

## PLANNING ZONING BOARD

Tuesday, March 19, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, March 19, 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, Bill Teer, and Tim Beshel. Michael Benesch was absent. 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.

Invocation was given by Ricky Hall.

1. Ricky Hall made a motion for approval for the February 19, 2013 minutes, second by Bonnie Blalock. All voted in favor.

Mayor Jerry Peterman addressed the Board to discuss any questions about the City Council approving the repeal of a special use permit for a unified business development by Vasant Sejpal at 1229 S. Main Street. The Mayor stated it was a simple request being made. Ricky Hall inquired about the property being back to a nonconforming parcel. Melissa Guilbeau said it is not nonconforming as the property is permitted to have the house and the business on the property.

2. Request of Laverne Zachary for a Rezoning from R-12 & R-MF to B-2 for property located at 918 S. Main Street (GPIN #8883283139).

Caitlyn Fisher of 117 Montree Lane spoke first concerning the rezoning. She had no problem with the part that has frontage on S. Main Street being zoned B-2 but the Ivey Road portion of the parcel she stated that she feels noise from potential delivery trucks would have an adverse affect on neighboring properties, in addition to increased traffic.

Laverne Zachary of 707 N. Wilba Road Mebane, NC spoke next being the person requesting the rezoning. He explained he was trying to sell the property and was advised by his realtor he would have a better chance selling the property if it was zoned business. Bill Teer asked if there was an exit onto Ivey Road and Mr. Zachary said there currently wasn't one but there was room for one.

Shane Fisher of 117 Montree Lane spoke next. He asked if the rezoning was all or nothing. Andy Rumley stated the owner of the property was requesting all to be rezoned B-2. Dean Ward asked if they had a lot of problems with the multifamily units on Bullis Street. Mr. Fisher said there was significant amount of loud noise from them with gunshots being heard from there in the past. Dean Ward reminded Mr. Fisher with the current zoning R-MF more apartments could be put there. Mr. Zachary said the property is for sale and he wants to sell it as one unit.

Ricky Hall said the Ivey Road area is bad in the mornings with all of the school traffic and any additional traffic added would be very bad. Tim Beshel asked if the property could be split. Melissa Guilbeau said staff recommends the property to be split with B-2 on S. Main Street and the other remain residential. Ricky Hall made a motion to split the zoning of the property with the frontage on

S. Main Street to be B2 and the other fronting Ivey Road to remain R-MF, seconded by Tim Beshel. The vote was 5 to 1 in favor.

Andy Rumley apologized for not explaining the function of the Board when the meeting first was called to order so he proceeded to do so at that point for those present.

3. Request of Dale Congdon for a Conditional Rezoning from R-7 to C-R for property located at 408 N. Main Street (GPIN #8884154970). Bonnie Blalock asked if we had received any drawings for the proposed townhomes. Melissa Guilbeau said no and she spoke to Mr. Congdon to let him know about the comments from TRC and she hasn't heard from him since then. There was no one present representing the petitioner. Ricky Hall made a motion for the request to be tabled, seconded by Bill Teer. All voted in favor.

Melissa Guilbeau asked if the Board would be interested in any additional Quasi-Judicial training and the Board replied yes they would be interested.

There being no further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician