



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

**January 26, 2015**

**Council Chamber, Burlington Municipal Building**

**CITY MEMBERS:**

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

**EXTRATERRITORIAL MEMBERS**

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

**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 December 15, 2014, were unanimously approved.

**ITEM NO. 3:** Consent Agenda:

Final plat approval for Bellaewood Development, Burlington West. The property is located at the southeast corner of South Church Street and University Drive as shown on plans by Sgroi Land Surveying, dated January 19, 2015, and containing nine lots.

Commission Member Ms. Nicole Enoch made a motion to approve the final plat. Commission Member Mr. Early Kenan, Jr. seconded the motion. The Commission voted unanimously to recommend approval of the final plat.

**ITEM NO. 4:** Preliminary plat approval for Stirling – Phase 2, Mackintosh on the Lake, Parcel “G”. The property is located on the south side of Bonnar Bridge Parkway, north of Loch Ridge Parkway and south of Interstate 85/40 as shown on plans by Alley, Williams, Carmen and King, Inc., dated June 4, 2012 and January 14, 2015, and containing 61 lots.

Mr. Heath Williams stated, I’m with Alley, Williams, Carmen and King and I’m representing D.R. Horton for phase two, parcel G who is asking for an extension of the phasing project for four years.

Chairman Mr. Richard Parker asked, you haven’t started this phase yet?

Mr. Heath Williams stated, no sir.

Zoning/Subdivision Administrator Mr. Joey Lea stated, I just want to make sure that everyone understands that this extension request is for 4 years. The ordinance allows for the preliminary approval to be one year and one year after each final when you are phasing. What they are asking for is a 4 year extension so when they do the first phase they will have 4 years to do the next phase. Due to the fact the economy is still not 100% staff is recommending approval of this request. Normally the preliminary plan would be on your consistent agenda but tonight it is an agenda item because of the request.

Commission Member Mr. Early Kenan, Jr. made a motion to approve the preliminary plat. Commission Member Mr. Earl Jagers seconded the motion. The Commission voted unanimously to recommend approval of the preliminary plat.

**ITEM NO. 5:** Mr. Brent Crockrum, representing Chisholm Service, Inc., presented an application to rezone from I-1, Planned Industrial District to CI, Conditional Industrial District to allow for a 15,500 square foot building addition, Contractors Yard and all uses allowed within the I-1 Planned Industrial District. The property is located at 1528 Industry Drive as shown on Alamance County tax map 12-5C lots 11 and 13.

Mr. Brent Crockrum stated, This is for construction of a 15,500 sq. ft. building expansion. The use conditions for this property is to allow all uses allowed under the Planned Industrial District and for a Contractor's Yard. We are looking at a reduction in the setback from 50ft. to 24ft. which is the most significant issue with this site. We will combine the two parcels and we will follow the landscaping ordinance.

Chairman Mr. Richard Parker asked, why can't you move the building back to get the proper sidelines?

Mr. Brent Crockrum stated, directly behind us is a 68ft Duke Energy easement. This is for the overhead towers. They need more storage and more room for equipment. There is a lot of equipment that sits outside currently and the fabrication shop needs more room. Those interior movements have dictated the layout for the building and the need for the widths that you see on the plan. What we would love to do is expand it even more but because of that easement this is what we have to work with.

Chairman Mr. Richard Parker stated, but everything else out there is 50ft sidelines.

Zoning/Subdivision Administrator Mr. Joey Lea stated, that's the requirement for the district.

Chairman Mr. Richard Parker asked, there is no way he can redraw it and make it work?

Mr. Brent Crockrum stated, unfortunately there is not due to the existing easements. At the front of the building there is an AT&T fiber optic line and we can't go inside their easement and there are receiving delivery's so there are tractor trailer movements in and out of the site and that's something else we've had to consider.

Chairman Mr. Richard Parker asked, why don't you make it smaller?

Mr. Brent Crockrum stated, to be honest they need more square footage but at this point and time this is where they would like to be. They need this room so they can expand what they are doing. They need more room for fabrication internally and to store more materials and equipment.

Chairman Mr. Richard Parker asked, so the reason for coming before the board is the setback?

Zoning/Subdivision Administrator Mr. Joey Lea stated, the physical restraint of the property is prohibiting them from meeting some requirements of our ordinance which is allowed by conditional zoning. It could

not be met by conventional means. One other part of this puzzle is that the I-1 district requires parking and drives to be paved. Whenever this development was done the majority of it is gravel so when you do an addition of this nature you are required to bring everything up to code and it's not economically visible in their opinion and our opinion to go back and pave everything that is graveled and that is another thing they are asking for is for the portion of the property to the north of the addition to remain gravel. The other thing that they are asking for is a contractor's yard. Currently there is equipment and other things out in the yard now. Some of that equipment will go inside and anything outside will have to be screened. We like to see industries expand and I think that due to the physical restraints of the property, this is a reasonable request. Staff recommends approval.

Vice-Chairman Mr. John Black asked, on the right of the proposed building, what is that property?

Mr. Brent Crockrum stated, that is the front of their property and you will see the easement for the intel-communication lines there, that's the fiber optic line.

Vice-Chairman Mr. John Black asked, Mr. Lea you say that staff has no problem with these setbacks moving forward?

Zoning/Subdivision Administrator Mr. Joey Lea stated, no and to be honest with you this is something that we are going to look at in our UDO. The 50ft. setback for industrial properties is a little bit stout.

Commission Member Mr. Earl Jagers made a motion to approve the rezoning. Commission Member Mr. Bill Abplanalp seconded the motion. The Commission voted unanimously to recommend approval of the rezoning.

This was a City item.

**New Business:**

Zoning/Subdivision Administrator Mr. Joey Lea stated, just wanted to state that Wendi Cash who is our alternate on extraterritorial side has resigned for personal reasons so we will be looking for someone to replace her.

Director of Planning and Zoning Mrs. Amy Nelson stated, next Monday night at 5:00 downstairs is the ideas forum for the UDO. I would appreciate it if y'all could try and come, you are not required to come but it will be interesting for you to hear.

There being no further business to discuss, the meeting was adjourned at 7:16 p.m.

---

**Richard Parker, Chairman**

---

**John Black, Vice Chairman**

---

**Kelly Peele, Secretary**