

City of Graham City Council
Regular Meeting Agenda
March 8, 2022
6:00 p.m.



CALL TO ORDER: Mayor Jennifer Talley

INVOCATION & PLEDGE OF ALLEGIANCE

OATH OF OFFICE FOR NEWLY APPOINTED COUNCIL MEMBER: Bonnie Whitaker

SPECIAL PRESENTATION/HONORARY PROCLAMATIONS

- **CITY OF GRAHAM RETIREE:**
 - Paul Ingerick

CONSENT AGENDA:

- a. To approve the minutes of the February 8, 2022, regular meeting.
- b. To approve a Proclamation declaring April 29, 2022, as Arbor Day in the City of Graham.
- c. To approve the North Carolina Records Retention and Disposition for 2021 General and Program Records Schedule for Local Government Agencies.
- d. To approve the following members to the recombined Appearance Commission/Tree Board starting on April 1, 2022:
 - i. Zipporah Clark-Baldwin- term ending June 2024
 - ii. Judy Hall- term ending June 2023
 - iii. Bernadette Konzelmann- term ending June 2024
 - iv. Carmen Larimore- term ending June 2024
 - v. Cheryl Ray- term ending June 2023
- e. To award a contract, in the amount, of \$956,937.00 to Triangle Grading and Paving, Inc. for the Water & Sewer Improvements project on Long Avenue and Albright Avenue.
- f. To approve a Petition for a Voluntary Contiguous Annexation for approximately 57.23 acres located on Lacy Holt Road (GPIN 8893686572 & 8894906303) (AN2201):
 - i. To approve a Resolution Requesting the City Clerk to Investigate Sufficiency.
 - ii. To approve a Resolution Fixing Date of Public Hearing on Question of Annexation.
- g. To approve the City of Graham's Historic Resource Commission (HRC) to purchase plaques for historic buildings using the funds raised by the Graham Historical Society.
- h. To approve the following tax releases for \$419.29:

CITY OF GRAHAM RELEASE ACCOUNTS				
FEBRUARY RELEASES				
ACCT#	YEAR	NAME	REASON FOR RELEASE	AMOUNT RELEASED
702246	2021	SEBREN, SHELBY	PARCEL DOUBLE BILLED	\$113.75
6967	2021	CAROLINA HOSIERY MILL	OUT CARD FROM ALA CO VALUE CORRECTIONS	\$258.12
279829	2019	WALTERS, WILLIAM KEITH	SOLD BOAT	\$6.51
279829	2020	WALTERS, WILLIAM KEITH	SOLD BOAT	\$6.51
279829	2021	WALTERS, WILLIAM KEITH	SOLD BOAT	\$6.51
491265	2021	OLIVER, GORDON/OLIVER RENTALS	MOBILE HOME SOLD IN 2020	\$27.89

PUBLIC HEARINGS:

1. **REZONING - INTERSECT CHERRY LANE & SCOTT FARM RD (RZ2109):** A public hearing has been continued to consider a rezoning from Low-Density Residential (R-18) and Light Industrial (I-1), to Conditional Industrial (C-I) consisting of 78.12 acres on Cherry Lane. (GPIN 8893686572 & 8894906303) The Planning Board recommended denying the rezoning request at its February 15, 2022, regular meeting. (Continued from January 11, 2022, regular meeting.)
2. **REZONING - INTERSECT GOVERNOR SCOTT FARM ROAD & WESTMAN (RZ2110):** A public hearing has been continued to consider a rezoning from Low-Density Residential (R-18), to Conditional Industrial (C-I) consisting of 37.85 acres on Governor Scott Farm Road. (GPIN 8893886609) The Planning Board recommended denying the rezoning request at its February 15, 2022, regular meeting. (Continued from January 11, 2022, regular meeting.)
3. **REZONING - INTERSECT CHERRY LANE & MELVILLE (RZ2111):** A public hearing has been continued to consider a rezoning from Low-Density Residential (R-18), to Conditional Industrial (C-I) consisting of 9.10 acres on Cherry Lane. (GPIN 8893796670) The Planning Board recommended denying the rezoning request at its February 15, 2022, regular meeting. (Continued from January 11, 2022, regular meeting.)
4. **REZONING - 302 NORTH MAPLE STREET & 203, 207, & 213 WEST MARKET STREET (RZ2201):** A public hearing has been continued 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 requests these properties be rezoned from High-Density Residential (R-7) to Central Business (B-1) zone. (GPIN: 8884151515, 8884150571, 8884059566, and 8884058556) The Planning Board recommended denial at its February 15, 2022, regular meeting. (Continued from February 8, 2022, regular meeting.)
5. **CONDITIONAL REZONING - GILBREATH - MIXED-USE REVISION (CR2101):** A public hearing has been continued to consider an application by Ben Green Hyconic Holdings LLC, to rezone 38 acres on E. Gilbreath Street from Light Industrial (I-1) and General Residential (R-G) to Conditional Mixed-Use Residential (C-MXR) to allow for 46 townhomes and 118 single-family lots. The Planning Board recommended approval at its February 15, 2022, regular meeting. (GPIN 8883885270, 8883872722, 8883886903) (Continued from November 9, 2021, regular meeting.)
6. **VOLUNTARY CONTIGUOUS ANNEXATION - 78.12 ACRES - CHERRY LANE (AN2103):** A public hearing has been continued to consider a voluntary contiguous annexation containing 78.12 acres on Cherry Lane. (GPIN 8893686572 & 8894906303) (Continued from January 11, 2022, regular meeting.)

7. **VOLUNTARY CONTIGUOUS ANNEXATION - 37.85 ACRES - GOVERNOR SCOTT FARM ROAD (AN2104)**: A public hearing has been continued to consider a voluntary contiguous annexation containing 37.85 acres on Governor Scott Farm Road. (GPIN 8893886609) (Continued from January 11, 2022, regular meeting.)
8. **VOLUNTARY CONTIGUOUS ANNEXATION - 9.10 ACRES - CHERRY LANE (AN2105)**: A public hearing has been continued to consider a voluntary contiguous annexation containing 9.10 acres on Cherry Lane (GPIN 8893796670) (Continued from January 11, 2022, regular meeting.)
9. **AMENDMENT - DEVELOPMENT ORDINANCE - RECREATION & AMENITIES (AM2202)**: A public hearing has been continued 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 desirability. The points are also based on the size of the development and the number of dwelling units. If approved by the City Council, this would be placed in the reserved section, Section 10.251, within the Development Ordinance. The Planning Board recommended approval of this item, with an amendment to Section I, at their February 15, 2022, regular meeting. (Continued from February 8, 2022, regular meeting.)
10. **AMENDMENT - DEVELOPMENT ORDINANCE - EXTERIOR LIGHTING (AM2203)**: A public hearing has been continued 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 City Council, this would be placed in the reserved article and section, Article VI and Section 10.290. The Planning Board recommended approval of this item at its February 15, 2022, regular meeting. (Continued from February 8, 2022, regular meeting.)
11. **AMENDMENT - DEVELOPMENT ORDINANCE - ACCESSORY DWELLINGS UNITS (ADUS) (AM2204)**: A public hearing has been continued to consider a text amendment to the Development Ordinance to create standards and ways to allow accessory dwelling units in single-family residential zoning districts. The Planning Board recommended approval of this item, with an amendment, at its February 15, 2022, regular meeting. The suggested changes from the Planning Board to Council are to remove the water and sewer meter requirements, the Right of Way access requirements, and change the size to 1,600 square feet as the minimum listed in the amendment. (Continued from February 8, 2022, regular meeting.)

NEW BUSINESS:

12. **CITIZEN REQUEST - DISCUSSION - AMENDING TRAFFIC SCHEDULE**: A request was received from Judy Hall asking City Council to consider amending the traffic schedule to include no parking within the cul-de-sac of Pepperstone Drive.
13. **ROAD CLOSURES – SPECIAL EVENTS APPLICANTS**: On Wednesday, February 23, 2022, Council requested that all applications for road closures that had been approved previously by the Special Events Committee must now go to Council for final consideration. The Special Events Committee has reviewed the following events applications and recommends approval for all requested road closures.

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- a. **The Exchange Club's Family Center Of The Central Piedmont: Ride Out Child Abuse:** Closures of 100 block of West Elm on Saturday, April 30, 2022. The alternate date is May 7, 2022. The request is to schedule the closure from 1 pm to 6 pm.
- b. **Together Community Events: Graham Food Truck Rodeo:** Closures of 100 block West Elm on May 15, 2022. The request is to schedule the closure from 1 pm to 9 pm.
- c. **Graham Recreation & Parks: Thursdays At Seven Concert Series:** Closure of 100 blocks of West Elm on May 26th, June 23rd, July 28th, August 25th, September 8th, & September 22nd for the 2022 Thursdays at Seven Concert Series. The alternate dates also requested to be approved June 2nd, 9th, 16th & 30th; July 7th, 14th & 21st; August 4th, 11th & 18th; September 1st, 15th & 29th. The request is to schedule the closures for 5 pm to 11:30 pm.
- d. **Little Brother Brewing Barrel & Bottle: Dino Day Spring Festival:** Closures of 100 block West Elm on June 4, 2022. The request is to schedule the closure from 10 am to 9 pm.
- e. **Graham Recreation & Parks: Slice of Summer:** Closure of 100 blocks of East and West Elm, North and South Main Streets on June 18, 2022, and the alternate date of June 25, 2022. The request is to schedule the closures from 1 pm to 9 pm.
- f. **Little Brother Brewing Barrel & Bottle: Grahamtoberfest:** Closures of 100 block West Elm on September 24, 2022. The request is to schedule the closure from 12 pm to 11 pm.
- g. **Family Abuse Services: Family Abuse Services Car Show:** Closures of 100 block East and West Elm, North and South Main Street, and Court Square on October 1, 2022, with the rain date of October 8, 2022. The request is to schedule the closure from 6 am to 3 pm.

14. **DISCUSSION - COUNCIL MEMBER COMMITTEE LIAISONS:** City Council will discuss assigning each Council Member to an advisory committee as the Council liaison for each board.

PUBLIC COMMENT PERIOD

CITY STAFF COMMENTS

CITY COUNCIL COMMENTS

ADJOURN