



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

**August 24, 2020 – 7:00 pm**

**Council Chamber, Burlington Municipal Building**

**CITY MEMBERS:**

Richard Parker, Chairman  
John Black, Vice-Chairman  
James Kirkpatrick  
Nicole Enoch  
Commission Member Commission Member Mr. Ryan Kirk  
Nancy Rosborough (Alternate) (absent)  
Peter McClelland (Alternate)

**EXTRATERRITORIAL MEMBERS:**

Earl Jagers  
Commission Member Mr. Bill Abplanalp

**STAFF PRESENT:**

Mike Nunn, Interim Planning Director  
Joey Lea, Zoning Administrator  
Conrad Olmedo, Planning operations manager

**ITEM NO. 1:**

Commission Chairman Mr. Richard Parker called the meeting to order at 7:00 p.m.

**ITEM NO. 2:**

Nominating the 2020 and 2021 chair and cochair for the planning and zoning commission. Commission Member Mr. Bill Abplanalp nominated Richard Parker as chair of the Planning and Zoning Commission.

Richard Parker is nominated chair of the planning and zoning commission unanimously.

Commission Member Mr. Ryan Kirk nominated John Black as Cochair of the commission.

John Black is nominated cochair of the commission unanimously.

**ITEM NO. 3:**

Approval of the minutes of the meeting held February 24, 2019.

1<sup>st</sup> James Kirkpatrick  
2<sup>nd</sup> Nichole Enoch

Approved Unanimously

Director of Planning and Transportation Mr. Mike Nunn thanked the members for joining via Zoom. Mr. Nunn introduced new Planning Manager, Conrad Olmedo as part of the effort to build depth in the Planning Department. Mr. Olmedo thanked the Commission and expressed that he is looking forward to working with everyone.

**ITEM NO.4:**

Chairman Richard Parker stated, the next item of business is Mr. John Burton to present an application to rezone from LI Light Industrial District to GB General Business District. The property located at 2307 Eric Lane, referenced as Alamance County tax identification number 120491. This is a straight rezoning so there will be no questions about the development.

Mr. John Burton stated, good evening I would like to thank Joey for helping us get everything through this process Joey has been very helpful in getting us in the right order for this property we are looking into purchasing. We are suppose to be purchasing this property in the next 30 to 60 days and we didn't know that it was light industrial until we put the contract in but obviously it is and we were hoping to go into the General business district which gives us a more versatility on who we could lease it to. Right now it is set up for a restaurant but the way it is zoned we couldn't put a sit-down restaurant unless it has a drive thru. So, we would like to have it rezoned for something more versatile. So the next part of the process is to go to city council so is it possible to be on the meeting for September.

Chairman Mr. Richard Parker stated, maybe the second one, there has to be a public notice, there wouldn't be enough time between now and the first meeting. There isn't a first meeting in September is there Joey and the next meeting will be September 17<sup>th</sup> or something.

Zoning Administrator Mr. Joey Lea stated, September the 15<sup>th</sup>, the first meeting has been cancelled, it will go to the September meeting.

Chairman Mr. Richard Parker stated, our committee is just an advisory committee, we advise the city council, but they are the ones who actually rezone the property, we have no power to rezone we just advise.

Mr. John Burton stated, I really can't close out on the loan until this is resolved.

Chairman Mr. Richard Parker stated, they will definitely get you on their as soon as you can. Do I have a motion about this proposal?

Commission member Mr. John Black asked, Joey, have you received any calls or concerns about this rezoning.

Zoning Administrator Mr. Joey Lea stated, no sir I did not.

Cochair Mr. John Black stated, what is staffs recommendation?

Zoning Administrator Mr. Joey Lea stated, the land use plan calls for the area to be regional commercial and the property is contiguous with commercial, it is within a commercial development and staff recommends the request for rezoning.

Commission Member Mr. Ryan Kirk stated, I move we recommend approval of this request to rezone from LI Light Industrial District to GB General Business District. The property is located at 2307 Eric Lane, referenced as Alamance County tax identification number 120491.

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 uses.
- The request is compatible with the adjacent GB General Business District.

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

- The Comprehensive Plan calls for commercial 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.

Chairman Mr. Richard Parker made a motion to adjourn.

Meeting Adjourned at 7:18pm

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**Richard Parker, Chairman**

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**John Black, Vice Chairman**