

City of Graham

P.O. Drawer 357
201 South Main Street
Graham, North Carolina 27253
(336) 570-6700 Fax (336) 570-6703
www.cityofgraham.com

February 4, 2015

Harold Nunn
101 Baynes Ct
Cary, NC 27511

RE: Approval of Conditional Rezoning for Peak Resources (CR1404)

Dear Mr. Nunn,

The Graham City Council, at its meeting on February 3, 2015, approved your request to rezone property located at 600 N Main St & 217 College St from Office and Institutional (O-I) to Conditional Office and Institutional (C-O-I). The site is identified by GeoPIN 8884075145 & 8884072069 and old tax map 158-645-104 & 158-645-100.

Development and use of this property is now governed by the approved preliminary site plan (prepared by Hugh J. Gilleece and Associates and dated 11/25/14, with revisions through 1/27/15), by the elevations (prepared by David R. Polston), by the color rendering and, for any standards that are not specifically addressed in these documents, by the *City of Graham Development Ordinance* and any other applicable regulations. The approval also includes the following conditions:

- The final landscaping plan shall conform to the landscaping requirements of the *Development Ordinance*.
- All signage shall conform to the requirements of the *Development Ordinance*; a freestanding sign up to 100sf is not approved.

Because conditional zoning is intended for property for which there are firm development plans, no sooner than three years from now, the Planning Board may choose to examine the progress of development and if progress has not been made, the Planning Board may recommend to the City Council that the property be rezoned to another zoning district.

Before construction can begin, a final site plan will need to be approved by the City's TRC and building permits will need to be obtained.

If you have any questions, please contact our Interim City Planner, Nathan Page, at 336-570-6705 or npage@cityofgraham.com.

Sincerely,



Frankie Maness
City Manager

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