

PLANNING ZONING BOARD

Tuesday, June 18, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, June 18, 2013 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Bill Teer, Andy Rumley, Bonnie Blalock and Tim Beshel. Michael Benesch was absent. Staff members present were Frankie Maness, City Manager, Melissa Guilbeau, City Planner, Kaitland Finkle, Planning Intern, 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. Tim Beshel made a motion for approval for the April 16, 2013 minutes, second by Dean Ward. All voted in favor.
2. Request by Julia Webster, Ann Russell, Janet Cates and Foster Cates for a Rezoning (RZ1303) from R-12 to B-2 for property located at 1111 S. Main Street (GPIN #8883263844). Janet Cates of 417 S. Maple Street spoke representing the owners. Mrs. Cates explained the house is currently vacant and they hope to open a business there to offer antiques, painted furniture, jewelry, gifts, etc. Tim Beshel asked if this was a new business and Janet Cates responded yes. Bill Teer asked if anyone had spoken against the business and Janet Cates answered no. Ann Russell said that she had heard positive statements from some of the neighbors about the business opening there and the house not being vacant anymore. Bonnie Blalock asked if there would be a driveway to Rogers Road and Mrs. Cates said only on S. Main Street. Andy Rumley asked staff for future consideration if entrance to the property from Rogers Road could ever be used for a commercial entrance and how wide was the property existing on Rogers Road. Melissa Guilbeau said the property was approximately thirty feet wide.

Next to speak was Earl and Shirley Williams of 1200 Blair Street. Mrs. Williams asked if there would be any painting, sanding or spraying done with the antiques at this new business at 1111 S. Main Street. She said they were concerned about this for health reasons because they live directly behind this property. Mr. Williams asked if there would be a buffer of any type between their residence and the new business. Andy Rumley stated that the Board encourages using natural buffering versus fences and walls.

Janet Cates said the driveway at the new business would be gravel except there would be concrete at the handicap area. Mrs. Cates said there would be no refinishing furniture at the location. She said they would only be opened three days a week and does not anticipate a big crowd there and should not be a lot of vapor problems either. Dean Ward asked if she would have any objections to any screening at the location and Mrs. Cates replied fencing would be costly but definitely some trees would be planted. Melissa Guilbeau stated that the ordinance states that any B-2 property adjacent to a residential property requires a six foot opaque screen which could be fencing or trees.

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

3. Next Melissa Guilbeau discussed the Growth Management Plan update as follows:
 - a. Current Growth Management Plan
 - b. New Steps for the new Growth Management Plan
 - c. In-House Resource Team
 - d. Growth Management Steering Committee
 - e. Public Outreach
 - f. Work with a consulting team
 - g. Adopt a new Growth Management Plan (target 2015)

There being no further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician