



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

January 25, 2016

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

Richard Parker, Present
John Black, Present
Early Kenan, Jr., Present
Ryan Kirk, Absent
James Kirkpatrick, Present
Margaret Stephens (Alternate), Present
*Nicole Enoch (Alternate), Present
*Not voting

EXTRATERRITORIAL MEMBERS:

Earl Jagers, Present
Rebecca Lashley, Absent
Bill Abplanalp (Alternate), Present

STAFF PRESENT:

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

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 December 28, 2015, were unanimously approved.

ITEM NO. 3: Consent Agenda:

- (A) Preliminary plan approval for Mackintosh on the Lake, Parcels "D" & "E". The property is located on the south side of Loch Ridge Parkway as shown on plans by Alley, Williams, Carmen & King, Inc. dated January 4, 2016 and containing 58 lots.
- (B) Preliminary plan approval for Mackintosh on the Lake, Parcel "H". The property is located on the south side of Loch Ridge Parkway as shown on plans by Alley, Williams, Carmen & King, Inc. dated January 4, 2016 and containing 46 lots.

Commission Member Mr. James Kirkpatrick made a motion to approve the preliminary plans. Commission Member Mr. Early Kenan, Jr., seconded the motion. The Commission voted unanimously to recommend approval of the preliminary plans.

ITEM NO. 4: Mr. Paul Coplestone to present an application to amend a conditional rezoning approved by the Burlington City Council on March 18, 2008. The request is to allow the use of Auto Repair along with all uses allowed within the B-2 General Business District with the exception of uses listed in the application. The property is located at 109 Trail One, referenced as Alamance County tax identification number 121438.

Mr. Paul Copplestone stated, I'm here tonight to represent the property that I purchased about three months ago. The property formally known as Doyle's Garage has always been an auto repair facility. I purchased the property to have an auto repair facility as well to find out it was zoned as a towing and storage facility, and I'm here now to change it back to an auto repair facility.

Chairman Mr. Richard Parker asked, it has always been an auto repair facility?

Mr. Paul Copplestone stated, it has been an auto repair shop for the last 50 years. I bought the property and I was actually surprised because it did not come up with my attorney with the title research and everything with no recognition on the zoning change.

Zoning Administrator Mr. Joey Lea stated, this was originally zoned B-2 General Business which if it was still B-2 we wouldn't be here tonight. The property was rezoned conditional for the use of motor vehicles towing and storage. I think they operated there for a little while but then they must have abandoned it for some reason; then they sold the property. The problem is with this being a conditional rezoning the only use for the property is motor vehicles towing and storage. As Mr. Copplestone stated, when he purchased it he had no idea of the restriction that was on the property. This is just to bring the property back into compliance. He is going to put up an 8 ft. fence along the back perimeter of the property which will run along the property line on Trail Seven. It doesn't create a visual obstruction and it's not a problem with traffic.

Chairman Mr. Richard Parker asked, it's going to be one of those opaque fences?

Zoning Administrator Mr. Joey Lea stated, yes a solid wooden fence and staff recommends approval of the rezoning.

Commission Member Mr. James Kirkpatrick made a motion to approve the rezoning. Commission Member Mr. Earl Jagers seconded the motion. The Commission voted unanimously to recommend approval of the rezoning.

There being no further business to discuss, the meeting was adjourned at 7:07 p.m.

Richard Parker, Chairman

John Black, Vice Chairman

Kelly Peele, Secretary