

PLANNING ZONING BOARD  
Tuesday, April 17, 2012

The Planning & Zoning Board held its regular meeting on Tuesday, April 17, 2012 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Andy Rumley, Bill Teer and Michael Benesch. Bobby Cheek was absent. Staff members present were Aaron Holland Planner, Frankie Maness Assistant City Manager and Martha Johnson Zoning Inspections Technician.

Chairman Andy Rumley called the meeting to order, explained the function of the Board to those present and business was conducted as follows:

1. Invocation was given by Ricky Hall.
2. Ricky Hall made a motion for approval for the March 17, 2012 minutes, second by Michael Benesch.
3. Request of Michael A. Neal & Assoc. for rezoning property from C-R to B-1. The property is located at 141 E. Harden Street shown on Old Alamance County Tax Map# 150-613-55, GPIN#8884240795. Janine Schreyack from the firm spoke representing Allen Knight (C/K Prop.). She stated that the property was B1 prior to being rezoned to C-R. She said Mr. Knight is asking the City of Graham to revert the zoning back to B1. Mr. Knight has told them that there is no financing available for the original proposed project.

Steven West of 108 E. Harden Street spoke supporting the rezoning. Mr. West encouraged the Board to approve the rezoning hoping that the appearance of the property would look better and improve.

Michael Benesch expressed the same feelings about the property as did Mr. West. Mr. Benesch made a motion to approve the rezoning, second was by Bill Teer. The motion carried unanimously.

**3. Text amendments to the City of Graham Development Ordinance:**

- Amend ARTICLE IV. ZONING, Division 6. Permitted Uses, Section 10.136 Notes to the Table of Permitted Uses. This amendment is to revise the current setbacks for Swimming Pools (as accessory uses).

Aaron Holland explained the Development Ordinance currently requires pools to adhere to the same setbacks as the principal structure. This will change it to within five feet of the interior rear or side lot lines. This amendment is being made because of recent request for the change and these changes will loosen the restrictions on the construction of the pools. Mr. Holland said this change follows in line with other surrounding municipalities.

Ricky Hall made a motion to approve this amendment, second by Dean Ward. The motion carried unanimously.

4. Discuss Planning & Zoning Board vacancies. Originally there were three applicants but one withdrew earlier in the day. The other two were Chad Oakley (who wasn't present) and Tim Beshel. Mr. Beshel did attend and spoke. He resides at 413 Ashburn Street. Mr. Beshel said he had only been in our area for a few years but he likes the small town feel Graham has. He stated the community had been good to him and he would like the Board to give him serious consideration to fill the vacancy.

Ricky Hall made a recommendation for Tim Beshel to join the Board, second by Michael Benesch. The recommendation passed three to two.

Dean Ward stated that he attended the last City Council meeting concerning the apartment complex that went before the Board last month. He said some changes had been made to the presentation. He felt that the Planning Board heard one story and the Council heard another. Aaron Holland said the presentation data wasn't available for our meeting last month. Mr. Ward felt like the Board should hear the same presentation that the Council hears on rezoning.

There being no further business the meeting was adjourned.

Respectively Submitted,  
Martha Johnson  
Secretary