



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## Rezoning for Mid-State Magic (RZ1401)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on January 21, 2014

City Council on February 4, 2014

## Contact Information

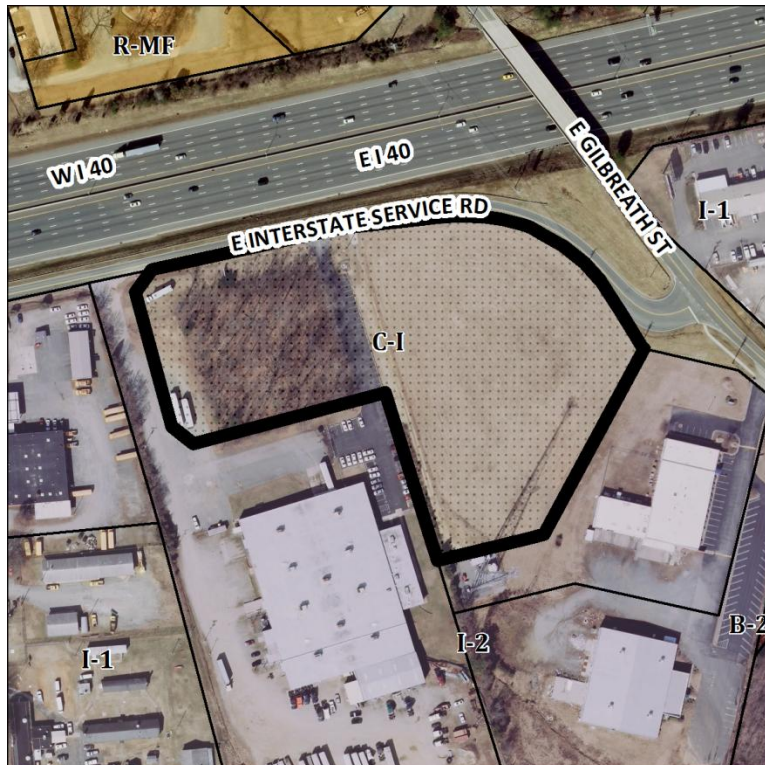
Frankie Maness, City of Graham

PO Drawer 357, Graham, NC 27253

336-570-6700; fmaness@cityofgraham.com

## Summary

This is a request to rezone the subject property from C-I to I-2. The property is currently vacant and wooded. The stated reason for this rezoning request is "In 2009, the City worked with Mid-State Magic Basketball to rezone this property to Conditional Industrial in order to build a facility for them. This project is no longer in the works. The City feels that rezoning the property back to the I-2 zoning that it was prior to the C-I zoning will make it easier to potentially market and sell the property."



### Location

E Interstate Service Rd at  
E Gilbreath St

GPIN: 8884402904

### Current Zoning

Conditional Industrial (C-1)

### Proposed Zoning

Heavy Industrial (I-2)

### Overlay District

none

### Surrounding Zoning

I-2

### Surrounding Land Uses

Industrial

### Size

5.9 acres

### Public Water & Sewer

Water on E Interstate Service Rd,  
E Gilbreath St and thru property  
Sewer on E Gilbreath St

### Floodplain

No

### Staff Recommendation

Approval

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

### Applicable Goals to Guide Us into the Future

- 6.3.3. Encourage new industries to locate within existing industrial parks within the City or designated areas located on the future development map. *This rezoning would permit a number of types of industry in an area designated as a regional industrial center on the future development map.*

### Applicable Planning District Policies and Recommendations

- None are applicable

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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. The following supports this recommendation:

- Rezoning the property would be consistent with the Regional Industrial Center development type and would further goals of the *Growth Management Plan*.

#### Planning District

Central

#### Development Type

Regional Industrial Center

Located near a major thoroughfare with interstate access and large parcels

For industrial

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

Size of development more than 10,000sf

Infrastructure includes water, sewer, street connectivity and underground utilities