

PLANNING ZONING BOARD

Tuesday, January 15, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, January 15, 2013 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Andy Rumley, Dean Ward, Ricky Hall, Bonnie Blalock, Michael Benesch, Bill Teer and Tim Beshel. Staff members present were Frankie Maness, City Manager, Melissa Guilbeau, City Planner, Martha Johnson, Zoning/Inspections Technician, and Darcy Sperry, Zoning Enforcement Officer.

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

Invocation was given by Ricky Hall.

1. Bonnie Blalock made a motion for approval for the December 18, 2012 minutes, second by Ricky Hall. All voted in favor.

Next, Mayor Peterman thanked the Board for all the work they do for the City of Graham and that the City Council supports them.

2. Request from New Mt. Zion Christian Church for a Conditional Rezoning from Neighborhood Business (B-3) to Conditional Business (C-B) for property located at 414 E Harden St (GPIN 8884441801). The request is being made by Paul Dark, Pastor. The applicant is proposing to construct a 1500 square foot church. Jeff Johnson from Alley Williams Carmen and King spoke for the New Mt. Zion Christian Church. Mr. Johnson stated the original church was built in 1950 and since that time with the road widening along with zoning changes the front yard has become smaller.

Mr. Teer asked when they propose to start construction if it is approved and Mr. Johnson said possibly by spring. Ricky Hall asked how many people currently attend the church and six was the reply, but before the fire there were around twenty five in attendance. Dean Ward asked if they had any additional parking. Jeff Johnson stated the church was able to use additional parking in the lot at the convenience store next door. Tim Beshel along with Andy Rumley both expressed concern if the store stops allowing the church to use their parking lot. It was asked about parking on the property behind the church.

Mr. Theodore Albright from the church said the former owner of the property behind the church would let the church use the property for parking. The current owner Mr. Tinnin will not co-operate with the church in anyway.

Bill Teer made a motion to approve the conditional rezoning, second by Bonnie Blalock. The motion carried unanimously.

3. The board received training from Mr. Oliver Bass from the North Carolina Department of Commerce related to planning and quasi-judicial procedures.

There being no further business the meeting was adjourned.

Respectively Submitted,

Martha Johnson
Inspections/Zoning Technician