



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## Woodard General Business (RZ1407)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on August 19, 2014

City Council on September 2, 2014

## Contact Information

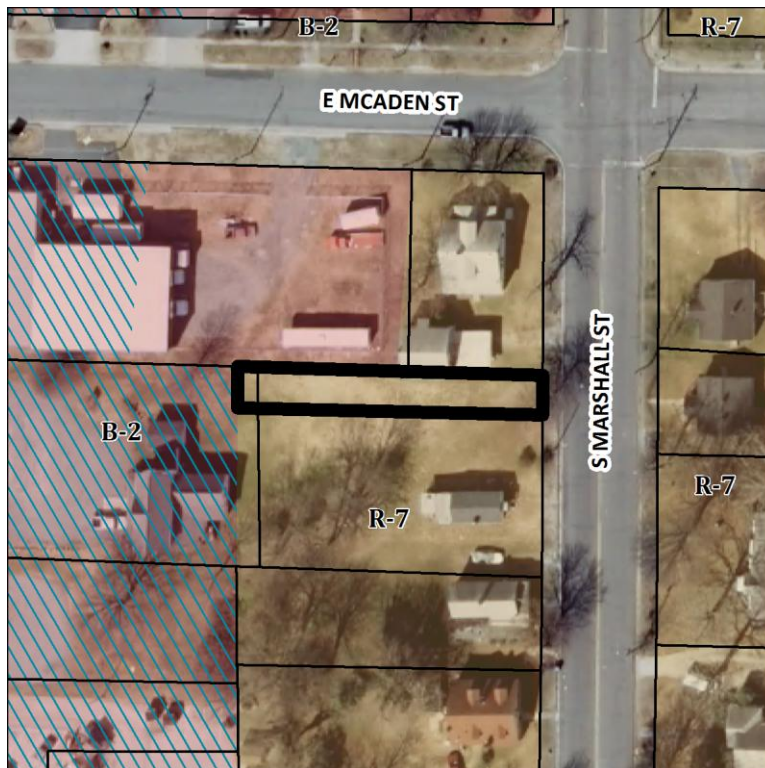
Donald R. Woodard

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336-260-4532

## Summary

This is a request to rezone the subject property from R-7 to B-2. The property is a 20 foot wide portion that was previously part of the lot at 307 S Marshall St and was recombined with the lot at 304 S Main St on July 14, 2014. The stated reason for this rezoning request is "part of recombine lots and to install rear drive for Woodard Eye Care."



### Location

next to 307 S Marshall St

GPIN: previously a portion of  
8884220649

### Current Zoning

Residential (high density) (R-7)

### Proposed Zoning

General Business (B-2)

### Overlay District

none

### Surrounding Zoning

R-7 & B-2

### Surrounding Land Uses

Single family and Commercial

### Size

0.07 acres

### Public Water & Sewer

Yes, on S Marshall St

### Floodplain

No

### Staff Recommendation

Approval

Rezoning to B-2 would permit the following uses (this list is not exhaustive): Most types of personal and professional services; most types of retail; bed and breakfast; dwelling, single family detached; hospital; hotel; nightclub and bar; nursing home; school; wholesale distribution, not otherwise listed.

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

### Applicable Goals to Guide Us into the Future

- 6.2.1. Reduce and restrict the number of curb cuts and driveways along major arterials. *Rezoning the property would allow a driveway connection to S Marshall St in addition to or in lieu of driveways along S Main St.*
- 6.3.2. Prohibit the encroachment of commercial development into established or planned residential areas. *Rezoning the property would provide an opportunity for a new commercial driveway in an area of transition next to an established and planned residential area.*

### Applicable Planning District Policies and Recommendations

- 7.3.4.1.3. Preserve established residential neighborhoods within the district. *Rezoning the property would provide an opportunity for a new commercial driveway in an area of transition next to an established residential neighborhood.*
- 7.3.4.1.8. Create alternative routes for commercial traffic through the Town Center. *Rezoning the property would provide an opportunity for some traffic generated by the subject property to be directed onto S Marshall St, a roughly 44' wide collector street, instead of all onto S Main St.*

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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 to B-2 would be consistent with the Highway Commercial development type in an area of transition with the Neighborhood Residential development type, and would further some goals and policies of the *Growth Management Plan*.

#### Planning District

North

#### Development Type

Neighborhood Residential  
adjacent to Highway Commercial

Located near a major  
thoroughfare

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

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  
10,001-100,000sf of retail

Infrastructure includes  
water, sewer, street connectivity  
and underground utilities