

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

**October 24, 2011**

**Council Chamber, Burlington Municipal Building**

**CITY MEMBERS:**

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

**EXTRATERRITORIAL MEMBERS:**

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

**STAFF PRESENT:**

Bob Harkrader, Director of Planning and Economic Development  
David Beal, Assistant Director of Planning Services  
Daniel Shoffner, Planner  
Joey Lea, Zoning Administrator  
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 September 26, 2011, were unanimously approved. This was a City and extraterritorial item.

**ITEM NO. 3:** Ms. Celeste MacMurdo, representing Goodwill Industries of Central North Carolina, Inc., presented an application for approval of the Goodwill Industries of Central North Carolina, Inc., final plat. The property is located south of South Church Street approximately 140 feet east of Random Lane as shown on plans by McAnally Land Surveying, P.C., dated May 23, 2011, and containing two lots. This item was tabled by the Commission at its September 26, 2011, meeting.

This was a City and extraterritorial item.

Ms. MacMurdo stated that the six-acre tract would be subdivided, and Goodwill would be purchasing one of those lots.

Commission Member Parker asked for clarification of the zoning.

Planning Director Harkrader stated that a portion of the lot – approximately three acres – was zoned residential, and the other three acres, Lot 1, which is being considered by Goodwill, was zoned B-2, General Business District.

Commission Member Jagers asked if the question of a 50-foot versus a 30-foot right-of-way from the centerline had been resolved since the last meeting.

Mr. Harkrader stated that the property owners and petitioner had agreed upon the 50-foot right-of-way. He also noted that he made it very clear to the Barnhardt family's attorney that it was their option to submit something else other than a 50-foot right-of-way, but that the original plat prepared by a licensed surveyor was unchanged since the last meeting and was the one being considered.

Members of the Barnhardt family in attendance stated that the 50-foot right-of-way from the centerline of the road was acceptable.

Staff recommended approval of the final plat.

Commission Member Kenan made a motion to recommend approval of the final plat. Rebecca Lashley seconded the motion. The Commission voted unanimously to recommend approval of the final plat.

The Commission found that the plat as presented met all requirements of the Subdivision Regulations.

**ITEM NO. 4:** Mr. Mark Myers presented an application for approval of the Oscar A. Cabrera final plat. The property is located at the southeast corner of Somers Avenue and Albright Avenue as shown on plans by Mark E. Myers, Inc., dated October 11, 2011, and containing three lots.

This was a City item.

Commission Member Parker asked about the zoning classification on the lots, and was told that all three lots were zoned R-6, Residential.

Commission Member Johnson asked if the lots would meet the 6,000 minimum square footage for R-6 zoning and was told that they would.

Staff recommended approval of the final plat.

Commission Member Black made a motion to recommend approval of the final plat. Early Kenan seconded the motion. The Commission voted unanimously to recommend approval of the final plat.

The Commission found that the plat as presented met all requirements of the Subdivision Regulations.

**ITEM NO. 5:** The Commission discussed an alternate date for its December 2011 meeting.

This was a City and extraterritorial item.

Commission Secretary Black made a motion to change the scheduled December 26<sup>th</sup> meeting to December 19<sup>th</sup>. Bud Apple seconded the motion. The Commission voted unanimously to change the December 26, 2011, Planning and Zoning Commission to December 19, 2011. Planning Director Harkrader pointed out that this would change the submission deadline for the agenda to Friday, December 2, 2011.

There being no further business to discuss, the meeting was adjourned at 7:14 p.m.

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**George A. Byrd, Jr., Chairman**

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**John Black, Secretary**