

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

September 27, 2010

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

George Byrd, Chairman, Present
John Black, Present
Lynn Cowan, Secretary, Present
Early Kenan, Jr., Present
Gordon Millspaugh, Absent
Richard Parker, Present

EXTRATERRITORIAL MEMBERS:

Bill Abplanalp, Present
Bud Apple, Present
Richard Franks, Present
Earl Jagers, Present
Jim Johnson, Present
Rebecca Lashley, Present

STAFF PRESENT:

David Beal, Assistant Director of Planning Services
Dianne Fogleman, Office Assistant

ITEM NO. 1: Chairman Byrd called the meeting to order at 7:00 p.m.

ITEM NO. 2: Minutes of the meeting held August 23, 2010, were unanimously approved. This was a City and extraterritorial item.

ITEM NO. 3: Consent agenda: (City)

- (A) Mr. Lawson Brown, representing Alamance Crossing, LLC, and CBL & Associates Management, Inc., presented an application for final plat approval of Alamance Crossing, Lot 23, Subdivision Plat. The property is located at the northeast intersection of St. Mark's Church Road and Boone Station Drive as shown on plans by MSS Land Consultants, PC, dated August 6, 2010, and containing seven lots.
- (B) Mr. Aden Stoltzfus, representing Burlington Commerce, LLC, presented an application for final plat approval of Burlington Commerce, LLC, Lot 5, Common Elements Plat. The property is located on the north side of Hanford Road approximately 400 feet west of Anthony Road as shown on plans by Fleming Engineering, Inc., dated September 1, 2010, and containing one lot.

Staff recommended approval of (A) and (B).

Commission Member Abplanalp noted that a point of access to St. Mark's Rd. was not shown on the plat for Item (A). Mr. Brown stated that the access point would be located at the northwest corner and would be for both deliveries and other vehicular traffic. He informed the Commission that grading was already taking place for the access. Mr. Abplanalp then asked if there would be signals at the access points on St. Mark's Rd. and Tiki Lane. Mr. Brown stated that there would not be a new signal on St. Mark's and that the Tiki Lane signal was already in at Boone Station Dr. Mr. Brown noted that these items were consistent with the previously approved site plan.

Commission Member Black inquired about the stores that will occupy the properties. Mr. Brown answered that he was not authorized to release the names of the stores.

Commission Member Parker asked that he be allowed to abstain from voting on Items (A) and (B). Commission Member Black made a motion to allow Mr. Parker to abstain from voting. Lynn Cowan seconded the motion. The Commission voted unanimously to allow Mr. Parker to abstain from voting on Items (A) and (B).

Commission Secretary Cowan made a motion to recommend approval of (A) and (B). Early Kenan seconded the motion. The Commission voted unanimously to recommend approval of (A) and (B).

There being no further business to discuss, the meeting was adjourned at 7:08 p.m.

George A. Byrd, Jr., Chairman

Lynn Cowan, Secretary