

PLANNING ZONING BOARD

Tuesday, November 19, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, November 19, 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, Bonnie Blalock, Tim Beshel and Dean Ward. Michael Benesch was 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. Ricky Hall made a motion for approval for the October 15, 2013 Planning Board minutes, second by Bonnie Blalock. All members voted in favor.

2. 1115 S Main St Rezoning (RZ1306). Request by Janet F. Cates and Foster B. Cates to rezone property located at 1115 S Main St (GPIN 8883264774) from Residential (medium density) (R-12) to General Business (B-2). Janet Cates of 417 S. Maple Street was there to represent the rezoning application. She said this rezoning would allow either residential or business at that location and provide for more flexibility in the future. Ricky Hall made a motion to accept the rezoning, second by Tim Beshel. All voted in favor.

3. Albright Community Center (SUP1303). Request by Wilson Realty Assoc. Inc., 401(k) Plan, William Wilson, Trustee, for a Special Use Permit for a community center at 417 Albright Ave (GPIN 8884450526 and 8884452611). Bill Wilson of P.O. Box 2888 Burlington, NC 27217 was present to represent the special use permit. He had submitted revised plans showing updated landscaping. He said the updated plan shows the larger trees (evergreens), some of which have already been planted at the front facing Albright Avenue. He also said there are more shrubs and bushes out there. Mr. Wilson said they had about one more month of work to do before finishing. He said the special use permit is for a community hall with 9250 sq. ft. and 19,750 sq. ft. used for warehouse. Bill Teer asked if any work was to be done in the back. Mr. Wilson said they had torn down some of the docks and had put in some pads and large rollup doors and will eventually do some grading. Mr. Wilson said they had built up the back dock in order to get equipment in and out of the building to do work inside to the floors. The pads will extend approximately 18 feet out and will be gravel out to the sidewalk. It will be cleaned up and painted like the front. Bill Teer asked if sidewalks will be put in on the property. Mr. Wilson stated they put a driveway in and the only sidewalk will be located in the sidewalk easement of approximately 10 ft. of space which he has given to the City of Graham.

Tim Beshel asked what the community center was going to be used for and what will be going in there. Mr. Wilson said there will be two sections and a central area for caterers to come in. There is 3000 sq. ft. on the smaller section of the building to be used for smaller conferences or receptions. The other section is 5,000 sq. ft. to be used for larger groups of up to 300 people. Dean Ward asked if he was allowing for the service of alcohol on the premises. Mr. Wilson said that some of the rules have changed. Originally you couldn't have live music or food. Now there are some issues with whether you can have dj's, live music or alcohol. He said he wanted to be perfectly clear that this will not be a bar or dance party. He said it was being built for receptions, conferences or weddings. One possible issue might be the catering situation with having weddings, because sometimes there is alcohol and music.

Dean Ward asked about the hours of operation. Mr. Wilson said he anticipates they would normally be 4 to 6 hour blocks which would probably be held on a Saturday and run until 9 or 10 o'clock at night. Andy Rumley asked if there would be any staff there. Mr. Wilson said there would be one staff member there while the event

occurs. There will be times when no one is present but there will be an alarm system and security system. Bonnie Blalock asked if he would partner with the City of Graham or the County Recreation Department if they needed a facility. Mr. Wilson said yes, it would be open to everyone in the community. She asked when he hoped to open and he said hopefully by the first of the year. Ricky Hall asked if it would have a kitchen or an area to prepare food. Mr. Wilson said there would be microwaves, warming areas, refrigerators but no ovens. Mr. Hall asked if the building requires sprinklers. Mr. Wilson said if you are under 12,000 or 12,500 sq. ft. you don't need a sprinkler system but now there is also an occupancy limit which he thinks is around 300. If it is above that or if you have alcohol and food, you have to have the sprinklers.

Ruth Wade of 422 E. Elm Street spoke. She said that Mr. Wilson had cleared up a lot of her questions. She was wondering when she first got her letter notifying her of the special use permit if there was going to be constant traffic but Mr. Wilson said he didn't think so. Dean Ward asked Melissa Guilbeau about buffering required down both the back and right side of property with screening of 6 ft high plantings. Melissa Guilbeau answered yes wherever the property abuts residential zoned property there needs to be an opaque screen of 8 ft. high at maturity. Bill Teer made a motion to accept this special use permit, second by Tim Beshel. All voted in favor.

4. Text Amendment for Pet Grooming. Request by citizen to amend the *Development Ordinance* to make pet grooming a use that is permitted in the Central Business (B-1) district. Chuck Talley of P.O. Box 872 Graham, NC spoke concerning the pet grooming amendment. He went over some of the history of Farm Services Corp. and stated that six months ago he had a pet groomer to rent a space inside the facility not knowing he couldn't do that at the time. Chuck Talley stated this is not a kennel; it is a pet grooming business. Mr. Talley is trying to find a solution to continue to do business in the City. Andy Rumley asked if there was any overnight boarding and Chuck Talley said people just drop off their dogs and pick them up later and the dogs don't go outside. Andy Rumley asked if there had been any complaints. Melissa Guilbeau said she wasn't aware of any but she mentioned to the Board that this amendment is to make this a use permitted in the downtown as a whole. So Ms. Guilbeau advised the Board that they have to think about what if someone was to propose to use this in the middle of Court Square because this is how it would apply. Jennifer Talley of P.O. Box 872 Graham, NC spoke giving some of the history concerning Farm Services. She said they wanted to be good neighbors and believes this is a good business that will service the community with no issues nor complaints with people around or any customers.

Dean Ward made a motion to accept the text amendment but add no overnight boarding use and Ricky Hall amended that motion adding no overnight outside boarding, second by Tim Beshel. All voted for approval for Option A to permit pet grooming in the B-1 zoning district with a special use permit with the additional condition no overnight outside boarding to be added. Melissa Guilbeau stated that once you get a Special Use Permit one time it is good forever and it runs with the land no matter who owns the property.

5. Election of Chair and Vice-Chair for 2014. Ricky Hall made a motion to leave the Chair and Vice-Chair the same as current, second by Bonnie Blalock. All voted in favor. Andy Rumley will continue to be the Chair and Ricky Hall will continue to be Vice-Chair.

There being no further business Andy Rumley adjourned the meeting.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician