKE

I, _____, REVIEW OFFICER OF THE AFORESAID COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

FILED FOR REGISTRATION ON THE___DAY OF_____, 2019
AT ____O'CLOCK __M AND RECORDED IN PLAT BOOK___PAGE___,
_____REGISTER OF DEEDS, BURKE
COUNTY, BY_____, DEPUTY



LEGEND

IRF	DENOTES	IRON REBAR FOUND
IPF	"	IRON FOUND
OTP	"	OPEN TOP PIPE FOUND
RRSF	"	RAILROAD SPIKE FOUND IN ASPHALT
-o-o-	"	CABLE FENCE
P.O.B.	"	POINT OF BEGINNING
P.O.C.	"	POINT OF COMMENCEMENT
NAD '83	"	NORTH AMERICAN DATUM 1983
R/W	"	RIGHT OF WAY
CL	"	CENTERLINE OF ROAD
	"	GRAVELLED DRIVE
TP	"	TELEPHONE PEDASTAL
	"	FIRE HYDRANT

GRAPHIC SCALE

40' 0' 20' 40' 80' 120'

(IN FEET)
1 inch = 40 ft.

SURVEY NOTES:

THIS SURVEY WAS CONDUCTED USING A TRIMBLE R-10 RTK GPS TO ESTABLISH CONTROL AND A LEICA TCRP 1205+ ROBOTIC TOTAL STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 95,795 FEET WITH AN ANGULAR ERROR OF .01 SEC. PER ANGLE POINT AND WAS NOT ADJUSTED .

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, EXPRESSED IN U. S. SURVEY FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 327,718 FEET.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY. IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

I, JIMMY R. TOOLE, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. SOURCE DOCUMENTS FOR THIS SURVEY ARE (DEED DESCRIPTION RECORDED IN BOOK 2421, PAGE 526; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000 OR BETTER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2ND DAY OF APRIL A.D. 2020.

PROFESSIONAL LAND SURVEYOR
NC PLS # L-5302

GEL ENGINEERING OF NC, INC. DBA - NC FIRM # C-1961
GEL SOLUTIONS
a Member of THE GEL GROUP, INC.
55 SHILOH ROAD, SUITE 6
ASHEVILLE, NC 28803
(828) 782-3524
WWW.GEL-SOLUTIONS.COM

BOUNDARY SURVEY

PROPERTY OF :
TRUMADE HOLDINGS, LLC
PIN #2712910324
PROPERTY ADDRESS :
3495 NC 18 S
MORGANTON, NC 28655
MORGANTON TOWNSHIP, BURKE COUNTY, NORTH CAROLINA

DATE SURVEYED	DRAWN/CHECKED	FIGURE
03/22/2020	JRT/NJB	1
LAST REVISED	APPROVED	
	JRT	
PROJECT NUMBER	SCALE	
TMH040120	1" = 40'	

Google Maps

110 North Green Street, Morganton, NC to 3495 NC-18, Morganton, NC 28655

You can enter notes here.

110 N Green St

Morganton, NC 28655

1. Head southwest on Avery Ave toward N Green St

446 ft

2. Avery Ave turns left and becomes N Sterling St

0.7 mi

3. Continue straight onto NC-18 S/S Sterling St
   - Continue to follow NC-18 S
   - Pass by McDonald's (on the left in 1.7 mi)
   - Destination will be on the left

3.8 mi

3495 NC-18

Morganton, NC 28655

Attachment: Photo Collage 1 (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)

Attachment: Photo Collage 2 (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)

STOP

THE NEWS HERALD
JULY 9, 2020
VOL. 134 PUB NO. 161

BURKE COUNTY
NOTICE OF VIRTUAL ZOOM PUBLIC HEARINGS
JULY 21, 2020, 6:00 PM
JULY 23, 2020 10 AM

The Burke County Board of Commissioners will hold virtual public hearings at 6:00 p.m. on July 21, 2020 and on July 23, 2020 at 10 a.m. via Zoom, a virtual software platform that provides video, phone, and chat services. At these meetings they will take public comment regarding the following zoning matter:

ZMA 2020-01 Applicant: Brent Perkins - A request to rezone an 0.88-acre portion of one (1) parcel of land **from** the Residential Three (R-3) Zoning District **to** the General Business (G-B) Zoning District. (PIN# 2712910324) (REID# 33856)

For the July 21st meeting, citizens may submit a written statement to the Clerk by 4 p.m. on Tuesday, July 21, 2020 to be read aloud during the public hearing in one of the following ways:

- Email: kay.draughn@burkenc.org
- Hand-deliver: Burke County Governmental Offices, 200 Avery Avenue, (2nd Floor) in Morganton
- US Mail: Burke County, Attn: Kay Draughn, P.O. Box 219, Morganton, NC 28680.

To comply with Session Law 2020-3 (HB 704), public comments (written statements) will be accepted until July 23 at 9 a.m. by email, hand-delivery or by US Mail. Any statements received by the deadline concerning the proposed zoning map amendment will be read aloud during a special Zoom meeting on July 23 at 10 a.m. at which time the Board will approve or deny the zoning map amendment.

To receive the Zoom connection credentials for either meeting, please contact the Clerk at 764.9354 at least two (2) hours in advance of the meeting(s). Both meetings will be streamed live on YouTube, BurkeCountyNC. Prior to the public hearings, questions about the rezoning may be directed to the Burke Co. Community Development at (828) 764-9033.

Kay Draughn
Clerk to the Board

Publish: July 9 and July 16, 2020.

Planning Board Recommendation and Statement of Plan Consistency

Zoning Map Amendment (ZMA 2020-01)

The Burke County Planning Board recommends "Approval" of the proposed rezoning request because:

- The proposed zoning reclassification is consistent with the purposes, goals, objectives, and policies, of the adopted land use plan, and other plans for the physical development of the County as adopted by the Board of Commissioners.
- The proposed zoning reclassification is compatible with the overall character of existing development in the immediate vicinity of the subject property;
- There is adequate of public facilities and services to serve the subject property, including but not limited to; roadways, police and fire protection, storm water drainage systems, water supply, and garbage services; and
- The proposed zoning reclassification will not adversely affect a known archeological, environmental, historical, or cultural resource.

RATIONAL FOR DECISION

Rezoning the property to the General Business would allow for the expansion of an *existing* commercial use. There have been no prior complaints for the existing business filed with the County. Set hours of operation have been established prior to this approval recommendation. Those hours were found reasonable. There was no one present to speak against the proposed rezoning at the May 28, 2020 public meeting.

Signed: June 10, 2020

_____ Chairman,
Burke County Planning Board

Attachment: PB Recommendation zma 2020-01 (3112 : Comm. Dev. - Zoning Map Amendment ZMA 2020-01)