



Planning Board

Meeting Agenda

May 16, 2017 at 7:00 PM
Council Chambers, 201 S Main St

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

1. Approve minutes of the April 18, 2017 meeting

2. New Business

a. CR1702 Riverwalk Sign. A request by Harendva Patel to rezone his residence at 1202 Raspberry Run to permit a commercial real estate sign for the neighborhood.

b. RZ1701 Disash Business. A request by Frank Longest to rezone Disash, LLC property at 602 E Harden Street from Multifamily Residential to General Business.

3. Old Business

a. AM1703 Food Trucks. An amendment by Debarah Wilson to permit Temporary Outdoor Sales within the Downtown Business District.

4. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD

Tuesday, April 18, 2017

The Planning & Zoning Board held their regular meeting on Tuesday, April 18, 2017 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Bonnie Blalock, Barry Hicks, Nate Perry, Kenneth Dixon and Dean Ward. Member absent was Michael Benesch. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager and Martha Johnson Zoning & Inspection Technician. Vice Chair Ricky Hall welcomed the Planning Board's new member Nate Perry. Mr. Hall then called the meeting to order, gave the Overview of the Board, general meeting rules and he gave the invocation.

1. Approval of the March 21, 2017 meeting minutes. Dean Ward made a motion for approval, second by Bonnie Blalock. All voted in favor. Next all members of the Planning Board were sworn in by Martha Johnson, notary.
2. Nomination of Chair and Vice Chair: Mr. Hall stated the Board needed new elections for officers since Andy Rumley resigned from the Board. Dean Ward nominated Ricky Hall for Chair, second by Bonnie Blalock. All voted aye. Bonnie Blalock nominated Dean Ward for Vice Chair, second by Ricky Hall. All voted aye.
3. Ricky Hall asked Nathan Page to elaborate concerning the SUP1701 for 304 Mallard Creek Dr. that was tabled at the last Planning Board meeting that got removed. Mr. Page said the case was for a family care or group home and during the application process that it came out it was only a family care home. That was a use by right for that location and it didn't need a Special Use Permit.
4. New Business:

a. AM1702 Planning Board Requirements. An amendment by City Council to permit real estate owners within the City Limits to serve on the Planning Board.

The following people spoke against this amendment for various reasons:

Eric Crissman	208 Albright Avenue
Tom Boney	114 W Elm Street
Jan Searls	526 E Pine Street

It was the consensus of the Board that they were against this change. Dean Ward made a motion to deny this approval, second by Bonnie Blalock. All voted aye to deny this amendment.

b. AM1703 Food Trucks. An amendment by Debarah Wilson to permit Temporary Outdoor Sales within the Downtown Business District. Mr. Page stated that Ms. Wilson has proposed amending the permitted uses for the B-1 in the Development Ordinance. This request is being made to assist those who are using the City of Graham for an event or festival to allow food trucks at planned events in Downtown Graham. There was also alternative language proposed for allowing food trucks not only for events and require not to be located within 100 feet of primary entrance to a competing business along with written permission from the owner. The following people spoke concerning this amendment:

Tom Boney	114 W Elm Street
Jennifer Talley	808 Sideview Street
Chuck Talley	808 Sideview Street
Debarah Wilson	110 Home Avenue
Janet Searls	526 E Pine Street

Eric Crissman 208 Albright Avenue

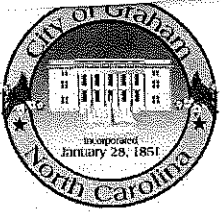
A citizen expressed concern about public health and safety with the food trucks, as well as stating they have significant contribution to the City of Graham or verification of paying sales tax. It was also mentioned that food trucks are in and very popular and they would give the citizens more options to eat. Some of the Board members would like to see the food trucks be allowed and felt the City needs something to get folks into downtown Graham without hurting the restaurants already there. Guidelines and restrictions need to be setup by the City for food trucks.

Ricky Hall made a motion to approve the alternative language part of the amendment, second by Nate Perry. The vote was 2 to 4 with Dean Ward, Bonnie Blalock, Barry Hicks and Kenneth Dixon dissenting. The motion was defeated. Dean Ward made a motion to table this item and send it back to the City Planner and City Council for more review and outreach to the public. Barry Hicks seconded the motion. The vote was 4 to 2 with Ricky Hall and Kenneth Dixon dissenting.

c. AM1704 Appeal Fee. An amendment proposed by staff for a fee to offset administrative expenses for appeals, to be refunded if the appeal is overturned. Mr. Page stated this was an amendment which the Planning Board had discussed at a previous meeting and it has come around again with it nearing budget time. There were several comments made concerning the legality of this amendment and possibly would be necessary to have the City Attorney review this before recommending it to City Council. Dean Ward made a motion to deny this appeal fee because of depriving citizens of due process, second by Bonnie Blalock. The vote was 5 to 1 to deny with Ricky Hall casting the dissenting vote.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson



Application for REZONING or CONDITIONAL REZONING

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 25th of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

Site

Street Address: 1202 Raspberry Run

Tax Map#: 145336 GPIN: 8883991689

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-15

Total Site Acres: 1.1 ACRES

Property Owner: HARENDVA J. PATEL

Mailing Address: 1202 Raspberry Run

City, State, Zip: GRAHAM, N.C. 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: HARENDVA J. PATEL

Mailing Address: 1202 Raspberry Run

City, State, Zip: GRAHAM, N.C. 27253

Phone #: 336-226-9400 - B.

Email: 336-675-5272-cell

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

Signature of Applicant: [Signature] Date: 04-19-2017

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 Rezoning, 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:

No change to the existing single family residence. The conditional use rezoning is only to allow a single sign conforming to existing municipal standards. (less than 40 sq. ft. and 5 ft. in height). The sign location would be inside (east) of the common property line of the subject property and the Harden Street/Highway 54 right of way.

For Conditional Rezoning, 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 Rezoning

Office Use Only. DEVID# CR1702



STAFF REPORT

Prepared by Frank Glover, Planning Intern

Riverwalk Sign (CR1702)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on May 16, 2017

City Council on June 6, 2017

Contact Information

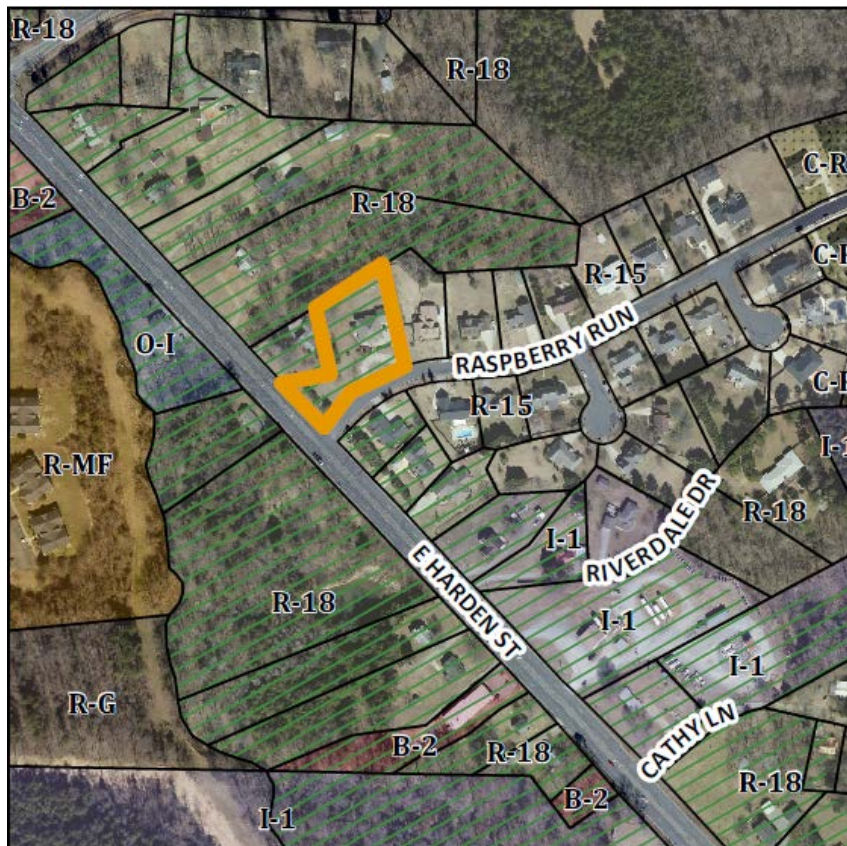
Harendra J. Patel

1202 Raspberry Run, Graham NC 27253

336-226-9400

Summary

This is a request to rezone the subject property from R-15 to C-R. The property is within the Harden Street Overlay. The applicant is proposing to "allow for a single sign being located inside (east) of the common property line and the Harden Street/Hwy 54 right-of-way." The proposed Conditional Rezoning would not change the existing single family residence on the said property. The property is currently functioning only as a single family residence.



Project Name

Riverwalk Sign (CR1702)

Location

1202 Raspberry Run

GPIN: 8883991689

Size

0.94 acres

Proposed Density

N/A

Current Zoning

Low Density Residential (R-15) Within HWY-54 OD

Proposed Zoning

Conditional Residential (C-R)

Surrounding Zoning

R-18, R-15

Surrounding Land Uses

Single Family

Staff Recommendation

Denial

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

Development Type: Highway Commercial

Applicable Policies and Recommendations

- **1.1.2: Design Guidelines** Develop commercial and residential site design guidelines that enhance community character and appearance, to be used with special use permit and conditional rezoning applications. *Because this property lot is in a medium to low density zoning district every effort should be made to maintain its character. The city should carefully consider off-sight signs, and discourage a trend.*
- **1.3.3: East Harden** Prepare a corridor plan to guide development and public investment in the East Harden/NC 54 Corridor. *While the property in question lies within this corridor district it's also currently zoned residentially.*
- **2.3.1 Facilitate Focused Development** Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. The City could choose to utilize some of the following methods; Expedited permit review, Deferred tax payments, Covering some building expenses, Low-interest loans, Providing infrastructure, Flexible and innovative regulations, Small area plans. *The granting of approval for this conditional rezoning would be an example of flexible and innovative regulations and potentially positively affect future development.*

Description of Development Type

Highway Commercial

Appropriate Density

6 dwelling units per acre
0.4 Commercial/Industrial FAR

Desired Pattern

Focused in strategically located clusters identified within the plan. Where commercial growth occurs along the NC 54 corridor, pedestrian, bicycle, and vehicular safety should be promoted through high quality planned development.

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff **recommends denial of this conditional rezoning.**

As content regulation of signage is illegal, the City would have no means of preventing a subsequent proliferation of outdoor advertising.



Application for REZONING or CONDITIONAL REZONING

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www.cityofgraham.com

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

Site

Street Address: 602 E Harden St
Tax Map#: 147007 GPIN: 898453 7331
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: Residential/Duplex
Total Site Acres: 2.29 acres, more or less
Property Owner: Disash, LLC
Mailing Address: C/O Frank A. Longest, Jr.
3453 Forestdale Drive
City, State, Zip: Burlington, NC 27215

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.
Disash, LLC
Name: By: Frank A. Longest, Jr., its Attorney
Mailing Address: 3453 Forestdale Drive
City, State, Zip: Burlington, NC 27215
Phone #: (336) 227-7461
Email: flongest@hlwbmlaw.com

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

Frank A. Longest, Jr. 4/24/17
Signature of Applicant Frank A. Longest, Jr. Date
Sherri Hamlett, sherri@hamlettlaw.com

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 Rezoning*s, 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:

B-2 Rezoning Request in order to permit use of the property for any use permitted by right in a B-2 zone, ~~except the following: which subject property will not be used: ABC Store; ambulance, etc.; athletic fields; vehicle body repair; vehicle repair shops; bars; billiard hall, etc.; game room amusements; municipal facilities; night club; or school (elementary or secondary)~~ *NA*

For *Conditional Rezoning*s, 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 Rezoning*s

Office Use Only: DEVID#

R21701



STAFF REPORT

Prepared by Nathan Page, Planning Director

Disash Business (RZ1701)

Type of Request: Rezoning

Meeting Dates

Planning Board on May 16, 2017

City Council on June 6, 2017

Contact Information

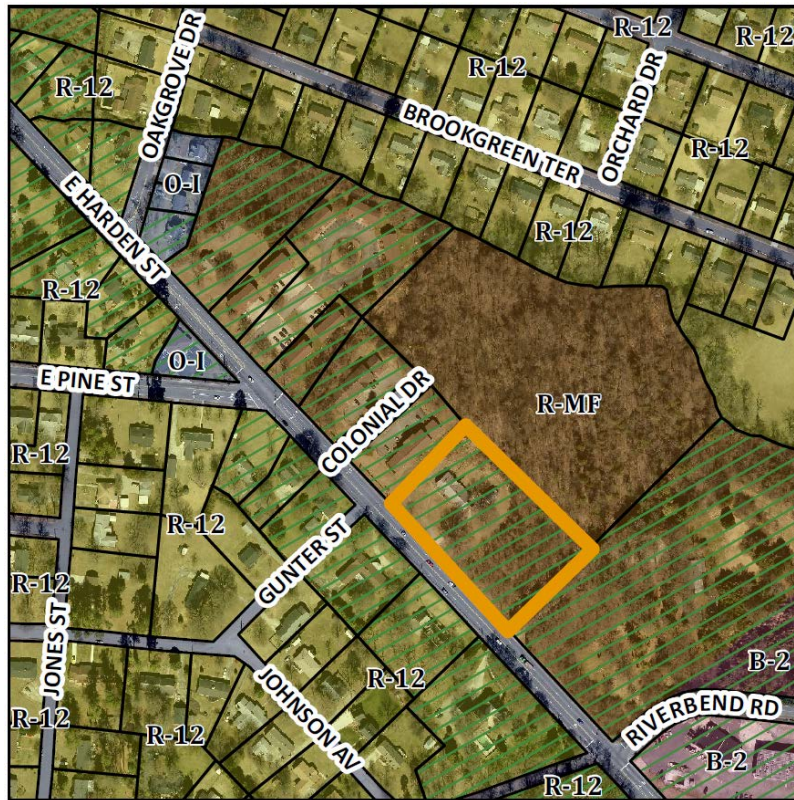
Frank Longest

3453 Forestdale Drive, Burlington NC 27215

336-227-7461, flongest@hlwbmlaw.com

Summary

This property is surrounded by two development types; a large multi-family tract, and suburban residential across Harden Street. This request is to rezone a portion of the property from R-MF to all B-2. The lot is currently occupied by a duplex. The stated reason for this rezoning request is to "...permit use of the property for any use permitted by right in a B-2 zone." There is concern for how this property will be served by sewer.



Location

602 E Harden St

GPIN: 8884537331

Current Zoning

Multifamily Residential R-MF

Proposed Zoning

General Business B-2

Overlay District

East Harden St Highway 54

Overlay District

Surrounding Zoning

R-12, R-MF

Surrounding Land Uses

Single Family Homes,
Multi-Family Homes

Size

2.44 acres

Public Water & Sewer

Water on Harden St

Sewer only on Gunter St

Floodplain

No

Staff Recommendation

Approval

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

Planning District: Mixed Use Commercial

Applicable Policies;

- **3.1.2 Safe Access to Businesses and Homes.** Limit direct highway access or the number of curb cuts to commercial activities by directing development to proposed regional and village centers and requiring internal connectivity between commercial uses, uniformity in design standards, and rear alley access where feasible. *This property is an identified regional center, and the rezoning would allow for a land use which could support the proposed and existing multifamily homes.*

Applicable Strategies;

- **1.1.5 Discourage Strip Development.** Discourage strip development along transportation arteries and proposed interstate interchanges by directing these commercial activities to proposed activity centers. *This parcel is in the vicinity of an Interchange Regional Node, on a high volume traffic route. The proposed residential density in the vicinity also lends itself to additional retail and service industries.*
- **2.3.1 Facilitate focused development.** Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. *Rezoning this property lot to B-2 would reinforce the goals of pedestrian-oriented nodal development and smart growth development while discouraging commercial strip developments.*

Development Type

Mixed Use Commercial

Buildings located no further than 15 feet from the front lot line

3-5 story building heights

Sidewalks, small block lengths, on-street parking, transparent windows on >50% of front façade

A mix of uses is desirable, including retail, commercial, office, multifamily residential, and institutional uses

Built to a human scale

Staff Recommendation

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

- The adjacent multifamily developments, the quantity of vehicle traffic, and the size of the Highway 54 corridor suggest that a business may be better suited to this site than additional apartments.

LAW OFFICES
HOLT, LONGEST, WALL, BLAETZ & MOSELEY, P.L.L.C.

3453 Forestdale Drive
Burlington, North Carolina 27215

W. CLARY HOLT (1913-2003)
FRANK A. LONGEST, JR.
N. MADISON WALL, II
PETER T. BLAETZ*
W. PHILLIP MOSELEY†

* Board Certified Specialist in Estate Planning and Probate Law

† Certified Mediator

SHERRI L. HAMLETT (Of Counsel)

Mailing Address
Post Office Drawer 59
Burlington, N.C. 27216

Telephone (336) 227-7461

Facsimile (336) 227-9716

May 5, 2017

VIA EMAIL and FIRST CLASS U.S. MAIL

npage@cityofgraham.com

Mr. Nathan Page, Planning Director
City of Graham
Post Office Drawer 357
Graham, NC 27253

RE: 602 Harden Street (Hwy. 54), Graham, North Carolina
Application for Rezoning to "B-2" Zone
Owner: Disash, LLC/Vasant Sejpal

Dear Mr. Page:

As a follow-up to our telephone discussion of this morning relating to the above captioned matter, we request that such item appearing on the May 16, 2017 Planning & Zoning Commission Agenda be continued to the June 20th meeting of said Board.

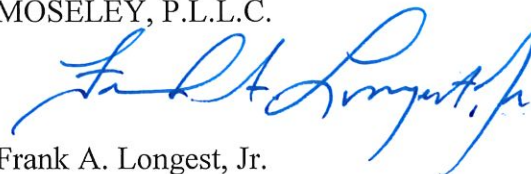
The need for the change is based upon the undersigned being out of the country on the scheduled P&Z meeting date.

We thank you in advance for the P&Z Board's consideration of the continuance and granting the request. We understand that Mr. Sejpal may attend the May 16th P&Z meeting to follow-up with the "continuance" request and the tabling of the above requested action until the P&Z's June meeting.

We are,

Very truly yours,

HOLT, LONGEST, WALL, BLAETZ &
MOSELEY, P.L.L.C.



Frank A. Longest, Jr.

FALjr/ntc

cc: Disash, LLC/Vasant Sejpal
Sherri Hamlett, Esquire



STAFF REPORT

Prepared by Nathan Page, Planning Director

Text Amendment for: Food Trucks

Type of Request: Text Amendment

Meeting Dates

Planning Board on April 18 and May 16, 2017

City Council on June 6, 2017

Contact Information

Not applicable

Summary

Debarah Wilson has proposed amending the permitted uses for the B-1 (Central Business District) in the Development Ordinance. Debarah states that the “request is being made to assist business owners, organizations, and citizens of Graham who request using the City of Graham for an event or festival the ability to allow food trucks at events planned in Downtown Graham.” *Currently, all Temporary Outdoor Sales are prohibited, from Girl Scout Cookies to mattresses.*

The following amendments to the Development Ordinance are proposed:

Existing Language:

Project Name

Food Trucks (AM1703)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Section 10.135 Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-1	C-O-1	B-3	B-2	B-1	C-B	I-1 (Note 19)	I-2 (Note 19)	C-1	C-MXR	C-MXC	LUC	
Radio, Television Stations without Towers											X	X	X	C	X	X					3
Recycling Facility, Commercial															S	S					4
Restaurant (with drive-thru)												X		C	X	X					3
Restaurant (without drive-thru)												X	X	C	X						3
Retail Sales No Outside Storage or Sales											S	X	X	C	X						3
Roadside stands, temporary, for sale of agricultural products produced on premises; not in right-of-way								X	X	C	X	X	X	C	X	X					1
Roadside Stands & Outdoor Sales, Temporary (Prohibited)																					
Course Treatment Plant																					5

Proposed Language:

Section 10.135 Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-1	C-O-1	B-3	B-2	B-1	C-B	I-1 (Note 19)	I-2 (Note 19)	C-1	C-MXR	C-MXC	LUC	
Radio, Television Stations without Towers											X	X	X	C	X	X					3
Recycling Facility, Commercial															S	S					4
Restaurant (with drive-thru)												X		C	X	X					3
Restaurant (without drive-thru)												X	X	C	X						3
Retail Sales No Outside Storage or Sales											S	X	X	C	X						3
Roadside stands, temporary, for sale of agricultural products produced on premises; not in right-of-way								X	X	C	X	X	X	C	X	X					1
Roadside Stands & Outdoor Sales, Temporary													X								

With a note added stating “As part of a City-Sanctioned event.”

Alternative Language:

Section 10.135 Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-1	C-O-1	B-3	B-2	B-1	C-B	I-1 (Note 19)	I-2 (Note 19)	C-1	C-MXR	C-MXC	LUC	
Radio, Television Stations without Towers											X	X	X	C	X	X					3
Recycling Facility, Commercial															S	S					4
Restaurant (with drive-thru)												X		C	X	X					3
Restaurant (without drive-thru)												X	X	C	X						3
Retail Sales No Outside Storage or Sales											S	X	X	C	X						3
Roadside stands, temporary, for sale of agricultural products produced on premises; not in right-of-way								X	X	C	X	X	X	C	X	X					1
Roadside Stands & Outdoor Sales, Temporary			X	X	X	C	X	X	X	C	X	X	X	C	X						

The following text would be added to the Code of Ordinances, Chapter 20, Article IV, Sec. 20-112 and be called “Temporary Outdoor Sales”.

Temporary Outdoor Sales:

These restrictions do not apply to farmers selling goods grown on their own property, nor to schools, approved educational, religious or charitable organizations, when the proceeds from such solicitation, in excess of the cost of the goods sold, goes to the fund of some approved educational or charitable organization.

Temporary sales shall not be located within 100 feet of the primary entrance to a similar-purpose institution without prior written permission of a person with authority to represent the local business, unless that business is not open during the time the sales are taking place. A new letter must be issued

for each time the temporary sales are permitted to be located closer than 100 feet. For example: Donut trucks may not locate except for with the permission of the local business in front of any building whose primary source of revenue is generated by sale of food objects. Similarly, a vendor selling mattresses cannot locate within 100 feet of a building who primarily sells furniture, without prior written permission of affected parties.

When sales are located in the right-of-way (for example on-street parking spaces), the service window must be facing the curb. This applies except in the event of a city-council supported road closure, at which point the truck may be parked to face away from the curb. Other than as a part of a City-sanctioned event, the trucks shall not occupy more than one parking space.

Vendors are required to keep a 15 foot buffer free of trash, as well as provide a means for trash disposal not using city receptacles.

Generator(s) must not run within 200' of a dwelling unit after 9 PM, nor before 8AM, except as part of a City sanctioned event.

Hours of Operation: Sales shall not commence before 7AM, nor continue past 11PM. Unless part of a city sanctioned event, the truck/stand/appurtenances shall not occupy a location for greater than two hours.

Permitted Zones: When operating in the right of way, the zone of the abutting parcel shall be considered to extend to the mid-line of the road.

Sound: No music or amplified advertising shall be permitted at any time.

Unattended sales: gear or goods cannot be left unattended for more than ten minutes.

Fee for Site Disturbance: A \$100 cash fee, renewed annually will cover minor trash pickup, but would not be a barrier to entry for vendors. If a vender can be determined to be the source of trash in the vicinity, the permit will be void.

Signage: Other than any signs painted on the mobile unit (for example on the side of a food truck), only one A-frame sign, not to exceed 3 square feet per side is permitted. *(Section added xx/xx/xx).*

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Strategy 2.1.5 Reduce Barriers Work with local businesses and economic development partners to identify and address unnecessary barriers to local business development. *Food trucks have been a less expensive way to enter into a market, and have successfully expanded into brick and mortar businesses in many municipalities.*

Planning District

All

Development Type

All

Strategy 2.1.1 Business Incubation Develop a business incubation program to encourage development of new business ventures. *As the cost to start a food truck can be around \$10,000 while a new restaurant is in excess of \$100,000, the ability for an entrepreneur to test a market theory is much more forgiving for food trucks.*

Policy 2.3.1 Downtown A vibrant downtown is critical for Graham's economic success. Graham's downtown is a priority when considering incentives, investments, regulations, and marketing. Encourage entertainment options to locate within Graham's Downtown. *With the current popularity of downtown events, the desire for additional dining venues has been growing. Food Truck Rodeos continue to be*

successful events in surrounding municipalities and draw crowds who typically do not frequent the downtown area.

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan*, other jurisdictions and best practices, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The prohibition against food trucks restricts business startups, reduces participation at City sanctioned events, and unjustly denies the entire jurisdiction of the City for one use.