

**MINUTES**  
**BURKE COUNTY BOARD OF ADJUSTMENT**  
**September 10, 2019**

The Burke County Board of Adjustment Meeting was held on Tuesday, September 10, 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  
Mario Sacchetti  
Robert Love  
Gary Kling  
Rick McClurd

**MEMBERS ABSENT:**

Virginia Cook

**STAFF PRESENT:** Peter Minter, Sr. Planner; Jennifer Forney, Planner

**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE LED BY:**

Zeb Burkhart, Student at WA Young Elementary

**APPROVAL OF THE MINUTES:**

A motion for approval of the August 13, 2019 minutes, as presented, was made by Robert Love 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 2019-08 - A REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 1,780 SQUARE FOOT ACCESSORY BUILDING/GARAGE FOR RESIDENTIAL USE/STORAGE AT 4485 RUDISILL STREET OF BURKE COUNTY, BRUCE HILTON, APPLICANT.**

Peter Minter presented a summary of the case before receiving questions and comments from the Board.

**Bruce Hilton, Applicant:**

Mr. Hilton and his wife Kristine own the property in question. Mr. Hilton led by stating that he was here to throw himself on the mercy of the court. The project began almost a year ago when Mr. Hilton decided he wanted a garage. Mr. Hilton says the company that he purchased the building from reassured him numerous times that he did not need a permit unless he wanted to

add electricity to the building. At that point Mr. Hilton was not sure if he wanted electricity. Mr. Hilton stated that he built the building and then decided he wanted electricity. When he came to apply for electricity Mr. Hilton discovered that he needed a building permit and a zoning permit. The gentleman he met with from the zoning office told Mr. Hilton that there was an option for him to meet with the zoning board and present his case. Mr. Hilton felt that Bradley did a good job of explaining his situation to the Board. Mr. Hilton expressed his opinion that the building looks good and that no one around him has a problem with it.

### **Open Public Hearing**

There was no one present for public comment.

### **Close of Public Hearing**

### **The Board discussed the following issues during the meeting:**

- A. What company constructed the building?
- B. Possibility of contacting the contractor.
- C. Response from neighbors.

### **Action by the Board**

**§ MOTION: Doris Smith made a motion to approve CUP 2019-08 for 4485 Rudisill Street per staff's recommendation:**

#### **STAFF RECOMMENDATION**

Staff recommends approval of the Conditional-Use Permit request as allowed for the use intended and requested as personal storage garage, set to be, by approximate measurements 1,780 square feet. All work and development of this requested use is subject to all standards and procedures for design qualifications and requirements as noted within the zoning ordinance. Double fees, as required by zoning and building inspections will be required on all permits for the proposed project. The structure could include electrical and or plumbing for residential use only with proper permitting.

**Mrs. Smith was supported by Rick McClurd. The Board voted unanimously with a 6/0 vote.**

### **Presentation to Outgoing Vice Chairman**

The Board presented Vice Chairman Doris Smith a certificate of appreciation for her service and dedication to the Board of Adjustment for five years.

The next meeting is scheduled for October 8, 2019.

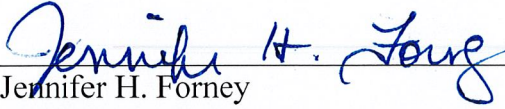
**ADJOURNMENT:** Chairman Hallyburton adjourned the meeting.

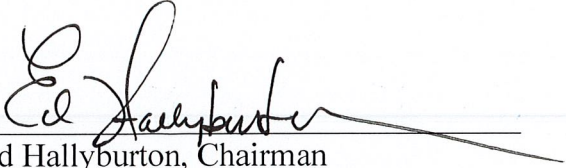
Submitted by,

*Jennifer H. Forney*

**Jennifer H. Forney  
Planner**

Approved this 8<sup>th</sup> day of October 2019

  
\_\_\_\_\_  
Jennifer H. Forney  
Secretary to the Board

  
\_\_\_\_\_  
Ed Hallyburton, Chairman  
Burke County Board of Adjustment