



MINUTES OF THE BURLINGTON PLANNING AND ZONING COMMISSION MEETING

December 15, 2014

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

Richard Parker, Present
John Black, Present
Early Kenan, Jr., Absent
Ryan Kirk, Absent
James Kirkpatrick, Present
*Nicole Enoch (Alternate), Absent
Margaret Stephens (Alternate), Present
*Not voting

EXTRATERRITORIAL MEMBERS

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

STAFF PRESENT:

Amy Nelson, Director of Planning and Zoning
Joey Lea, Zoning/Subdivision 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, were unanimously approved.

ITEM NO. 3: Mr. Dan Danieleley to present an application to amend the Conditional Rezoning of the Burlington-Alamance Regional Airport approved by the City Council on September 11, 2012. The request is to rezone from R-9, Residential District and I-1, Planned Industrial District to CI, Conditional Industrial District for the continued use and expansion of the Airport. The properties are located at 2209, 2258 and 2320 Rocklane Drive as shown on Alamance County Tax Map 12-3 lots 9 and 9A and Alamance County Tax Map 12-5 lot 43.

Mr. Dan Danieleley stated, we have a request for rezoning and are working with land owners in an effect to purchase some properties. The landowners approached us quite some time back and asked us to purchase the properties from them. It's taken some time to put together funding. The purpose for the property is for a future terminal office facility which is replacing the one that we are currently in now, which is small. The parking ramp there for transit aircraft is tight so this is future plans for that. Time frame on this is quite in the distance. Right now it is purchasing the properties, getting ownership of that then working on plans for building the facility, which is several years out. There are seven parcels that we are working on and we are presenting three of those tonight and we are negotiating with the owners on other parcels and hope to be back very soon with another request. Why we are here without all the parcels is because we made contract agreements with these three parcels and it's contingent upon the rezoning for airport use that we can close and pay them. They are ready to sell and we are ready to purchase but we have to have it rezoned to do that.

Chairman Mr. Richard Parker asked, so your idea is to bring Grand Oaks right across into the new airport?

Mr. Dan Danieleley stated, yes, our idea is for Grand Oaks to go through that. Our thoughts are that we will use that as the entrance to this facility. In the event that Grand Oaks does not continue through then we will just use that property ourselves.

Commission Member Mr. James Kirkpatrick asked, you said this is for buildings only correct? This has nothing to do with runway expansion?

Mr. Dan Danieleley stated, no, the runway is where it is and can still be lengthened but no the request is not for the runway. This request is for car parking, airplane parking, office building and possible hanger facilities.

Commission Member Mr. James Kirkpatrick asked, what kind of buffer will you have from the property lines to the buildings?

Zoning/Subdivision Administrator Mr. Joey Lea stated, the maximum for a landscape buffer will be 40 feet.

Mr. Greg Murray stated, I live at 2194 Hoskins Road. It dead ends and goes into the airport property. We built our house 20 years ago and we love our neighborhood. We've been good neighbors with the airport and the airport has been good neighbors to us over the years. My backyard backs right up along the fence to the airport and we have had some very large trees in the past fall on our property and our neighbor's property. The airport has been very good about cleaning it up. We want to continue to be good neighbors; I just have some questions. How much land are we talking about in acreage?

Mr. Dan Danieleley stated, all together 60 acres but what is up for tonight is approximately 25 acres.

Mr. Greg Murray asked, the current land as it is zoned now, could you please explain what that means?

Zoning/Subdivision Administrator Mr. Joey Lea stated, the properties that are being requested to be rezoned are currently zoned R-9, Residential District Single-Family. The request is to rezone it Conditional Industrial for future use and expansion of the airport which is what the airport is currently zoned.

Mr. Greg Murray stated, the main question that we and the neighbors have in the neighborhood is, I know you said before that eventually you would like for Grand Oaks to go through right to the airport, well we live on a lot smaller street as you can see, so are there any plans for any of our dead end streets to make them no longer dead end?

Mr. Dan Danieleley stated, no.

Mr. Greg Murray stated, if in the future and you wanted to do that would you need a new zoning or a new variance to do that?

Mr. Dan Danieleley stated, it would be against our wishes to do that.

Zoning/Subdivision Administrator Mr. Joey Lea stated, they would have to ask for an amendment to the rezoning to add infrastructure that would run from either Hoskins or Harrison into the property. Adding that infrastructure is not a part of this rezoning request. Conditional is what you are utilizing the property for. That request would take an amendment and would have to come back to the Planning and Zoning Commission and the City Council.

Ms. Amelia Evans stated, I'm the daughter of Richard and Wilma Sharpe and they are property owners of parcels 2258 and 2320 Rocklane Dr. They are the two larger tracks on the map. I would like to ask on their behalf of approving this rezoning. They are both handicap and not able to come tonight. My brother and I came to request the approval on their behalf.

Mr. Charles Smith stated, my wife and I own the property that is right in the middle of all this rezoning. We would like to see the rezoning approved for the airport.

Mr. Dan Danieley stated, I asked our airport engineers to put together a conceptual drawing and I can't express just how conceptual this drawing is. On this drawing you can see aircraft coming in on the taxiway to the center building which will be a terminal and an office facility and a couple of hangers off to each side. They could be used for hangers, offices, corporate flight departments or whatever. Car parking is one of our biggest problems right now so this will allow us to have a larger area for car parking. You see how this fits on the land and if you look at that drawing on where it fits, look at the housing developments over to the left. I don't have it engineered or scaled but we find this asphalt to be the same distance or a little more from the housing development on the other side. This gives you a good idea of the proposed facility being more central to the campus than where we are now way over to the left. Also, the main entrance will be off of Grand Oaks

Zoning/Subdivision Administrator Mr. Joey Lea stated, just want to state again that these drawings are totally conceptual and upon approval of any development or construction it will be approved by the City staff through the Technical Review Committee to make sure all of our technical issues are addressed. This is a continuation of the airport. The airport was rezoned CI, Conditional Industrial in 2011. It was rezoned for future use and expansion; this is a continuation of that. Staff recommends approval.

Commission Member Mr. James Kirkpatrick made a motion to approve the rezoning. Commission Member Mrs. Rebecca Lashley seconded the motion. The Commission voted unanimously to recommend approval of the rezoning.

This was a City item.

New Business:

Director of Planning and Zoning Amy Nelson stated, I would request again that all of you take a look at the Comprehensive Plan online, this is your last chance to make comments, the next time we have a meeting the comment period will be closed. It closes on January 5, 2015.

There being no further business to discuss, the meeting was adjourned at 7:22 p.m.

Richard Parker, Chairman

John Black, Vice Chairman

Kelly Peele, Secretary