

**ORDINANCE TO AMEND OFFICIAL ZONING MAP (Rezone  
Property on South Mebane Street)**

BE IT ORDAINED by the City Council of the City of Burlington, North Carolina:

Section 1. That the official zoning map, an element of the Burlington Zoning Ordinance, is hereby amended by rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance the area described as follows:

Property located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

Section 2. That the rezoning of O-I to CB is hereby authorized subject to the following use limitations and conditions:

To allow a nail and tanning salon as well as other uses allowed in O-I zoning.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the City of Burlington Zoning Ordinance.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in the City of Burlington Code of Ordinances and Zoning Ordinance.

Section 5. That all ordinances or parts of ordinances inconsistent or in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall take effect upon passage.

Date: 9/16/03

CITY OF BURLINGTON

REQUEST FOR CITY COUNCIL ACTION

\*\*\*\*\*

TO: The Honorable Mayor and City Council

FROM: Harold T. Owen

SUBJECT: Rezoning - Property on South Mebane Street

\*\*\*\*\*

APPROVED  
9-16-03

A public hearing has been scheduled to consider rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, to allow a nail and tanning salon as well as all other uses allowed in O-1 zoning. The property is located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

RECOMMENDATION:

The Planning staff recommended approval of the request for rezoning and the Planning and Zoning Commission unanimously recommended approval of the request for rezoning.

Implementation Action:

- 1) Conduct Public Hearing
- 2) Approve/Deny Request for Rezoning

Enclosures: Memo from Bob Harkrader, 222-5113  
Vicinity Map  
Ordinance

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## MEMORANDUM

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**TO:** Harold T. Owen, City Manager

**FROM:** Robert R. Harkrader, Planning Director

**DATE:** September 9, 2003

**SUBJECT:** City Council Agenda - September 16, 2003  
Public Hearing to Rezone Property on South Mebane Street  
ACTM 12-9, Lot 87

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At the August 25, 2003, meeting of the Burlington Planning and Zoning Commission, Ms. Judy Ward presented an application to rezone from O-I, Office-Institutional District, to CB, Conditional Business District, to allow a nail and tanning salon as well as all other uses allowed in O-I zoning. The property is located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

Staff recommended approval of the request for rezoning.

The Commission unanimously recommended approval of the request for rezoning.

The Commission found that the zoning change as requested would not adversely affect the adjoining property and would be in keeping with land use planning in the area.

This matter will be advertised as required for a public hearing before the City Council on September 16, 2003, and abutting property owners will be properly notified. Please have this item placed on the City Council agenda for that date.

If the Council approves the request the following ordinance should be adopted:

BE IT ORDAINED by the City Council of the City of Burlington, North Carolina:

Section 1. That the official zoning map, an element of the Burlington Zoning Ordinance, is hereby amended by rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance the area described as follows:

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Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in the City of Burlington Code of Ordinances and Zoning Ordinance.

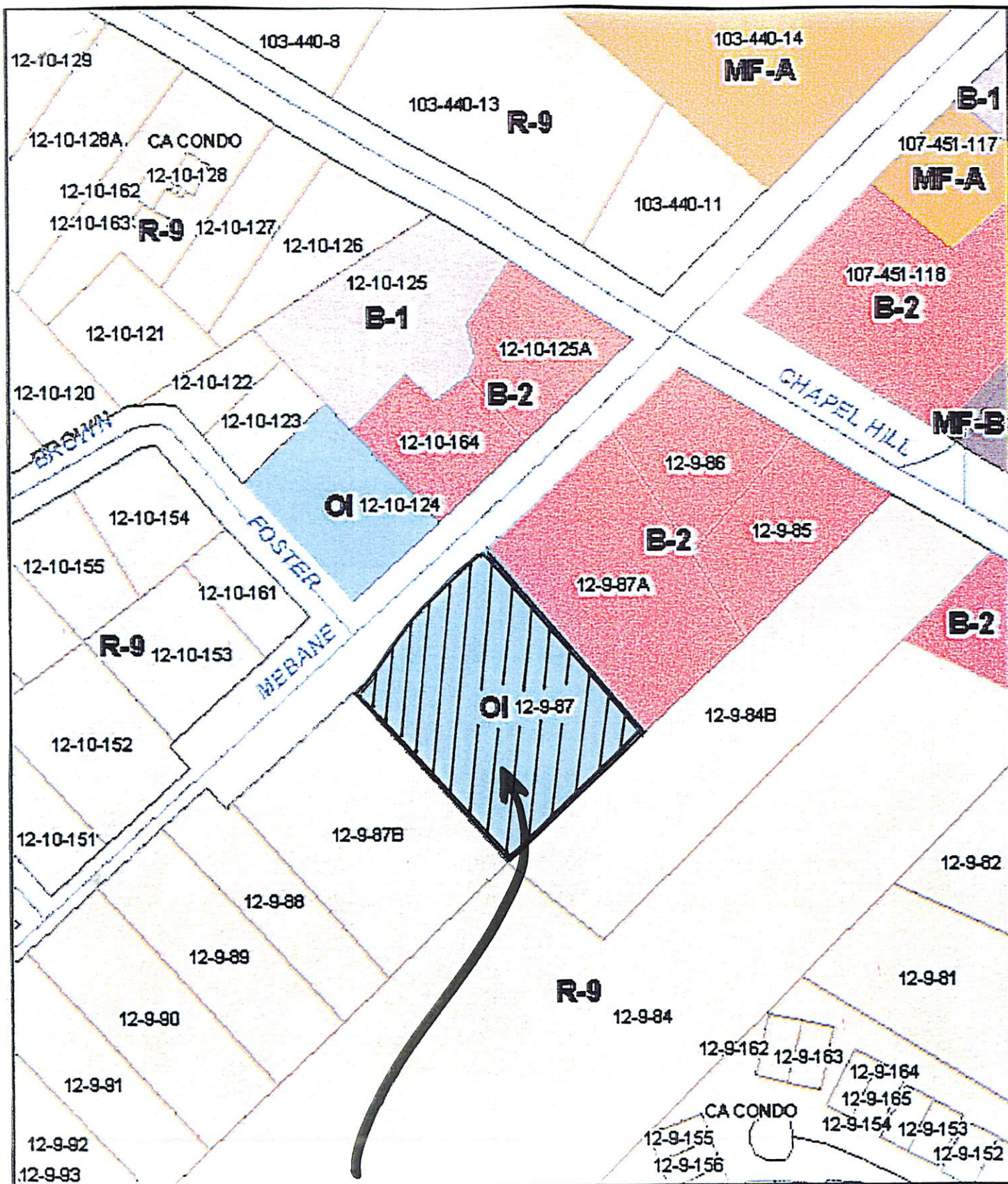
Section 5. That all ordinances or parts of ordinances inconsistent or in conflict with this ordinance are hereby repealed.

Section 6. That this ordinance shall take effect upon passage.

If you have any questions concerning this item, please advise.

RRH/df





**REQUESTING CONDITIONAL ZONING**



# CITY OF BURLINGTON

## PLANNING DEPARTMENT

Telephone (336) 222-5085 • Fax (336) 513-5410

P.O. Box 1358

Burlington, North Carolina 27216-1358

December 6, 2013

Mr. Georg Crutchfield  
P.O. Box 2567  
Burlington, NC 27216

Dear Mr. Crutchfield:

Mebane Street Executive Suites, located at 1708 South Mebane Street, was approved under conditional zoning by the Burlington City Council on September 16, 2003. This approval does allow additional buildings to be permitted on the property subject to the requirements of the conditions and site plan that were approved for the project. Any new building will require site plan approval from the City of Burlington Technical Review Committee prior to the issuance of building permit.

If you have any questions prior to this hearing, please call me at 222-5085. If I am not available, please leave a message and I will return your call as soon as possible.

Sincerely,

Joey Lea  
Zoning/Subdivision Administrator  
City of Burlington  
336-222-5085 (Office)  
336-513-5410 (Fax)  
[jlea@ci.burlington.nc.us](mailto:jlea@ci.burlington.nc.us)



**CITY OF BURLINGTON  
PLANNING DIVISION**

**Conditional Rezoning  
Application, Part I**

**Date Submitted:** 08-07-03 **Fee/Receipt #:** \$ / **Case Number:**

**Provide the required information as indicated below. Pursuant to the City of Burlington Zoning Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Planning Division. Additional sheets for tax references, signature blocks and conditions are available upon request.**

Pursuant to Section 32.19 of the City of Burlington Zoning Ordinance, the undersigned hereby requests the City of Burlington to rezone the property described below from the O & I zoning district to the CB zoning district.

Said property is located 1708 S. Mebane Street, Burlington, NC 27215

Being a total of: 1.38 acres.

Further referenced on the following Alamance County or Guilford County Tax Maps as (additional tax reference sheets available upon request):

Tax Map # 12 Block # 9 Lot # 87

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

**Check One:**

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Alamance or Guilford County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Alamance or Guilford County Tax Map; a written legal description of the property and a map are attached.

**Check One:**

- ☒ Public services (i.e. water and sewer) are not requested or required. Already in
- ☐ Public services (i.e. water and sewer) are requested or required.

**Conditional Rezoning Requirements**

- ☐ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information is required for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to 32.19 of the City of Burlington Zoning Ordinance for conditional rezoning requirements.
- ☐ Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in Table of Permitted Use, Section 32.9 of the City of Burlington Zoning Ordinance.



**CITY OF BURLINGTON  
PLANNING DIVISION**

**Conditional Rezoning  
Application, Part II**

**Use Conditions**

Uses of the property shall be limited to the following uses as listed in the Table of Permitted Uses, Section 32.9 of the City of Burlington Zoning Ordinance:

- 1) ~~Agencies including but not limited to travel, brokers, insurance, loan, real estate, employment~~
- 2) ~~Allied health offices including but not limited to physical and occupational therapists, vocational rehabilitation, opticians, dental and medical health personnel, pastoral~~
- 3) ~~Medical Offices including but not limited to physicians, surgeons, dentists, nurses, paramedical, osteopaths, chiropractors, psychologists, optometrists, pediatricians~~
- 4) ~~Offices, including but not limited to accountants, attorneys, architects, engineers~~

**Development Conditions**

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City of Burlington Zoning Ordinance:

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

A Conditional Rezoning Application must be signed by current property owner(s).

*I hereby agree to conform to all applicable laws of the City of Burlington and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from the City of Burlington Planning and Community Development Department may enter the subject property for the purpose of investigation and analysis of this request. Additional signature pages are available upon request.*

Respectfully Submitted,

Judy Ward  
Property Owner Signature

Triad Property Management LLC  
Name

P.O. Box 5007  
Mailing Address

Burlington, NC 27216  
City, State and Zip Code

336-222-9939  
Phone Number

\_\_\_\_\_  
Representative Signature (if applicable)

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number





**CITY OF BURLINGTON  
PLANNING DIVISION**

**Additional Tax References and Signatures**

Case #: \_\_\_\_\_

**Additional Tax Map References**

Further referenced on the Alamance or Guilford County Tax Maps as:

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

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Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

Tax Map # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_

**Additional Signatures**

*I hereby agree to conform to all applicable laws of the City of Burlington and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from the City of Burlington Planning and Community Development Department may enter the subject property for the purpose of investigation and analysis of this request.*

*Jason Ward*  
Applicant Signature

Triad Property Management LLC  
Name

P.O. Box 5007  
Mailing Address

Burlington, NC 27216  
City, State and Zip Code

336-222-9939  
Phone Number

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

*James O. Carter*  
Applicant Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
City, State and Zip Code

\_\_\_\_\_  
Phone Number



**CITY OF BURLINGTON  
PLANNING DIVISION**

**Additional Conditions**

Case #:

**Additional Use Conditions**

Uses of the property shall be limited to the following uses as listed in the Table of Permitted Uses, Section 32.9 of the City of Burlington Zoning Ordinance:

- 5) ~~Physicians, surgeons and dentists offices for treatment of human beings~~
- 6) ~~Service: - (in addition to whats listed - nail salon, tanning salon)~~  
~~Establishments, including but not limited to barber shops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors, and party rental and~~
- 7) ~~Temporary Buildings incidental to a construction project~~
- 8) ~~Laboratories, medical, research~~
- 9) ~~Hospitals, sanatoria, homes for the ill or aged, nursing homes~~
- 10) *all O & I Permitted uses.*
- 11)

**Additional Development Conditions**

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the City of Burlington Zoning Ordinance:

- 5)
- 6)
- 7)
- 8)
- 9)
- 10)
- 11)

# City of Burlington Zoning & Parcel Information System



City of Burlington  
GIS Division

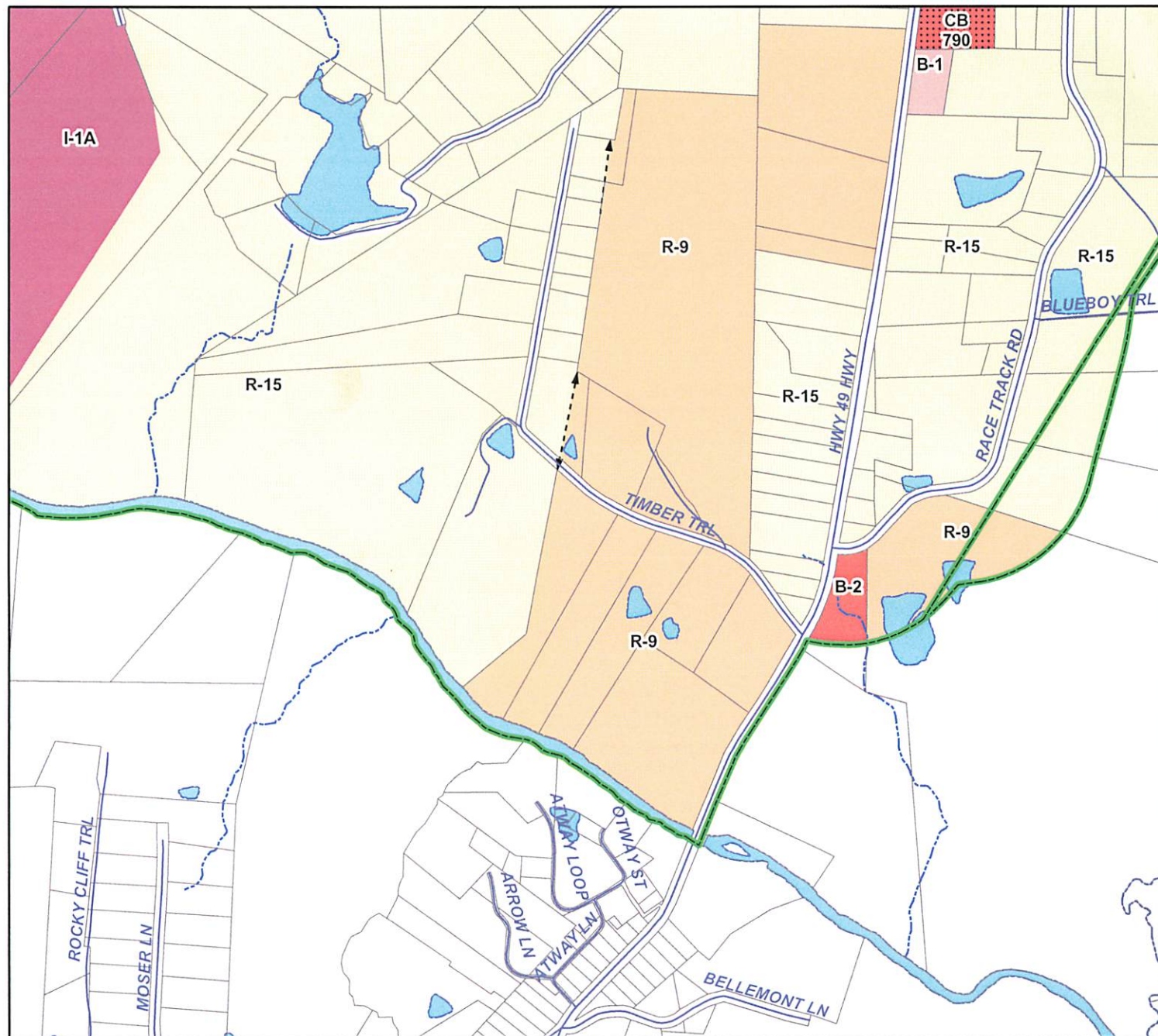
Last Update:  
July 28, 2005

## Legend

|               |                    |  |      |
|---------------|--------------------|--|------|
|               | Burlington ETJ     |  | I-3  |
|               | City of Burlington |  | MF-A |
|               | Street Centerlines |  | MF-B |
|               | County Line        |  | O-I  |
| <b>Zoning</b> |                    |  | PEC  |
| <b>BZONES</b> |                    |  | R-12 |
|               | B-1                |  | R-15 |
|               | B-2                |  | R-30 |
|               | B-3                |  | R-6  |
|               | CB                 |  | R-9  |
|               | CI                 |  | R-M  |
|               | CMX-C              |  | RO-I |
|               | CMX-R              |  |      |
|               | CO-I               |  |      |
|               | CR                 |  |      |
|               | I-1                |  |      |
|               | I-1A               |  |      |
|               | I-2                |  |      |



1 inch equals 775 feet



This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the City of Burlington nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.

|                                |                          |
|--------------------------------|--------------------------|
| APPLICANT Judy WARD            |                          |
| REZONE FROM 0-I TO C-B         | SPEC. USE                |
| DATE OF PUBLIC HEARING TIME    |                          |
| ACTM 12-9 BLOCK                | LOT(S) 87 (A PORTION OF) |
| ID 12-9-87                     | ID                       |
| TRIAD PROPERTY MANAGEMENT LLC  |                          |
| P.O. Box 5007                  |                          |
| BTN.                           |                          |
| ID 12-9-87A                    | ID                       |
| HOWARD O. THAXTON ETAL         |                          |
| 1704 S. MEBANE ST              |                          |
| BTN.                           |                          |
| ID 12-9-84B                    | ID                       |
| ROBERT STEVE + BETTY E. MASSEY |                          |
| 515 CHAPEL Hill RD             |                          |
| BTN                            |                          |
| ID 12-9-87B                    | ID                       |
| DOROTHY P. SIMPSON             |                          |
| 1716 S. MEBANE ST.             |                          |
| BTN.                           |                          |
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Jane Williamson  
2833 South NC 87  
Lot 99  
Graham. NC 27253  
Phone (336) 570-3829

July 16, 2003

To whom it may concern:

I am a Nail Tech that has found a location for a business of my own. The location and space size and price are just right for my needs. The owner of the building would like to rent to me but your planning department says this can not happen and it will recommend that the zoning not be change as they wish to keep her property as a buffer between residential and business. I understand this but they would approve a doctor or a rehab center. This type of business would have much more traffic than my nail salon with only myself and one client at a time.

I presently work inside a beauty salon and the noise level and the hair spray is affecting my health. I need this office soon. Please don't punish Judy Ward and me by not approving this zoning change. I know that Burlington says it wants new business, but this encounter shows me you want to limit small business.

The property that needs to have zoning changed is,  
1708 South Mebane Street, Suite 303.

Thank you for any help you can give me in this matter.

Sincerely;

Jane Williamson  
Nail Tech

John Emerson





**COPY**  
**CITY OF Burlington**

Department of Planning and Community Development  
Post Office Box 1358, 425 South Lexington Avenue  
Burlington, North Carolina 27216-1358  
Telephone (336) 222-5110 • Fax (336) 513-5410  
bharkrader@ci.burlington.nc.us

ROBERT R. HARKRADER, III, AICP  
DIRECTOR OF PLANNING  
AND COMMUNITY DEVELOPMENT

September 2, 2003

Triad Property Management, LLC  
Post Office Box 5007  
Burlington, North Carolina 27216-5007

Dear Property Owners:

The City Council of the City of Burlington will conduct a public hearing on September 16, 2003, at 9:00 a.m. in the Council Chamber of the Municipal Building to consider rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, to allow a nail and tanning salon as well as other uses allowed in O-I zoning. The property is located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

If you have an interest in this matter, please be present or have someone to represent you at this hearing.

Please contact the Planning Department if you have any questions concerning this request for rezoning.

Yours very truly,

Robert R. Harkrader, III, AICP  
Planning Director

RRH,III:df



# CITY OF Burlington

Department of Planning and Community Development  
Post Office Box 1358, 425 South Lexington Avenue  
Burlington, North Carolina 27216-1358  
Telephone (336) 222-5110 • Fax (336) 513-5410  
bharkrader@ci.burlington.nc.us

ROBERT R. HARKRADER, III, AICP  
DIRECTOR OF PLANNING  
AND COMMUNITY DEVELOPMENT

September 2, 2003

Mr. Howard O. Thaxton, et al  
1704 South Mebane Street  
Burlington, North Carolina 27215

Dear Property Owners:

The City Council of the City of Burlington will conduct a public hearing on September 16, 2003, at 9:00 a.m. in the Council Chamber of the Municipal Building to consider rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, to allow a nail and tanning salon as well as other uses allowed in O-I zoning. The property is located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

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Yours very truly,

Robert R. Harkrader, III, AICP  
Planning Director

RRH,III:df



# CITY OF Burlington

Department of Planning and Community Development  
Post Office Box 1358, 425 South Lexington Avenue  
Burlington, North Carolina 27216-1358  
Telephone (336) 222-5110 • Fax (336) 513-5410  
bharkrader@ci.burlington.nc.us

ROBERT R. HARKRADER, III, AICP  
DIRECTOR OF PLANNING  
AND COMMUNITY DEVELOPMENT

September 2, 2003

Betty E. and Robert Steve Massey  
515 Chapel Hill Road  
Burlington, North Carolina 27215

Dear Property Owners:

The City Council of the City of Burlington will conduct a public hearing on September 16, 2003, at 9:00 a.m. in the Council Chamber of the Municipal Building to consider rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, to allow a nail and tanning salon as well as other uses allowed in O-I zoning. The property is located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

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Yours very truly,

Robert R. Harkrader, III, AICP  
Planning Director

RRH,III:df



# CITY OF Burlington

Department of Planning and Community Development  
Post Office Box 1358, 425 South Lexington Avenue  
Burlington, North Carolina 27216-1358  
Telephone (336) 222-5110 • Fax (336) 513-5410  
bharkrader@ci.burlington.nc.us

ROBERT R. HARKRADER, III, AICP  
DIRECTOR OF PLANNING  
AND COMMUNITY DEVELOPMENT

September 2, 2003

Ms. Dorothy P. Simpson  
1716 South Mebane Street  
Burlington, North Carolina 27215

Dear Ms. Simpson:

The City Council of the City of Burlington will conduct a public hearing on September 16, 2003, at 9:00 a.m. in the Council Chamber of the Municipal Building to consider rezoning from O-I, Office-Institutional District, to CB, Conditional Business District, to allow a nail and tanning salon as well as other uses allowed in O-I zoning. The property is located on the southeastern side of South Mebane Street (1708 South Mebane Street) and being as shown on Alamance County Tax Map 12-9, Lot 87.

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Please contact the Planning Department if you have any questions concerning this request for rezoning.

Yours very truly,

Robert R. Harkrader, III, AICP  
Planning Director

RRH,III:df