



Planning Board

Meeting Agenda

September 20, 2016 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 July 19, 2016 meeting
2. New Business
 - a. RZ1606 Marshall B3. An application by Jason Cook to permit a Financial Office at the location.
3. Old Business
 - a. Discussion of *The Graham 2035 Comprehensive Plan* to revisit the plan a year after adoption.
4. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD
Tuesday, August 16, 2016

The Planning & Zoning Board held their regular meeting on Tuesday, August 16, 2016 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Bonnie Blalock, Ricky Hall, Andy Rumley, Bill Teer and Kenneth Dixon. Member absent was Michael Benesch. Staff members present were Nathan Page, Planning Director, Aaron Holland, Assistant City Manager, Martha Johnson, Zoning/Inspections Technician and Jenni Bost, Zoning Enforcement Officer.

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

1. Approval of the July 19, 2016 meeting minutes. Ricky Hall made a motion for approval, second by Dean Ward. All voted in favor.

2. Old Business: AM1612 Nonconforming Site Elements. Nathan Page, stated the Board asked for additional research which he furnished the Board with comparable municipalities with 12,000 – 17,000 residents along with their Nonconforming Site Elements language. Mr. Page read the original language, tracked the changes and explained the proposed language.

The following people spoke voicing their opinion concerning the proposed changes:

Eric Crissman 208 Albright Avenue

Jan Surles 526 E Pine Street

Nate Perry 213 Guthrie Street

Jeff Leimberger 213 N Melville Street

Elaine Murrin 1213 Raspberry Run

Helen Sharpe 522 N Main Street

Bonnie Leimberger 213 N Melville Street

Jason Cox 200 N Main Street

After much discussion from the public and among the Board members, Dean Ward made a motion to table this item again. Mr. Ward stated that Mr. Page had given them a lot of data to review and the Board needs to have a plan ready for the next meeting. Bonnie Blalock second the motion, the vote was 4 to 2 to table this item.

3. New Business

- a. S1601 Lacy Ridge. An application by Chris Foust for 12 lots at the intersection of Knightdale and Lacy Holt. Mr. Foust 1851 S Main Street the applicant spoke next. Mr. Foust said it was a subdivision for only 12 lots which had been previously rezoned.

Mr. Balchin 2361 Knightdale Dr. thanked everyone for listening to them, furnishing all the information for them and to Mr. Foust for presenting a very good plan. Mr. Balchin asked Mr. Foust about the square footage of the proposed houses to be built. Mr. Foust said he would have that information available at the City Council meeting next month. Ricky Hall made a motion to approve, second by Kenneth Dixon. All voted aye.

- b. AM1618 Harden Overlay. An application by Patricia Mayzes to permit mechanic work within the overlay. The applicant was not present for the meeting.

Ricky Hall made a motion to deny this agenda item, second by Kenneth Dixon. The vote was 3 to 3. Therefore, there will be no recommendation made to City Council.

- c. AM1619 Utility Buildings. An application by Randy Freeman to permit sale of utility buildings on lots zoned General Business. The applicant was not present for the meeting.

Ricky Hall made a motion to deny this agenda item, second by Kenneth Dixon. The vote was 3 to 3. There will be no recommendation made to City Council.

4. Old Business

- a. Discussion regarding the City of Graham Development Ordinances AM1617 Update Home Occupations. Mr. Ward made a motion to deny this request, second by Bonnie Blalock. The vote was 3 to 3. There will be no recommendation made to City Council.

5. Public comment on non-agenda items

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician



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: 208 S. Marshall

Tax Map#: 146192 GPIN: 444233505

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

Total Site Acres: .5

Property Owner: Aike

Mailing Address: 208 S. Marshall

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: Jason Cook

Mailing Address: 104 S. Maple St.

City, State, Zip: Graham, NC 27253

Phone #: 336-516-1889

Email: jcook@stokescook.com

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

Signature of Applicant: [Signature] Date: 3-19-16

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:

Financial Office

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#



STAFF REPORT

Prepared by Frank Glover, Planning Intern

Marshall B3 (RZ1606)

Type of Request: Rezoning

Meeting Dates

Planning Board on September 20, 2016

City Council on October 4, 2016

Contact Information

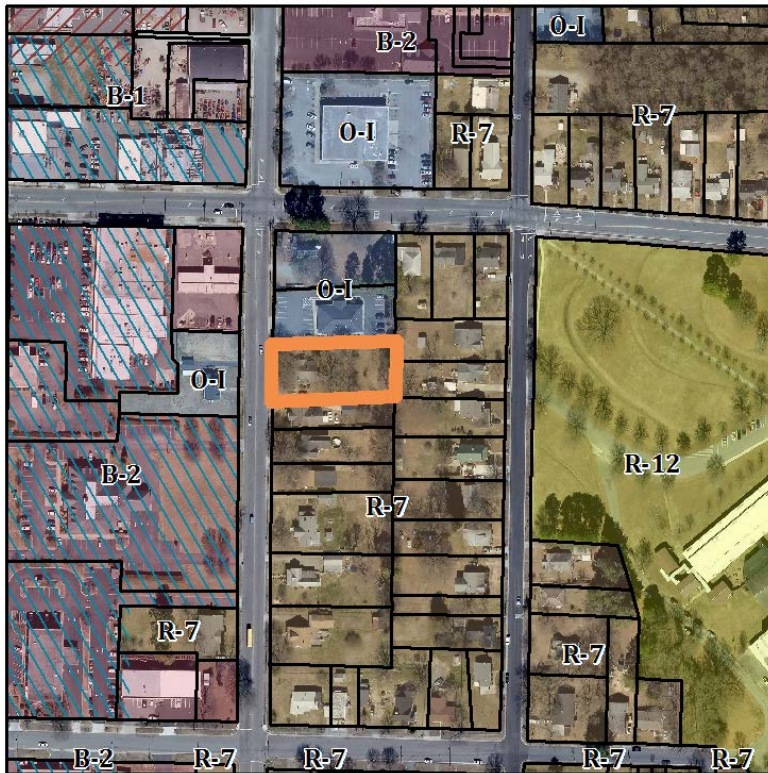
Jason Cook

108 S Maple St, Graham NC 27253

336-516-1889; jcook@stokescook.com

Summary

This is a request to rezone the subject property from R -7 to B-3. The lot is currently occupied by a single family home. The stated reason for this rezoning request is to permit "a financial office." *This property is located in and around the city's historic downtown area, and is a part of a compact, connected and diverse neighborhood.*



Location

208 S Marshall St

GPIN: 8884233505

Current Zoning

Residential (High Density) R-7

Proposed Zoning

Business (Neighborhood) B-3

Overlay District

none

Surrounding Zoning

O-1, R-7

Surrounding Land Uses

Single Family Homes, Offices

Size

0.5 acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

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

Applicable Policies;

- **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. *Increasing the availability of commercial properties may assist in increasing the quantity of individuals frequenting our downtown.*

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. *A neighborhood business zoning would permit additional low impact commercial uses adjacent to our urban core.*

Description of Development Type

Downtown Residential

Development Toolkit Checklist

Located near a major thoroughfare

For single family residential and duplexes

Characteristics include porches, sidewalks, street trees, and garages setback from the front of the home

Density of 3-6 DU/acre

New homes should consider adjacent lot sizes and building orientations

Supporting Uses: Places of worship, daycares, parks, schools, civic spaces, neighborhood commercial, small professional offices

Staff Recommendation

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

- Actions like these, done over time, would permit a stronger commercial core with a more gentle transition into the adjacent existing neighborhoods.



PLANNING BOARD Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with "The Graham 2035 Comprehensive Plan" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.

**Marshall B3
(RZ1606)**
Type of Request
Rezoning
Meeting Dates
Planning Board on September 20, 2016
City Council on October 4, 2016

I move to **recommend APPROVAL** of the application as presented.

I move to **recommend DENIAL**.

The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 20th day of September, 2016.

Attest:

Andy Rumley, Planning Board Chairman

Martha Johnson, Secretary