



Planning Board

Meeting Agenda

November 17, 2015 immediately following the Board of Adjustment Meeting
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 October 27, 2015 meeting
3. Old Business
 - a. Discussion regarding the City of Graham Development Ordinances.
4. New Business

Adjourn

A complete agenda packet is available at www.cityofgraham.com

PLANNING ZONING BOARD
Tuesday, October 27, 2015

The Planning & Zoning Board held their regular meeting on Tuesday, October 27, 2015 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. This meeting was rescheduled from October 20, 2015 due to not having enough Board Members for a quorum. Board members present were Dean Ward, Andy Rumley, Bonnie Blalock, Michael Benesch, Bill Teer, and Ricky Hall. Kenneth Dixon was absent. 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 August 18, 2015 meeting minutes. Ricky Hall made a motion for approval, second by Michael Benesch. All voted in favor.
3. New Business.
 - a. Florence Rezoning (RZ1503). An application by Karen Tatko for a rezoning from R-12 to R-7 at 111 Florence Street. Nathan Page stated this was a request to rezone the subject property from R12 to R7 and 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. Karen Tatko formerly of 111 Florence Street spoke explaining her rezoning request. Ms. Tatko stated her and her husband filed bankruptcy in 2008 and the house burned down in 2009. Since 2008 she has been getting the taxes on the property, owes maintenance on the yard and the cost of tearing the house down. Ms. Tatko said she is trying to breakeven, \$1500 is all they can get for the property and she owes the City of Graham \$8600. Kelly Wirt, Ms. Tatko's realtor stated that she had a builder to look at the property and said he couldn't fit the house on it he wanted to build at the current zoning. Mr. Page said the lot is currently unbuildable because it was less than 12,000 square feet, so the rezoning would allow it to be a buildable lot and reduce the side setbacks from ten to eight feet. Ricky Hall made a motion to approve the rezoning, second by Dean Ward. All voted aye.
4. Old Business
 - a. Mayor Peterman regarding the City of Graham Development Ordinances. Mayor Peterman 637 Johnson Avenue spoke concerning the Development Ordinances pertaining to the Payment in Lieu of for the sidewalks. There was much discussion concerning this topic and Mayor Peterman suggested the Board to study and make recommendations and bring it to the City Council. Mayor Peterman said this would be the first step for the City of Graham to update the Development Ordinance. It was the consensus of the Board to make clarifications in the Development Ordinance in a work session with two representatives from the City Council at next month's meeting following the Board of Adjustment meeting. Dean Ward made a motion to table until next month's work session, second by Michael Benesch. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician