



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

**August 25, 2014**

**Council Chamber, Burlington Municipal Building**

**CITY MEMBERS:**

Richard Parker, Present  
John Black, Present  
Early Kenan, Jr., Absent  
Ryan Kirk, Present  
James Kirkpatrick, Absent  
Nicole Enoch (Alternate), Present  
Margaret Stephens (Alternate), Present

\*Not voting

**STAFF PRESENT:**

Amy Nelson, Director of Planning and Zoning  
Joey Lea, Zoning/Subdivision Administrator  
Kelly Peele, Commission Secretary

**EXTRATERRITORIAL MEMBERS**

Earl Jagers, Present  
Rebecca Lashley, Present  
\*Bill Abplanalp (Alternate), Present  
\*Wendi Cash (Alternate), Present

**ITEM NO. 1:** Chairman Mr. Richard Parker called the meeting to order at 7:00 p.m.

**ITEM NO. 2:** Minutes of the meeting held July 28, 2014, were unanimously approved.

**ITEM NO. 3:** Consent Agenda:

- (A) Final plat approval for Woods at Grove Park Townhomes, Phase Thirteen. The property is located north of South Mebane Street and south of Trail Six as shown on plans by Simmons Engineering, Inc., dated July 22, 2014, and containing seven lots.
- (B) Final plat approval for Woods at Grove Park Townhomes, Phase Fourteen. The property is located north of South Mebane Street and south of Trail Six as shown on plans by Simmons Engineering, Inc., dated July 22, 2014, and containing four lots.

Commission Member Ms. Margaret Stephens made a motion to recommend approval of the plats. Commission Member Ms. Nicole Enoch seconded the motion. The Commission voted unanimously to recommend approval of the plats.

**ITEM NO. 4:** Mr. Doug Adams presented an application to rezone from B-2 General Business District and I-2 Light Industrial District, to CB-Conditional Business District for the use of Motor Vehicle Towing and Storage, Offices and Retail Sales. The property is located at 1203 Belmont Street as shown on Alamance County tax map 41-167 lots 109, 110, 126, & 127.

Mr. Doug Adams stated, we are asking for the rezoning of the lots for Motor Vehicle Towing and Storage. I'm going to designate about 5,100 sq. ft. to store motor vehicles for the public that are involved

in accidents or police investigations. It will be secured 24 hours so the public can come and not worry about anything being stolen while their cars are being stored.

Chairman Mr. Richard Parker asked, this is a fenced in area already behind your business?

Mr. Doug Adams stated, the whole perimeter is fenced in and this will be a separate fence just for the use to store police department vehicles for the Burlington Police. The fence will be screened to help block it from being able to see the vehicles and the contents inside of them. You would have to come in the fence to have access to the vehicles.

Chairman Mr. Richard Parker asked, this is just for vehicles for the police department with wrecks and that kind of thing?

Mr. Doug Adams stated, yes it will be things that come out of the City's rotation.

Zoning/Subdivision Administrator Mr. Joey Lea stated, this is an existing business that is Adams Towing. They run their business out of this location. There are trucks coming in and out now. This is a necessary step in order for them to do wrecker rotation

Chairman Mr. Richard Parker asked, how far is the nearest house on Kilroy Street?

Zoning/Subdivision Administrator Mr. Joey Lea stated, it is over 100ft.

Vice-Chairman Mr. John Black asked, Joey did you receive any calls about this?

Zoning/Subdivision Administrator Mr. Joey Lea stated, I received one phone call and it was from a lady that lives on the corner of Belmont. She had concerns that the vehicles in the lot may cause rats. I explained to her that unless they let the lot grow up then I don't really think that will be the case. She also had a concern about the fact that they wash their trucks all the time. She said that you will never find a speck of dust on an Adam's Towing truck. That was the only phone call I received about this rezoning.

Commission Member Mr. Ryan Kirk stated, the lot behind it on Kilroy St. is zoned B-2 which is the buffer that is not currently developed?

Zoning/Subdivision Administrator Mr. Joey Lea stated, correct. There are requirements that have to be met that are there to help protect the neighbors.

Commission Member Mr. Ryan Kirk made a motion to recommend approval of the rezoning. Commission Member Ms. Rebecca Lashley seconded the motion. The Commission voted unanimously to recommend approval of the rezoning.

This was a City item.

**ITEM NO. 5:** Ms. Renee Sharpe presented an application to rezone from R-9, Residential District, to O&I, Office and Institutional District. The property is located at 2205 Lacy Street as shown on Alamance County tax map 12-15 lot 96.

Ms. Renee Sharpe stated, I'm asking to be rezoned to O&I. I have no immediate plans for this property but I feel like with O&I I will get the best use out of the land. Everything around me is mostly business now.

Chairman Mr. Richard Parker asked, do you live in the house?

Ms. Renee Sharpe stated, no.

Commission Member Ms. Margaret Stephens asked, I believe the property beside it is already zoned O&I, is that correct?

Zoning/Subdivision Administrator Mr. Joey Lea stated, correct. In 2005 Planning Staff did a study on this corridor from South Church Street to Trail Six. The recommendation from Staff was to rezone this corridor to O&I because it is transitioning to O&I and to slow commercial growth. This lot was one of the properties that were part of that study. The recommendation was made at a work session to City Council. The study came about because of a couple of rezoning request in the area. Council asked the Staff to do a study and get their recommendation. Staff's recommendation was to go ahead and rezone the entire corridor O&I. The Council decided it would be better to rezone the properties upon request.

Chairman Mr. Richard Parker asked, just a straight rezoning and not a conditional?

Zoning/Subdivision Administrator Mr. Joey Lea stated, a straight rezoning. Again, as Ms. Sharpe stated, there are no immediate plans for this property and it is in line with what's in the corridor. This lot is over an acre; it would have been a little different if was just an average 9,000 sq. ft. lot. This lot is susceptible to O&I uses. We certainly will not recommend for it to go any further down Lacy Street.

Chairman Mr. Richard Parker stated, I suppose since they studied this and we've recommended O&I up and down this corridor that we will most likely end up with O&I on this lot. Did staff get any complaints or comments about this rezoning?

Zoning/Subdivision Administrator Mr. Joey Lea stated, I have not received one phone call about this rezoning.

Commission Member Ms. Margaret Stephens made a motion to recommend approval of the rezoning. Commission Member Mr. Earl Jagers seconded the motion. The Commission voted unanimously to recommend approval of the rezoning.

This was a City item.

**ITEM NO. 6:** Staff presented proposed amendments to the City of Burlington Zoning Ordinance Section 32.9, Table of Permitted Uses, Offices and Exhibition buildings.

Zoning/Subdivision Administrator Mr. Joey Lea stated, this request is to give some flexibility to the arts. Our ordinance doesn't address the arts so if someone were to request a studio, an art gallery or something like that we have nowhere to put them. This is to add some flexibility in these districts that are low volume type districts. The arts are low intensity, so we are trying to give a little more flexibility to that. This is something that we will expand on when we do the UDO.

Director of Planning and Zoning Ms. Amy Nelson stated, I was really surprised when I got here and saw no artisan studios, I've never seen that before.

Commission Member Mr. Ryan Kirk made a motion to recommend approval of the proposed text amendment change. Commission Member Mr. James Kirkpatrick seconded the motion. The Commission voted unanimously to recommend approval of the proposed text amendment change.

There being no further business to discuss, the meeting was adjourned at 7:17 p.m.

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**Richard Parker, Chairman**

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**John Black, Vice Chairman**

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**Kelly Peele, Secretary**