STAFF REPORT

Prepared by Nathan Page, Interim City Planner

**Rezoning for Kimrey Road (RZ1502)**

**Type of Request:** Initiate Zoning

**Meeting Dates**

Planning Board on April 21, 2015

City Council on May 5, 2015

**Contact Information**

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**Summary**

This is a request to zone the subject properties to I-1. The property is currently vacant and wooded. The stated reason for this rezoning request is “To initiate zoning on a parcel which has applied for annexation into city limits from Alamance County’s Jurisdiction.”

**Location**  
Kimrey Road

GPIN: 9803172212

**Current Zoning**N/A

**Proposed Zoning**Light Industrial (I-1)

**Overlay District**none

**Surrounding Zoning**N/A, Mebane Light

Manufacturing (M-2)

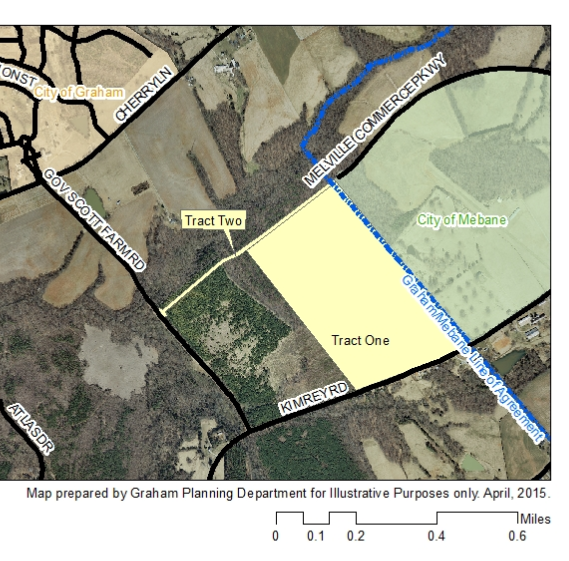
**Surrounding Land Uses**Vacant, Tree Farm, Distribution Center

**Size**84.433 acres and 3.901 acres

**Public Water & Sewer**Provided along northwestern portion of tract.

**Floodplain**No

**Staff Recommendation**  
Approval



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

**Applicable Goals to Guide Us into the Future**

* 7.6.4.1. Encourage the development of an office/industrial/light industrial center developed similar to a corporate campus, office park, or regional employment center. *This rezoning would permit a number of types of industry in an area adjacent to a regional industrial center on the future development map.*

**Planning District**  
Hawfields

**Development Type**  
Regional Industrial Center

Located near a major thoroughfare with interstate access and large parcels

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

**Applicable Planning District Policies and Recommendations**

* None are applicable

**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*.