



# Planning Board

## Meeting Agenda

January 17, 2017 at 7:00 PM  
Council Chambers, 201 S Main St

Meeting Called to Order, Invocation, and Overview of Board and general meeting rules

1. Approve minutes of the November 15, 2016 meeting
2. New Business
  - a. **S Main B-2 (RZ1607)** Request by Jonathan Zachary (RZ1607) to rezone property at 918 S Main St from Residential (multi-family) R-MF to Business (general) B-2
  - b. **Longdale Residential (RZ1608)** Request by Joe Sizemore (RZ1608) to rezone property located on Longdale Dr from Residential (low/medium density) R-18/R-12 to Residential (high density) R9
  - c. **PB Residency (AM1622)** Request by City Council to require members of the Planning Board reside within the City of Graham.
3. Old Business
  - a. Grant Applications
4. Public comment on non-agenda items

Adjourn

*A complete agenda packet is available at [www.cityofgraham.com](http://www.cityofgraham.com)*

## PLANNING ZONING BOARD

Tuesday, November 15, 2016

The Planning & Zoning Board held their regular meeting on Tuesday, November 15, 2016 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Kenneth Dixon and Bonnie Blalock. Members absent were Andy Rumley, Michael Benesch, and Dean Ward. Staff members present were Nathan Page, Planning Director, and Martha Johnson, Zoning/Inspections technician.

Ricky Hall called the meeting to order, gave the Overview of the Board, general meeting rules and also gave the invocation.

1. Approval of the October 18, 2016 meeting minutes. Ricky Hall made a motion for approval, second by Bonnie Blalock. All voted in favor.
2. New Business:
  - a. Grant Applications
  - b. Video on Mayor White from Greenville SC
  - c. Federal Grant Opportunities
  - d. Smart Strategies to Transform Commercial Districts
  - e. Small Towns, Big Ideas
3. Old Business
  - a. Discussion of *Downtown Economic Development* Ideas  
Nathan Page led the discussion with the Board members about various ideas for improvements for the downtown area along with grant options. The Board felt it was a great planning session and thanked Mr. Page for his sincerity, honesty and all the work he does for the City of Graham.
4. Public comment on non-agenda items. None.

No further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician



# Application for REZONING or CONDITIONAL REZONING

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25<sup>th</sup> of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

### Site

Street Address: 918 S. MAIN ST. GRAHAM, NC

Tax Map#: 144218 GPIN: 9983285139

#### Current Zoning District(s):

- R-7  R-9  R-12  R-15  R-18
- R-MF  R-G  C-R  C-MXR
- B-1  B-2  B-3  C-B  C-MXC
- O-1  C-O-1  I-1  I-2  C-1

#### Overlay District, if applicable:

- Historic  S Main St/Hwy 87  E Harden St/Hwy 54

Current Use: FARM (growing produce)

Total Site Acres: 2.265

Property Owner: JONATHAN L. ZACHARY

Mailing Address: 707 N. WILBA RD

City, State, Zip: MEBANE, NC 27302

### Applicant

Property Owner  Other \_\_\_\_\_

*Application for Conditional Rezoning may only be initiated by the owner of a legal interest in all affected property, any person having an interest in the property by reason of written contract with owner, or an agent authorized in writing to act on the owner's behalf. If the applicant for Conditional Rezoning is other than the Property Owner, documentation in compliance with the preceding statement must be provided in order for this application to be complete.*

Name: JONATHAN L. ZACHARY

Mailing Address: 707 N. WILBA RD

City, State, Zip: MEBANE, NC 27302

Phone #: 919-563-9615

Email: ZACHARY@MEBTB1.NET

I have completed this application truthfully and to the best of my ability.

Jonathan L. Zachary  
Signature of Applicant Date

### Proposed Rezoning or Conditional Rezoning

#### Proposed Zoning District(s):

- R-7  R-9  R-12  R-15  R-18
- R-MF  R-G  C-R  C-MXR
- B-1  B-2  B-3  C-B  C-MXC
- O-1  C-O-1  I-1  I-2  C-1

Describe the purpose of this rezoning request. *For Conditional Rezoning*, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

ONLY REZONING PORTION  
THAT IS R-MF SO  
IT WILL ALL BE SAME

**For Conditional Rezoning, this application must be accompanied by a Preliminary Site Plan and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.**

Site Plan Review Application **must be attached to this application for Conditional Rezoning**

Office Use Only. DEVID# RT1607



# STAFF REPORT

Prepared by Frank Glover, Planning Intern

## S Main B2 (RZ1607)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on January 17, 2017

City Council on February 7, 2017

### Contact Information

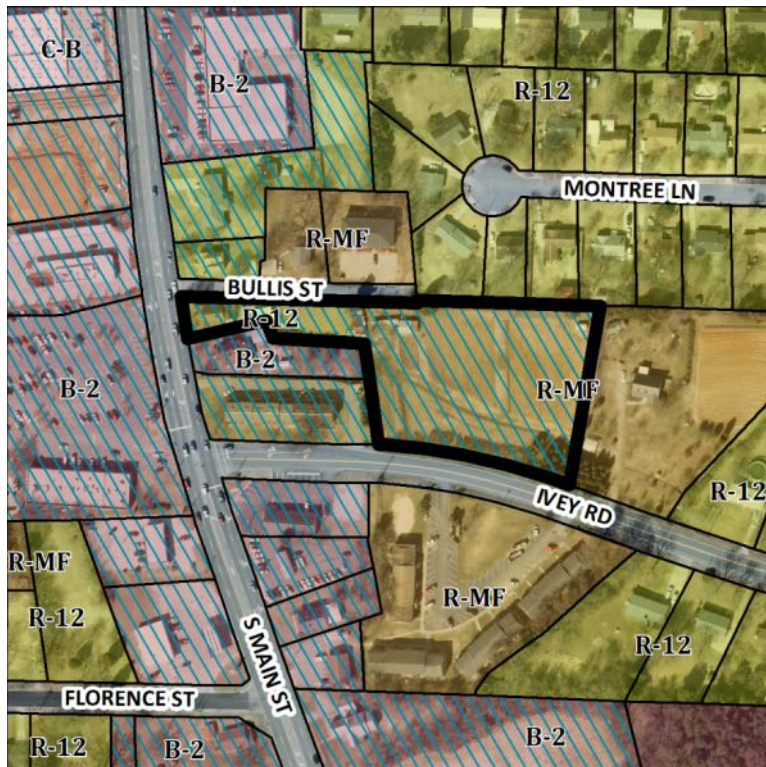
Jonathan L. Zachary

707 N. Wilba Rd, Mebane NC 27302

919-563-9615; zachary@mebtel.net

## Summary

This property is surrounded by two development types; a commercial corridor which fronts on South Main Street, and suburban residential developments which surround the majority of the property. This request is to rezone a portion of the property from R-MF to all B-2. The lot is currently occupied by a farm growing produce and a single family dwelling. The stated reason for this rezoning request is "Only rezoning portion that is R-MF so it will all be the same." *This property is located on a lot whose portion facing 918 S. Main was rezoned from R-12 to B-2 in 2013; the remainder of this lot remaining R-MF. The R-MF portion with access from Ivey Rd and Bullis St is surrounded by properties zoned R-MF and R-12.*



### Location

918 S Main St

GPIN: 8883283139

### Current Zoning

Split Zoned for R-MF  
and B-2

### Proposed Zoning

General Business B-2

### Overlay District

South Main Street/Highway 87  
Overlay District

### Surrounding Zoning

R-12, R-MF

### Surrounding Land Uses

Single Family Homes, Multi-Family  
Homes, Neighborhood Activity  
Center

### Size

2.265 acres

### Public Water & Sewer

Water on Main St and Ivey Rd

Sewer only on Main St

### Floodplain

No

### Staff Recommendation

Denial

## Conformity to the *Graham 2035 Comprehensive Plan (GCP)* and Other Adopted Plans

Planning District: Suburban Residential

### Applicable Policies;

- **3.1.2 Safe Access to Businesses and Homes.** Limit direct highway access or the number of curb cuts to commercial activities by directing development to proposed regional and village centers and requiring internal connectivity between commercial uses, uniformity in design standards, and rear alley access where feasible. *Increasing the availability of strip commercial properties could work against the adjacent Neighborhood Activity Center, and potentially add traffic impacting the nearby school.*

### Applicable Strategies;

- **1.1.5 Discourage Strip Development.** Discourage strip development along transportation arteries and proposed interstate interchanges by directing these commercial activities to proposed activity centers. *A General Business zoning would conflict with the surrounding residential areas which are to the north of a planned Neighborhood Activity Center and the Hwy/87 Overlay district.*
- **2.3.1 Facilitate focused development.** Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. *Rezoning this property lot to B-2 would counter the goals of pedestrian-oriented nodal development and smart growth development while encouraging commercial strip developments.*

#### **Development Type** **Suburban Residential**

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less. Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces. Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors. Density of 3 to 6 DU/acre

#### **Commercial Corridor**

Detached single family housing on small lots less than 6,000 sq ft in area, group homes, and live-work units. 2-5 story building heights, with 0-15 foot front build-to line; No minimum side yard setbacks, 16 foot minimum lot width and 50 foot maximum lot width. Mixed use residential neighborhoods should include diverse housing options. Housing should be built at a human scale, with buildings that reflect Graham's historic architecture and which create a comfortable space along the street.

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### Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan*, staff recommends **denial** of the rezoning. The following supports this recommendation:

- Rezoning this portion of the property would not be consistent with the Suburban Residential development type. Leaving this property as its current zoning (R-MF) would provide a buffer between commercial and single family development.



# PLANNING BOARD Recommendation & Statement of Consistency

*Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with "The Graham 2035 Comprehensive Plan" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.*

**S Main B-2  
(RZ1607)**  
**Type of Request**  
Rezoning  
**Meeting Dates**  
Planning Board on January 17, 2017  
City Council on February 7, 2017

I move to **recommend APPROVAL** of the application as presented.

I move to **recommend DENIAL**.

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The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

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The action is reasonable and in the public interest for the following reasons:

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This report reflects the recommendation of the Planning Board, this the 17<sup>th</sup> day of January, 2017.

Attest:

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Andy Rumley, Planning Board Chairman

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Martha Johnson, Secretary



# Application for REZONING or CONDITIONAL REZONING

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25<sup>th</sup> of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

## Site

Street Address: Longdale

Tax Map#: 6-40-1C GPIN: 8894032541

Current Zoning District(s):

- R-7    R-9    R-12    R-15    R-18  
 R-MF    R-G    C-R    C-MXR  
 B-1    B-2    B-3    C-B    C-MXC  
 O-1    C-O-1    I-1    I-2    C-1

Overlay District, if applicable:

- Historic    S Main St/Hwy 87    E Harden St/Hwy 54

Current Use: Vacant

Total Site Acres: 34.80

Property Owner: Size more Brother LLC

Mailing Address: 5648 Mt. Hermon Rock Creek Rd

City, State, Zip: Swan Camp, NC 27349

## Applicant

Property Owner   Other \_\_\_\_\_

*Application for Conditional Rezoning may only be initiated by the owner of a legal interest in all affected property, any person having an interest in the property by reason of written contract with owner, or an agent authorized in writing to act on the owner's behalf. If the applicant for Conditional Rezoning is other than the Property Owner, documentation in compliance with the preceding statement must be provided in order for this application to be complete.*

Name: Joe Sizemore

Mailing Address: 5648 Mt. Hermon Rock Creek

City, State, Zip: Swan Camp NC 27349

Phone #: 919-260-9158

Email: jsizemore@bellsouth.net

I have completed this application truthfully and to the best of my ability.

Signature of Applicant: Joseph L. Sizemore Date: 2/16/08

## Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

- R-7    R-9    R-12    R-15    R-18  
 R-MF    R-G    C-R    C-MXR  
 B-1    B-2    B-3    C-B    C-MXC  
 O-1    C-O-1    I-1    I-2    C-1

Describe the purpose of this rezoning request. *For Conditional Rezoning*, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

Single family Development

**For Conditional Rezoning**, this application must be accompanied by a **Preliminary Site Plan** and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.

Site Plan Review Application **must be attached** to this application for Conditional Rezoning

Office Use Only. DEVID# RZ1608



# STAFF REPORT

Prepared by Nathan Page, Planning Director

## Longdale Residential (RZ1608)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on January 17, 2017

City Council on February 7, 2017

## Contact Information

Joe Sizemore

5648 Mt Hermon Rock Creek Rd

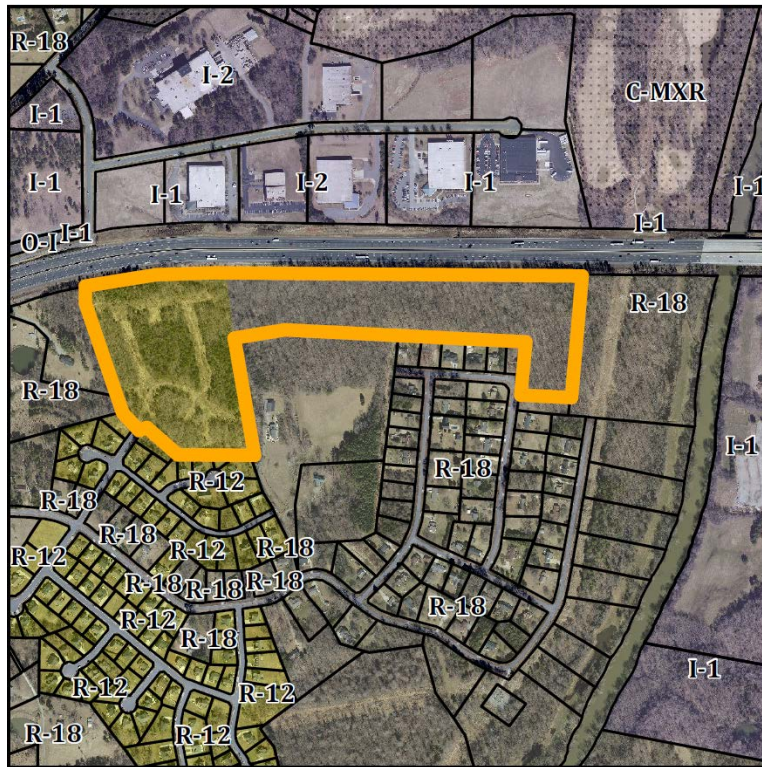
Snow Camp NC, 27349

919-260-9138; jlsizemorre@bellsouth.net

## Summary

This is a request to rezone the subject property from R-12 and R-18 to R-9. The property is currently vacant and wooded. The Graham 2035 Comprehensive Plan recommends the western portion of the lot be Mixed Use Residential, with the remainder of the lot being Suburban Residential.

While the Plan suggests that portions of this area be considered for Mixed Use Residential, the lack of road connectivity raises access concerns for this area, and staff therefore recommends a rezoning in line with the less dense suburban residential.



### Location

Longdale Dr

GPIN: 8894032541

### Current Zoning

Residential, low density (R-18) and Residential, medium density (R-12)

### Proposed Zoning

Residential, high density (R-9)

### Overlay District

none

### Surrounding Zoning

R-18, R-12

### Surrounding Land Uses

Single Family and Vacant

### Size

34.8 acres

### Public Water & Sewer

Yes

### Floodplain

No

### Staff Recommendation

Approval



## Conformity to the *Graham 2035 Comprehensive Plan (GCP)* and Other Adopted Plans

### Applicable Policies;

- 3.3.2 Focused Development. In order to maintain Graham's affordability and promote growth, the city will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use built environments. *This development utilizes the land which is served by city water and sewer more efficiently than maintaining the existing lower density zoning. Additionally, the Suburban Residential neighborhood type density recommendations are greater than that which is permitted by R-18 zoning.*

### Applicable Strategies;

- 4.3.1 Land Use Patterns. Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would use existing city infrastructure.*

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### Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **approval** of the rezoning. The following supports this recommendation:

- Rezoning the property would be in consistence with the Suburban Residential type and furthers the policies and strategies put forth by the *Graham 2035 Comprehensive Plan*, such as connected, efficient development.

#### Planning Type

Neighborhood

#### Development Type

#### **Mixed Use Residential**

Detached single family housing on small lots less than 6,000 sq ft in area, group homes, and live-work units.

2-5 story building heights, with 0-15 foot front build-to line; No minimum side yard setbacks, 16 foot minimum lot width and 50 foot maximum lot width.

Mixed use residential neighborhoods should include diverse housing options. Housing should be built at a human scale, with buildings that reflect Graham's historic architecture and which create a comfortable space along the street.

#### **Suburban Residential**

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre



# PLANNING BOARD Recommendation & Statement of Consistency

*Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with "The Graham 2035 Comprehensive Plan" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.*

**Longdale Residential  
(RZ1608)**  
**Type of Request**  
Rezoning  
**Meeting Dates**  
Planning Board on January 17, 2017  
City Council on February 7, 2017

I move to **recommend APPROVAL** of the application as presented.

I move to **recommend DENIAL**.

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The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

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The action is reasonable and in the public interest for the following reasons:

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This report reflects the recommendation of the Planning Board, this the 17<sup>th</sup> day of January, 2017.

Attest:

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Andy Rumley, Planning Board Chairman

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Martha Johnson, Secretary



# STAFF REPORT

Prepared by Nathan Page, Planning Director

**Text Amendment for: Section 10.17 Created**

**Type of Request:** Text Amendment

**Meeting Dates**

Planning Board on January 17, 2017

City Council on February 7, 2017

**Contact Information**

N/A

## Summary

The City Council has proposed adding a residency requirement for Planning Board members to the Development Ordinance

**The following amendments to the Development Ordinance are proposed:**

Existing Language:

### **Section 10.17 Created**

There is hereby created a planning board, referred to in this article as the "board," to be composed of seven members, five members appointed by the city and two members appointed by the county commissioners to represent the extraterritorial area. All members of the board, before entering upon their duties, shall take and subscribe to the oath of office required to be taken by officials of the city.

Proposed Language:

### **Section 10.17 Created**

There is hereby created a planning board, referred to in this article as the "board," to be composed of seven members, ~~five members~~ residents and citizens of the City of Graham, appointed by the city and two members appointed by the county commissioners to represent the extraterritorial area. All members of the board, before entering upon their duties, shall take and subscribe to the oath of office required to be taken by officials of the city.

## Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable.

### **Applicable Planning District Policies and Recommendations**

- Not applicable; city-wide.

### **Project Name**

PB Requirements (AM1622)

### **Location**

city-wide

### **Current Zoning**

not applicable

### **Proposed Zoning**

not applicable

### **Overlay District**

not applicable

### **Staff Recommendation**

see below

### **Planning District**

All

### **Development Type**

All

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**Staff Recommendation**

Because of the nature of this amendment, staff acknowledges that the authority to appoint and remove members of the Planning Board lie solely with the City Council, who shall make decisions regarding requirements.

- The proposed amendment restricts who may serve on the Planning Board, and ability of the City Council to use their discretion regarding who may best represent the City's goals.



# PLANNING BOARD Recommendation & Statement of Consistency

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**PB Requirements (AM1622)**  
**Type of Request**  
Text Amendment  
**Meeting Dates**  
Planning Board on January 17, 2017  
City Council on February 7, 2017

I move to **recommend APPROVAL** of the application as presented.

I move to **recommend DENIAL**.

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The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

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The action is reasonable and in the public interest for the following reasons:

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This report reflects the recommendation of the Planning Board, this the 17<sup>th</sup> day of January, 2017.

Attest:

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Andy Rumley, Planning Board Chairman

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Martha Johnson, Secretary