



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

September 22, 2014

Council Chamber, Burlington Municipal Building

**CITY MEMBERS:
MEMBERS**

Richard Parker, Present
John Black, Present
Early Kenan, Jr., Absent
Ryan Kirk, Absent
James Kirkpatrick, Present
Nicole Enoch (Alternate), Absent
Margaret Stephens (Alternate), Absent

*Not voting

STAFF PRESENT:

Amy Nelson, Director of Planning and Zoning
Joey Lea, Zoning/Subdivision Administrator
Kelly Peele, Commission Secretary

EXTRATERRITORIAL

Earl Jagers, Present
Rebecca Lashley, Absent
*Bill Abplanalp (Alternate), Present
Wendi Cash (Alternate), Present

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 August 25, 2014, were unanimously approved.

ITEM NO. 3: Consent Agenda:

- (A) Final plat approval for Tayside Townhomes, Mackintosh on the Lake, Phase one, Section two. The property is located west of Bonnar Bridge Parkway as shown on plans by Alley, Williams, Carman & King, Inc., dated August 15, 2014, and containing seven lots.
- (B) Final plat approval for MacArthur Landing Villas, Phase Three. The property is located west of MacArthur Lane as shown on plans by Alley, Williams, Carman & King, Inc., dated August 28, 2014, and containing 23 lots.

Commission Member Mr. James Kirkpatrick made a motion to recommend approval of the plats. Commission Member Ms. Wendi Cash seconded the motion. The Commission voted unanimously to recommend approval of the plats.

ITEM NO. 4: Staff presented an application to rezone from CO&I, Conditional Office and Institutional District, to R-9 Residential District. This property was zoned CO&I by the City Council on June 7, 2005. The property is located at 208 Harden Street as shown on Alamance County tax map 6-41 lot 279.

Zoning/Subdivision Administrator Mr. Joey Lea stated, this property was rezoned from R-9 Residential District to CO&I Condition Office and Institutional District to allow for use of a mortuary and chapel with a residence. In your package you have pictures to indicate this property was never developed for that use. Section 32.19 of the zoning ordinance allows the Planning Commission to look at a project no sooner than 3 years after it has been approved to see if progress has been made and if not then the property can be zoned to something else. This property has recently been purchased as single family dwelling and there is no intention of developing this property the way it was approved. We recommend this property be rezoned back to R-9. Properties to the north, south, east and west are already residential.

Chairman Mr. Richard Parker asked, can this piece of land be divided and have another house put on it?

Zoning/Subdivision Administrator Mr. Joey Lea stated, it is possible. It's based on how much street frontage is there, which I am not sure of at this time. It's not totally out of the question. The property might come back in the future for something other than residential. The size of the property certainly lends itself to that.

Chairman Mr. Richard Parker asked, did the property owner request this?

Zoning/Subdivision Administrator Mr. Joey Lea stated, the property owner came in and he had some issues with financing because of the zoning. The current zoning could cause some problems for the property owner or property owners in the future if not rezoned back to R-9.

Vice-Chairman Mr. John Black asked, did you receive any calls about this rezoning?

Zoning/Subdivision Administrator Mr. Joey Lea stated, I received one phone call about this from a property across the street and they were happy to see it go back to R-9.

Commission Member Mr. Earl Jagers made a motion to recommend approval of the rezoning. Commission Member Ms. Wendi Cash seconded the motion. The Commission voted unanimously to recommend approval of the rezoning.

This was a City item.

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

Richard Parker, Chairman

John Black, Vice Chairman

Kelly Peele, Secretary