



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## 910 Washington Industrial (RZ1406)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on July 15, 2014

City Council on August 5, 2014

### Contact Information

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### Summary

This is a request to rezone the subject property from B-3 to I-1. The property is currently vacant. The stated reason for this rezoning request is "I am looking to expand my business, at the moment my current zone is district B-3. I would like to open a car sales location in the corner lot that I own. Several other business are located near by, with the rezoning I might be able to go through with my plans."



### Location

910 Washington St

GPIN: 8874984629

### Current Zoning

Neighborhood Business (B-3)

### Proposed Zoning

Light Industrial (I-1)

### Overlay District

none

### Surrounding Zoning

R-7, B-3 & I-1

### Surrounding Land Uses

Single family, Commercial  
and Light Industrial

### Size

0.1 acres

### Public Water & Sewer

Yes, on Washington St & Scott St

### Floodplain

No

### Staff Recommendation

Denial

## 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. *The property is located in an area designated for a future neighborhood center, which is designed “to offer local residents an opportunity to shop for everyday items close to home.” Rezoning the property to I-1 would permit a number of light industrial uses.*
- 6.3.3. Prohibit the encroachment of industrial development into non-industrial areas. *Rezoning the property to light industrial would permit the expansion of an existing industrial area into an existing non-industrial area.*

### 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. *Development of this vacant property would be infill development; however, no building could be built on this property with the setbacks required for the I-1 zoning district.*

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### Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends denial** of the rezoning. The following supports this recommendation:

- Rezoning the property to I-1 would not be consistent with the Neighborhood Center or Neighborhood Residential development type, nor would it further goals and policies of the *Growth Management Plan*.
- Staff feels that a rezoning to Conditional Business might be an opportunity for the applicant to realize his goals. However, staff was unable to get in touch with the applicant to discuss this possibility.

#### Planning District

North

#### Development Type

Neighborhood Center and  
Neighborhood Residential

Located near a major  
thoroughfare

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

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

Density of 3+ DU/acre or  
<10,000sf of retail

Infrastructure includes  
water, sewer, street connectivity  
and underground utilities