



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

December 21, 2020 – 7:00 pm

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

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

EXTRATERRITORIAL MEMBERS:

Earl Jagers (absent)
Bill Abplanalp

STAFF PRESENT:

Mike Nunn, 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. 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 September 30, 2019.

1st James Kirkpatrick
2nd Bill Abplanalp

Approved Unanimously

ITEM NO. 3:

Chairman Mr. Richard Parker stated, Mr. John Burton to present an application to rezone from LI Light Industrial District to GB General Business District. The properties are located at 2333,2401, 2451 and 2495 Eric Lane, referenced as Alamance County tax identification numbers 114301 and 114554.

Mr. John Burton stated, the rezoning will be for parcel 114301 only.

Zoning Administrator Mr. Joey Lea stated, it would be okay to proceed with only the (114301) property as it was not advertised for the public hearing. We will make sure the 114554 properties will not be a part of it.

Mr. John Burton stated, rezoning the property allows for more flexibility when rezoning to multiple properties, retail is moving downward, and the rezoning will open more opportunities for leasing.

Chairman Mr. Richard Parker asked, which buildings are part of the parcel.

Mr. John Burton stated, Northern Tool and Colfax furniture.

Mr. Bill Abplanalp asked, what is the size or the acreage.

Mr. John Burton stated, in total it is 25 acres.

No comments further comments from Commission Members.

Zoning Administrator Mr. Joey Lea stated, as Mr. Burton explained this is similar to the approval from the august meeting. The land use plan calls for the area to be commercial and the property is under commercial use. It is a large format retail and because of the consistency with land use plan staff recommends approval of the rezoning.

No public comment.

Mr. James Kirkpatrick 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 2401, 2451 and 2495 Eric Lane, referenced as Alamance County tax identification number 114301.

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.

Ms. Nicole Enoch seconded the motion.

Approved unanimously

Meeting Adjourned at 7:15 pm

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Richard Parker, Chairman

John Black, Vice Chairman