

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

February 28, 2011

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

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

EXTRATERRITORIAL MEMBERS:

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

STAFF PRESENT:

Bob 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 January 24, 2011, were unanimously approved. This was a City and extraterritorial item.

ITEM NO. 3: Mr. Richard Jones, representing Johnson Investment Group, LLC, presented an application to rezone from I-1A, Planned Industrial-Residential District, to CI, Conditional Industrial District, to allow all uses permitted within the I-1A District, including the sale of high-end classic and collectable used cars. The property is located at 3116 Tucker Street as shown on Alamance County Tax Map 12-5C, Lot 23.

This was an extraterritorial item.

Mr. Jones stated that the business had been in operation since 2007; however sales had been conducted by mail or through the internet. To secure a sales license in order to sell cars to the public at the location, the property would need to be rezoned to allow the use.

Chairman Byrd asked if cars had to be over 25 years old to be considered a classic and was told that they did not. Mr. Jones gave an example as a Chevelle and added that these classic, collectable cars were not the kind that would be left outside and noted that all sales would be conducted inside the facility.

Mr. Byrd asked if staff had received any calls from the public inquiring about the rezoning request and was told that staff had not received any calls.

Staff recommended approval of the request for rezoning with the Use and Development Conditions submitted by the petitioner. Planning Director Harkrader noted that there would be little change to the permitted use other than to allow the sale of the classic cars at the facility, which would be conducted inside the building.

Commission Member Apple made a motion to recommend approval of the request for rezoning with the Use and Development Conditions submitted by the petitioner. Gordon Millspaugh seconded the motion. The Commission voted unanimously to recommend approval of the request for rezoning and recommended that the official zoning map and the Comprehensive Land Use Plan be amended to reflect the change. The following Use and Development Conditions have been submitted by the petitioner:

Use Condition:

All uses and requirements in I-1A zoning including the sale of high-end classic and collectable used cars.

Development Conditions:

1. All sales shall be conducted inside the building.
2. All business shall be conducted on the site as currently developed.

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 further found that the request was consistent with the Comprehensive Land Use Plan for Burlington and its environs.

There being no further business to discuss, the meeting was adjourned at 7:05 p.m.

George A. Byrd, Jr., Chairman

Lynn Cowan, Secretary