

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

August 23, 2010

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

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

EXTRATERRITORIAL MEMBERS:

Bill Abplanalp, Present
Bud Apple, Present
Richard Franks, Present
Earl Jagers, Present
Jim Johnson, Present
Rebecca Lashley, Present

STAFF PRESENT:

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

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

ITEM NO. 2: Minutes of the meeting held July 26, 2010, were unanimously approved. This was a City and extraterritorial item.

ITEM NO. 3: Consent agenda:

- (A) Mr. Aden Stoltzfus, representing Burlington Commerce, LLC, presented an application for final plat approval of Burlington Commerce, LLC, Lot 4. The property is located on the south side of Hanford Road approximately 450 feet west of East Maple Avenue as shown on plans by Fleming Engineering, Inc., dated August 6, 2010, and containing one lot.

This was a City item.

Staff recommended approval of the final plat.

Commission Member Parker asked about stormwater for the lot. Planning Director Harkrader stated that there were common stormwater controls planned for the overall subdivision area. Mr. Parker made a motion to recommend approval of the final plat. Early Kenan seconded the motion. The Commission voted unanimously to recommend approval of the final plat.

The Commission found that the plat as presented met all requirements of the Subdivision Regulations.

ITEM NO. 4: Mr. James D. Coble presented an application to rezone from MF-A, Multifamily District, to B-2, General Business District, property located at 1727 East Maple Avenue as shown on Alamance County Tax Map 112-464-20.

This was a City item.

Mr. Coble stated that he had owned the property for five to six years and the lots on either side were already zoned B-2.

Staff recommended approval of the request for rezoning. Planning Director Harkrader stated the property was located on a major thoroughfare and was surrounded by commercial development. He added that it was not probable that the tract would ever be developed for multifamily use.

Commission Member Black made a motion to recommend approval of the request for rezoning. Lynn Cowan seconded the motion. The Commission voted unanimously to recommend approval of the request for rezoning.

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.

ITEM NO. 5: Staff presented an application to change the name of Rosswood Drive to Georgetowne Drive.

This was a City item.

Planning Director Harkrader explained that Georgetowne Drive is located in Elon's jurisdiction and the portion located in Burlington's jurisdiction becomes Rosswood Drive. He stated that several residents have contacted the City of Burlington requesting that the entire street become Georgetowne Drive in order to make it easier to give directions to their homes and for emergency vehicles. He stated that four properties are located on the current Rosswood Drive; however, two are vacant tracts and the two with homes face Meadowood Drive and have Meadowood as their mailing addresses.

Mr. Ron Steele, who lives in the Georgetowne Subdivision, stated that he had been having work done on his home and contractors have had a difficult time finding his home. He explained that Rosswood Drive is not recognized on Google mapping or GPS navigational systems and that one of his neighbors told him at one time the street sign at the corner of Meadowood listed the street as Georgetowne and not Rosswood.

Commission Chairman Byrd asked if homeowners on Kensington Place had any problem with renaming the street and was told that staff had not heard from any of the residents.

Commission Member Abplanalp asked if residents would be notified of the street name change.

Zoning Administrator Lea stated that if the Commission recommends approval of renaming the street, a public hearing will be scheduled before City Council. Property owners on Rosswood Drive will be notified of the public hearing.

Commission Member Black made a motion to recommend approval of changing the street name. Richard Parker seconded the motion. The Commission voted unanimously to recommend approval of changing the name of Rosswood Drive to Georgetowne Drive.

There being no further business to discuss, the meeting was adjourned at 7:14 p.m.

George A. Byrd, Jr., Chairman

Lynn Cowan, Secretary