

**Glen Alpine Board of Alderman  
Regular Meeting Minutes  
Monday, April 13<sup>th</sup> , 2026, at 6pm**

Present: Mayor Herron, L. Boone, J. Miller, S. Perkins, C. Wykle, R. Scott, Clerk Carswell and Attorney Rob Denton

**CALL TO ORDER at 6pm**

**INVOCATION.** Pastor John Terry

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF AGENDA,** J. Miller made motion to approve, All in favor, passed

**APPROVAL OF DEPARTMENT REPORTS,** L. Boone made motion to approve, All in favor, passed

**APPROVAL OF MINUTES,** J. Miller made motion to approve, All in favor, passed

**Curt Willis-WPCOG, Code Enforcement Report, Curt Willis absent**

**New Business:**

Decision:

Phil Boggan-NC Commerce, Economic Development Presentation(presentation included in Minutes)

R. Scott asked if the work group would include people from the town.

P. Boggan explained that yes, it is good to have a diverse group, property owners, business owners and stakeholders. He said 8-12 people.

\*Vote for MOU, K. Herron

R. Scott made motion to approve, C. Wykle seconded, All in favor, passed

Discussion:

Public Hearing- Readoption of Zoning Ordinance, Burke Co. Alan Glines, Patrick Dickinson & Bradley Kirkley

Alan Glines, Burke Co Planning Director, he explained that he started working on this Zoning Ordinance about 2 years ago and he feels like it has been a struggle to use, hard to find information so the goal was to make it more user friendly. The draft was presented to the Planning Board, after that the community had an opportunity to comment and ask questions. He said another purpose of this update was to align with NCGS 160(d).

Patrick Dickinson, added that updating the ordinance was needed. For example, tiny homes is something that has become common so it needed to be added along with some minor spelling and grammar clean-up. He said they also added what planning boards are able to change from a local standpoint. Adding conditional zoning gives the local planning board the power to make those changes as needed.

K. Herron asked for Public Comment:

Betsy Campany- Linville St, has been a resident since Sept 2022. She thanked all the representatives from the county for undertaking this project with the understanding it has been time consuming. She thanked Clerk Carswell and Mayor Herron for responding to messages and public information requests, complimented the board members for their willingness to keep

the community informed. She stated her disappointment in the community and board members about not reading and understanding the zoning ordinance that they are to approve. She is requesting that each board member read the ordinance before making any approvals and keep the website updated.

S. Perkins stated that we cannot just assume that everyone hasn't read the ordinance. She asked Mrs. Company what ordinances in particular is she stating that are compromising Glen Alpine.

Mrs. Company replied the ordinance about homeless shelters and sexual predators for example.

S. Perkins stated they are currently working on all the policies and have been for the past year. Stan Benedict- Old Lumberyard Rd, he is glad to see the virtual meeting again. He is glad to see the town moving forward and trying to revive the downtown area, parks and trail area.

Jason Seidel- W Main St, he spoke about a vacant building being used for transitional storage or emergency supplies. He explained a situation with a homeless individual he encountered that didn't have access to any resources. He thinks that should be addressed as the town grows.

Wesley Kelley- Linville St, stated his comments had already been addressed.

R. Denton added that a perfect zoning ordinance doesn't exist. No matter what at times exceptions to certain things will need to be made so he just told the board to keep this in mind.

K. Herron asked for additional comments from the board.

Alan Glines suggested if they want to continue the item then they make the motion of continuing to date certain for next month to give ample time to read over the ordinances. All the advertising rules are complete and will not need to be redone. It is up to the board if they want to open public comment again but they don't have to since they already did tonight.

Continued to Date Certain, May 11<sup>th</sup> at 6pm for decision

Decision:

\*WPCOG Glen Alpine Policy Board Member and Alternate- board will vote on these 2 members, C. Wykle, he stated he would like to volunteer for this role. K. Herron stated he would be the alternate.

S. Perkins made motion to select C.Wykle as Policy Board Member and K. Herron as Alternate. All in favor, passed.

\*Acceptance of \$150,000 AIA Grant from NC Dept of Environmental Quality, K. Herron

L. Boone made motion to accept the AIA Grant, All in favor, passed.

\*Overtime Approval, R. Scott

R. Scott made motion that any overtime needs to be approved by K. Herron, All in favor, passed.

S. Perkins made motion to move to Closed Session, All in favor, passed.

Closed Session 143-318.11(6) Personnel & 143-318.11(3) Contract Discussion