



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

July 26, 2021 – 7:00 pm

This meeting was held at the City of Burlington Municipal Building
425 S. Lexington Ave., Burlington, NC 27215

CITY MEMBERS:

Richard Parker, Chairman
John Black, Vice-Chairman
James Kirkpatrick
Ryan Kirk (Absent)
Lee Roane
Patricia Gamble
Ms. Amber Wright (Absent)

EXTRATERRITORIAL MEMBERS:

Mark Kennedy
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.

ITEM NO. 2:

Introduction of New Members.
There are two new regular members and two new alternate members.

ITEM NO. 3:

Roles and responsibilities of the Planning & Zoning Commission by City staff.
Planning Manager Mr. Conrad Olmedo explained the roles and responsibilities of the commission and the procedures of the meeting.

ITEM NO. 4:

Appointment of Chair and Vice-Chair.
Mr. Bill Abplanalp nominated Mr. Richard Parker as the Chair of the Commission.
Mr. James Kirkpatrick Seconded the motion.
Approved Unanimously.

Mr. James Kirkpatrick nominated Mr. John Black as Vice Chairman of the Commission.
Ms. Patricia Gamble seconded the motion.
Approved Unanimously.

ITEM NO. 5:

Approval of the minutes of the meeting held on May 24, 2021.

There were no comments or changes made to the minutes.

Mr. Bill Abplanalp made a motion to approve the minutes.

Mr. James Kirkpatrick seconded the motion.

Approved Unanimously.

ITEM NO. 6:

Mr. Ryan Moffit to present a Conventional Rezoning request to rezone a portion of property from the Medium Density Residential (MDR) zoning district to the Light Industrial (LI) zoning district. The portion of property in question is located on the north side of Hanford Road, at the terminus of Old Coach Road, and consists of Alamance County tax identification numbers 131303 and 131304.

Mr. Ryan Moffit provided testimony that the Masjid is honoring the agreement with surrounding neighbors to change the zoning to match future industrial use as set by the masterplan.

Planning Manager Mr. Conrad Olmedo, staff recommends approval of the rezoning because it is consistent with the future land use plan.

Mr. Shaher Sayed provided testimony that the space allotted for the burial ground will be sufficient.

Mr. James Kirkpatrick made a motion to approve.

Mr. Bill Abplanalp seconded the motion

Approved Unanimously.

ITEM NO. 7:

Mr. Adam Parker to present a Planned Development request to rezone a property from the Medium Density Residential (MDR) zoning district to the Planned Development (PD) zoning district. The property is located at 4183 South Church Street and is referenced as Alamance County tax identification 106107 and Guilford County tax identification 229399.

Mr. Adam Parker presented testimony that the planned development will be for a climate-controlled storage unit with four available office spaces on the first floor. The building will be designed with the surrounding residential neighbors in mind. There will be mature trees for buffer and there will not be a lot of daily traffic.

Mr. Blair Pittman provided testimony that the property will be three stories, there are mature trees, no traffic, both street facing facades will be aesthetically pleasing, and the rear will be made of metal so that it will not develop mold. The lighting of the building will not be an issue for homes in the area.

Staff recommends approval.

Public Comment

Mr. Robert Vett testified that the neighbors were worried about the increase of traffic but after the testimony of Mr. Adam Parker it is clear that it would not be an issue and the neighbors will feel positively about the development.

Mr. James Kirkpatrick made a motion to approve.
Mr. Bill Abplanalp seconded the motion.

Approved.

Adjournment 7:55 PM

Richard Parker, Chairman

John Black, Vice Chairman