



MINUTES OF THE BURLINGTON PLANNING AND ZONING COMMISSION MEETING

April 26, 2021 – 7:00 pm

Due to the COVID-19 pandemic this meeting was held online via the Zoom virtual meeting platform.

CITY MEMBERS:

Richard Parker, Chairman
John Black, Vice-Chairman
James Kirkpatrick
Nicole Enoch
Ryan Kirk
Nancy Rosborough (Alternate)

EXTRATERRITORIAL MEMBERS:

Earl Jagers
Bill Abplanalp

STAFF PRESENT:

Mike Nunn, Director of Planning and Transportation
Joey Lea, Zoning Administrator
Conrad Olmedo, Planning Manager

ITEM NO. 1:

Commission Chairman Mr. Richard Parker called the meeting to order at 7:00 p.m. Due to the Coronavirus Pandemic, this meeting is being held via Zoom platform. Please note this meeting is being recorded. If anyone is having technical or connection difficulties, please contact Conrad Olmedo at 336-214-4515 for support. For tonight's Public Comments to address the Commission in this meeting, please indicate that you wish to do so by using the raise hand feature in Zoom or if by phone, Press *9 and our meeting host will notify me that you wish to speak. Anyone who speaks must give their name and address for the record.

ITEM NO. 2:

Approval of the minutes of the meeting held February 22, 2021 & March 22, 2021.

To be approved at the May 2021 meeting.

ITEM NO. 3:

Chairman Mr. Richard Parker stated, Mr. Michael Nissley to present a Conventional Rezoning request to rezone from MDR Medium Density Residential to GB General Business. The property is located north of the University Drive and Boone Station Drive and south of Rural Retreat Road across from Joe C. Davidson Park. The property totals 13.82 acres in size, is addressed as 3802 Rural Retreat Road, and is referenced as Alamance County tax identification number 106912.

Mr. Michael Nissley stated, we would like to rezone the subject property to allow more uses but we want to remain in the purview of the master plan and the zoning in the area for future sale.

Chairman Mr. Richard Parker stated, is that all you have to say?

Mr. Michael Nissley stated, let me know what typically you are looking for here.

Chairman Mr. Richard Parker stated, have you had community public meeting with the neighbors?

Mr. Michael Nissley stated, well there is not really any neighbors there is a park across the street and an apartment complex, and the other neighbor is the former Aldi site. It is largely without any residential neighbors.

Chairman Mr. Richard Parker stated, have you considered the connectivity to other properties, do you have roadways and site ways or connectivity?

Mr. Michael Nissley stated, I think that is a little out of the way we are not developing the property we are just changing the preliminary zoning. Once we get a site plan approval, we will address all those issues. It would be a little preliminary to give details because we are not aware of what the use will be.

Chairman Mr. Richard Parker stated, are there any other questions from any other commission members.

Commission Member Mr. James Kirkpatrick stated, so you are basically trying to rezone it and then flip it.

Mr. Michael Nissley stated, I'm not trying to flip it, it has been in our family for 100 years. It is a family property that my wife and her two brothers inherited; we are just trying to make it zoned to be more conducive for what the area's future use would be.

Commission member Mr. James Kirkpatrick stated, I didn't mean any disrespect by the word flip by the way, I didn't realize from the original presentation that it was part of the family.

Mr. Michael Nissley stated, it has been used for a variety of uses over the years, tobacco, and corn. Now with the Starbucks across the street it is not the best use for it.

Commission Member Mr. Earl Jagers stated, it is being zoned from what to what? I do not have a packet.

Mr. Michael Nissley stated, it is being zoned from MDR to General business.

Planning Manager Mr. Conrad Olmedo stated, the area is zoned regional commercial in the future land use plan, so we recommend approval.

Commission Member Mr. James Kirkpatrick stated, I move we recommend approval of the request to rezone from MDR Medium Density Residential to GB General Business. The property is located north of the University Drive and Boone Station Drive and south of Rural Retreat Road across from Joe C. Davidson Park. The property totals 13.82 acres in size, is addressed as 3802 Rural Retreat Road, and is referenced as Alamance County tax identification number 106912.

The motion is based upon the consistency of the proposed rezoning with the Comprehensive Plan, in that:

- The Future Land Use Map in Section 4 "Land Use" of the Comprehensive Plan calls for this area to have commercial and residential uses.
- The request is compatible with the adjacent residential and commercial uses.

This action is reasonable and in the public interest in that:

- The Comprehensive Plan calls for commercial and residential uses in the area.
- The request is compatible with the existing zoning and land uses in the area.

Commission Member Ms. Nichole Enoch seconded the motion.

Approved Unanimously.

Adjourned 7:17pm

Richard Parker, Chairman

John Black, Vice Chairman