



Application for REZONING or CONDITIONAL REZONING

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
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www.cityofgraham.com

This application is for both general district rezonings and conditional rezonings. Complete 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 and Ownership Data

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 Information

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.

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 meeting the requirements of the site plan checklist as well as supporting information from Section 10.85 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** (see Sheet 2)

Office Use Only. DEVID#

Site Plan Checklist (for conditional rezonings - See Note 3)

Title Block and Data

- Indicate the type of development proposed (e.g. Conditional Rezoning, Multifamily Development)
- Owner's name with address and daytime phone number
- Developer's name, address and daytime phone number, if different from owner
- Site location, including address
- Name, address and telephone number of map preparer
- Dates map prepared or revised
- Scale of drawing in feet per inch and bar scale
- North arrow and orientation (north arrow shall not be oriented towards the bottom of the map)
- Zoning and overlay districts in the area
- Proposed land use on the property and existing land use on adjacent properties
- Tax map, block and lot numbers
- Acreage of all proposed lots and of total tract
- Total number of lots, dwelling units and/or square footage of nonresidential development proposed
- Label all existing and proposed structures
- Setbacks for all structures, clearly indicated
- Seal of licensed development professional

Planimetric

- City limits and other jurisdiction lines
- Boundaries of the tract to be developed, distinctly and accurately represented and showing all distances
- Existing property lines on the tract to be subdivided; show any property lines to be changed as dashed lines
- Proposed lot lines and dimensions
- Dimensions, location and use of all existing and proposed buildings; distance from building to nearest property lines
- Railroad lines and rights-of-way
- Locations designated as common areas or open space
- Existing and proposed topography of the tract and beyond showing contour intervals of no greater than 5ft (2ft preferred) and labeling at least two contours per map
- Location, dimension and type of any easements, existing or proposed
- Proposed phasing, if any

Landscaping

- Location, dimensions and type of required planting yards and opaque screens/buffers
- Location of proposed plantings with a description of the species to be used
- Approximate height, species and method of tree protection where existing vegetation is to be preserved
- Location, pad dimensions and screening of dumpster
- 10'x70' site triangle at all street and driveway intersections
- Location and angle of exterior lighting

Transportation and Parking

- Existing and proposed right-of-way lines
- Existing and proposed streets showing pavement or curb lines, width, and existing and proposed street names
- Profile of any proposed new street
- Width of driveways and internal circulation roadways
- Driveways adjacent to or across the street from the site and the distance between driveways
- Existing and proposed sidewalks and handicap ramps, including dimensions
- Dimensions and location of all parking, queuing and loading areas, including spaces and maneuvering areas
- Calculation of maximum required off-street parking spaces and total spaces provided

Utilities

- Utility layout showing connections to existing systems, line sizes, material of lines, manholes, force mains, clean-outs, rim elevations, invert elevations, direction of flow, etc. for sanitary sewer lines
- Utility layout showing connections to existing systems, meter sizes and location, backflow preventer location and type, material of lines, location of fire hydrants and fire department connection, blowoffs, valves, etc. for water distribution system
- Location of overhead utility lines, poles and guy wires

Stormwater Control, Stream Buffers and Floodplains

- Location and type of existing and proposed stormwater controls, including location of inlets
- Layout of stormwater control, grading and significant components
- Location of all streams and drainageways
- Location of stream buffers on all USGS and NRCS Soil Survey mapped streams
- Indicate that all buffers are to remain in an undisturbed state
- Location of jurisdictional waters and wetlands (Note 1)
- Location of proposed stream crossings showing the proposed grading and overall stream impact, including culvert and outlet protection length
- Identify any FEMA regulated floodway or floodplain on the property and locate and label the 100-year Base Flood Elevation
- Extent and size (in acres) of area to be disturbed (Note 2)
- Location and type of proposed erosion control devices

Note 1. The US Army Corps of Engineers and the NC Division of Water Quality regulate wetlands and waters of the United States through the 404 Corps Permit and 401 State Water Quality Certification process. Site designers and developers are responsible for obtaining all applicable local, state and federal permits, certifications or approvals as necessary for proposed site development activities.

Note 2. If the proposed land disturbing activity exceeds one (1) acre, an Erosion Control Permit from NCDENR Land Quality is required.

Note 3. Site development plans shall be prepared by persons professionally qualified to do such work.