

BURLINGTON PLANNING AND ZONING COMMISSION

July 28, 2008 - 7:00 p.m.

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

George Byrd
Paul Cobb
John Black
Lynn Cowan
Elder Greg Hargrave
Gordon Millsbaugh

EXTRATERRITORIAL MEMBERS:

Bud Apple
Richard Franks
Earl Jagers
Jim Johnson
Ellis Piper

A G E N D A

ITEM NO. 1: Call meeting to order.

ITEM NO. 2: Approval of the minutes of the meeting held June 23, 2008. (City and Extraterritorial)

ITEM NO. 3: Nomination and election of 2008-2009 Commission Chairman and Secretary. (City and Extraterritorial)

ITEM NO. 4: Consent agenda: (City)

(A) Mr. Scott Wallace, representing Keystone Group Inc., to present an application for final plat approval of Phase Five, Woods at Grove Park Subdivision. The property is location on the north side of South Mebane Street between Alamance Road and Columbine Lane as shown on plans by Simmons Engineering and Surveying Inc. dated June 18, 2008, and containing two lots.

(Extraterritorial)

(B) Mr. Charles Bateman, representing Cox Associates LLC, to present an application for final plat approval of the Cox Toyota Subdivision. The property is located on the south side of Danbrook Road east of Mackintosh Road as shown on plans by CPT Engineering and Surveying dated July 1, 2008, and containing three lots.

ITEM NO. 5: Mr. Charles Bateman, representing Cox Associates LLC, to present an application to rezone from I-1A, Planned Industrial-Residential District, to O-I, Office-Institutional, and CB, Conditional Business, as follows: (1) rezone Tract A (4.16 acres) and Tract C (3.86 acres) to O-I to allow all uses permitted in O-I zoning; and (2) rezone Tract B (17.17 acres) to CB to allow construction of a new automobile dealership. The property is located on the south side of Danbrook Road, southwest of University Drive and south of Interstate 85/40 as shown on Alamance County Tax Map 3-26-1A. (Extraterritorial)

ITEM NO. 6: Mr. Charles Bateman, representing Burlington Boulevard Plaza, to present an application to rezone from R-15, Residential District, to CB, Conditional Business District, to allow a Unified Business Development with a drug store, tire store, general retail sales and all uses permitted in B-2 zoning excluding the following: adult establishments; heavy machinery sales or repair, automobile body, fender and general repair; automobile service stations; drive-in restaurants excluding sit-down restaurants with incidental drive-through or pick-up service; flammable liquid or gas sales, bulk; motor vehicle towing and storage; transportation terminals, freight or passenger; and travel trailer parks. The property is located at the northwest quadrant of University Drive and Rural Retreat Road as shown on Alamance County Tax Map 3-26-89. (Extraterritorial)

ITEM NO. 7: Ms. Debbie Bivins to present an application to rezone from R-9, Residential District, to COI, Conditional Office-Institutional District, for a beauty salon with four chairs and one nail technician and message therapist. The property is located on the west side of Trail One approximately 80 feet from South Mebane Street as shown on Alamance County Tax Map 185-747-13. (City)

ITEM NO. 8: Mr. Lee Wilson, representing Savannah West LLC, to present an application to amend a Conditional Business rezoning approved by City Council Nov. 2, 2004. The request is to allow a child care facility with no outside play area for a maximum of 45 children within Unit 1147A St. Mark's Church Road as shown on Alamance County Tax Map 3-26A-3. (City)

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Staff Recommendations

4. (A) Staff recommends approval.
- (B) Staff recommends approval.
5. Staff will report at meeting.
6. Staff will report at meeting.
7. Staff recommends approval.
8. Staff will report at meeting.