



City of Graham Planning Board

Meeting Agenda

April 16th, 2024, at 6:30 PM
Council Chambers, Graham
City Hall

1. Meeting called to order.
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the March 19, 2024, meeting minutes.
6. New Business:
 - a. AM2401 - Planting Area Dimension Text Amendment
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, March 19, 2024

The Planning & Zoning Board held its regular meeting on Tuesday, March 19, 2024. Members present were Chad Huffine, Michael Benesch, Jerome Bias, Vice Chair John Wooten, Chair Dean Ward and James Stockert. Tony Bailey was absent. Staff members present were Planner Cameron West, Planner Evan Workman, and Planning & Inspection Technician Debbie Jolly.

1. Meeting called to order at 6:30 p.m.
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the meeting minutes for the November 21, 2023 regular meeting of the Planning Board. John Wooten moved that the minutes be approved, Michael Benesch seconded. All voted Aye. Chair Dean Ward opened the floor for nominations for chair of the board. John Wooten nominated Dean Ward, seconded by James Stockert. All voted Aye.
7. New Business:
 - A. RZ2401- A request by Sandra Daye to rezone a parcel at 305 Washington Street from R-7 (high density residential) to B-2 (general business). Cameron West presented the staff report for the rezoning request in order to open a commercial day care operated from the existing home on the property, which does not have an approved use-by-right in a R-7 zone but would in a B-2 zone. The daycare would be licensed by the State of North Carolina as required by all commercial daycares in Graham. The future land-use map lists this parcel as 'Downtown Residential,' a daycare is listed in the Graham 2035 Plan as a 'supporting use' for downtown residential areas. Sandra Daye of 400 Poplar Street, Graham NC spoke on behalf of the request when the meeting opened a public hearing. The owner of the property, Ethan Lesperance of 329 W Market Street stepped forward to speak to the board as well. The board asked questions regarding expected number of children and staff, parking, the size of the house, entrances and exits to the house, accessory buildings on the property, fencing, and trees on the property. The board also discussed the dimensions of the lot, the possibility of landscaping requirements, aspects of the B-2 zoning as it relates to the surrounding residential properties, and any flexibility of residential zoning for commercial daycares. Dean Ward closed the public hearing. The board then discussed that conditional rezoning was mentioned to the applicants, the impact of the rezoning on the neighborhood, concerns regarding parking, the uncertain future of the property should it be rezoned B-2, and how the daycare was a good use but



could not be guaranteed to be the only use should the rezoning be approved. Michael Benesch moved to recommend denial of the request on the grounds that the change in zoning does not conform to the Graham 2035 Comprehensive Plan. Seconded by John Wooten. All voted aye.

8. Public comment on no agenda items- None.

9. Staff comments- Cameron West answered questions regarding the consideration of updates to the Special Use Process. Chad Huffine brought up the possibility of reexamining requirements in the ordinance for landscape island square footage. West noted it could be added on the next agenda as a Planning Board Driven Text Amendment and all were in agreement to put the amendment on the agenda at next months meeting.

10. Adjournment- Dean Ward made a motion to adjourn. Seconded by John Wooten. All vote aye.

Meeting Adjourned at 7:31 p.m.

Respectfully submitted this day 9th of April, 2024
Evan Workman



STAFF REPORT

Prepared by Cameron West, Planner

Text Amendment for:

Type of Request: Text Amendment for Planting Dimension Areas

Contact Information

On Behalf of the Planning Board

Meeting Dates

Planning Board on April 16, 2024
City Council on May 14, 2024

Summary

The Planning Board has requested a text amendment to adjust the minimum inside dimension of planting areas from 200 to 160 in order to accurately accommodate the parking planters required for parking lot trees. Planning Board Member Chad Huffine brought this calculation up at the previous Planning Board Meeting and requested it be adjusted. The reasoning behind it that it is impossible for a parking lot space used as a guide for tree plantings to meet the minimum requirement of 200 square feet. A typical parking lot space in Graham is 10x20. The ordinance requires an inside dimension of 7 feet which can be met, but when the curbing is incorporated around the 7 foot interior planting area, it is difficult to reach the 200 square foot minimum when basing it off of our standard parking space area.

Project Name

Text Amendment for Planting Dimension Areas (AM2401)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable.

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

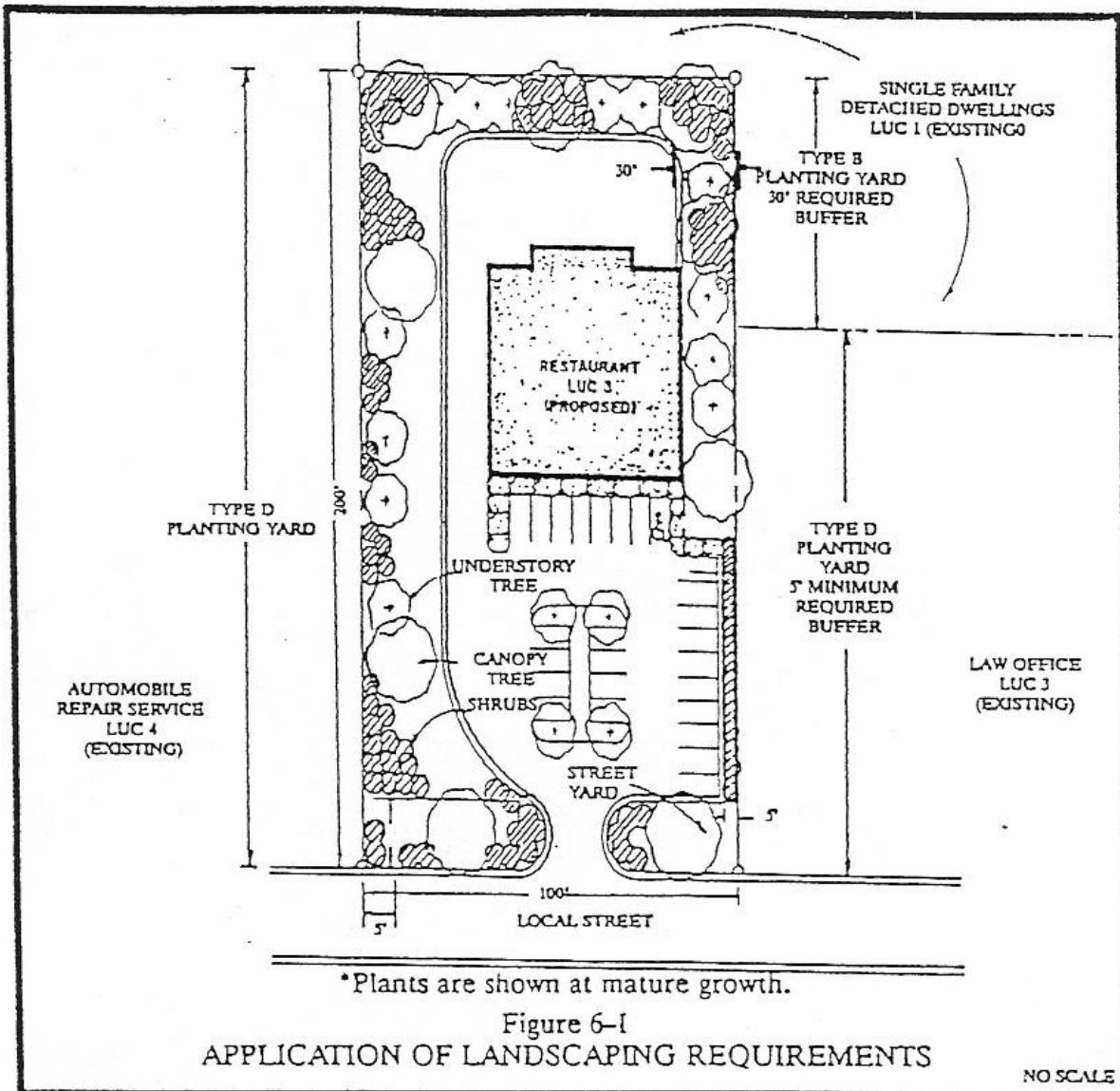
Development Type

All

Staff Recommendation

Based on the comprehensive plan, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The proposed amendment allows the Landscaping Ordinance to function without issues in the future.



Section 10.275 Landscaping Design and Maintenance Standards

- (a) Calculation of Street Planting Yards: Street planting yard rate and width calculations shall exclude access drives.
- (b) Plant Species: Species used in required street planting yards, parking lots and planting yards shall be of a locally adapted nature.
- (c) Dimension of Planting Areas: Each planting area containing trees, including those located in parking lots, shall have a minimum inside dimension of seven feet and be at least ~~200~~ 160 square feet in area.
- (d) Grouping: For the Type B, C, and D planting yards, shrubs and trees may be grouped or clustered; however, not more than 50% of each required plant material may be grouped or clustered. The

