



CITY OF BURLINGTON PLANNING AND ZONING COMMISSION

December 19, 2022 - 7:00 p.m.

Meetings are being held in person at the City Municipal Building in the Municipal Conference Room (lower level) located at 425 S. Lexington Ave., Burlington, NC 27215

Meeting Video Link: <https://youtu.be/OZovm62caTc>

CITY MEMBERS:

Richard Parker, Chairman
James Kirkpatrick, Vice-Chairman
John Black
Patricia Gamble (Alternate)

EXTRATERRITORIAL MEMBERS:

Ethan Raynor (Alternate)

MEMBERS ABSENT:

Charles Beasley
Lee Roane
Joan Zec Nelson
Amber Wright (Alternate)

CITY STAFF:

Jamie Lawson, Planning Director
Conrad Olmedo, Planning Manager

AGENDA

ITEM NO. 1:

Mr. Richard Parker, Chair called the meeting to order at 7:00 PM.

Mr. Parker advised applicants and the public present that the Planning and Zoning Commission was an advisory board and that all items from that night would move forward to City Council who would make the final decision on the rezoning.

ITEM NO. 2:

Approval of the October 24, 2022 minutes of the Planning & Zoning Commission Meeting.

Mr. James Kirkpatrick, Vice-Chair, made a motion to approve and Mr. Ethan Raynor, Member, seconded the motion.

Mr. Richard Parker, Chair, Mr. Kirkpatrick, Mr. Raynor, and Mr. Black voted in favor of approving the minutes.

Ms. Patricia Gamble, Member, abstained from the vote due to not being present.

ITEM NO. 3:

Approval of the Planning & Zoning Commission meeting schedule for 2023.

Mr. James Kirkpatrick, Vice-Chair, made a motion to approve and Mr. Ethan Raynor, Member, seconded the motion.

All were in favor.

There was a brief discussion on the next meeting in January by Mr. Parker, Chair. Mr. Conrad Olmedo informed the Commission that items may still be submitted and that he will follow up with the Commission.

ITEM NO. 4:

REZONING-22-022: Mr. Brian Lucas, applicant, to present a request to rezone property from Medium Density Residential (MDR) to General Business – Limited Use (GB-LU). The property is located on the north side of Whitesell Dr., west of the intersection of Whitesell Dr. and Huffman Mill Rd., addressed as 3245 Whitesell Dr. and consisting of Alamance County Tax Identification Number 112477.

Mr. Darren Lucas, presented on behalf of his brother, Mr. Brian Lucas, the Rezoning item.

Mr. Lucas stated that the rezoning request was to create a contiguous zoning of the subject property and the neighboring property.

Mr. Parker, Chair, inquired if there were any questions by the Commission or if there are any conflicts of interest on the matter. There were no conflicts of interest.

STAFF RECCOMENDATION:

Ms. Jamie Lawson, Planning Director stated that the proposed General Business – Limited Use (GB-LU) zoning district is consistent with the Land Use Plan, which calls for this area to be Regional Commercial. Staff recommends approval of the rezoning request based on the Land Use Plan, per Option 1, as provided in the Consistency Statements Sheet.

DISCUSSION:

Mr. Kirkpatrick inquired if the property was one of the last remaining pieces for possible development. Mr. Parker stated that this rezoning would package up the area for the applicant.

Ms. Lawson inquired if there was consideration of rezoning the other parcels in the area. Mr. Lucas indicated that they would be interested but had no current plans but would check into it.

PUBLIC COMMENTS:

Mr. Black asked if a member in the audience was interested in speaking.

The audience member answered that they owned the organization on the subject property and wanted to show up to be aware of the outcome.

MOTION:

Mr. Black made a motion to recommend approval of the request to rezone property from Medium Density Residential (MDR) to General Business – Limited Use (GB-LU). The property is located on the north side of Whitesell Dr., west of the intersection of Whitesell Dr. and Huffman Mill Rd., addressed as 3245 Whitesell Dr. and consisting of Alamance County Tax Identification Number 112477.

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 Regional Commercial 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 residential and commercial uses in the area.
- The request is compatible with the existing zoning and land uses in the area.

Mr. Kirkpatrick seconded the motion.

VOTE (5-0):

Approved by (Parker, Kirkpatrick, Black, Gamble, & Raynor)

The motion was passed unanimously.

OTHER BUSINESS:

Mr. Parker inquired if there was any other staff business.

Mr. John Black, member, wished everyone a Merry Christmas.

Ms. Lawson stated that there was no other business from Staff and wished everyone a Merry Christmas.

ADJOURNMENT

Mr. Parker adjourned the meeting at 7:09 PM.

All were in favor.