



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

**June 26, 2017**

**Council Chamber, Burlington Municipal Building**

**CITY MEMBERS:**

Richard Parker, Present  
John Black, Present  
Early Kenan, Jr., Present  
Ryan Kirk, Present  
James Kirkpatrick, Present  
\*Nicole Enoch (Alternate), Present  
\*Matthew Dobson (Alternate), Present

\*Did not vote

**EXTRATERRITORIAL MEMBERS:**

Earl Jagers, Present  
Bill Abplanalp, Present

**STAFF PRESENT:**

Amy Nelson, Planning Director  
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 May 22, 2017, were unanimously approved.

**ITEM NO. 3:** Mr. Ryan Moffitt to present an application to rezone from B-2 General Business District to CB Conditional Business District for the use of a Climate Controlled Self Storage Facility. The property is located on the south side of I-40/85 and University Drive and north of Bonnar Bridge Parkway and Danbrook Road referenced as Alamance County tax identification numbers 106954 & 173394.

Mr. Ryan Moffitt stated, I'm here representing CIP Construction Company and their application to rezone parcels 106954 and 173394 from what they are currently zoned as B-2 General Business to CB Conditional Business for the proposed development of a Bee Safe Self Storage and Wine Storage Facility. Eon Phillips is here with CIP Construction and is available to answer questions that he is better suited for than I would be. Bee Safe is in the business of developing high-end self-storage facilities with specialized capability for wine storage. The Bee Safe brand distinguishes itself from others in the self-storage industry by offering state of the art facilities in convenient and familiar locations. This is accomplished by prioritizing design and components. For this specific purpose of availing themselves to locations that would traditionally be considered off limits to self-storage facilities; it is a business use but has the appearance and character of an upscale office facility. This model has worked so well for Bee Safe that in the last three years they have grown to have four currently operating locations in North Carolina with eight more currently under construction in the state and over thirty in planned development throughout the southeast of the United States. The plan that CIP has presented for approval today is a concept plan comprised of a site plan that reflects the footprint of the facility, elevation,

signage, and various other proposed features. This plan has been vetted by the Technical Review Committee, having been through two Committee reviews and has been adjusted numerous ways in close consultation with various staff members in order to get to where we are today with the plan. We expect the facility will contain between 500 and 600 storage units varying in size between 50 sq. ft. and 300 sq. ft. All climate controlled with keypad entry, extensive video surveillance for safety and security reasons and a drive-thru access through the center of the building. CIP will be constructing a storm-water management pond such that all impervious surface run off is managed in accordance with federal, state and local laws. CIP will also be constructing a 5 ft. sidewalk that will begin at the intersection of Danbrook Road and Bonner Bridge Parkway and run to Bonner Bridge the Bonner Bridge intersection of University Drive and further down University Drive all the way to the I-40/I-85 exit ramp. Curb and gutter as shown on the site plan will be installed along the properties frontage with Danbrook Road. Beyond that the development will conform to the specification that is described by the City of Burlington Code and Ordinance for General Business B-2 Uses and the Western Loop Overlay Ordinances except for the requested signage. CIP will have to submit a detailed site plan and landscape plan to TRC for review and approval prior to the issuance of any building permits. We have been advised that if substantial changes do accrue to this concept plan we could potentially have to present the plan before the City from the beginning. Back to the signage, the signage plan will consist of 2, 200 sq. ft. wall signs on each of the walls facing University Drive and Interstate 40/85. While this does exceed the 100 sq. ft. described by the Western Loop Overlay District Ordinance for single use developments; each of the 200 sq. ft. signs are well below the prescribed 10% maximum proportion to the square footage of the wall on which the sign is constructed. The walls on which each of these signs are planned to be will be between 7,000 sq. ft. and 9,500 sq. ft. in surface area. So the 200 sq. ft. signs will only consume approximately between 2 and 3 percent of each wall surface area. The Comprehensive Land Use Plan for this area and these particular parcels does call for a regional commercial use which is described to include offices, retailers, food services, lodging and entertainment, character- wised by high visibility, high traffic counts and convenient access. The plan is to include cohesive architectural styles and high quality materials and landscaping. As I've noted the purposed use is by definition and in practice a commercial use however, the location provides it with visibility and convenient access that lends itself to such uses. In the same light however, in character it aligns more with a low impact office institutional use with extremely low traffic counts and a clean institutional appearance. We know from experience that any developing in this area and rezoning parcels in this area and in this vicinity the landowners largely are opposed to development that would promote increase traffic or attract or promote transient parties with any other manner of frequency. As with passed proposed developments we have reached out to neighboring landowners in this area to introduce the proposal and to explain the use and the diminution impact of the proposed use. As noted, self-storage facilities have historically very low traffic counts and the mix of that use along with its appearance would work well to the landowner's preferences as well as to what the Comprehensive Land Use Plan calls for. In closing we are convinced that the development we are proposing for a Bee-Safe storage and wine cellar facility would achieve the material beneficial objectives that the Comprehensive Plan calls for by optimizing the use of the properties or parcels with its consideration for the impact on the neighboring landowners while promoting thoughtful commercial development along the Western Loop. With that said we appreciate your consideration of this proposal development and would welcome any questions that you all may have.

Chairman Mr. Richard Parker stated, you know how we feel about signs, Mr. Moffitt.

Mr. Ryan Moffitt stated, I know how the ordinance says that signs are to be and how the sign conversation goes.

Chairman Mr. Richard Parker asked, you said this is drive-thru, I see the large opening; would it be open to the air all the time or will there be garage doors that close it off after certain hours?

Mr. Ryan Moffitt stated, no sir there will be garage door access and tenants would have access to those doors in the same way they would their storage unit. I assume the hours would be regulated along with the same hours of operations, 6:00 am-10:00 pm.

Chairman Mr. Richard Parker asked, would there be on-site manager to rent the units and to keep an eye on the property?

Mr. Ryan Moffitt stated, I'm told there is going to be 2-3 employees of the facility during operating hours.

Commission Member Mr. James Kirkpatrick asked, have you had any opposition on this?

Mr. Ryan Moffitt stated, we have not heard any opposition.

Commission Member Mr. James Kirkpatrick asked, for this location there has not been a phone call or anyone saying hey I don't want this, I don't like this?

Mr. Ryan Moffitt stated, no to us. We've sent a letter to the Mackintosh Neighbors Association, the same way we did with past developments and have conversations that way and have not had any for this development.

Commission Member Mr. James Kirkpatrick asked, zero conversation?

Mr. Ryan Moffitt stated, zero.

Commission Member Mr. Bill Abplanalp asked, will there be any outdoor storage or is everything in the building only? Anything like boats or RV's

Mr. Ryan Moffitt stated, there will not be outside storage.

Commission Member Mr. Bill Abplanalp asked, will there be fencing?

Mr. Ryan Moffitt stated, there will not be fencing around the property. We don't fence in any of our facilities. You can only get into the facility with a code to access the doors; we want a well lit environment and not one where you will have to go down rows of storage-units and fences to get to your unit.

Commission Member Mr. James Kirkpatrick asked, where do you currently have locations in North Carolina?

Mr. Ryan Moffitt stated, Greensboro, Raleigh, one coming to Kernersville, one in Clemmons, Asheville, and then into South Carolina, Nashville, Tennessee, Austin, Texas.

Commission Member Mr. James Kirkpatrick asked, where at in Greensboro are you located?

Mr. Ryan Moffitt stated, Battleground, Horse Pen Creek Road, and another one on Hwy 68.

Commission Member Mr. Earl Jagers asked, on the design on the screen there is no outside lighting and on the printouts your handed out there are lighting, what are your plans for lights?

Mr. Ryan Moffitt stated, it will be comparable with what you see in those images on the printouts. The elevations aren't comprehensive it's still a concept plan. The lighting will conform to B-2 lighting standards as well as Western Loop Overlay lighting standards.

Commission Member Mr. Ryan Kirk asked, looks like a single entrance off of Danbrook Road, is this the intent? I assume the traffic studies with the firehouse down the way, was there a discussion; I'm curious as to why just one entrance off Danbrook Road?

Mr. Ryan Moffitt stated, there has not been a traffic study done at this location but Danbrook is the most conducive access area. They have done traffic studies in other Bee Safe locations that correlate with what we represented here and compare to other uses.

Vice-Chairman Mr. John Black asked, I'm going to assume there will be no automobiles storage inside or anything like that?

Mr. Ryan Moffitt stated, that's correct.

Chairman Mr. Richard Parker asked, what is the recommendation of the staff?

Planning Director Mrs. Amy Nelson stated, the Comprehensive Land Use Plan does call for regional commercial development in that location it's because of the ramps leading to I40/I85. It's an ideal location for a use of this type and it plays off of Alamance Crossing just to the north. You want to have something of a small scale that's further back into a neighborhood. This has the support of staff.

Vice-Chairman Mr. John Black asked, have there been any phone calls or comments on this?

Zoning Administrator Mr. Joey Lea stated, nine phone calls and they were all inquisitive, nobody had a problem. One person did say they were going to talk to the homeowners association but other than that there were no issues.

Chairman Mr. Richard Parker stated, this is a public meeting is there anyone here that would like to speak on this item? With no public comment do I hear a motion on this proposed development?

Commission Member Mr. James Kirkpatrick made a motion to approve the rezoning. Commission Member Mr. Earl Jagers seconded the motion. The Commission voted 6-1 and the rezoning request was approved. Voting to approve the rezoning request were Commission Members Kirk, Kirkpatrick, Abplanalp, Parker, Early, and Jagers. Voting against the motion was Commission Member Black.

Vice-Chairman Mr. John Black asked, Mrs. Nelson, did you get an answer for us on the delivery of the packets?

Planning Director Mrs. Amy Nelson stated, it is going to depend on the number of pages; I can give you a page off our website that gives the prices per page for making copies. It will vary depending on how many pages your packet is, the plans that you will get should be coming from the developer so it won't be a City cost.

Chairman Mr. Richard Parker stated, I think one thing Mr. Black, is that the City Manager wants to make sure we have a good size plat we can see instead of the little bitty ones that would come on the emails.

Vice-Chairman Mr. John Black stated, I understand the intentions, I'm just looking at the expense for something that I think that we could pull off the computer and so as long as expense is being taken care of other than the City I have no problems what so ever.

Commission Member Mr. Bill Abplanalp stated, I love it.

Chairman Mr. Richard Parker stated, I do too I'm so glad we can read these now.

Commission Member Mr. Bill Abplanalp asked, if they don't comply with the Western Loop Overlay on lightening will they have to come back with another conditional rezoning?

Zoning Administrator Mr. Joey Lea stated, what you were given was a concept plan which means they have to meet all requirements of our ordinance; the only exception that they have asked for is the signage. If there is any deviation that the Technical Review Committee deems necessary then it will come back before the Commission.

Commission Member Mr. Earl Jagers stated, I'm just glad it's not a digital sign flashing.

Zoning Administrator Mr. Joey Lea stated, they will not even have a ground sign, their two signs will be attached to their building.

Zoning Administrator Mr. Joey Lea stated, I just want to remind you all that next month we will be voting for Chair and Vice-Chair of this Commission.

There being no further business to discuss, the meeting was adjourned at 7:22 p.m.

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**Richard Parker, Chairman**

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**John Black, Vice Chairman**

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**Kelly Peele, Secretary**