

PLANNING ZONING BOARD

Tuesday, December 17, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, December 17, 2013 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Ricky Hall, Bill Teer, Andy Rumley, Michael Benesch and Dean Ward. Bonnie Blalock and Tim Beshel were absent. Staff members present were Melissa Guilbeau, City Planner, Kaitland Finkle, Planning Intern, Darcy Sperry, Zoning Enforcement Officer and Martha Johnson, Zoning/Inspections Technician.

Chairman Andy Rumley called the meeting to order and explained the function of the Board.

Invocation was given by Ricky Hall.

1. Approve minutes of the November 4, 2013 special meeting. Ricky Hall made a motion for approval, second by Dean Ward. All voted in favor.
2. Approve minutes of the November 19, 2013 meeting. Ricky Hall made a motion for approval, second by Dean Ward. All voted in favor.
3. 1115 River Mill Rezoning (RZ1307). Request by Glenn E. Patterson to rezone properties located at 1310, 1318 & 1324 S Main St (GPIN 8883343539, 8883344510 & 8883344375) from Residential (medium density) (R-12) and Residential (low density) (R-18) to General Business (B-2). It was the consensus of the Board that this project was consistent with what the City of Graham is trying to accomplish. Ricky Hall made a motion for approval, second by Dean Ward. All voted in favor.
4. 417 Albright Ave Overflow Parking (SUP1304). Request by William Wilson for a Special Use Permit for a parking lot serving uses not permitted in the district where the lot is located for property located on Albright Ave near E Elm St (GPIN 8884452822). Melissa Guilbeau stated that a site plan was submitted showing where the driveway will be located, it would have to meet landscaping requirements and coordinate with the *Development Ordinance*. Ms. Guilbeau said staff has concerns about the parking lot being located across the street from the use it will be serving and for the safety of pedestrians crossing Albright Avenue. As part of the approval, staff recommends a condition that the applicant has to construct a striped and signed crosswalk with curb ramps and connecting sidewalks. She said they are working with the Police Department to reduce the speed limit from 35 to 25 mph. Ms. Guilbeau said if this item is approved it will still go through final site plan review and approval before construction.

Dean Ward asked if the parking lot would have to be lighted. Melissa Guilbeau said it wasn't addressed on the site plan and we don't have any requirements in our *Development Ordinance* but that would be something the Police Department asks about in TRC. Mr. Rumley would additionally like an off duty police officer to flag traffic, especially in the evenings. Dean Ward asked if the Board could impose a special condition for a lighted parking lot if granted. Michael Benesch stated it is a blind area and he wasn't sure if a lighted parking lot would be sufficient enough, but it would be helpful. Mr. Ward said he would like to see a right in and right out of the parking lot and asked if this is a condition that can be imposed or would that come from DOT. Ms. Guilbeau stated that Albright Avenue is a City road but Elm Street is a DOT road. She said they could ask, but she is unsure how this would work.

Ricky Hall made a motion for approval with recommendation of down lighting and any other recommendations that TRC suggest, seconded by Bill Teer. All voted in favor.

There being no further business Andy Rumley adjourned the meeting.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician