

## PLANNING ZONING BOARD

Tuesday, July 15, 2014

The Planning & Zoning Board held their regular meeting on Tuesday, July 15, 2014 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Bill Teer, Andy Rumley, Dean Ward, Michael Benesh, Tim Beshel and Bonnie Blalock. Staff members present were Melissa Guilbeau, City Planner 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 June 17, 2014 meeting. Ricky Hall made a motion to approve, second by Bonnie Blalock. All voted in favor.

2. 910 Washington Industrial (RZ1406). Request by Hernan A Alas to rezone property located at 910 Washington Street (GPIN 8874984629) from Neighborhood Business (B-3) to Light Industrial (I-1). Melissa Guilbeau stated the reason for this request is I am looking to expand my business and I would like to open a car sales location in the corner lot he owns. Mr. Hernan A Alas of 705 S Sellars Mill Rd, Burlington, spoke as the owner of this project. Mr. Alas said he is already at a different location and is trying to expand. Michael Benesch asked where his other car lot was located and Mr. Alas replied W Webb Ave in Burlington. Bonnie Blalock had concerns for dropping a business in the middle of this residential neighborhood. Mr. Benesch said at one time there was a garage on that property and above that there was an insurance agency. Mr. Hall felt that keeping this property residential would be a good buffer between the industrial and residential. Andy Rumley asked Ms. Guilbeau about the last bullet point under staff recommendations. He asked if they were able to converse before this evening about the Conditional Business. Ms. Guilbeau said they met last Tuesday and they discussed it briefly but at that point it was too late to change it but it still is an option. Ricky Hall made a motion to table this item to give the applicant the opportunity to change their request to C-B, second by Dean Ward. All voted aye.

3. Harden 5600A Group Home (SUP1404). Request by Latoya Murphy for a Special Use Permit for a Group Home for property located at 630 W Harden St (GPIN 8874840073). Melissa Guilbeau said it is currently zoned R-7 with a single family dwelling and group homes are allowed in that zone with a special use permit.

Mr. Rumley disclosed that the property owner is his sister-in-law's sister and he has no financial stake in it and wanted input from the Board if he should recuse himself. The Board felt there would be no problem with it.

Garnetta Enoch of 2988 Ethan Pointe, Burlington, spoke representing the project. Ms. Enoch said they already have licenses to operate a group home and they are just trying to relocate to a bigger home. Andy Rumley asked how many people would be there and Ms. Enoch said the capacity is six people. Dean Ward asked what 5600A designates and Ms. Enoch said it is pertaining to disabilities. Mr. Ward stated then every resident there has disabilities and Ms. Enoch replied yes. Mr. Rumley asked if it was a 24 hour facility. Ms. Enoch said someone has to be there 24 hours a day. Mr. Ward asked the average age of the residents and Ms. Enoch said 18 and up. Mr. Ward asked how many employees will be working and Ms. Enoch stated one employee per shift.

LaToya Murphy of 610 Daniely Way, Elon, the applicant, spoke next. Dean Ward asked if any of the residents are court ordered and Ms. Murphy said none were court ordered. Mr. Rumley asked her if it was a locked facility or are they allowed to come and go as they please or is it structured. Ms. Murphy said it was structured, they have programs they go to during the day and someone is with them 24 hours a day but family members can come and pick them up and sign in and out. Bill Teer asked her if the house would need to be modified in any

way. Ms. Murphy stated wheelchair ramps are already there but she has been fixing up the house with paint, new ceiling fans and replacing kitchen flooring. Mr. Ward asked the square footage of the house but Ms. Murphy didn't know. She said there were two bathrooms and five bedrooms.

Michael Benesh asked Ms. Murphy if she had talked to the neighbors in the area and Ms. Murphy said she had briefly spoken to some. Mr. Benesch asked if there had been any objections and Ms. Murphy said no. Bonnie Blalock asked since Ms. Murphy was familiar with the folks that you have if anyone was inclined to wander away because that is a busy intersection. Ms. Murphy said no and the place she is moving from was a very busy road and they were there between two and three years and no one ever got hurt.

Tim Beshel made a motion to approve, second by Ricky Hall. All voted aye.

4. Discuss Rules of Procedure. Ms. Guilbeau said everyone was given a copy for review. These are basically in addition to our *Development Ordinance* and in state statute with more specific rules to follow during the meeting. These were developed by looking at examples from other jurisdictions. This item was tabled until the next meeting.

No further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician