



# **Planning Board**

## **Meeting Agenda**

October 20, 2015 at 7:00pm  
Council Chambers, 201 S Main St

Meeting Called to Order, Invocation, and Overview of Board and general meeting rules

1. Public comment on non-agenda items
2. Approve minutes of the August 18, 2015 meeting
3. Old Business
  - a. Mayor Peterman regarding the City of Graham Development Ordinances.
4. New Business
  - a. Florence Rezoning (RZ1503). An application by Karen Tatko for a rezoning from R-12 to R-7 at 111 Florence Street.

Adjourn

*A complete agenda packet is available at [www.cityofgraham.com](http://www.cityofgraham.com)*

PLANNING ZONING BOARD  
Tuesday, August 18, 2015

The Planning & Zoning Board held their regular meeting on Tuesday, August 18, 2015 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Andy Rumley, Bonnie Blalock, Michael Benesch, Bill Teer, Kenneth Dixon and Ricky Hall. Staff members present were Nathan Page, City Planner, and Martha Johnson, Zoning/Inspections Technician.

Chair Andy Rumley called the meeting to order and gave the Overview of the Board and general meeting rules. Ricky Hall gave the invocation.

1. Public comment on non-agenda items. There were none.
2. Approval of the July 21, 2015 meeting minutes. Ricky Hall made a motion for approval, second by Bonnie Blalock. All voted in favor.
3. Committee Reports. There were none.
4. Old Business. Nathan Page stated there had been some discussion about the sidewalk ordinance. Mr. Page said that the City Council is set to adopt the GMP on September 1<sup>st</sup> and after that time they would have a joint meeting to discuss this issue.
5. New Business.
  - a. Roger Springs (S1501). An application by Green Mountain Engineering for a new Major Subdivision off of Rogers Road, east of the South Graham Municipal Park. Greg Garrett from Shugart Management 221 Jonestown Rd Winston Salem, NC 27104 spoke representing the requestor. Mr. Garrett said they had been in Graham working for about one and half years building homes in the Southpark subdivision with a lot of success. It is their plan to continue similar products like they have built in Southpark. Mr. Garrett stated the square footage of the homes would be from 1750 to 3350 with preliminary prices at the low end around \$170,000 up to \$240,000. Mr. Garrett said their target buyers are empty nesters looking for one level homes but they would have some two story homes.

Dean Ward asked how big the cemetery was. Mr. Garrett said this is not an uncommon issue with a lot of subdivisions. Mr. Garrett said Mr. Unsworth could discuss this issue because he has done a lot research on this item and he is the realtor representing the homeowner. Sam Unsworth with Richard Jones Realty 915 Kimberly Rd Burlington, NC spoke next. Mr. Unsworth stated he represents his client Dixie Rogers who is the current owner of the property. Ms. Rogers said this property has been handed down through the family and there is a gravesite there but no research has ever been done. There was no record of it being recorded in the City of Graham nor Alamance County. Mr. Unsworth said they went to the State Archeology Department and they guided them with what to do and they contacted UNCG archeology department and they came to the site. Based on what they saw they were about 80% sure it was a grave area with twelve or thirteen gravesites. To go any further it would have cost Ms. Rogers or the developer four to ten thousand dollars and neither one wanted to go any further. Ms. Blalock asked about fencing at the cemetery and Mr. Garrett said they do not plan to put up a fence and it would just be a grassy area.

Willie Howard of 1611 Palmer Drive and Martin Shoffner of 1468 Trollingwood-Hawfields Road both spoke about the street layout and widths in the proposed subdivision. Mr. Page addressed their questions and was able to clarify their concerns.

It was the consensus of the Board that this is a good subdivision and the developer has done what the City has asked them to do. The Board would like the cemetery be left as natural as possible and to protect it as much as possible.

Ricky Hall made a motion for approval to forward this item to City Council with favorable review and to include the recommendations set forth by TRC, second by Michael Benesch. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician

DRAFT



# STAFF REPORT

Prepared by Nathan Page, City Planner

## Florence R-7 (RZ1503)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on October 20, 2015

City Council on November 3, 2015

## Contact Information

Karen Tatko

1147 Sam Lee Road, Graham NC 27253

336-269-2789; ktatko53@yahoo.com

## Summary

This is a request to rezone the subject property from R-12 to R-7. The property is currently vacant. The stated reason for this rezoning request is "to get single family residence of equal or greater size as previously existed."



### Location

111 Florence St

GPIN: 8883176777

### Current Zoning

Residential (medium density)  
(R-12)

### Proposed Zoning

Residential (high density) (R-7)

### Overlay District

none

### Surrounding Zoning

R-12 & R-MF

### Surrounding Land Uses

Multifamily and Vacant

### Size

0.18 acres

### Public Water & Sewer

Yes

### Floodplain

No

### Staff Recommendation

Approval

## Conformity to the *Graham 2035 Comprehensive Plan (GCP)* and Other Adopted Plans

### Applicable Policies;

- 3.3.2 Focused Development. In order to maintain Graham’s affordability and promote growth, the city will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use built environments. *This parcel is a walkable distance to commercial uses, and would permit infill development where a single family house once stood.*
- 5.1.1 Housing Variety. Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multifamily dwelling units, small units, pre-fabricated homes, co-housing, and clustered housing. *This parcel is adjacent to a multi-family parcel, and a parcel currently zoned R-12.*

### Applicable Strategies;

- 4.3.1 Land Use Patterns. Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would use existing city infrastructure.*

#### Planning Type

Neighborhood

#### Development Type

Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre

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### Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **approval** of the rezoning. The following supports this recommendation:

- Rezoning the property would be consistent with the Suburban Residential type and furthers the policies and strategies put forth by the *Graham 2035 Comprehensive Plan*, such as infill development.



# Application for REZONING or CONDITIONAL REZONING

Received  
9/18/2015  
Nathan

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25<sup>th</sup> of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

## Site

Street Address: 111 Florence St

Tax Map#: 6-8-58A GPIN: 8883176777

Current Zoning District(s):

- R-7  R-9  R-12  R-15  R-18
- R-MF  R-G  C-R  C-MXR
- B-1  B-2  B-3  C-B  C-MXC
- O-I  C-O-I  I-1  I-2  C-I

Overlay District, if applicable:

- Historic  S Main St/Hwy 87  E Harden St/Hwy 54

Current Use: R-12, vacant lot

Total Site Acres: .18

Property Owner: Karen C Tatko

Mailing Address: 1147 Sam Lee Rd

City, State, Zip: Graham, NC 27253

## Applicant

Property Owner  Other \_\_\_\_\_

*Application for Conditional Rezoning may only be initiated by the owner of a legal interest in all affected property, any person having an interest in the property by reason of written contract with owner, or an agent authorized in writing to act on the owner's behalf. If the applicant for Conditional Rezoning is other than the Property Owner, documentation in compliance with the preceding statement must be provided in order for this application to be complete.*

Name: Karen C Tatko

Mailing Address: 1147 Sam Lee Rd

City, State, Zip: Graham NC 27253

Phone # 336-269-2789

Email: ktatko53@yahoo.com

I have completed this application truthfully and to the best of my ability

Karen C. Tatko  
Signature of Applicant

9-15-2015  
Date

## Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

- R-7  R-9  R-12  R-15  R-18
- R-MF  R-G  C-R  C-MXR
- B-1  B-2  B-3  C-B  C-MXC
- O-I  C-O-I  I-1  I-2  C-I

Describe the purpose of this rezoning request. *For Conditional Rezonings*, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

Rezoning requested in order to get single family residence of equal or greater size as previously existed. See attached survey.

**For Conditional Rezonings, this application must be accompanied by a Preliminary Site Plan and supporting information** specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.

Site Plan Review Application **must be attached to this application for Conditional Rezonings**

Office Use Only. DEVID#

Rodney David Smith

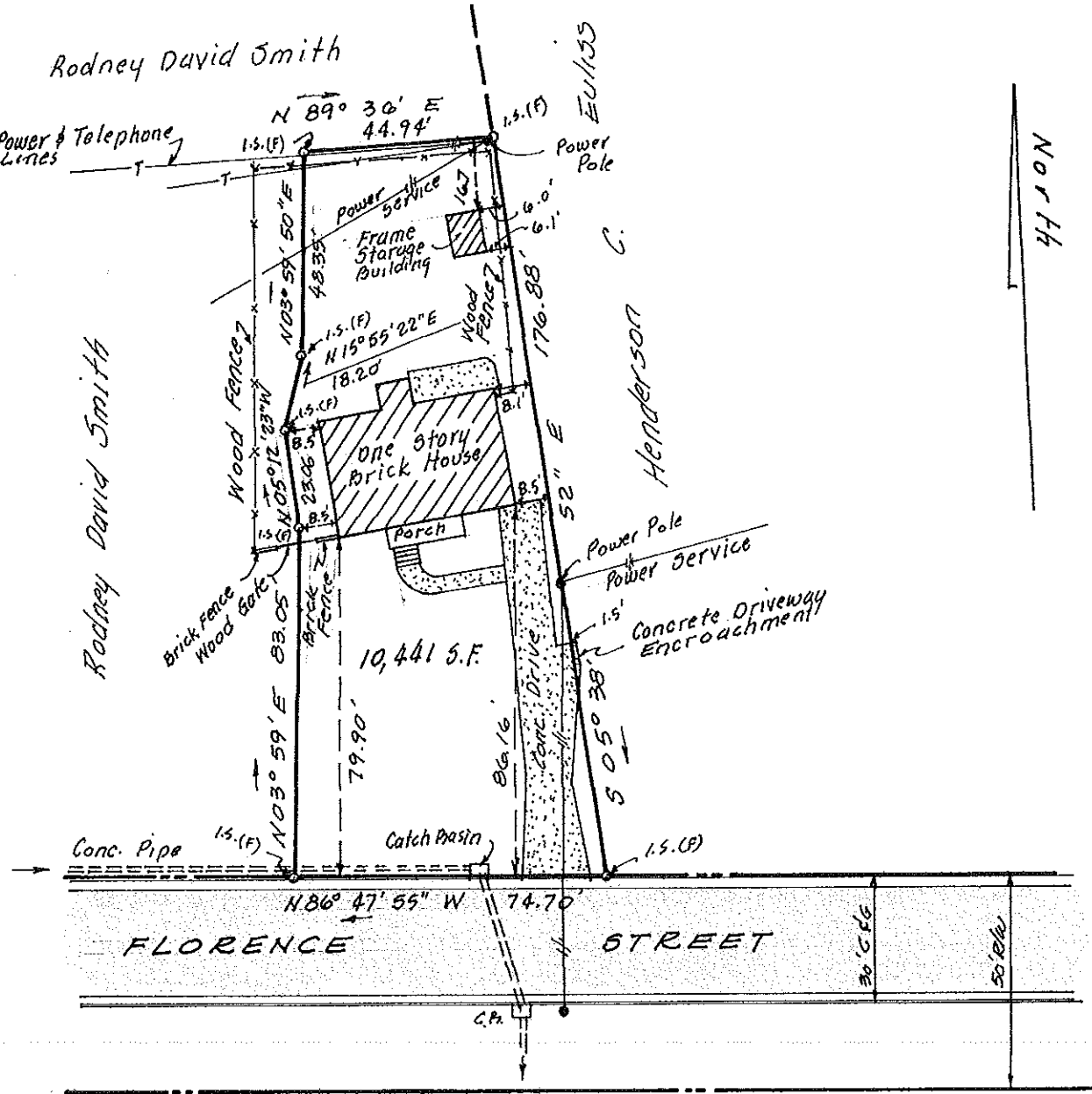
Power & Telephone Lines

Rodney David Smith

Euclid

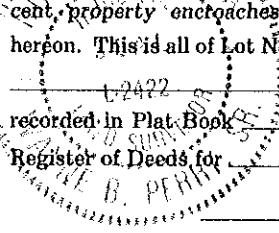
NORTH

HENDERSON



Subject property (111) (is not) located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FHA flood map.

I certify that on April 11, 1992, I surveyed the property shown on this plat, that the property lines and the location of all structures are accurately shown hereon; that no structure located on this property encroaches on any adjacent property or street, and that no structure on adjacent property encroaches on the premises surveyed, except as shown hereon. This is all of Lot No. \_\_\_\_\_, plat of which is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_, in the Office of the Register of Deeds for \_\_\_\_\_ County, North Carolina.



*Wayne B. Perry*  
Surveyor L. 2422

PLAT SHOWING PROPERTY OF **KAREN CAMERON TETER**

111 FLORENCE STREET  
GRAHAM, N.C.

GRAHAM TOWNSHIP - ALAMANCE COUNTY, N.C.

SCALE: 1" = 50' DATE: April 11, 1992

WAYNE B. PERRY  
2623 CATHERINE DRIVE  
BURLINGTON, N.C.

JOB. NO. \_\_\_\_\_