

**Minutes of the February 8, 2023  
Special Meeting of the Yancey County Board of Commissioners  
Joint Meeting with Burnsville Town Council  
Held at Burnsville Town Center  
Burnsville, North Carolina**

Present at the meeting held February 8, 2023 were Vice Chairman David Grindstaff, Commissioner Stacey McEntrye Greene, Commissioner Mark Ledford, Commissioner Sandi Norton, County Manager Lynn Austin, County Finance Officer Brandi Burleson, County Attorney Donny Laws, and Clerk to the Board Sonya Morgan. Chairman Jeff Whitson was absent from the meeting.

Present with the Town of Burnsville were Councilor Judy Buchanan, Councilor Denise Collier, Councilor Randy Ollis, Councilor Bill Wheeler, Mayor Russell Fox, Town Manager and Attorney Heather Hockaday, Public Works Director Shane Dale, and Town Clerk Chad Fox. Members of the general public were also in attendance.

**Call to Order**

Vice Chairman Grindstaff called the meeting to order and welcomed those in attendance.

**Approval of the Agenda**

Vice Chairman Grindstaff asked for a motion to approve the agenda. Commissioner Ledford made the motion to approve the agenda. Commissioner Greene seconded the motion. By unanimous vote, the agenda was approved. (Attachment A)

Jamie McMahan, Interim Economic Development Director for Yancey County and board member of the Dogwood Health Trust, introduced staff from Dogwood Health Trust and discussed grants that had been awarded for projects in the county.

High County Council of Governments (HCCOG) Planning and Development Director Phillip Trew and Director of Economic Recovery and Resilience Cory Osborne facilitated the housing and infrastructure discussion between Yancey County and the Town of Burnsville. (Attachment B) Patrick Bowen presented an overview of the Yancey County Housing Needs Assessment 2022 conducted by Bowen National Research. (A copy of the report is on file at the County Manager's office). Representatives from McGill Associates presented an overview of the Yancey County/Town of Burnsville Infrastructure Master Plan. Discussion ensued on housing needs and infrastructure needs in Yancey County.

On the motion duly made by Commissioner Norton and seconded by Commissioner Ledford, the Board voted unanimously to recess at 11:49 a.m. for lunch. On the motion duly made by Commissioner Ledford and seconded by Commissioner Greene, the Board voted unanimously to reconvene at 12:51 p.m. with Commissioners Grindstaff, Greene, Ledford, and Norton returning to the meeting.

Town Manager Hockaday and County Manager Austin provided an overview of the funding received and current and planned projects. Mr. Trew and Mr. Osborne facilitated a discussion regarding possible housing, development, and infrastructure goals. Sarah Grymes with Dogwood Health Trust discussed the possible formation of a housing consortium, which has been done in other counties.

**Adjournment**

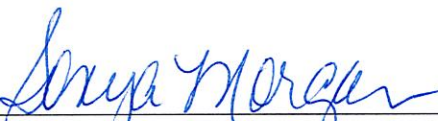
Having no further business, Commissioner Ledford made the motion to adjourn with Commissioner Greene seconding the motion. The Board of Commissioners voted unanimously to adjourn.

Approved and authenticated this the 13<sup>th</sup> day of March 2023.

  
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Jeff Whitson, Chairman

  
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David Grindstaff, Vice Chairman

  
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Stacey McEntrye Greene, Commissioner

  
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Sonya Morgan, Clerk to the Board

  
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Mark Ledford, Commissioner

  
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Sandi Norton, Commissioner





**AGENDA  
YANCEY COUNTY BOARD OF COMMISSIONERS  
SPECIAL MEETING  
JOINT MEETING WITH BURNSVILLE TOWN COUNCIL  
FEBRUARY 8, 2023  
10:00 AM**

- I. Call to Order – Chairman Jeff Whitson**
- II. Approval of the Agenda**
- III. Housing & Infrastructure Joint Work Session**
- IV. Adjourn**

**YANCEY COUNTY & TOWN OF BURNSVILLE  
HOUSING AND INFRASTRUCTURE  
JOINT WORK SESSION**

**FEBRUARY 8, 2023  
10am – 3pm**

**Morning Session**

- 10:00 am Elected Boards Call to Order**
- 10:05 am Introductions**
- 10:15 am Goals for Today's Work Session  
Phil Trew & Cory Osborne, High Country Council of Governments**
- 10:25 am Overview & Findings of the Yancey County Housing Needs Assessment  
Patrick Bowen, Bowen National Research**
- 11:25 am Overview & Findings of the Yancey County/Town of Burnsville Infrastructure  
Master Plan  
Mike Dowd, McGill Associates**
- 11:55 am Elected Boards Adjourn for Lunch**

**Lunch (noon – 1:00 pm)**

*Lunch will be provided on-site.*

**Afternoon Session**

- 1:00 pm Elected Boards Call to Order**
- 1:05 pm Overview of Current Projects and Available Funding  
County & Town Staff**
- 1:25 pm GROUP EXERCISE: Identify Specific Housing, Development, & Infrastructure  
Goals**
- 2:00 pm GROUP DISCUSSION: What Barriers Exist? What is the role of the County &  
Town?**
- 2:20 pm GROUP EXERCISE: Identify Priority Projects**
- 3:00 pm Adjourn**