

# Protest Petition

A protest petition is available from the Planning Department and must be filed at least two business days prior to the public hearing. The purpose of a protest petition is to require a favorable vote of three fourths of all members of the Council. For a protest petition to be valid, it must be signed by the owners of 20 percent of the adjoining property within 100 feet of the rezoning boundary. If a rezoning request is denied, there shall be a six month waiting period before another request can be presented for the same zone change of the same area.

# Rezoning Quick Notes

- Application Deadline: The 25<sup>th</sup> of the month (moves back to earliest working day on week-ends and holidays)
- Planning and Zoning Board: Meets on third Tuesday of the month at 7:30 pm (advisory board)
- City Council: Meets on the first Tuesday of the month at 7:30 pm
- Property posted and legal ads run for two consecutive weeks prior to City Council meeting

# Get in the Zone -

## Understanding

## Zoning in the

## City of Graham

### Rezoning Application

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE  
CITY OF GRAHAM

APPLICATION FOR REZONING  
PLANNING-ZONING BOARD

DATE: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

ZONE REQUESTED: \_\_\_\_\_

DATE GRANTED/DENIED: \_\_\_\_\_

Application is hereby submitted to the Graham Planning-Zoning Board to rezone from \_\_\_\_\_ to \_\_\_\_\_ to use the land at: \_\_\_\_\_ (for) (as) \_\_\_\_\_

Known as Alamance County Tax Map \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_ in the Graham Corporate Limits / Graham One Mile Extra-Territory.

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

Applicant Address \_\_\_\_\_ Owner Address \_\_\_\_\_

Applicant Phone # \_\_\_\_\_ Owner Phone # \_\_\_\_\_

City of Graham  
P.O. Drawer 537  
201 South Main Street

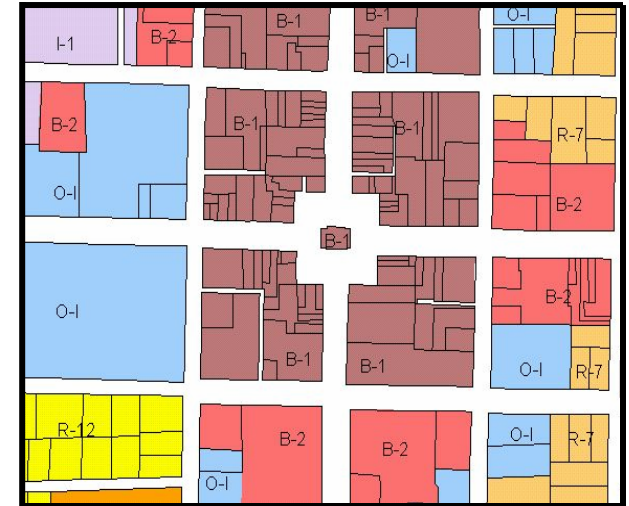


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<http://www.cityofgraham.com/>



*A brief guide and summary that will help you become more familiar with the zoning processes in Graham.*

## What is Zoning & Rezoning?

**Zoning** is essentially a means of ensuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It allows for the control of development density in each area so that property can be adequately serviced by such governmental facilities as the street, school, fire, police, recreation, and utility systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and privacy for persons living and working within the community.

**Rezoning** is the process of changing zoning classification on a particular piece of property. The property owner, interested parties (such as a buyer or developer) with the owners permission and signature, or the City can rezone a specific piece of property. Rezoning is necessary if you wish to develop or use the property for a use that is not permitted by the current zoning classification. Rezoning requests are more likely approved when the zoning classification requested is consistent with the adopted land use plan.

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## Brief History of Article IV

On September 18th, 1950, the zoning ordinance of the City of Graham was adopted by the elected officials. In the City of Graham Development Ordinance, this legislation became known as Article IV, Zoning. The provisions of this ordinance are adopted under authority granted by the General Assembly of North Carolina, Chapter 160A, Article 19. The regulations are not just applicable within the corporate limits of the City of Graham but also within the extraterritorial jurisdiction.

## How to Apply For a Rezoning and the Rezoning Process

- Obtain a rezoning application from the planning department
- Who may apply for rezoning?
  - ◊ The property owner
  - ◊ The applicant with property owner signature
- What information is needed?
  - ◊ Property address or location description
  - ◊ Tax map or PIN# from [www.alamance-nc.com](http://www.alamance-nc.com) GIS link or tax bill
  - ◊ Current zoning (contact planning department)
- Application deadline is the 25<sup>th</sup> of the month
- Application fee: \$100.00 per application
- Planning Zoning Board
  - ◊ Advisory board that makes a recommendation on the rezoning
  - ◊ Meets on the 3<sup>rd</sup> Tuesday of the month at 7:30 pm
- City Council
  - ◊ Final decision making body
  - ◊ Meets the 1<sup>st</sup> Tuesday of the month at 7:30 pm

## Action by Planning Board

The Planning Board recommends actions to the City Council, concerning each proposed zoning amendment or change. Within 60 days after receiving an application for a zoning amendment or change, the Planning Board will make a report to the City Council of its recommendations. The Planning Board may hold a public hearing on any application for a zoning amendment or change.



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## Action by City Council

The City Council will conduct a public hearing on a rezoning request, and all parties of interest shall have an opportunity to be heard. In considering a rezoning, the council will consider the Planning Board recommendation, staff report, and citizen comments.

If no recommendation is received from the Planning Board within 60 days after it has received an application for an amendment or change, the City Council may act without such suggestions.

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## What Does the Application Fee Cover?

- Two legal advertisements run over two consecutive weeks prior to City Council meeting
- Postage for notices mailed to adjoining property owners within 100 feet