



## CITY OF BURLINGTON PLANNING AND ZONING COMMISSION

May 22, 2023 - 7:00 p.m.

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

*Planning & Zoning Commission Meetings Video Playlist:*

[www.youtube.com/playlist?list=PLX2Do5DiQXjzICNpomFiwdSRDY7Dw8sRB](https://www.youtube.com/playlist?list=PLX2Do5DiQXjzICNpomFiwdSRDY7Dw8sRB)

### **CITY MEMBERS:**

Richard Parker, Chairman  
Charles Beasley  
Lee Roane

### **EXTRATERRITORIAL MEMBERS:**

Joan Zec Nelson  
Ethan Raynor (Alternate)

### **MEMBERS ABSENT:**

James Kirkpatrick, Vice-Chairman  
John Black  
Patricia Gamble (Alternate)  
Amber Wright (Alternate)

### **CITY STAFF:**

Jamie Lawson, Planning Director  
Conrad Olmedo, Planning Manager  
Brianna Smith, Planning Office Manager

## **AGENDA**

### **ITEM NO. 1:**

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

Mr. Parker inquired if there was a Quorum. Mr. Conrad Olmedo, Planning Manager, confirmed that there was a Quorum.

### **ITEM NO. 2:**

Approval of the minutes of the Planning & Zoning Commission meeting held on April 24, 2023.

Mr. Lee Roane, Member, made a motion to approve the April 24, 2023 Meeting Minutes.

Mr. Charles Beasley, Member, seconded the motion.

All were in favor.

**CONFLICTS OF INTEREST:**

Mr. Parker inquired if there were any conflicts of interest amongst the commissioners for any of the agenda items. There were none.

**ITEM NO. 3:**

TRCPD-22-001: Mr. Ryan Moffit, to present a request to rezone property from Heavy Industrial (HI) and General Business (GB) to Planned Development (PD) Business. The property is located on the block bounded by E. Webb Ave., Johnston St., E. Davis St., and Everett St. addressed as 0 E. Webb Ave. and consisting of Alamance County Tax Identification Number 136857.

Mr. Ryan Moffit, Vernon Law Firm, Applicant, handed out a visual aid of the conceptual plan for the commission to review.

Mr. Moffit gave a brief history of how the project came to be. Mr. Moffit stated that in July of 2021 the property came before the commission to become a Local Historic Landmark. Mr. Moffit stated that after the property became a landmark, Mr. Herb Coleman, and Mr. Hugh Shytle of Clachan Properties, moved quickly to obtain the property. Mr. Moffit stated that Clachan properties are the same company that renovated the May Hosiery Lofts. Mr. Moffit stated that the Master Plan for the project began summer of the last year. Mr. Moffit stated that the plan had been carefully curated and followed the City of Burlington's Comprehensive Use Plan and Map.

Mr. Moffit stated there were a lot of constraints that go into the planning of the projects for this property. Mr. Moffit stated that the purpose and intent of the Planned Development from the UDO would match what Clachan Properties is wanting to do with the Pickett Mill. Mr. Moffit then read the Planned Development Purpose and Intent from the UDO.

Mr. Moffit stated they have taken the project given to the commission to Historic Preservation Commission and received their blessing to move forward with the project.

Mr. Moffit stated that Pickett-Mill LLC owns the property since 2021. The Harris family operated textiles up until they sold it. The textile mill has benefited the city of Burlington and it hopes to continue to do so with the apartments.

Mr. Moffit stated the Pickett Mill has gone through four Technical Review Committee (TRC) meetings. Mr. Moffit detailed the current and proposed zoning plans. Mr. Moffit said that The Pickett Mill was proposed to have 90 apartment units. Mr. Moffit stated that the submitted packet contains the list terms and conditions attached to the project. Mr. Moffit highlighted a few of the conditions to include 98 onsite parking spots, electronic charging stations, striping of city streets for on street parking, bike racks, a dog park, private common area, fitness center, pool, picnic area, clubhouse, Energy Star Certified rated systems, more than the minimum trees, shrubs, and plantings, amongst others. **Full details of the proposed terms and conditions can be found in the Meeting Packet.**

Mr. Moffit stated that taking advantage of energy efficient opportunities helps with sustainability and density calculations. Mr. Moffit stated that older buildings are not easy to make energy efficient but the are taking steps to make Pickett Mill more efficient.

Mr. Moffit indicated to the windows shown on the elevations and stated that when you drive by the building currently you don't see these windows. Mr. Moffit stated that was due to the windows being bricked in and that the plan was to re-open the windows and have them be functional.

Mr. Moffit stated that this was an exciting project for the City of Burlington due to the history of the building and how it tells the story of the community. Mr. Moffit stated that the building was built in 1906, which was 13 years before the city itself was incorporated and served as the largest textile manufacturing company in the city through the 1920s. Mr. Moffit stated that this building has continuously been in use, and detailed the purchase process for Clachan properties and that they started work on it immediately.

Mr. Moffit stated that the Planned Development also allows for flexibility in the project which is why Planned Development was chosen for the Pickett Mill project. Mr. Moffit stated it would go before the Historic Preservation Commission again and will have to receive a Certificate of Appropriateness. Mr. Moffit stated that the site plan has been reviewed by federal and state levels. Mr. Moffit stated that the Planned Development for Pickett Mill fits within the comprehensive land use plan.

Mr. Parker inquired if the windows were going to be single or double paned. Mr. Herb Coleman, Clachan Properties responded that the windows will be single paned to match the historic preservation needs.

Mr. Parker stated that he didn't see any fire escape doors on the elevation that was given to the commission and inquired if there were going to be fire escapes installed. Mr. Coleman responded that there would be around ½ dozen fire escapes. Mr. Parker inquired if the elevation plan given showed the fire escapes. Mr. Coleman responded it did not it just showed an example of what the building would look like.

Mr. Parker inquired if there was a minimum or any requirements for fire escapes. Mr. Olmedo stated that fire and building inspections would ensure the correct amount of fire escapes. Mr. Olmedo also stated that the elevation given was just an example and not exact.

Ms. Zec Nelson inquired about if 61 of the 90 units would be one bedroom and inquired what the target market was. Mr. Coleman responded that a mix of people have moved into other projects similar to this one. Mr. Coleman stated that there is a higher demand of one bedroom and they typically see those going to young professionals.

Ms. Zec Nelson inquired if the units were for sale or rent. Mr. Coleman responded that they would be for rent and that they would be Market Rate not affordable. Mr. Zec Nelson inquired what the rent would look like in Burlington. Mr. Coleman responded that a one bedroom 500 square foot unit would be \$900 or \$1,000 a month and would go up for different units. Mr. Coleman stated that the cost was due to the number of amenities offered.

Mr. Coleman stated that it is a unique building for a mill. Mr. Coleman stated that the mill was built in phases to where it almost encircled itself. Mr. Coleman stated that the pool and amenities will be in the inside courtyard. Mr. Coleman also commented that the previous owner, Mr. Harris, maintained the building well.

Ms. Zec Nelson inquired if the high-end market price of the apartments would lead to dislocation of people. Ms. Lawson stated that no one has done a market analysis yet and they are hoping it will be a catalyst for revitalizing the community.

Ms. Zec Nelson inquired about what the income and rent level was in the surrounding area. Ms. Lawson stated that they did not know. Ms. Lawson stated that no one would be displaced by the project and the apartments' goal would be to have a variety of age groups. Mr. Shytle stated they get a range of people moving in and that the main demand is in one-bedroom units.

Mr. Parker inquired if they had a neighborhood meeting. Mr. Moffit responded that they did not, but they did send letters and do outreach. Mr. Moffit stated that they had received some general inquiry calls.

Mr. Roane inquired about the charging stations and if they planned to eventually create more stations. Mr. Coleman affirmed that they would be open to it.

Mr. Beasley inquired about the timeline for completion of the apartments. Mr. Shytle stated they would need to get all of the correct approvals and then take the project to the financial community. Mr. Shytle stated that they wanted to get the project going as soon as possible.

Ms. Zec Nelson inquired how long after all the approvals came through. Mr. Shytle responded 18-20 months.

Mr. Roane inquired about how the previous owner, Mr. Harris, feels about the project. Mr. Shytle responded that Mr. Harris was supportive.

**PHONE CALLS:**

Staff stated no phone calls came in about the property.

**DISCUSSION:**

Ms. Zec Nelson inquired if there had been any ecological environmental studies due to the mill being in operation as long as it had. Mr. Coleman stated that they had not done any environmental studies at this phase.

Mr. Parker inquired about what textiles were made at the mill. Mr. Moffit responded that gingham was made there.

Mr. Boney, Alamance News, inquired about the bricked in windows and if they could be restored. Mr. Shytle stated they believe them to be there, and that the National Parks Service require them to preserve.

Mr. Boney inquired if they had done any sampling and if that is why they believe the windows to be there. Mr. Shytle stated that they had not done any sampling and that they were guessing the windows were there.

**PUBLIC COMMENTS:**

There were no public comments.

**STAFF RECCOMENDATION:**

Ms. Lawson stated that the proposed Planned Development zoning district is consistent with the Land Use Plan, which calls for this area to be Traditional Residential and the Comprehensive Plan, Section 2 “Character & Identity” calls for the celebration, encouragement, and support of rehabilitating historic buildings. Staff recommends approval of the rezoning request based on the Land Use Plan, per Option 1, as provided in the Consistency Statements Sheet.

**MOTION:**

Mr. Roane made a motion to recommend approval of the request to rezone property from Heavy Industrial (HI) and General Business (GB) to Planned Development (PD). The property is located on the block bounded by E. Webb Ave., Johnston St., E. Davis St., and Everett St. addressed as 0 E. Webb Ave. and consisting of Alamance County Tax Identification Number 136857; File Number TRCPD-22-001.

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 Traditional Residential uses.
- Section 2, Character & Identity, Goal 01, calls to “Celebrate Burlington’s unique history and local character.”
- Section 2, Character & Identity, Goal 01, Recommendation 1, calls to “Encourage the preservation and continued use of historic buildings, districts, landmarks, and landscapes.”
- Section 2, Character & Identity, Goal 01, Recommendation 2, calls to “Support the historic rehabilitation efforts of private property owners.”
- The request is compatible with the adjacent commercial and residential 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.

Mr. Beasley seconded the motion.

**VOTE (5-0):**

Approved by (Parker, Beasley, Roane, Raynor, and Zec Nelson)

The motion to approve was passed unanimously.

**NEW BUSINESS:**

Mr. Olmedo stated that the City of Burlington Community Engagement Department is looking for applicants to apply for boards and commissions. Mr. Olmedo stated that there are open spots on the Planning and Zoning Commission and Board of Adjustment as well as other boards and commissions in the city. Mr. Olmedo stated there are a few members up for reappointment as well.

Mr. Parker stated that the next meeting would be June 26<sup>th</sup> if items are submitted.

**ADJOURNMENT**

Mr. Roane made a motion to adjourn the meeting. Mr. Raynor seconded the motion.

All were in favor.

***Meeting was adjourned at 7:40 p.m.***