

**MINUTES OF THE BURLINGTON PLANNING
AND ZONING COMMISSION MEETING**

November 24, 2008

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

George Byrd, Chairman, Present
Paul Cobb, Secretary, Present
John Black, Present
Lynn Cowan, Present
Early Kenan, Jr., Absent
Gordon Millsbaugh, Present

EXTRATERRITORIAL MEMBERS:

Bud Apple, Present
Richard Franks, Present
Earl Jagers, Present
Jim Johnson, Present
Rebecca Lashley, Present
Ellis Piper, Present

STAFF PRESENT:

Robert R. Harkrader, Planning Director
David Beal, Assistant Director of Planning Services
Joey Lea, Zoning/Subdivision Administrator
Dianne Fogleman, Office Assistant

ITEM NO. 1: Chairman Byrd called the meeting to order at 7:00 p.m.

ITEM NO. 2: Minutes of the meeting held October 27, 2008, were unanimously approved. This was a City and extraterritorial item.

ITEM NO. 3: Mr. Donald VanHagen, representing Laboratory Corporation of America Holdings, presented an application to rezone from R-15, Residential District, to O-I, Office-Institutional District, the property located on the north side of West Front Street approximately 500 feet west of Briarcliff Road as shown on Alamance County Tax Map 3-11, a portion of Lot 5C consisting of approximately 22.96 acres. Fifty feet of the eastern portion will remain R-15, Residential District, as a buffer.

This was a City item.

Commission Member Franks questioned why wasn't the 50-foot buffer extended along some of the northern portion to protect the R-15 Residential zoning.

Commission Secretary Cobb asked Mr. VanHagen if that would be problem to extend the buffer, and Mr. VanHagen answered that it would not.

Staff recommended approval of the request for rezoning on the basis that it would be an appropriate extension of existing O&I zoning.

Commission Secretary Cobb made a motion to recommend approval of the request for rezoning as amended. Gordon Millspaugh seconded the motion. The Commission voted unanimously to recommend approval of the request for rezoning with a 50-foot buffer along the eastern portion and along the northern portion abutting ACTM 3-11-68 and ACTM 3-11-73 to remain zoned R-15, Residential.

The Commission found that the zoning change as requested would not adversely affect the adjoining property and would be in keeping with land use planning in the area. The Commission recommended that the official zoning map and the Comprehensive Land Use Plan be amended to reflect the change.

There being no further business to discuss, the meeting was adjourned at 7:11 p.m.

George A. Byrd, Jr., Chairman

Paul E. Cobb, Jr., Secretary

11/25/2008 9:41 AM