



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

**February 26, 2018**

**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), Absent  
Matthew Dobson (Alternate), Absent

**EXTRATERRITORIAL MEMBERS:**

Earl Jagers, Absent  
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 January 22, 2018 were unanimously approved.

**ITEM NO. 3** Mr. Edward Whitman to present an application to rezone from R-9 Residential District to R-M Residential Mobile Home District. The property is located at 732 West Old Glencoe Road referenced as Alamance County tax identification number 128111.

Mr. Edward Whitman stated, we are looking at buying the land that is family land. Everything on the same side of the road is family land. We would like to get closer to our family, especially because of my son. He can run around and play and there is plenty of land for him to do so. We have looked at numerous houses, and we want to stay inside the Western School district. We have looked at numerous houses everywhere and we've looked at modular but we just want to get it rezoned. We want to do that just in case there is more options for us to look at to find what we are really looking for.

Chairman Mr. Richard Parker asked, who owns this piece of property?

Mr. Edward Whitman stated, my uncle Edward Stadler.

Chairman Mr. Richard Parker asked, so you don't own this?

Mr. Edward Whitman stated, not yet but we do have the option to buy it.

Chairman Mr. Richard Parker stated, Joey, shouldn't the owner of land be making the presentation for this?

Zoning Administrator Mr. Joey Lea stated, he is representing the owner and the owner's signature is on the application.

Chairman Mr. Richard Parker asked, Joey, so behind the land is it all mobile homes?

Zoning Administrator Mr. Joey Lea stated, there is one mobile home on the existing residential mobile home property.

Chairman Mr. Richard Parker asked, so are there any questions from the commission?

Commission Member Mr. Ryan Kirk asked, so which one is the mobile home?

Mr. Edward Whitman stated, the one on the far end.

Commission Member Mr. Ryan Kirk asked, is there a structure on the property currently?

Mr. Edward Whitman stated, no.

Commission Member Mr. Ryan Kirk asked, are all surrounding properties family land?

Mr. Edward Whitman stated, yes sir.

Commission Member Mr. Ryan Kirk asked, on the south side of Old Glencoe?

Mr. Edward Whitman stated, yes sir.

Commission Member Mr. Ryan Kirk asked, so there are properties right up by the house close to the property line, to the west of the next adjoining property? Also, that is family land and they are in full support?

Mr. Edward Whitman stated, yes.

Commission Member Mr. James Kirkpatrick asked, so basically everything surrounding this tract is family land?

Mr. Edward Whitman stated, yes sir. Everything on the same side of it is family land.

Zoning Administrator Mr. Joey Lea stated, this request is just about a mirror image of the one you had last month. It is consistent with the uses in the area for mobile homes and we recommend it.

Chairman Mr. Richard Parker asked, did we have any calls?

Zoning Administrator Mr. Joey Lea stated, I had one phone call and they were just worried about it being a subdivision out there and it's not.

Vice Chairman Mr. John Black asked, Mr. Chairman, on this particular map, where the R-9 is beside of it, what is the deal with the R-9? Could this be a mobile home park?

Zoning Administrator stated, I don't think so. I would have to check the acreage on that. You have to have a minimum of 6 acres to build a mobile home park.

Vice Chairman Mr. John Black asked, that is why I am asking if this R-9 was also changed, would that entire area be enough to be a mobile home park?

Zoning Administrator Mr. Joey Lea stated, I do not think so. If you look at that R-9 on the aerial, that R-9 is not a separate parcel. It is part of that larger tract. It is all one parcel. However, that lot could be cut out for R-9 use. It is possible someone could request for R-M zoning for it. However, it is all one parcel.

Planning Director Mrs. Amy Nelson stated, it is just split zoned.

Commission Member Mr. James Kirkpatrick stated, I move that we make a request based upon consistency with the Comprehensive Plan. The act is reasonable and in the public interest, and that amendment is compatible with existing land uses in the area. Commission Member Mr. Early Kenan seconded this motion. The Commission unanimously voted to approve the rezoning.

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

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**Richard Parker, Chairman**

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**John Black, Vice Chairman**

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**Kelly Peele, Secretary**