



Planning Board

Meeting Agenda

November 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 October 16, 2018 meeting
2. New Business
 - a. Election of Chair and Vice-Chair.
 - b. RZ1807 Sizemore Main/Moore. Rezoning of parcels on the SE corner of the intersection of Main Street and Moore Street. Application by Joseph Sizemore.
3. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD

Tuesday, October 16, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, October 16, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Justin Moody and Eric Crissman. Bonnie Blalock, Ricky Hall and Michael Benesch was absent. Staff members present were Nathan Page, Planning Director, Alexa Powell, Planner and Debbie Jolly, Zoning and Inspection Technician. Vice Chair Ward called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the August 21, 2018 meeting minutes. Eric Crissman made a motion for approval, seconded by Justin Moody. All voted in favor.
2. New Business
 - a. AM1808 – Tree and Appearance Boards. Requests by City Council to change and move the language for the Tree Board and Appearance Commission. Nathan Page presented this to the commission. The commission had a brief discussion. Nate Perry made a motion to approve AM1808. Seconded by Eric Crissman. All voted Aye.
3. Old Business
 - a. AM1803 – Entrance Overlays. Discussion by Planning Board with regards to future potential regulations within the City's gateways. The Board requested staff write draft language which would Preserving and enhancing property values through creation of high quality developments, and present at the November meeting.
4. Review and Potential Update of The Graham 2035 Comprehensive Plan- The Board felt the goals within the 2035 Plan are still appropriate.
5. Public comment or non- agenda items

Eric Crissman made a motion to adjourn. Seconded by Justin Moody. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Sizemore (RZ1807)

Type of Request: Rezoning

Meeting Dates

Planning Board on November 20, 2018

City Council on December 4, 2018

Contact Information

Joseph Sizemore

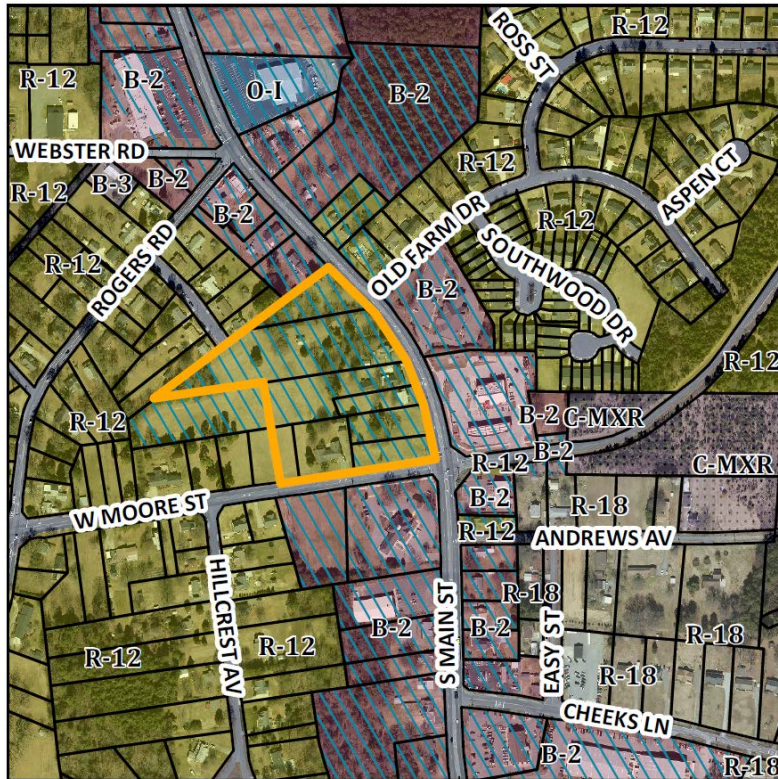
5648 Mt. Hermon Rock Creek Rd. Snow Camp, NC 27349

336-266-9922 sizemore.operations@gmail.com

Summary

This property is surrounded by two development types; Business District (general business) B-2 and R-12 Residential District (medium density). This request is to rezone these properties from R-12 to all B-2.

Several of the lots are currently undeveloped and three of the parcels are occupied by single family homes.



Location

105 W. Moore/133 S. Main St.

GPIN: 8883264486, 8883265642, 8883267292, 8883268103, 8883263268, 8883267360, 8883264112, 8883265184

Current Zoning

R-12 Residential District (medium density)

Proposed Zoning

General Business B-2

Overlay District

S. Main St/Highway 87 Overlay District

Surrounding Zoning

R-12, B-2

Surrounding Land Uses

Single Family Homes, General Business B-2

Size

9.09 acres

Public Water & Sewer

Water and Sewer on S. Main St.

Floodplain

No

Staff Recommendation

Approval

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

Planning District: Commercial Corridor

Applicable Policies;

- **Policy 2.3.3 Retail Centers.**
Because of market limitations on the amount of retail space the City can viably support, Graham promotes retail within focused centers of activity that will host a large variety of small retail spaces while generally discouraging sprawling isolated retail that does not promote a cohesive urban fabric. *This property is an identified commercial corridor and the rezoning would allow for a land use consistent with the Future Land Use Map in the Graham 2035 Comprehensive Plan.*
- **Policy 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. *This property is located directly on a highway but since this is a standard rezoning we cannot impose a limit on the number of curb cuts or require internal connectivity between commercial uses as a condition of rezoning approval. However, these items will be reviewed in the site-plan approval process by the TRC.*

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. *This parcel is on a high volume traffic route. The residential density in the vicinity lends itself to additional retail and service industries. In addition, a node is developing at the nearby intersection of Moore and Main.*
- **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 reinforce the goals of pedestrian-oriented nodal development and smart growth development while discouraging commercial strip developments.*

Development Type

Commercial Corridor

The commercial corridor land use exists in order to acknowledge the slow and incremental yet persistent land use transition from single family residential uses to automobile-oriented commercial uses, and address the challenges posed by this growth pattern.

Ideally, most future development will be focused in strategically located clusters identified within this plan. Where commercial growth occurs along the identified NC 54 and NC 87 corridors, pedestrian, bicycle, and vehicular safety should be promoted through high quality planned development.

Intersections < 1000 feet and preferably < 800 feet to increase connectivity along these corridors.

Additional rights-of-way and pedestrian easements should be obtained through property acquisition and landowner dedication at the development and redevelopment stage.

Driveway curb cuts at each commercial business and residential home increase the likelihood of collisions. To reduce this risk, and improve the aesthetic quality and accessibility of commercial businesses, rear alley access, divided slip lanes, and mid-block shared parking should be provided along the commercial corridor.

Staff Recommendation

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

- The quantity of vehicle traffic of the Highway 87 corridor as well as the Future Land Use Map suggest that commercial uses may be better suited to this site than residential.



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.

Sizemore Main/Moore (RZ1807)
Type of Request
Rezoning
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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 November, 2018.

Attest:

Ricky Hall, Planning Board Chairman

Debbie Jolly, Secretary