

Special Meeting City of Graham Planning Board

Meeting Agenda

May 18th, 2021 at 6:00 PM
Online Zoom Meeting- Details at bottom of agenda.

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

1. Approve minutes of the May 4, 2021 meeting

2. New Business

- a. RZ2105 Poplar Business. Request by Joseph Mena to rezone 608 Poplar Street, 0.15 acres from R-7 (High Density Residential) to B-2 (General Business). GPIN 8874861063.

3. Old Business

- a. Discussion of Subdivision Ordinances in the City of Graham Development Ordinance, Article VIII (Section 10.335 to 10.357).

4. Public comment on non-agenda items

Adjourn

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

You are invited to a Zoom webinar.

When: May 18, 2021 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Zoom Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86019368691?pwd=cEhWTnoyNVE2YzZMK2JpYklSOGk4UT09>

Passcode: 527057

Or One tap mobile :

US: +13017158592,,86019368691# or +13126266799,,86019368691#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 860 1936 8691

International numbers available: <https://us02web.zoom.us/j/kc6viWNdgw>

PLANNING ZONING BOARD

Tuesday, May 4, 2021

The Planning & Zoning Board held their special meeting on Tuesday, May 4, 2021 as an Online Zoom Meeting at 6:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Bobby Chin, Tony Bailey, and Michael Benesch. Justin Moody was absent. Staff members present were Nathan Page, Debbie Jolly. Chairman Ward called the meeting to order at 6:00.

1. Approval of the April 20, 2021 minutes. A motion was made to approve the minutes by Eric Crissman, seconded by Dean Ward. All voted in favor.
2. Old Business
 - a. 160D update – A comprehensive update to development ordinance, as require by the North Carolina General Assembly. The planning board reviewed the 160D update. The board discussed the 160D update and Nathan answered several questions. The board had a brief discussion. Michael Benesch made a motion to review subdivision regulations so we can make amendments that are necessary at the next meeting. Tony Bailey Seconded. All voted Aye. Eric Crissman made a motion to recommend approval for 160D to City Council. Seconded by Tony Bailey. All vote Aye.
3. Public comment on non-agenda items- Varonica Walker 2304 Duck Crossing Dr.-Special Use Permit for Group home and Family care homes.

Eric Crissman made a motion to adjourn. Seconded Bobby Chin. All voted Aye. Nate Perry announced this would be his last meeting.

No further business the meeting was adjourned at 7:01

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Jane Williams, Planning Intern

Poplar Business (RZ2105)

Type of Request: Rezoning

Meeting Dates

Planning Board on May 18, 2021

City Council on June 8, 2021

Contact Information

Joseph Mena

5613 Christie Lane, Durham NC 27713

910-620-4809; firstonerestoration@gmail.com

Summary

This is a request to rezone the property from Residential (R-7) to General Business (B-2). The property is surrounded by single family homes as well as various commercial and industrial properties. The property owner's stated reason for this rezoning request is to turn the existing single family home into an office.



Location

608 Poplar St

GPIN: 8874861063

Current Zoning

Residential (R-7)

Proposed Zoning

General Business (B-2)

Overlay District

none

Surrounding Zoning

B-2, I-1, R-7

Surrounding Land Uses

Single Family Homes, Commercial Buildings

Size

0.2 (+/-) acres

Public Water & Sewer

Available

Floodplain

No

Staff Recommendation

Approval

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

Planning District: Mixed Use Commercial

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. *This property is adjacent to several commercial properties, and so would present congruity in terms of adding commercial development in relevant locations.*

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. *The residential density in the vicinity lends itself to additional commercial activities.*
- **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, mixed-use environments, and smart growth development while discouraging commercial strip developments.*

Development Type

Mixed Use Commercial

Buildings located no further than 15 feet from the front lot line

3-5 story building heights

Sidewalks, small block lengths, on-street parking, transparent windows on >50% of front façade

A mix of uses is desirable, including retail, commercial, office, multifamily residential, and institutional uses

Built to a human scale

Staff Recommendation

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

- Rezoning the property would be consistent with mixed-use development goals (Strategy 2.3.1) and would maintain connectivity to existing commercial properties, thus adding business development in a relevant location (Policy 3.1.2).



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

Site

Street Address: _____

Tax Map#: _____ GPIN: _____

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-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: _____

Total Site Acres: _____

Property Owner: _____

Mailing Address: _____

City, State, Zip: _____

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: _____

Mailing Address: _____

City, State, Zip: _____

Phone # _____

Email: _____

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

Joseph Mena

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:

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#



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.

Poplar Business (RZ2105)

Type of Request

Rezoning

Meeting Dates

Planning Board on May 18, 2021

City Council on June 15, 2021

☐ 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 18th day of May, 2021.

Attest:

Dean Ward, Chair

Debbie Jolly, Secretary