

BURLINGTON PLANNING AND ZONING COMMISSION

November 26, 2007 - 7:00 p.m.

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

George Byrd, Chairman
Paul Cobb, Secretary
John Black
Lynn Cowan
Elder Greg Hargrave
Gordon Millspaugh

EXTRATERRITORIAL MEMBERS:

Bud Apple
Richard Franks
Earl Jagers
Jim Johnson
Ellis Piper
Bob Ware

A G E N D A

ITEM NO. 1: Call meeting to order.

ITEM NO. 2: Approval of the minutes of the meeting held October 22, 2007. (City and Extraterritorial)

ITEM NO. 3: Consent agenda: (City)

- (A) Mr. Mark Reich, representing Wakefield Development Company, to present an application for preliminary plan approval of Parcel J-2, Mackintosh on the Lake Subdivision. The property is located on the east side of Bonnar Bridge Parkway north of Glenkirk Drive and south of Abernethy Trail as shown on plans by Alley, Williams, Carmen and King, Inc., dated October 3, 2007, and containing 73 lots.
- (B) Mr. Aden Stoltzfus, representing Haw River, LLC, to present an application for preliminary plan approval of the Riverbend Subdivision. The property is located at the southernmost end of Cottage Place and the easternmost end of Avalon Road as shown on plans by Fleming Engineering, Inc., dated October 12, 2007, and containing 144 lots.
- (C) Mr. Gary Parrish, representing Mr. Wade Williamson, to present an application for final plat approval of Phase 1B, Waterford West Subdivision. The property is located on the south side of US Highway 70 (South Church Street) as shown on plans by Alley, Williams, Carmen and King, Inc., dated October 3, 2007, and containing two lots.

(D) Mr. Gary Parrish to present an application for approval of the Habitat for Humanity of Alamance County, Inc., recombination and right-of-way dedication plat. The property is located on the east side of Rauhut Street, south side of Key Street and north side of Dudley Street as shown on plans by Alley, Williams, Carmen and King, Inc., dated November 12, 2007, and containing six lots.

ITEM NO. 4: Mr. Lee Wilson, representing Savannah West, LLC, to present an application to amend a Conditional Business rezoning for Savannah West Shopping Center approved by City Council November 2, 2004. The request is to allow off-site advertising on an existing digital advertising screen. The property is located on the west side of St. Mark's Church Road approximately 800 feet north of Garden Road as shown on Alamance County Tax Map 3-26A-3. (City)

ITEM NO. 5: Mr. Lawson Brown, representing CBL and Associates Management, Inc., to present an application to amend a Conditional Business rezoning for Alamance Crossing originally approved by City Council on April 20, 2004. The request is for modification of the Development Conditions to allow drive isles, parking areas and pedestrian walks within five feet of the property lines. The property is located east of University Drive, south of Garden Road, west of Westview Terrace and north of Interstate 85/40 as shown on Alamance County Tax Map 3-19, Lot 3; Alamance County Tax Map 3-24, Lots 1, 3, 11, 12, 14, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 33 and 35; and Alamance County Tax Map 3-26, Lots 20, 34 and 56. (City)

ITEM NO. 6: Mr. Charles Bateman, representing SDL Properties, LLC, to present an application to amend a Conditional rezoning for SDL Properties, LLC, approved by City Council August 7, 2007. The request is as follows: (A) rezone a portion of Lot 16 from CI, Conditional Industrial, to I-1, Planned Industrial District; (B) rezone a portion of the lot from I-1 to CI; and (C) relocate the previously approved outdoor advertising structure to the newly requested CI rezoned portion of Lot 16. The property is located on the south side of Interstate 85/40 at the northernmost end of Lawndale Drive as shown on Alamance County Tax Map 6-5-16. (City)