

BURLINGTON PLANNING AND ZONING COMMISSION

July 23, 2007 - 7:00 p.m.

Council Chamber, Burlington Municipal Building

CITY MEMBERS:

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

EXTRATERRITORIAL MEMBERS:

Bud Apple
Richard Franks
Earl Jagers
Jim Johnson
Ellis Piper
Bob Ware

A G E N D A

ITEM NO. 1: Call meeting to order.

ITEM NO. 2: Nomination and election of 2007-2008 Commission Chairman and Secretary. (City and Extraterritorial)

ITEM NO. 3: Approval of the minutes of the meeting held May 21, 2007, and continued until May 29, 2007, and of the regular meeting held June 25, 2007. (City and Extraterritorial)

ITEM NO. 4: Consent agenda: (City)

- (A) Mr. Gary Parrish, representing Wade Williamson, Jr., to present an application for final plat approval of the Waterford West Subdivision, Phase 1. The property is located on the west side of University Drive and south side of South Church Street as shown on plans by Alley, Williams, Carmen and King, Inc., dated July 3, 2007, and containing 61 lots.
- (B) Mr. Ron Jones, representing Burlington Investments, LLC, to present an application for final plat approval for a sanitary sewer easement and right-of-way dedication for Ashley Furniture. The property is located on the southwest side of University Drive as shown on plans by Hugh Creed Associates, Inc., PA, dated July 2, 2006, and containing one lot.
- (C) Mr. Lawson Brown, representing CBL and Associates, to present an application for final plat approval of right-of-way dedication and right-of-way abandonment for Alamance Crossing, LLC. The property is located south of Garden Road, east of University Drive, west of Westview Terrace and north of Interstate 85/40 as shown on plans by MSS Land Consultants, PC, dated July 6, 2007, and containing two lots.

- (D) Mr. Rodney Herring, representing Keystone Group, Inc., to present an application for final plat approval of Phase 4, Woods at Grove Park Subdivision. The property is located 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 July 4, 2007, and containing eight lots.
- (E) Mr. Josh Montazeri, representing Haw River, LLC, to present an application for preliminary plan approval of the Riverbend Subdivision. The property is located on the east side of Avalon Road and southeast side of Cottage Place as shown on plans by Fleming Engineering, Inc., dated July 5, 2007, and containing 85 lots.

ITEM NO. 5: Mr. Lawson Brown, representing CBL and Associates, to present an application to amend a Conditional rezoning approved for Alamance Crossing, LLC, on April 20, 2004. The amendment would modify the previously approved development conditions as follows: (1) provide a right-in-only entrance from Boone Station Drive to Glidewell Drive; (2) prohibit service stations, convenience stores, gas (petroleum) storage facilities or any combination thereof on Lots 21 and 22; (3) provide controlled access to Lot 25 as the same abuts Boone Station Drive; and (4) provide controlled access to Lot 22 along the northern edge of the lot on Boone Station Drive and on the south side of the lot along Glidewell Drive. The property is located south of Garden Road, east of University Drive, west of Westview Terrace and north of Interstate 85/40 as shown on Alamance County Tax Map 3-24-33 and 3-26, Lots 20 and 34. (City)

