

City of Graham City Council

Regular Meeting Agenda

February 8, 2022

6:00 p.m.



CALL TO ORDER: Mayor Jennifer Talley

INVOCATION & PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION/HONORARY PROCLAMATIONS

- **Embers Motel Fire Resident Recognition:** Crystal Porter
- **Recognition of Local Eagle Scouts:**
 - Nathan Philip Kreider
 - Nicolas Burke Wolfe
 - Zachary Michael Wolfe
- **City of Graham Retirees:**
 - Richard Allgood
 - Paul Ingerick
 - Mark Manning
- **Graham Recreation and Parks - 2021 9/11 Commemorative 5k and First Responders Team:**
 - Check Presentation to Children of Fallen Heroes
 - Trophy Presentation to Graham Fire Department

CONSENT AGENDA:

- a. To approve the minutes of the January 11, 2022 Regular Meeting.
- b. To approve a non-competitive or “sole source” procurement of equipment for the City of Graham’s Waste Water Treatment Plant Expansion project.
- c. To approve the donation of ten (10) surplus Self Contained Breathing Apparatus (SCBA) Air Packs, thirteen (13) SCBA Masks, and twenty-two (22) SCBA Bottles to the Graham High School Fire Program per their request pursuant to G.S. 160-A-274.
- d. To approve the Tax Collector’s Mid-Year Tax Report.

NEW BUSINESS:

1. City Council Vacancy:

- | | | |
|------------------|----------------------|--------------------|
| a. Daniel Alvis | e. Alton E. Myrick | i. Melody Wiggins |
| b. Kyle Eckmann | f. Richard Rohrer Sr | j. Bonnie Whitaker |
| c. Adam Miller | g. Chip Turner | k. Jim Young |
| d. Edith Montoya | h. Dean Ward | l. George Graus* |

* Applicant submitted the application after the January 30, 2022 deadline.

2. **Citizen Appeal of Civil Penalties Notification:** City Council will consider an appeal for a Civil Penalties notification for property located at 319 Holt Avenue. The property was cited to be in violation of Article III Section 12-70- conditions declared a nuisance, and Article VII- Abandoned/Junk motor vehicles have been declared to be a public nuisance. (County Tax Parcel ID #145412)
3. **Boards and Committees - Discussion:** City Council will discuss the City of Graham's current and potential boards and committees.
 - a. Economic Development and Marketing Committee formation
 - b. Appearance Commission/Tree Board recombination
4. **Planning and Board of Adjustment Board Vacancy:** City Council will consider filling the current vacancy on the Planning and Board of Adjustment with one of the following applications:
 - a. Melissa Clay Barnes
 - b. Shanelle Harvey
 - c. Keith Michaels
 - d. Emily O'Dell
 - e. John Wooten

PUBLIC HEARINGS:

5. **Rezoning - 302 North Maple Street & 203, 207, and 213 West Market Street (RZ2201):** A public hearing has been scheduled to consider an application by Jason Cox on behalf of NJA Properties, LLC, and NRS Properties, LLC, to rezone approximately 1.15 acres of property located at 302 N. Maple Street and properties at 203, 207, and 213 W. Market Street. The applicant is requesting these properties be rezoned from High-Density Residential (R-7) to a Central Business (B-1) zone (GPIN: 8884151515, 8884150571, 8884059566, and 8884058556). The Planning Board has tabled this item to their February 15, 2022 regular meeting. **(Planning Board requests City Council to table this item to their March 8, 2022 regular meeting)**
6. **Amendment - Development Ordinance - Vision Clearance, Fences, and Walls (AM2201):** A public hearing has been scheduled to consider a text amendment to the Development Ordinance to create standards for fences and walls. This amendment defines fences and walls and sets types, heights, locations, and more without requiring a citizen to have a zoning permit. Staff recommended these changes to help stop the installation of incompatible fencing while allowing flexibility and providing the City with enforcement tools. The Planning Board denied this text amendment during their January 18, 2022 regular meeting. **(Planning Board recommended denial of this text amendment at their January 18, 2022 regular meeting)**
7. **Amendment - Development Ordinance - Recreation and Amenities (AM2202):** A public hearing has been scheduled to consider a text amendment to the Development Ordinance to create standards for recreation and amenities with subdivisions that have five or more units. The proposed text amendment includes a point system tied with listed amenities based on their desirability. The points are also based on the size of the development and the number of dwelling units. If considered and approved by both the Planning Board and City Council, it would be placed in the reserved section, Section 10.251, within the Development Ordinance. The Planning Board tabled this item to their February 15, 2022 regular meeting. **(Planning Board requests City Council to table this item to their March 8, 2022 regular meeting)**

8. **Amendment - Development Ordinance - Exterior Lighting (AM2203)**: A public hearing has been scheduled to consider a text amendment to the Development Ordinance to create standards for exterior lighting throughout the City. The purpose of the proposed text amendment is to provide lighting standards throughout the City and help prevent site over-illumination and excess lighting from becoming a nuisance for adjacent properties. If approved by the Planning Board and City Council, this would be placed in the reserved article and section, Article VI and Section 10.290. The Planning Board tabled this item to their February 15, 2022 regular meeting. (Planning Board requests City Council to table this item to their March 8, 2022 regular meeting)
9. **Amendment - Development Ordinance - Accessory Dwellings Units (ADUs) (AM2204)**: A public hearing has been scheduled to consider a text amendment to the Development Ordinance to create standards and ways to allow accessory dwellings units in single-family residential zoning districts. The Planning Board tabled this item to their February 15, 2022 regular meeting. (Planning Board requests City Council to table this item to their March 8, 2022 regular meeting)
10. **Amendment - Development Ordinance - Cryptocurrency, Virtual Currency, and Blockchain Mining facilities (AM2205)**: A public hearing has been scheduled to consider a text amendment to the Development Ordinance to create standards for crypto mining operations. Staff recommends these changes to be adopted for the City to be proactive in setting standards for a new industry with emerging technology that is still highly inefficient, which creates noise and electronic hazardous waste, and to continue to permit local power companies the ability to offer Graham residents affordable energy. The Planning Board denied this text amendment during their January 18, 2022 regular meeting. (Planning Board recommended denial of this text amendment at their January 18, 2022 regular meeting)

PUBLIC COMMENT PERIOD

CITY STAFF COMMENTS

CITY COUNCIL COMMENTS

ADJOURN