



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

May 24, 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 (absent)
Bill Abplanalp

STAFF PRESENT:

Mike Nunn, Director of Planning and Transportation
Jamie Lawson, Principal Planner
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 meetings held on February 22, 2021, March 22, 2021 & April 26, 2021.

Motion:

Commission Member Mr. James Kirkpatrick made a motion to approve the minutes.

Commission Member Mr. Ryan Kirk seconded the motion.

Approved Unanimously.

ITEM NO. 3:

Mr. Curtis Little to present a Conventional Rezoning request to rezone from Medium Density Residential (MDR) to General Business (GB). The properties are located on the southeast corner of the Maple Ave. and Hanford Rd. intersection, addressed as 2620 and 2604 Maple Ave., and are referenced as Alamance County tax identification numbers 132512, 132515, and 132511.

Mr. Curtis Little testified that the property will be used as a drive thru only restaurant for a popular restaurant chain. Developers have had a neighborhood meeting, and all responses were positive. The third property was purchased to conform with NCDOT's regulation for an entrance to be 175 feet from the traffic signal.

Staff recommends approval, the use is consistent with the land use plan.

There were no public comments made.

Motion:

Commission Member Mr. Ryan Kirk made a motion to recommend approval of the request to rezone from Medium Density Residential (MDR) to General Business (GB). The properties are located on the southeast corner of the Maple Ave. and Hanford Rd. intersection, addressed as 2620 and 2604 Maple Ave., and are referenced as Alamance County tax identification numbers 132512, 132515, and 132511.

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 Mr. James Kirkpatrick seconded the motion.

Approved unanimously.

ITEM NO. 4:

Planning staff provided a recommendation on the landmark designation of Aurora Cotton Mills Finishing Plant located at 741 East Webb Avenue, Alamance County tax identification number 136857.

Principal Planner Ms. Jamie Lawson presented testimony for approval of the Aurora Cotton Mills Finishing Plant. The designation was approved for recommendation by the Historic Preservation Commission at their May 11, 2021 meeting.

Ms. Heather Fearnbach testified that the building is in exceptional condition and will be rehabilitated to required standards, so it will qualify for the national register historic places, as well as the rehabilitation tax credit. The rehabilitation will be a positive for the area. The building will be used for multifamily housing, apartments similarly to other buildings in the area.

Mr. Hugh Shytle testified that the development will be completed by the same developer that completed the May Hosiery.

Ms. Molly Whitlatch is an officer with Preservation Burlington and a member of the Historic Preservation Commission testified that the additional housing in walking distance to the downtown area will be beneficial to the area.

Motion:

Vice-Chairman Mr. John Black made a motion to recommend approval of the request to designate the Aurora Cotton Mills Finishing Plant as a local landmark designation.

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

- Section 2 Character & Identify, Goal 1, Recommendation 1, of the Comprehensive Plan, encourages the preservation and continued use of historic buildings, district, landmarks, and landscapes.

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

- Section 2 Character & Identify, Goal 1, Recommendation 2, of the Comprehensive Plan, supports the historic rehabilitation efforts of private property owners.

Commission Member Mr. Bill Abplanalp seconded the motion.

Approved unanimously.

ITEM NO. 5:

Planning staff provided a recommendation of the text changes to the City of Burlington Architectural and Historic Design Standards to reflect compliance to North Carolina General Statutes Chapter 160-D requirements.

Ms. Jamie Lawson testified that the recommendation is to change the text of the City of Burlington Architectural and Historic Design Standards, to replace the word guidelines with the word standards, to be consistent with the Chapter 160 D development ordinance. The Historic Preservation Commission recommended approval at their May 11, 2021 meeting.

Motion:

Commission Member Mr. James Kirkpatrick made a motion to recommend approval of the request to amend the Architectural and Historic Design Standards.

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

- Section 4, Land Use, Goal 1, Recommendation 5, of the Comprehensive Plan, calls for an update of the Unified Development Ordinance.
- Section 4, Land Use, Goal 1, Recommendation 5, of the Comprehensive Plan, calls for ensuring sound land planning decisions that are consistent with the vision of the Plan.

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

- Section 4, Land Use, Goal 2, Recommendation 4, of the Comprehensive Plan, addresses confusion, conflicts, and obsolescence of the Zoning Code through a new Unified Development Ordinance.
- Section 4, Land Use, Goal 2, Recommendation 4, of the Comprehensive Plan, a new UDO will be modern, graphically intensive, and user-friendly from both a public/petitioner and administrative perspective.

Vice-Chairman Mr. John Black seconded the motion.

Approved Unanimously

Richard Parker, Chairman

John Black, Vice Chairman