



Planning Board

Meeting Agenda

February 20, 2018 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 December 19, 2017 meeting

2. New Business

a. RZ1801- Rezoning of four lots on Grandview Drive from R-9 to R-7 due to a survey error. Request by Scott Wallace, Keystone Homes. GPIN 8883014496, 8883012482, 8883014424, 8883013453.

3. Old Business

a. Nonconforming Uses and Nonconforming Buildings- Request by Dean Ward to discuss

4. Public comment on non-agenda items

Adjourn

A complete agenda packet is available at www.cityofgraham.com

PLANNING ZONING BOARD

Tuesday, December 19, 2017

The Planning & Zoning Board held their regular meeting on Tuesday, December 19, 2017 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Dean Ward, Justin Moody, Bonnie Blalock, Michael Benesch and Eric Crissman. Staff members present were Nathan Page Planning Director, Aaron Holland Assistant City Manager, Alexa Powell Planner, Debbie Jolly Zoning & Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the October 17, 2017 meeting minutes. Michael Benesch made a motion for approval, second by Dean Ward. All voted in favor.
2. New Business
 - c. **AM1709 Duplex Dwellings.** Request by Jim Albright to permit duplex dwellings as use-by-right in medium and high density zones. Ricky Hall ask if anyone would like to speak on this topic.

The following people spoke against this for various reasons:

Jan Searls	526 E Pine Street
Jeff Lineberger	213 N Melville Street
Blaire Goldman	201 Forest Drive

There was some discussion among the Board members and it was the consensus of the Board that they were against this change. Planning board members felt this proposal to allow duplexes in R-7, R-9, & R-12 was not keeping with the City of Graham 2035 Comprehensive Plan and cited this as their reason to deny. Chair Ricky Hall made a motion to deny this approval, second by Nate Perry. All voted aye to deny this request.

4. Public comment on non-agenda items: Dean Ward ask for more information on 10.69 and 10.70 non-conforming language at next planning board meeting.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Grandview Dr (RZ1801)

Type of Request: Rezoning

Meeting Dates

Planning Board on February 20, 2018

City Council on March 6, 2018

Contact Information

Scott Wallace, Keystone Group, Inc.

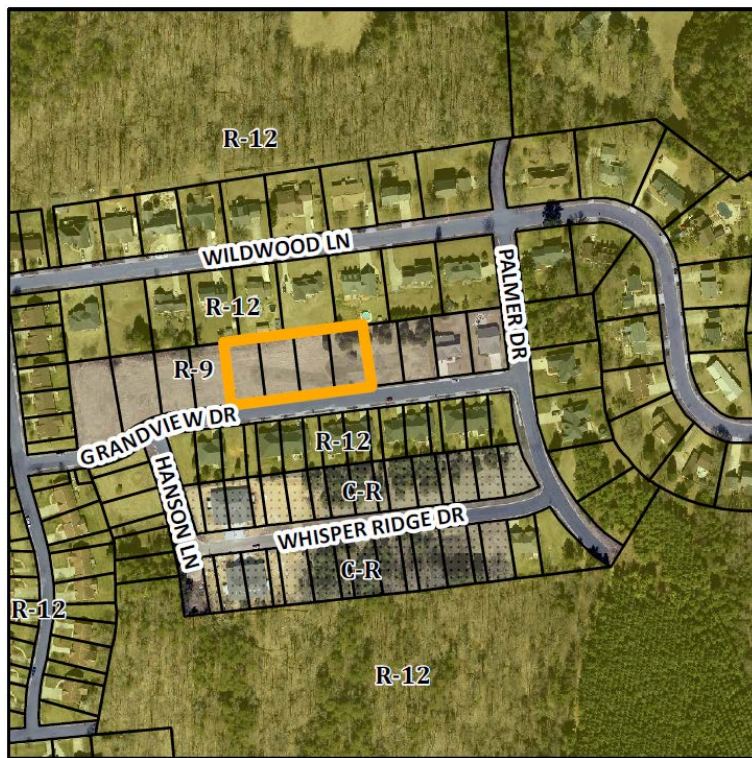
3708 Alliance Drive

Greensboro NC 27407

336-856-0111; swallace@gokeystone.com

Summary

This is a request to rezone the subject property from R-9 to R-7. The property currently consists of four vacant lots.



Location

535, 551, 579, 585 Grandview Dr
GPIN: 8883014496, 8883012482,
8883014424, 8883013453

Current Zoning

Residential (high density)
(R-9)

Proposed Zoning

Residential (high density) (R-7)

Overlay District

none

Surrounding Zoning

R-12, R-9, SUP

Surrounding Land Uses

Single Family and Townhomes

Size

0.785 acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

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

Applicable Policies;

- **2.2.1: Focused Development** In order to maintain Graham’s affordability and promote infill development and focused, walkable, and mixed use built environments. *Permitting this rezoning will allow four homes to be built on the four lots. Rejecting this rezoning may restrict the development to three homes.*
- **2.3.1: Facilitate focused development** Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. The City could choose to utilize some of the following methods: Expedited permit review... flexible and innovate regulations... *If the rezoning is denied, it would result in three houses where four were anticipated.*

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.*

Planning Type

Neighborhood

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.

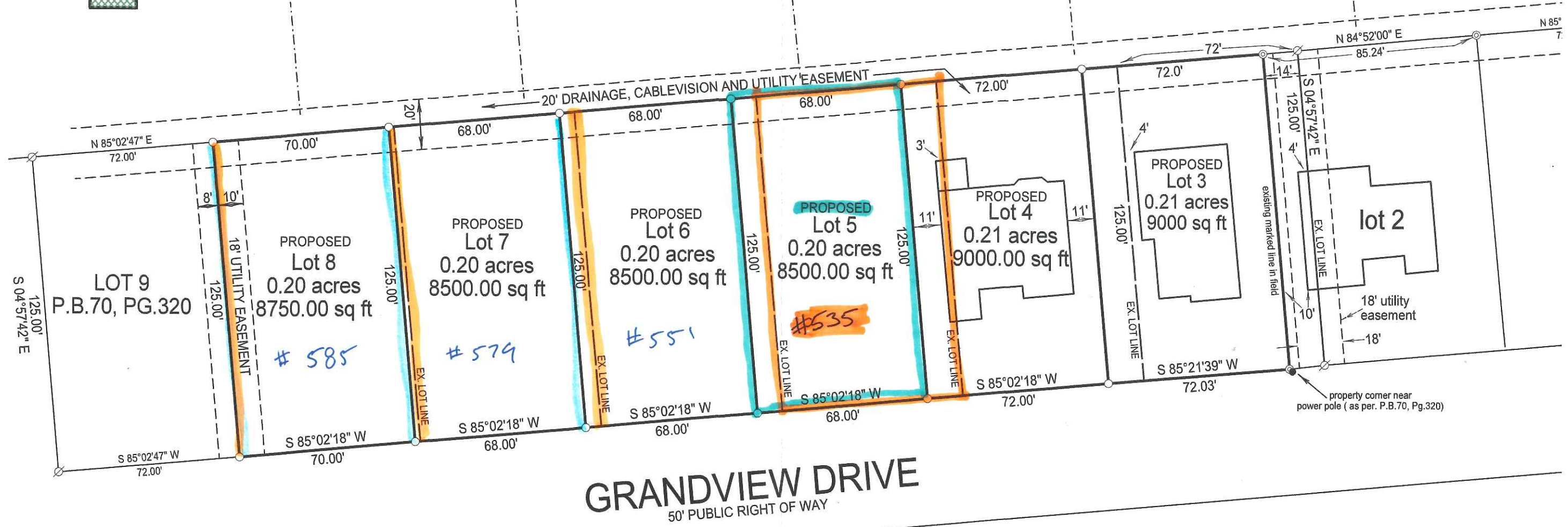
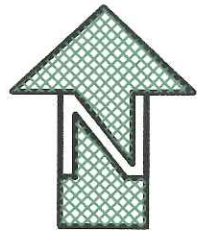
Density of 3 to 6 DU/acre

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 would result in the already expected built form.

RECEIVED
JAN 22 2018
INSPECTIONS
DEPT.



- EXISTING LOT
- PROPOSED LOT AFTER ^{RE}ZONING REQUEST



FOUR POINTS SURVEYORS
 G. Matthew Gorrell, Professional Land Surveyor
 mail to: P.O. Box 986 Summerfield, NC 27358
 Phone: 336.669.0209 (Matt Gorrell)
 website: www.4PTSS.com, email: matt@4ptss.com

WE 5



Application for REZONING or CONDITIONAL REZONING

RECEIVED
JAN 22 2018
INSPECTIONS DEPT.

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 25th of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

Site

Street Address: 535 GRANDVIEW DRIVE

Tax Map#: 143515 GPIN: 8883014496

Current Zoning District(s): 143494, 143514, 143505

- 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-I C-O-I I-1 I-2 C-I

Overlay District, if applicable:
 Historic S Main St/Hwy 87 E Harden St/Hwy 54

Current Use: RESIDENTIAL

Total Site Acres: 9000~~A~~ PROP. LOT 8500~~A~~

Property Owner: KEYSTONE GROUP INC.

Mailing Address: 3708 ALLIANCE DRIVE

City, State, Zip: GREENSBORO, NC 27407

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: KEYSTONE GROUP, INC.

Mailing Address: 3708 ALLIANCE DRIVE

City, State, Zip: GREENSBORO NC 27407

Phone #: 336-856-0111

Email: swallace@gokeystone.com

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

W Scott Wallace - Pres. 1/14/18
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-I C-O-I I-1 I-2 C-I

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:

AN EXISTING HOUSE WAS BUILT OVER THE PROPERTY LINE AND WE ARE ADJUSTING LOT LINES TO CLEAR ISSUES.

→ 888 3012482, 8883014424
888301 3453

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# R21801



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.

535, 551, 579, 585 Grandview Drive (RZ1801)
Type of Request
Rezoning
Meeting Dates
Planning Board on February 20, 2018
City Council on March 6, 2018

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

I move to **recommend DENIAL**.

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

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

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

This report reflects the recommendation of the Planning Board, this the 20th day of February, 2018.

Attest:

Ricky Hall, Planning Board Chairman

Debbie Jolly, Secretary