

MINUTES
BURKE COUNTY BOARD OF ADJUSTMENT
January 8, 2019

The Burke County Board of Adjustment Meeting was held on Tuesday, January 8, 2019 at 6:00 PM in the Commissioners Meeting Room located at 110 N. Green Street, Morganton, North Carolina.

MEMBERS PRESENT

Ed Hallyburton, Chairman
Doris Smith, Vice Chairman
Mario Sacchetti
Robert Love
Virginia Cook
Rick McClurd

MEMBERS ABSENT

Gary Kling

STAFF PRESENT: Bradley Kirkley, Zoning Administrator; Jennifer Forney, Planner

CALL TO ORDER:

Chairman Smith officially called the Burke County Board of Adjustment meeting to order at 6:00 P.M.

SWEARING IN OF NEW MEMBER:

Rick McClurd was sworn in as a new Board of Adjustment Member.

ELECTION OF OFFICERS:

Robert Love nominated Ed Hallyburton for Chairman and Doris Smith for Vice Chairman. There were no other nominations. Robert was seconded by Jennie Cook. The Board approved the nominations with a 6/0 vote.

APPROVAL OF THE MINUTES:

A motion for approval of the November 13, 2018 minutes, as presented, was made by Virginia Cook and was supported by Mario Sacchetti. The Board granted approval by a 6/0 vote.

All individuals wishing to comment during the public hearing were sworn in before the opening of the meeting.

PUBLIC MEETING

CUP 2018-08: A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 62X60 FOOT ACCESSORY BUILDING/STORAGE BARN FOR RESIDENTIAL USE/STORAGE AT 848 NC 126 (PIN # 1784302520) OF BURKE COUNTY, ERIC KNUTSON, APPLICANT.

Bradley Kirkley presented a summary of the case before receiving questions and comments from the Board.

Presentation by Eric Knutson, Applicant:

Mr. Knutson apologized for missing the previous meeting. He works for a government contractor who is an aircraft mechanic and he spends most of his time overseas with his career. Mr. Knutson was unable to be present at the last meeting because he was working in Africa. He stated that the reason for the proposed size of the building is that he spends most of his time out of the country and needs a secure place to store his property. Mr. Knutson said he has seen that things tend to walk off if they are not secured and that is why he wanted to build a building of this size.

Open Public Hearing 6:19 pm

There was no one present for public comment

Close of Public Hearing 6:20 pm

The Board discussed the following issues during the meeting:

- A. Intent of use
- B. Type of utilities allowed
- C. Installation of utilities
- D. Visibility of structure to surrounding neighbors

Action by the Board

- ⌘ **MOTION: Mario Sacchetti made a motion to approve CUP 2018-08: A request for a Conditional Use Permit to construct an 62x60 foot accessory building/storage barn for residential use/storage at 848 NC 126 in Burke County, Eric Knutson, Applicant based on the following finding of fact:**

FINDINGS OF FACT

QUESTION A: Will be harmonious with and in accordance with the general objectives, or any specific objective of the County’s Comprehensive Plan and/or Zoning Ordinance.

ANSWER A: If permitted for construction, the accessory building/barn would be harmonious with surrounding uses. Additional storage space and the use thereof would not have an adverse effect on surrounding parcels or be contrary to the zoning ordinance. Setbacks and other zoning standards, from the ordinance would need to be achieved.

QUESTION B: Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

ANSWER B: Construction of the accessory building/barn, if permitted, will be done so in accordance with the building code. Design plans and drawings have been provided to our office for review and are included within this board packet (Attachment 7). The structure, if permitted and requested for within the plans or from the applicant, could include electrical service and plumbing.

QUESTION C: Will not be hazardous or disturbing to existing or future neighboring areas.

ANSWER C: The request, as submitted for personal storage use would not be hazardous or disturbing to existing or future neighboring areas. Adequate screening for the site limits visibility from all adjoining parcels. No commercial use of the building is permitted and should be discouraged by the board.

QUESTION D: Will be served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

ANSWER D: This proposed use will not require any additional fees or expenses from the County. All necessary services for the requested use would be the responsibility of the applicant.

QUESTION E: Will not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community.

ANSWER E: No public costs are expected or noted within the submitted application or plan.

QUESTION F: Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production to traffic, noise, smoke, fumes, glare, odors, or water pollution.

ANSWER F: This use will not be subject to any of the noted items mentioned above. This request is for personal storage use only, and as such, would have no adverse effects on the environment or residential uses within the surrounding area.

QUESTION G: Will have vehicular approaches to the property which shall be designated as not to create any interference with traffic on surrounding public streets or roads.

ANSWER G: Driveway access to the property and future the residence has access directly from NC 126. No additional entrances or roads are noted or proposed, thus offering no traffic interference.

QUESTION H: Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

ANSWER H: There are no known features of natural scenic or historic importance for this parcel or area of development.

He was supported by Virginia Cook. The Board voted unanimously with a 6/0 vote.

The next meeting is scheduled for February 12, 2019

ADJOURNMENT: Chairman Hallyburton adjourned the meeting.

Submitted by,

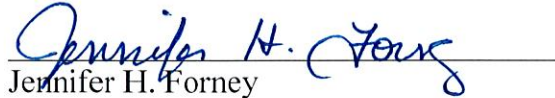
Jennifer H. Forney

Jennifer H. Forney
Planner

Approved this 12th day of February 2019



Doris Smith, Vice Chairman
Burke County Board of Adjustment



Jennifer H. Forney
Secretary to the Board