

# Memorandum

---

To: Morganton Planning & Zoning Commission Members  
From: Jackie Cain, D&D Services  
Date: 5/2/2024  
Subject: P&Z meeting to be held May 9, 2024

---

The Morganton Planning & Zoning Commission will meet on **Thursday, May 9, 2023 at 5:15 pm** in the City Hall Council Chamber. Please contact Jackie Cain (828) 438-5260 to confirm your attendance

Planning & Zoning Commission will hold a meeting May 9, 2024 with the following guidelines. The Council Chamber will be open to the public. Listed below are ways to participate. If citizens wish to address the commission during the meeting they may:

1. Send an email to: [jcain@morgantonnc.gov](mailto:jcain@morgantonnc.gov)
2. Send a letter to: City of Morganton, Attn: Jackie Cain, P.O. Box 3448, Morganton, NC 28680
3. Hand deliver a letter to City Hall: 305 East Union Street by 9:00 a.m. on Thursday May 9, 2024.
4. If a citizen would like to address the commission in person, they may attend the scheduled meeting. Please contact Jackie Cain (828) 438-5260 with any questions. Speakers during any public hearing shall be limited to three (3) minutes each. Citizens will be allowed into Council Chamber.

**All comments (emails or letters) must be received by 9:00 a.m.  
on Thursday May 9, 2024**

Morganton Planning & Zoning Commission  
**Agenda: May 9, 2024**  
City Hall Council Chambers  
**305 East Union Street (Suite A100)**

**I. OLD BUSINESS:**

- Item 1: Review and approval of the February 8, 2024 minutes.**
- Item 2: Review of City Council action since last meeting. Council met on March 4, 2024. Ms. Smith stated city council approved a text and map amendment to introduce an Active Frontages Overlay that limits residential uses on ground floor street frontages in the Morganton Downtown National Historic District.**

**II. DISCLOSURES OF INTEREST**

Any member of the Commission who may have a conflict of interest, or a possible conflict of interest, regarding any item of business to be discussed at a Commission meeting should declare that conflict of interest to enable the Commission to manage the conflict and resolve it in accordance with NCGS160D-109.

**III. APPEARANCES**

This Agenda time is reserved to provide citizens an opportunity to appear before the Planning Commission about issues other than those appearing on the agenda. Citizens may present their planning ideas, opinions or concerns for Commission consideration and discussion. Anyone wishing to speak should come to the podium, state their name, and address for the record.

**IV. NEW BUSINESS**

- Item 1: Review of a major subdivision for 0 Rockyford Street/Shore Drive Subdivision**
- Item 2: Consideration for an application submitted by Allen VanNoppen Jr to rezone the property listed as 0 Brookside Lane (PIN # 2704516044). The property is currently zoned Low Intensity District (LID) and the application is to re-zone to Medium Intensity District (MID)**
- Item 3: Consideration for an application submitted by Tyler Buff to rezone a portion of the property listed as 107 Mica Ave (PIN # 2702972069) The subject property is currently partly within the City of Morganton's Extraterritorial Jurisdiction (ETJ) and area of zoning responsibility and partly within Burke County's area of zoning responsibility. The portion of the property with the City of Morganton's ETJ is currently zoned Office-Institutional Conditional Use (CU) and the application is to re-zone to Zone Medium Intensity District (MID).**

**Item 4:** Consideration for an application submitted by Tyler Buff to apply a City of Morganton zoning designation to a portion of 107 Mica Ave (PIN # 2702972069 that is proposed to be annexed into the City of Morganton. The portion of the property with Burke County is currently zoned Office-Institutional. Should the annexation be approved, it is proposed that this portion of the site will be zoned Medium Intensity District (MID).

**Item 5:** Consideration of minor editorial text amendments

**V. OTHER ITEMS OF DISCUSSION**

**VI. ADJOURN**

**Next Scheduled P&Z Meeting:** **Thursday June 13, 2024 at 5:15 PM**  
**City Hall Council Chamber**