



# Planning Board

## Meeting Agenda

March 19, 2013 at 7:00pm  
Council Chambers, 201 S Main St

### Invocation

1. Approve minutes of the February 19, 2013 meeting.
2. Rezoning at 918 S Main St (RZ1301). Request by Laverne Zachary to rezone property located at 918 S Main St (GPIN 8883283139) from Residential (medium density) (R-12) and Residential (multifamily) (R-MF) to General Business (B-2).
3. 408 N Main St Townhomes (CR1301). Request by Dale Congdon for a Conditional Rezoning from Residential (high density) (R-7) to Conditional Residential (C-R) for property located at 408 N Main St (GPIN 8884154970) to construct a two-unit townhome.

*A complete agenda packet is available at [www.cityofgraham.com/boards](http://www.cityofgraham.com/boards).*

PLANNING ZONING BOARD  
Tuesday, February 19, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, February 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, Michael Benesch, Bill Teer. Tim Beshel 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, explained the function of the Board to those present and business was conducted as follows:

Invocation was given by Ricky Hall.

1. Ricky Hall made a motion for approval for the January 15, 2013 minutes, second by Bonnie Blalock. All voted in favor.
2. Request by Vasant Sejpal to repeal the Special Use Permit approved on August 2, 2011 for a Unified Business Development on the property located at 1229 S Main St GPIN 8883257252. There was no representation there for Mr. Sejpal. Ricky Hall asked why the request was being made and Melissa Guilbeau stated that Mr. Sejpal would like to rent the house as rental property. Dean Ward stated that we should not make a habit undoing what the Board has done and he felt that Mr. Sejpal should have been present at the meeting. Andy Rumley stated he would like to know more about the matter before a reversal was done. Ricky Hall made a motion to deny the request, second by Dean Ward, unanimous denial carried 6-0.

There being no further business the meeting was adjourned.

Respectively Submitted,  
Martha Johnson  
Inspections/Zoning Technician



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## 918 S Main St Rezoning (RZ1301)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on March 19, 2013

City Council on April 2, 2013 (tentative)

### Contact Information

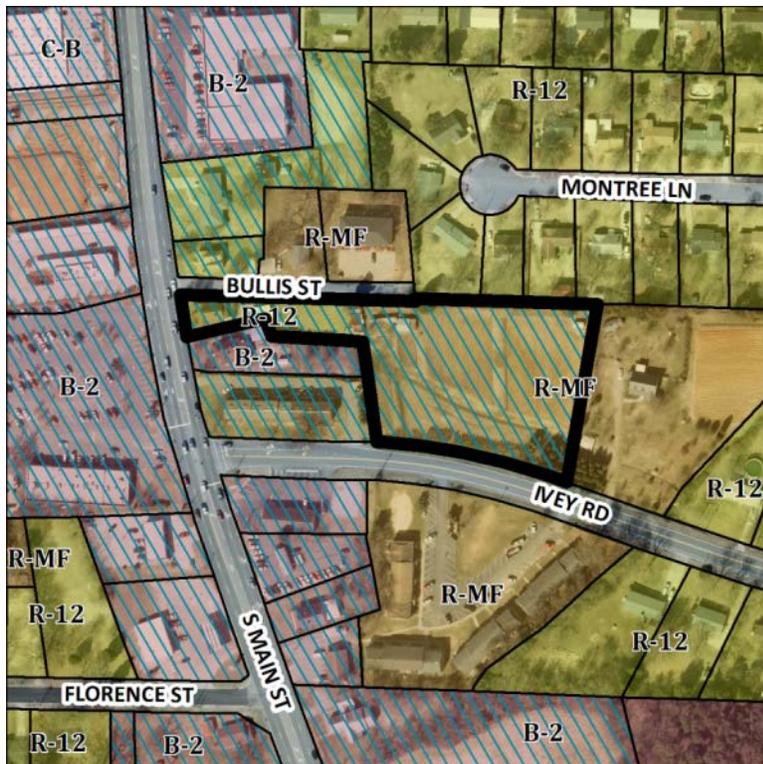
Laverne Zachary

707 N Wilba Rd, Mebane, NC 27302

919-563-9615; zachary@mebtel.net

## Summary

This is a request to rezone the subject property from R-12 and R-MF to B-2. The current use of the property is a vacant single family house. The parcel is located in the S Main St/Hwy 87 Overlay District. This property is part of a life estate and the stated reason for this rezoning request is "to make it easier to sell the property."



### Project Name

918 S Main St Rezoning  
(RZ1301)

### Location

918 S Main St

GPIN: 8883283139

### Size

2.27 acres

### Current Zoning

Residential (medium density)  
(R-12) & Residential  
(multifamily) (R-MF)

### Proposed Zoning

General Business (B-2)

### Surrounding Zoning

R-12, R-MF & B-2

### Surrounding Land Uses

Single Family and Multifamily  
Dwellings

### Staff Recommendation

Approval, for the portion  
of the property currently  
zoned R-12

## Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

**Planning District:** Central

**Development Types:** Highway Commercial (portion of property fronting S Main St and currently zoned R-12) and Suburban Residential (portion of property fronting Ivey Rd and currently zoned R-MF)

### Applicable Goals to Guide Us into the Future

- 6.3.2. Encourage commercial development within designated village centers as opposed to continued commercial strip development. *The proposal is not within a designated village center, but the portion that fronts S Main St is designated as a highway commercial development type.*
- 6.3.2. Prohibit the encroachment of commercial development into established or planned residential areas. *The portion of the development that fronts Ivey Rd is designated as a suburban residential development type, which is planned for single family residential.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *It may make the reuse or revitalization of the existing vacant single family home easier if it were zoned B-2, as it fronts on S Main St.*

### Applicable Planning District Policies and Recommendations

- 7.4.4.1.3. Provide a transitional buffer between the proposed commercial and village centers and existing or proposed single-family neighborhoods that would consist of landscaping, multi-family developments and/or townhouse developments. *The proposal would rezone property that is adjacent to existing single family homes and designated as a suburban residential development type from residential to commercial.*

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### Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval of the rezoning for the portion of the property currently zoned R-12**. The following supports this recommendation:

- Rezoning only the portion of the property that fronts on S Main St would be consistent with the Highway Commercial development type and would further goals and policies of the *Growth Management Plan*.
- Rezoning the portion of the property that fronts on Ivey Rd would not be consistent with the Suburban Residential development type. Leaving it as its current zoning (R-MF) would provide a buffer between commercial and single family development.

#### Description of Development Type

Highway Commercial

#### Development Toolkit Checklist

Located near a major thoroughfare

For commercial and office/institutional

Characteristics include automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

10,001 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

#### Description of Development Type

Suburban Residential

#### Development Toolkit Checklist

No location requirements

For single family residential

Characteristics include open space; parks included within development; pedestrian-oriented; automobile-oriented; sidewalks; street trees; landscaping

Density of 1-5 DU/acre

Infrastructure includes street connectivity and underground utilities



## PLANNING BOARD Recommendation & Statement of Consistency

*Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with the "City of Graham Growth Management Plan 2000-2020" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.*

### **918 S Main St Rezoning (RZ1301)**

#### **Type of Request**

Rezoning

#### **Meeting Dates**

Planning Board on March 19, 2013

City Council on April 2, 2013

I move to **recommend APPROVAL** in that the application is consistent with all of the objectives and policies for growth and development contained in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:

- o Based on the recommendations of the *Growth Management Plan*
- o [Insert reasons]

I move to **recommend DENIAL** of the request because the application is not fully consistent with the objectives and policies for growth and development in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:

- o [Insert reasons]

The report reflects the recommendation of the Planning Board, this the 19<sup>th</sup> day of March, 2013.

Attest:

\_\_\_\_\_  
Andy Rumley, Planning Board Chairman

\_\_\_\_\_  
Martha Johnson



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## 408 N Main St Townhomes (CR1301)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on March 19, 2013

City Council on April 2, 2013 (tentative)

### Contact Information

Dale Congdon

144 Edinborough Dr, Mebane, NC 27302

336-263-0172

## Summary

This is a request to rezone the subject property from R-7 to C-R. The applicant is proposing to construct a two-unit townhome. The parcel is currently vacant; a previous single family house on the lot (pictured bottom right on the day it was demolished) was demolished in 2011. The parcel is located in the North Main Street Historic District, which is listed on the National Register of Historic Places.



**Project Name**  
408 N Main St Townhomes  
(CR1301)

**Location**  
408 N Main St  
GPIN: 8884154970

**Size**  
0.324 acres

**Proposed Gross Density**  
6.2 DU/acre

**Current Zoning**  
Residential (high density)  
(R-7)

**Proposed Zoning**  
Conditional Residential (C-R)

**Surrounding Zoning**  
R-7 & R-MF

**Surrounding Land Uses**  
Single Family and Multifamily  
Dwellings

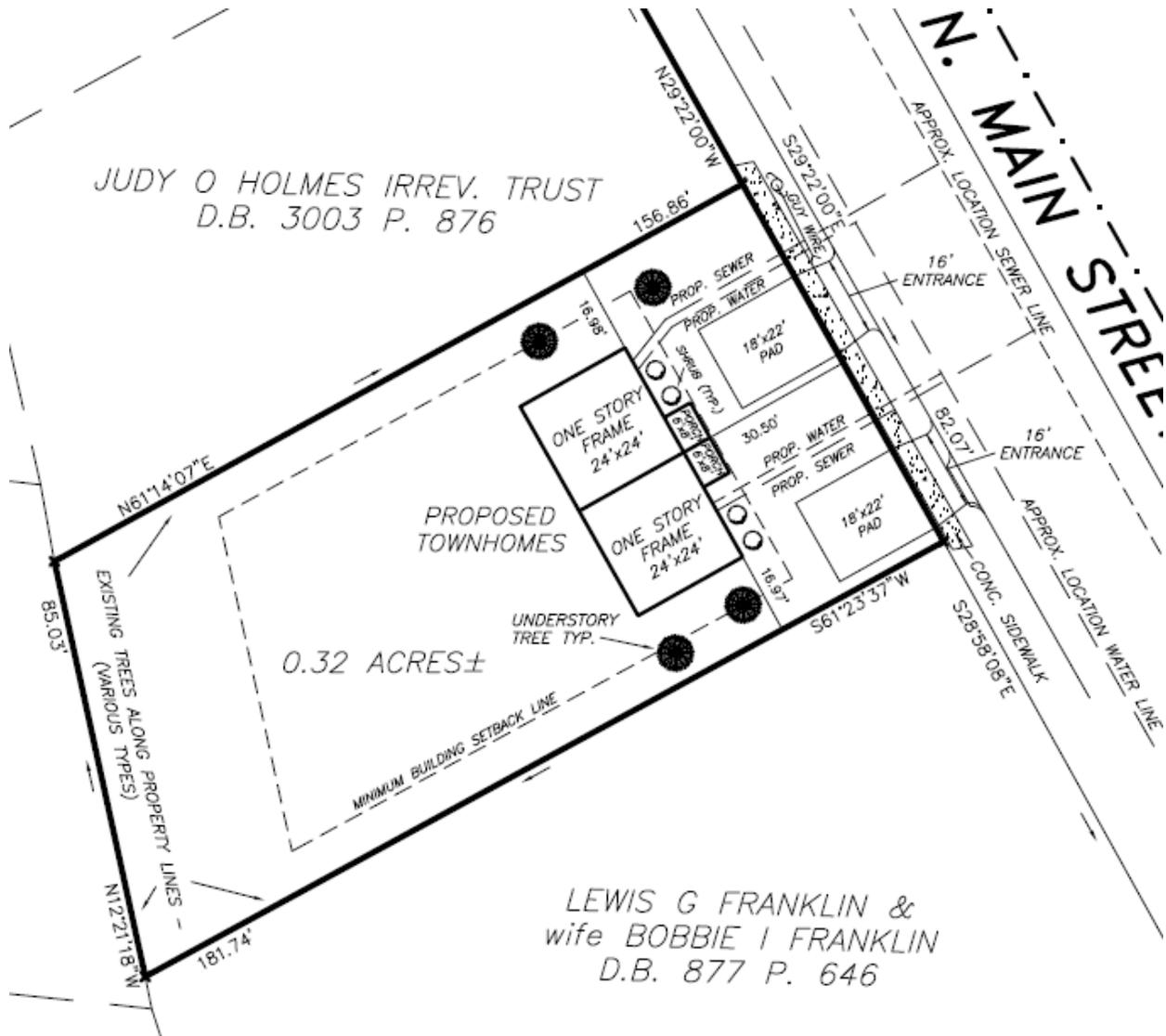
**Staff Recommendation**  
Approval, with conditions

*The lot was previously occupied by the Fitch-Montgomery-Cook House, constructed in the early 1890s and demolished in 2011. The two-story, frame Victorian gable and wing house featured plain siding with cornerboards, two-over-two sash windows, wide cornices, and a glazed and paneled front door. The eave returns had been altered with exaggerated scallop boards and the front porch had been removed. Shown here on the day it was demolished.*



The applicant is proposing to rezone the property to C-R in accordance with the site plan prepared by Simmons Engineering & Surveying, dated 2/21/13. The proposal is for a two-unit, one-story townhome, with each unit measuring about 24' by 24'. The proposal includes the following specifics:

- Minimum setbacks the same as for R-7 zoning
- Two 2-car parking pads, each with a driveway backing onto N Main St
- An individual water and sewer connection for each unit



## Technical Review Committee

The Technical Review Committee reviewed the application and provided comments to the applicant via the City Planner. As of the publishing of this agenda packet, the applicant had not responded to the comments. The following are comments that still need to be addressed:

- Include a note on the site plan that says “Proposed Zoning: C-R”
- The distance between the driveways is less than 30 feet and may not be permitted by NCDOT; consider providing one shared driveway
- Consider providing additional parking space for guests
- Consider providing architectural renderings of the proposed townhomes

## Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

**Planning District:** North

**Development Type:** Town Center

### Applicable Goals to Guide Us into the Future

- 6.1.3. Encourage development that compliments existing architectural designs of the neighborhood. *The proposal does not provide any architectural renderings of the townhome, so it is unclear whether it will support this goal.*
- 6.2.1. Reduce and restrict the number of curb cuts and driveways along major arterials. *The proposal includes two driveways within about 23 feet of each other.*
- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This proposal would construct two dwelling units, at a density of 6.2 DU/acre, on a lot that previously had only one dwelling unit.*
- 6.3.1. Improve community aesthetics within established residential areas. *Since the proposal does not include any architectural renderings, it is unclear whether it will improve the aesthetic of the existing historic district.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *This proposal includes the development of a vacant infill lot in the Town Center node.*

### Description of Development Type

Town Center

### Development Toolkit Checklist

Located near a major thoroughfare

For single family residential, townhouses, apartments & condominiums, commercial, office/institutional and mixed use

Characteristics include pedestrian-oriented; design requirements; sidewalks; street trees; height of structures regulated; building orientation

Density of 5+ DU/acre or 10,000 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

### Applicable Planning District Policies and Recommendations

- 7.3.4.1.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *This development will construct a two-unit townhome on a lot that was previously occupied by a deteriorated house that was demolished in 2011.*
- 7.3.4.1.3. Preserve established residential neighborhoods within the district. *This proposal will construct two residential dwellings in an established residential neighborhood.*

- 7.3.4.1.6. Continue to encourage the redevelopment efforts underway within the Town Center. *This proposal will redevelop a property within the Town Center.*

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### **Staff Recommendation**

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval of the conditional rezoning, with the following conditions:**

- The applicant will work with staff and NCDOT to resolve the driveway issue.
- The applicant will provide architectural renderings or similar illustrations of the proposed townhome unit for review and approval by the Planning Board, prior to issuance of a building permit.

The following supports this recommendation:

- The development complies with the Development Toolkit Checklist for Town Center and, with the added conditions, furthers a number of goals and policies of the *Growth Management Plan*.
- The development complies with the standards of the Development Ordinance, or proposes a decrease in the standard that would not have a negative effect.

NOTES:

- A) NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- B) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
- C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
- D) NO NORTH CAROLINA GEODETIC CONTROL MONUMENTS WERE FOUND WITHIN 2,000 FEET OF THIS PROPERTY.
- E) NO INTERNAL INSPECTION OF THIS PROPERTY WAS MADE BY THIS FIRM DURING THE COURSE OF THIS SURVEY.

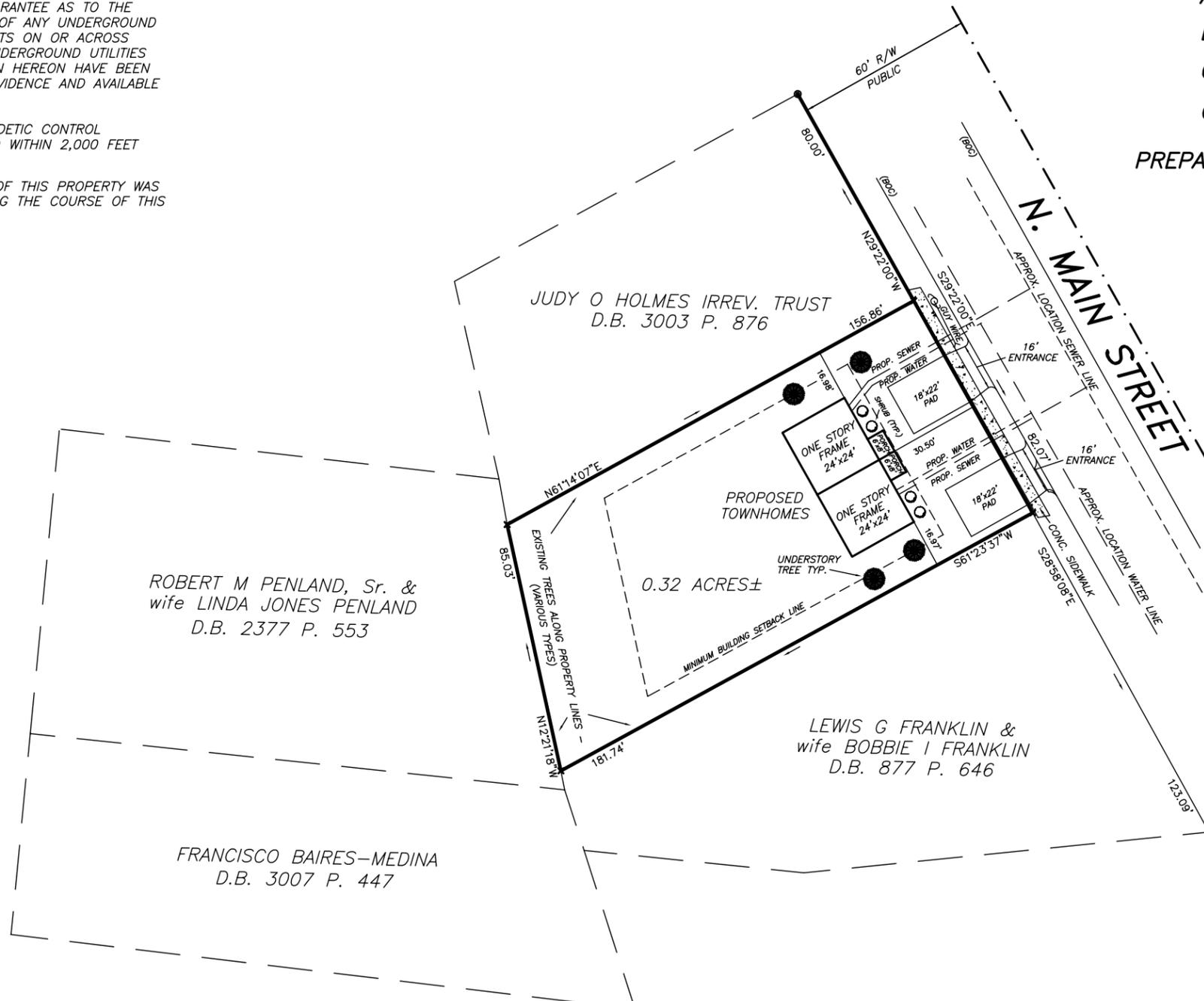
SITE DATA

PARCEL ID#145921  
 PIN#8884154970  
 ADDRESS: 408 NORTH MAIN STREET  
 DEED REFERENCE: DEED BOOK 93 PAGE 101  
 0.32 ACRES± TOTAL AS SHOWN  
 CURRENT ZONING: R-7

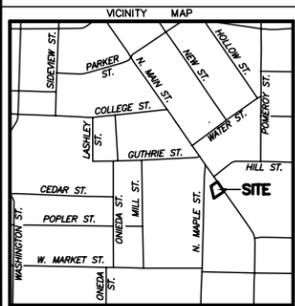
PREPARED FOR: ACCENT BUILDERS & DESIGN, INC.  
 144 EDINBOROUGH DRIVE  
 MEBANE, NC. 27302  
 CONTACT: DALE CONGDON

MINIMUM BUILDING SETBACKS

FRONT	30'
SIDE	8'
REAR	20% OF LOT DEPTH



"SITE PLAN -  
 NOT FOR RECORDATION,  
 CONVEYANCES, OR SALES."

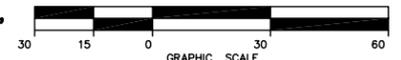


NOTE: BOUNDARY INFORMATION TAKEN FROM EXISTING DEEDS AND MAPS AS RECORDED AT ALAMANCE COUNTY REGISTER OF DEEDS. NO FIELD SURVEY PERFORMED AT THIS TIME.

SITE PLAN FOR  
**PARCEL ID# 145921**

GRAHAM TOWNSHIP ALAMANCE COUNTY NORTH CAROLINA

DATE 02/21/13 SCALE 1" = 30'



SIMMONS ENGINEERING & SURVEYING, INC. JOB # 130204 SURVEY BY RLH

109 NORTH MAIN STREET GRAHAM, NC 27253 C-0915 DWG BY JHR APP'D BY JHR

PHONE # (336) 222-9700

FAX # (336) 222-9637



## PLANNING BOARD Recommendation & Statement of Consistency

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**408 N Main St Townhomes  
(CR1301)**

**Type of Request**  
Conditional Rezoning

**Meeting Dates**  
Planning Board on March 19, 2013  
City Council on April 2, 2013

- I move to **recommend APPROVAL** in that the application is consistent with all of the objectives and policies for growth and development contained in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o Based on the recommendations of the *Growth Management Plan*
  - o [Insert reasons]
- I move to **recommend APPROVAL with the following conditions** [insert conditions] in that the application is consistent with all of the objectives and policies for growth and development contained in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o Based on the recommendations of the *Growth Management Plan*
  - o [Insert reasons]
- I move to **recommend DENIAL** of the request because the application is not fully consistent with the objectives and policies for growth and development in *The City of Graham Growth Management Plan 2000-2020* because of the following reasons:
- o [Insert reasons]

The report reflects the recommendation of the Planning Board, this the 19<sup>th</sup> day of March, 2013.

Attest:

\_\_\_\_\_  
Andy Rumley, Planning Board Chairman

\_\_\_\_\_  
Martha Johnson