

PLANNING ZONING BOARD
Tuesday, September 18, 2012

The Planning & Zoning Board held its regular meeting on Tuesday, September 18, 2012 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Andy Rumley, Dean Ward, Ricky Hall, Bill Teer, Michael Benesch and Tim Beshel. Staff members present were Frankie Maness, Assistant City Manager, Martha Johnson, Zoning Inspections Technician, Darcy Sperry, Zoning Enforcement Officer and Melissa Guilbeau, City Planner.

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 July 17, 2012 minutes, second by Dean Ward. All voted in favor.

2. Request of Frank Tinnin to rezone from R7 to CR property located at East Elm Street (vacant lot). Old Tax ID 176-710-132 and GPIN#8884450065.

Todd Lambert with Simmons Engineering & Survey of 109 N. Main Street, Graham, spoke on behalf of the project on Elm Street. Mr. Lambert stated this would be a good transition for that location. This development would not generate much traffic and no kids playing where if a subdivision were to be developed at this location it would be different. He said the parking lot configuration was distributed with an island and sized like the typical City of Graham cul-de-sac. Mr. Lambert said he didn't foresee any traffic problem with the island. The dumpster pads were set up so the trucks can get out without backing out on Elm Street.

Mr. Teer asked where the entrance would be located on the property and Mr. Lambert said on Elm Street.

Michael Benesch mentioned the parking spaces needed per the City of Graham ordinance would require 14 spaces for 3 employees. Mr. Lambert replied that this would be comparable to the Whitsett Street Nursing Home currently in the City of Graham.

Dean Ward asked how many employees would the facility have and Mr. Lambert stated there would typically be one doctor, one nurse on staff and may have one or two non professional staff members at a time and they may come and go, so four or five total at some of the peak hours during the day. Mr. Ward asked if there was any more room for additional parking on the property. Mr. Lambert said not realistically. Mr. Lambert said talking with staff and going through the breakdown on what they foresaw and comparing it to the other previous property that they had some dealings with and based it on that.

Andy Rumley asked how much traffic would be in and out during the day and Mr. Lambert said there would be relatively low volume during the day. Mr. Rumley was concerned that it would be tough for the fire trucks getting in and to the fire hydrant.

Mr. Rumley asked about fencing or screening. Mr. Lambert stated that would be considered during the next phase.

Dean Ward asked what kind of outdoor lighting would be installed. Mr. Lambert replied the typical pole lights would be around the building, at the walkways and at the parking lot. The Elm Street side would not have bright lights.

Dean Ward asked about the interpretation of minimum parking spaces. Mr. Maness replied that he wasn't sure if the ordinance speaks directly to that, he said we evaluate it based on the information furnished to us with the number of employees, physicians and nurses. As presented it does meet the minimum standards.

Mr. Maness stated that some of the City of Graham Departments were concerned for more parking but it does meet the minimum standard based on information provided.

Ricky Hall requested that the Board deny this Rezoning not being suitable lot size for this project, second by Dean Ward, unanimous denial carried 6-0.

3. The next item on the agenda was the Board vacancy to be filled. Per Mr. Maness we had three applicants and two were present. First to speak was Lauren Nance and the second was Bonnie Blalock. Both expressed their interest in serving the Board.

The Planning Board recommended to the City Council to appoint Bonnie Blalock.

Next Mr. Maness introduced and welcomed our new Planner, Melissa Guilbeau.

There being no further business the meeting was adjourned.

Respectively Submitted,
Martha Johnson
Secretary