

# City of Graham Planning Board

## Meeting Agenda

November 17, 2020 at 7:00 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 October 20, 2020 meeting

2. New Business

- a. RZ2008. Scott Industrial. Application for a rezoning from Low Density Residential to Light Industrial for 70 acres (+/-) on Cherry Lane, by Nathan Page. GPIN 8893686572.
- b. CR2004. Business W Elm Street. Application for Conditional Rezoning from Light Industrial for 0.4 (+/-) acres at 618 West Elm Street. Application by Jeffery Duggins. GPIN 8874756782.
- c. SUP2001. Bethany Townes. Application for Special Use Permit for townhomes for 6.2 acres (+/-) at 1501 South Main Street, by Glenwood Homes LLC. GPINS 8883332335, 8883332545.

3. Old Business

- a. 160D Update Review and Discussion

4. Public comment on non-agenda items

Adjourn

*A complete agenda packet is available at [www.cityofgraham.com](http://www.cityofgraham.com)*

When: Nov 17, 2020 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/85645109450?pwd=VVFVWFJZWWhmOGVBMmtLRWMrNmM3Zz09>

Passcode: 484257

Or iPhone one-tap :

US: +16465588656,,85645109450# or +16699009128,,85645109450#

Or Telephone:

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

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

Webinar ID: 856 4510 9450

International numbers available: <https://us02web.zoom.us/j/kexgEqg1Yj>

## **Planning Board Meeting October 20, 2020 – 7:00 PM**

Virtual Zoom Meeting called to order by Dean Ward at 7:00 PM.

Members present include: Justin Moody, Eric Crissman, Tony Bailey, Dean Ward, Nate Perry, and Bobby Chin

Members absent include: Michael Benesch.

Staff members present: Planning Director Nathan Page and Planner Laura Millsaps (secretary to Planning Board).

Approval of minutes from meeting on August 18, 2020 motion made by Eric Crissman. Seconded by Nate Perry. Item was unanimously approved.

### **2. New Business**

#### **a. S2005 Council Creek. Application by Chuck Truby, CPT Engineering, for Subdivision for 92 lots on 34 +/- acres off Council Drive. GPIN 8873608974.**

Nathan Page presented the project to the board. Chair Ward asked if Mr. Scott Wallace would like to speak on behalf of Keystone Homes.

*Mr. Scott Wallace, Keystone Homes*

*3708 Alliance Drive, Greensboro, NC*

Mr. Wallace stated he had no prepared remarks but available to answer questions. Dean Ward opened it up to board members for discussion.

The board members had questions for Mr. Wallace and then had a discussion between themselves. Items discussed included grading of the property and the connection to the existing street stub on Darrell Drive.

Eric Crissman made a motion to approve the plan as presented in accordance with the Graham 2035 Comprehensive Plan. The action is reasonable and in the public interests based on Policy 4.2.1 and Policy 3.2.3. Motion Seconded by Tony Baily. No other discussion. Item was unanimously approved.

### **3. Old Business**

#### **a. 160D Update Review and Discussion**

Discussion: 160D Update by Nathan Page, Planning Director. The changed presented were all recommendations of the UNC School of Government. Bobby Chin asked about the changes to major subdivision under section 10.339, to which Mr. Page clarified that the School of Government recommends subdivision be approved administratively, as it is use-by-right.

Chair Dean Ward asked if there were any other questions from the board regarding 160D.

Chair Dean Ward asked if anyone had any ideas from the board about how we move forward studying in 160D as the board. Eric Crissman suggested they go through individual parts and discuss the Legislative changes over multiple meetings if necessary.

Preliminary date set for next month to come forward with questions to start first discussion about 160D. Suggested all forms of communication go through meetings, however, members could send in questions prior to in order for Mr. Page to prepare for the meeting.

#### **4. Public comment on non-agenda items**

Dean Ward asked if anyone from the audience wanted to speak.

a. Ms. Patty Allen 265 W Shannon Drive

Ms. Allen wanted clarification on 160D and when the hearings would happen. She wanted to confirm this process would happen before citizens and that citizens had a chance to speak regarding the changes in 160D.

Dean Ward asked if anyone from the board had any comments on none agenda items.

There were no further comments.

Motion made to adjourn by Nate Perry. Second by Eric Crissman.

Meeting adjourned at 7:32 PM.

Respectfully Submitted:

Laura A. Millsaps



# STAFF REPORT

Prepared by Nathan Page, Planning Director

## Scott Industrial (RZ2008)

**Type of Request:** Rezoning

## Meeting Dates

Planning Board on November 17, 2020

City Council on December 8, 2020

## Contact Information

Nathan Page

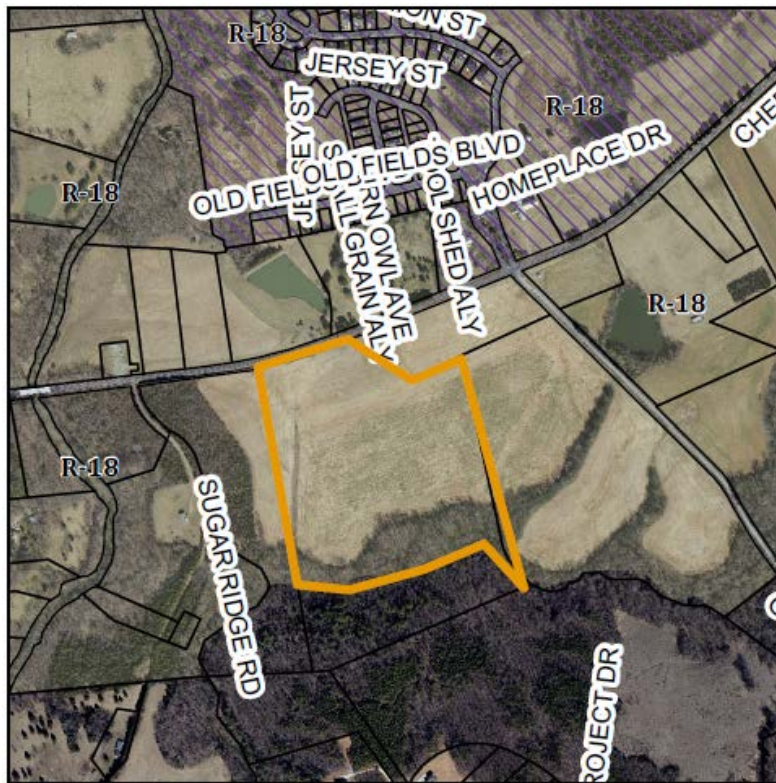
City of Graham

201 S Main Street, Graham NC 27253

[npage@cityofgraham.com](mailto:npage@cityofgraham.com) (336)570-6705

## Summary

This is a request to rezone the property. The property is currently under cultivation. The stated request is to "align the use of the property with the Future Land Use Map's employment district."



### Location

Cherry Lane

GPIN: 8893686572

### Current Zoning

Low Density Residential R-18

### Proposed Zoning

Industrial (Light) (I-1)

### Overlay District

none

### Surrounding Zoning

R-18, C-R, PUD, Unzoned

### Surrounding Land Uses

Single Family, Agricultural, and Vacant

### Size

Approximately 70 acres

### Public Water & Sewer

Yes

### Floodplain

No

### Staff Recommendation

Approval

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

### Applicable Policies;

- 2.4.1 NC Commerce Park. Promote growth of Graham's primary job creation opportunity, a joint planning area known as the North Carolina Commerce Park (NCCP), due to its location, regional accessibility, and high developable status. *Permitting Light Industrial zoning would allow for the anticipated land uses likely to occupy this parcel in the future.*
- 4.3.1 Land Use Patterns. Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would connecting to existing city infrastructure, and could facilitate later development of existing adjacent property.*

### Applicable Strategies;

- 2.2.1 Job Development. Provide support and assistance to the business recruitment efforts of the Alamance County Chamber of Commerce, seeking to attract a range of employment opportunities. *The Chamber is actively attempting to recruit businesses like those that would choose to occupy this parcel.*

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### Staff Recommendation

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

- Rezoning the property would be in consistence with the Employment District type (Policy 2.4.1) and will allow land uses which are likely to attract employment opportunities within the City of Graham (Strategy 2.2.1).

#### Planning Type

District

#### Development Type

Employment District

Contains several uses, including farms, single family homes, natural groundcover, and warehousing.

Provide office space, industrial space, commercial space, institutional space, and residential housing.

This should be planned to preserve open space and open corridors, and develop high-quality and adaptable buildings for a variety of companies.

Should support the viability of safe walking and bicycling as a serious form of transportation, while also ensuring the most efficient transportation network possible for freight trucks and other heavy vehicles that require regional access.

Density of 6 DU/acre, or 0.5 Commercial/Industrial FAR



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

## Site

Street Address: 1822 Cherry Lane  
Tax Map#: 152443 GPIN: 8893686572  
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: PUV Farming  
Total Site Acres: Approx. 31 acres in ETJ  
Property Owner: Janet Scott et al  
Mailing Address: 2921 Lenox Road NE Unit 205  
City, State, Zip: Atlanta GA 30324

## Applicant

☐ Property Owner Other City of Graham  
*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: Nathan Page, Planning Director  
Mailing Address: 201 S Main Street  
City, State, Zip: Graham NC 27253  
Phone # (336) 570-6705  
Email: npage@cityofgraham.com

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

Nathan Page 10/23/20  
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*s, 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:

A proposed rezoning to align the use of the property with the Future Land Use Map's employment district.

For Conditional Rezonings, 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**s

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.*

### **Scott Industrial (RZ2008)**

#### **Type of Request**

Rezoning

#### **Meeting Dates**

Planning Board on November 17, 2020  
City Council on December 8, 2020

☐ I move to **recommend APPROVAL** of the application as presented.

☐ I move to **recommend DENIAL**.

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☐ The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

☐ The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

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The action is reasonable and in the public interest for the following reasons:

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This report reflects the recommendation of the Planning Board, this the 8<sup>th</sup> day of December, 2020.

Attest:

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Dean Ward, Planning Board Chairman

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Debbie Jolly, Secretary



# STAFF REPORT

Prepared by Nathan Page, City Planner

## Business W Elm St (CR2004)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on November 17, 2020

City Council on December 8, 2020

## Contact Information

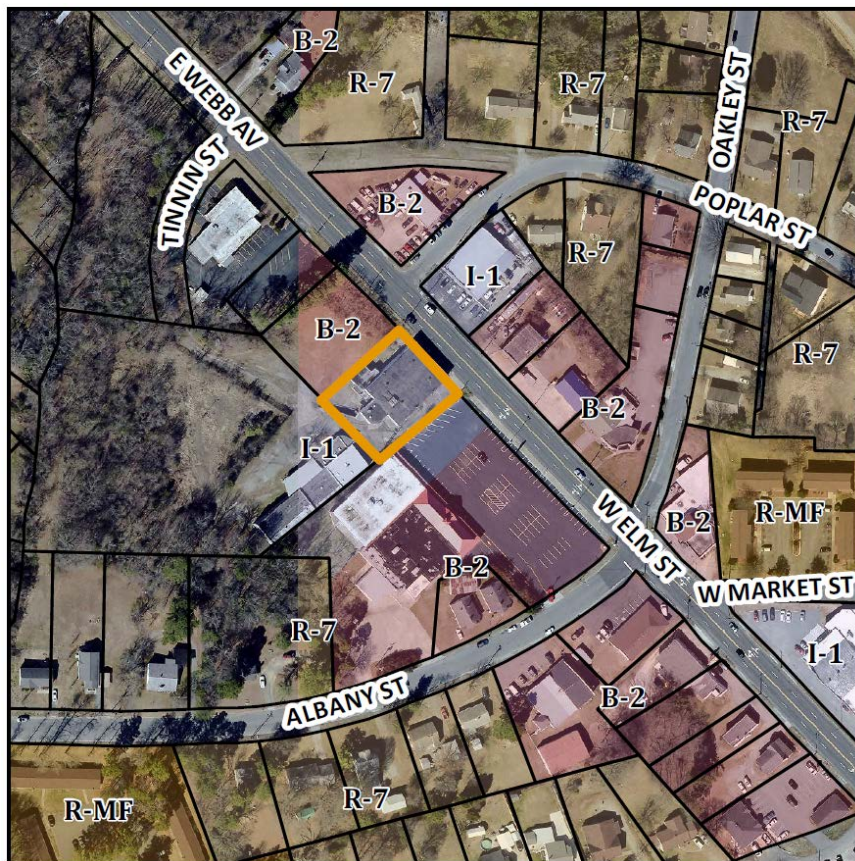
Jeffery Duggins

3125 Tucker Street, Burlington NC 27215

(336)516-4529, dugginsmechanical@gmail.com

## Summary

This is a request to rezone the subject property from I-1 to C-B. The applicant is proposing to maintain “the front setback line of the Subject Property... at the front of the building line of the existing structure...” The proposed uses for the new zone would include all uses within General Business (B-2), and the rear and side yards would be as required by the B-2 zoning. The property is currently vacant, but has plans to be used as a Contractor’s Offices, no outdoor storage.



### Project Name

Business W Elm St (CR2004)

### Location

620 W Elm Street

GPIN: 8874756782

### Size

0.4 acres

### Proposed Density

N/A

### Current Zoning

Industrial (light)

(I-1)

### Proposed Zoning

Conditional Business (C-B)

### Surrounding Zoning

B-2, I-1

### Surrounding Land Uses

Single Family, Commercial

### Staff Recommendation

Approval



The applicant is proposing to rezone the property to C-B in order to permit conformity of the existing structure within land typically reserved for setbacks. In particular, the Front Yard (currently, 40 feet). The building was constructed in 1955, and a copy of the zoning restrictions from 1957 indicate that for business or industrial uses, a 25' front yard was required. However, NCDOT has widened their Right of Way in this area subsequent to the construction of this structure which has resulted in an effective zero-lot-line commercial structure as occurs downtown.

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

**Development Type:** Mixed Use Commercial

- Orient buildings toward plazas, parks, and streets
- Minimize building setbacks from public streets
- Encourage parking in the rear of commercial and residential buildings. *While the Plan calls for a fifteen foot front yard build-to line, the probability of a widening for West Elm Street in the future suggests a reduction in this amount may be reasonable in this location.*

### Applicable Policies and Recommendations

- **2.1.5 Reduce Barriers** Work with local businesses and economic development partners to identify and address unnecessary barriers to local business development. *This structure was constructed before the current regulations were put into place. It would remove a barrier to expansion to grant the Conditional Zoning.*
- **2.3.1 Facilitate Focused Development** Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. The City could choose to utilize some of the following methods; Expedited permit review, Deferred tax payments, Covering some building expenses, Low-interest loans, Providing infrastructure, Flexible and innovative regulations, Small area plans. *The granting of approval for this rezoning would be an example of flexible and innovative regulations and potentially positively affect future development.*
- **2.4.2 Promote Industrial Redevelopment** Encourage reinvestment and intensification at existing industrial sites. Encourage redevelopment of existing builds and infrastructure for industrial growth. *While this site is zoned industrial, it has been used as a grocery store for decades. The rezoning would also be more in line with the adjacent parcels, which are mostly B-2. The rezoning would also allow for future redevelopment.*

### Description of 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* and the *City of Graham Development Ordinance*, staff recommends approval of the conditional rezoning.

The following supports this recommendation:

Permitting this conditional zoning will create a conforming structure and allow for future expansion in alignment with Policy 2.1.5 and 2.4.2.



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

## Site

Street Address: 620A & B W. Elm St.

Tax Map#: 134480 GPIN: 887475

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: vacant commercial storefront and warehouse

Total Site Acres: 0.40 acres

Property Owner: Jeffrey M. Duggins

Mailing Address: 3125 Tucker St. Ext.

City, State, Zip: Burlington, NC 27215

## 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: Jeffrey M. Duggins

Mailing Address: 3125 Tucker St. Ext.

City, State, Zip: Burlington, NC 27215

Phone # (336) 516-4529

Email: dugginsmechanical@gmail.com

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

[Signature] 11/9/2020  
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 Rezonings*, 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:

The requested rezoning of an approximately 0.40-acre portion of Tax Parcel 134480 (the 0.40-acre portion of Tract 2 on the attached survey, identified as Tract "B", herein the "Subject Property") from I-1, Light Industrial, to CB, Conditional Business, is for the purpose of accommodating a recombination of the Subject Property and Tax Parcel 134486 (the 0.39-acre Tract A on the attached survey) in accordance with the attached survey, and to accommodate all uses permitted in the B-2, General Business zoning district, subject to the following conditions:

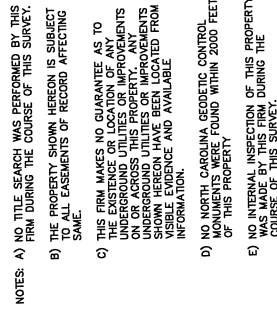
1. The front setback line of the Subject Property shall be established and maintained at the front building line of the existing structure on the Subject Property (as shown on the attached survey); and
2. Except as set forth in Item 1 above, the Subject Property shall be subject to all requirements and standards of the B-2, General Business zoning district.

The current use of the Subject Property as commercial storefront is closer to a general business use than an industrial use. Additionally, general business uses are typically lower impact than industrial uses, and so this zoning will reduce the impact of future uses of the Subject Property.

**For Conditional Rezonings, 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 Rezonings**

Office Use Only. DEVID#



( IN FEET )

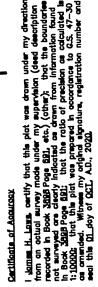
**CAROLINA CORNERSTONE  
SURVEYING, INC.**

3028-D ROCK HILL ROAD  
BURLINGTON, NORTH CAROLINA 27215  
(336) 272-1856 (336) 215-2539  
BUSINESS I/F C-4662 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 50'	DATE: 10/01/2020
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SURVEY BY: DEK	DWG BY: JHL	APP'D BY: JHL
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TAXIOT: 124-506-25 & 47A	FILE: 200910
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James H. Lowe Professional Land Surveyor L-4217

[illegible]

Zoning Enforcement Officer Certificate

Zoning Enforcement Officer/Planner \_\_\_\_\_ Date \_\_\_\_\_

**Review Officer Certification**  
State of North Carolina  
County of Alamance

I, \_\_\_\_\_, Notary Public  
of Alamance County, certify that the map or plat to which this  
certification is affixed meets all statutory requirements for recording.

**Review Officer**

Location	U	area	Geographical	and	Signature	4217
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## 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.*

### W Elm Business (CR2004)

#### Type of Request

Conditional Rezoning

#### Meeting Dates

Planning Board on November 17, 2020

City Council on December 8, 2020

☐ I move to **recommend APPROVAL** of the application as presented.

☐ I move to **recommend APPROVAL with the following conditions:**

- [insert additional conditions]

☐ I move to **recommend DENIAL**.

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☐ The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

☐ The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

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The action is reasonable and in the public interest for the following reasons:

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This report reflects the recommendation of the Planning Board, this the 17<sup>th</sup> day of November, 2020.

Attest:

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Dean Ward, Planning Board Chairman

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Debbie Jolly, Secretary





# STAFF REPORT

Prepared by Nathan Page, Planning Director

**Bethany Townes (SUP2001)**

**Type of Request:** Special Use Permit

**Meeting Dates**

Planning Board on November 17, 2020

City Council on December 8, 2020

**Contact Information**

Glenwood Homes, LLC

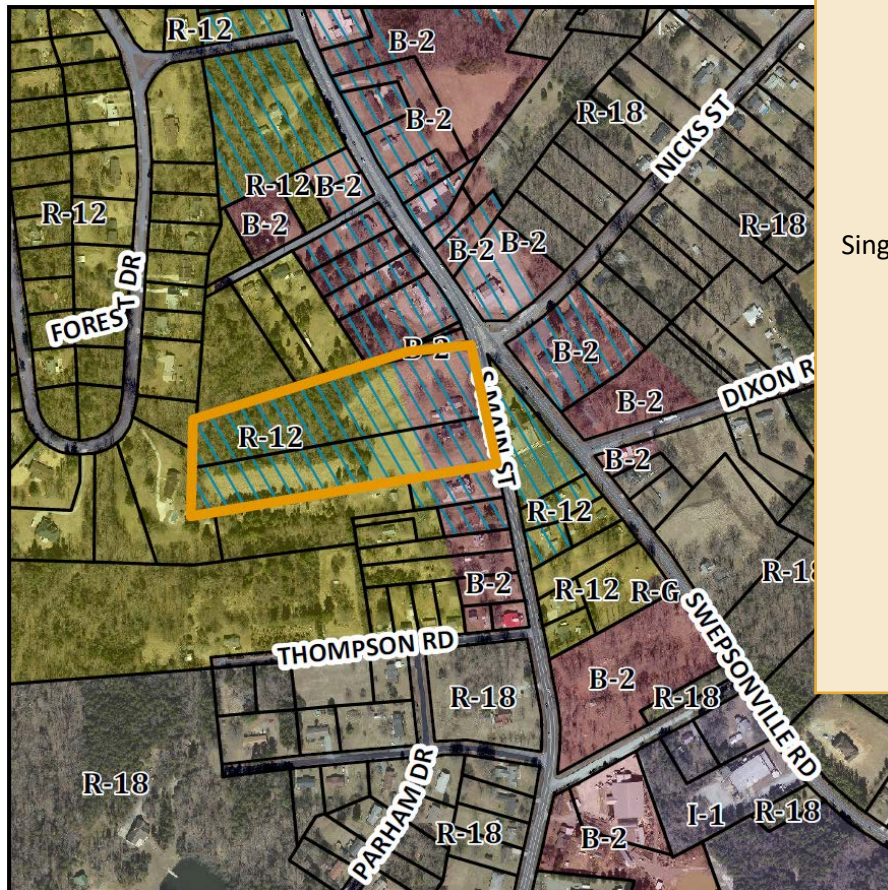
PO Box 90427, Raleigh NC 27675

(919) 730-0784,

accounting@glenwoodhomes.com

**Summary**

This is a request for a Special Use Permit for Dwelling, Townhouse for property located at 1501 S Main St. The site is currently vacant. The site is approximately 6.2 acres. The plan would permit up to 65 units. The layout would be accessed off of Highway 87, and would maintain the commercial frontage between the townhome development and Highway 87. A landscaping buffer has been proposed along the exterior of the property, with a "type A" buffer to be installed.



**Location**

1501 S Main Street

GPIN: 8883332545, 8883332335

**Current Zoning**

Residential (medium density)  
(R-12)

**Proposed Zoning**

Residential (medium density)  
(R-12)

**Overlay District**

Highway 87 Overlay

**Surrounding Zoning**

B-2, R-12

**Surrounding Land Uses**

Single Family, General Business,  
Vacant

**Size**

6.2 acres

**Public Water & Sewer**

Yes

**Floodplain**

No

**Staff Recommendation**

Approval



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

**Planning Type:** Neighborhood

**Development Type:** Suburban Residential

### **Vision: Diverse Housing, Complete Neighborhoods**

Graham will be a desirable place to live because of its variety of high quality housing options, providing affordable choices to people of all backgrounds. Neighborhoods will be walkable, safe, and vibrant and will promote private investment and enhancement of existing and future properties.

### **Issue 2: Maximize Land Use Efficiency**

Communities are often tempted to support inefficient development in the name of economic growth. This can end up leading to higher costs to the public in the long term. Graham should plan for the efficient allocation and use of infrastructure over time, especially within employment and industrial areas.

### **Applicable Policies;**

- **2.2.1: Focused Development** In order to maintain Graham's affordability and promote infill development and focused, walkable, and mixed use built environments. *Permitting a townhome development here allow for greater density without lengthening municipal infrastructure.*
- **5.1.1 Housing variety** Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multifamily dwelling units, small units, pre-fabricated homes, co-housing, and clustered housing. *This Special Use Permit facilitates additional housing options.*
- **5.2.1 Diverse Neighborhoods** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment allows a neighborhood type which hasn't been widely constructed in recent years.*

#### **Planning Type**

Neighborhood

#### **Development Type**

Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre

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## **DRAFT Findings of Fact and Conclusions**

In granting a special use permit, the City Council shall find that all of the six conditions listed below have been met, or it shall be denied. Staff has prepared the following DRAFT findings of fact for each of the six conditions. These findings should be modified by the Council as it considers its decision.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.
  - *The property is zoned R-12, a townhome is permitted only with a special use permit, or a rezoning to R-MF or R-G.*
2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
  - *A preliminary site plan showing the location, dimensions, and sites within the development has been supplied.*

- *The dimensional requirements for multifamily dwellings has been achieved.*
- *The provision of off-street parking appears to be compliant, but will be required by the Graham Technical Review Committee (TRC).*
- 3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
  - *Permitting townhomes on this site will not materially endanger the public health or safety.*
- 4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.
  - *Permitting townhomes on this site will not substantially injure the value of adjoining property.*
- 5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.
  - *The plan is located in a neighborhood residential section of Graham, and is in general conformity with The Graham 2035 Comprehensive Plan.*
- 6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.
  - *The sketch plan submitted indicates general compliance with these requirements. The Graham TRC will require conformance with the City of Graham Ordinances prior to the issuance of a Certificate of Occupancy.*

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### **Staff Recommendation**

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Special Use Permit. The following supports this recommendation:

- The development furthers goals of *The Graham 2035 Comprehensive Plan* and is in conformance with the Suburban Residential development type.
- The development meets all six conditions required by Section 10.144 of the *Development Ordinance*.



# Application for SPECIAL USE PERMIT

RECEIVED

OCT 23 2020

PLANNING DEPT.

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

Uses shown as "S" in the *City of Graham Development Ordinance*, Section 10.135 Table of Permitted Uses, require a Special Use Permit before the use will be permitted in the zoning district. Applicants are strongly encouraged to consult with the City Planner to understand the requirements for the proposed special use and the information that will be needed as part of this application.

## Site

Street Address: 1505 S Main St, Graham, NC 27253

Tax Map#: \_\_\_\_\_ GPIN: 8883-33-2335

Current Zoning District(s): R-12 / B-2

Overlay District, if applicable:

☐ Historic ☒ S Main St/Hwy 87 ☐ E Harden St/Hwy 54

Current Use: Single Family Home

Property Owner: Bethany Presbyterian Church

Mailing Address: 1505 S Main St

City, State, Zip: Graham, NC 27253

Phone # 336-260-6064

Email: Glen e spears Realty. com

## Applicant and Project Contact

Name: Glenwood Homes LLC

☐ Property Owner Other Developer

Mailing Address: PO Box 90427

City, State, Zip: Raleigh, NC 27675

Phone # (919) 730-0784

Email: accounting@glenwoodhomes.com

I certify that all information furnished is true to the best of my knowledge. I have provided all information needed to demonstrate that all requirements of the proposed special use will be met.

[Signature] 10-21-20  
Signature of Applicant Date

Karen Boyar well 10-21-20  
Signature of Property Owner Date  
(if other than applicant) Bethany Presbyterian Church  
clerk of session

Office Use Only. DEVID# SUP 2001 a

## Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):  
R-12: Dwelling, Townhouse / B-2: Future Commercial

☒ Check if this use is also listed in  
Section 10.149 Special uses listed

This application **must include sufficient information** to demonstrate that all requirements of the proposed special use will be met. Check which of the following are submitted with this application:

☒ Preliminary Site Plan

☒ Descriptive Information

The intent of this project is to subdivide two existing parcels into 65 new townhouse lots in the rear of the site, and future commercial use along the frontage of NC Hwy 87, to provide the City of Graham with a new, multi-use development on two mostly undeveloped parcels.

As required by Section 10.149 of the UDO, dimensional and parking requirements for multi-family developments have been met.

In addition, a landscaped perimeter buffer has been offered around the project boundary consistent with the planting rates required by Table 10.274a for a Type A Planting Yard in order to minimize the effects on neighboring properties.

☐ Additional sheets of Descriptive Information

Because applications for a Special Use Permit go through the public hearing process, applicants are encouraged to contact neighboring property owners prior to the public hearing.

## Other Requirements

☒ NCDOT Driveway Permit, if a new or relocated driveway is proposed on a NCDOT road, or for existing driveways if the use of the property is changing

APPLICATION ATTACHED





# Application for SPECIAL USE PERMIT

RECEIVED

OCT 23 2020

PLANNING DEPT.

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
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## Site

Street Address: 1501 S Main St, Graham, NC 27253

Tax Map#: \_\_\_\_\_ GPIN: 8883-33-2545

Current Zoning District(s): R-12 / B-2

Overlay District, if applicable:

☐ Historic ☒ S Main St/Hwy 87 ☐ E Harden St/Hwy 54

Current Use: Single Family Home

Property Owner: Patterson Glenn E Trustee

Mailing Address: PO Box 13929

City, State, Zip: Arlington, TX 76094

Phone # 336-260-6064

Email: glenn@sparsreality.com

## Applicant and Project Contact

Name: Glenwood Homes LLC

☐ Property Owner Other Developer

Mailing Address: PO Box 90427

City, State, Zip: Raleigh, NC 27675

Phone # (919) 730-0784

Email: accounting@glenwoodhomes.com

I certify that all information furnished is true to the best of my knowledge. I have provided all information needed to demonstrate that all requirements of the proposed special use will be met.

[Signature] 10-21-20  
Signature of Applicant Date

[Signature] 10-22-2020  
Signature of Property Owner (if other than applicant) Trustee/Executor Date

Office Use Only. DEVID#

SUP20016

## Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):  
R-12: Dwelling, Townhouse / B-2: Future Commercial

☒ Check if this use is also listed in  
Section 10.149 Special uses listed

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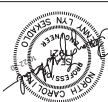
**APPLICATION ATTACHED**

BETHANY TOWNES

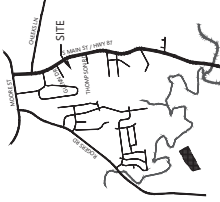
[illegible]

**PENNY ENGINEERING DESIGN**  
CONSULTING ENGINEERS & LANDSCAPE ARCHITECTS  
10000 PARKWAY DRIVE, SUITE 1000  
FARMINGTON, CT 06031  
(203) 239-1401

PENNY SEKADLO  
919 / 848-1461  
NNYENGINEER@AOL.COM  
JACOB LEVAN  
@PENNYENGINEERING.DESIGN



## VICINITY MAP N.T.S. N.T.S.

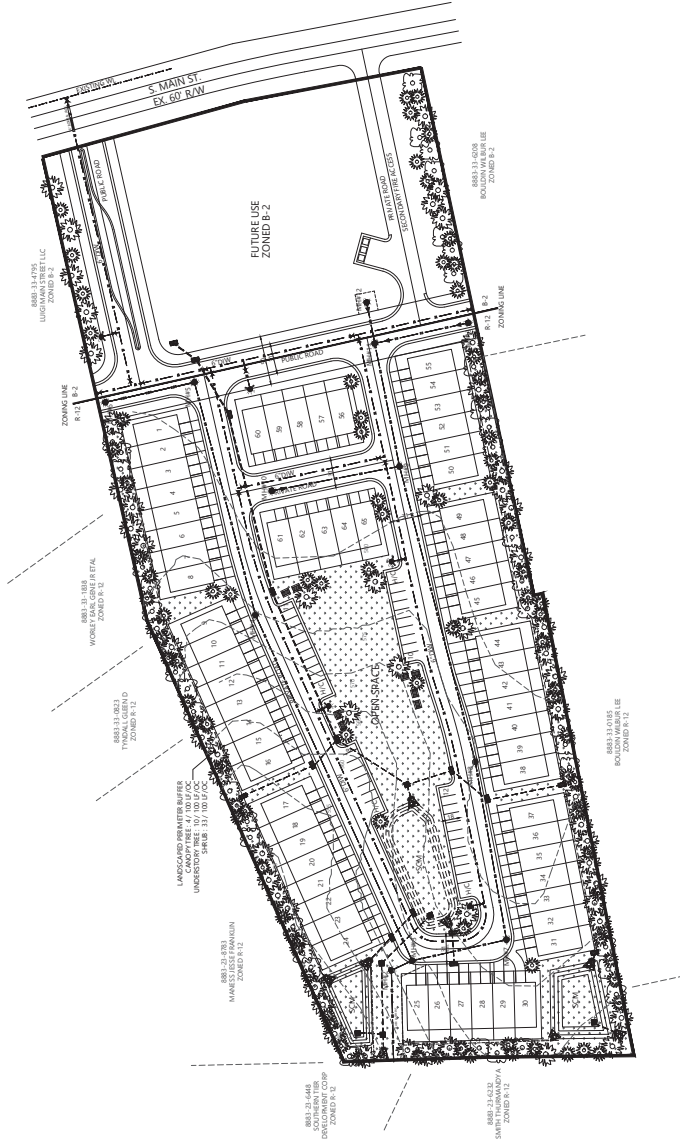


## SITE DATA

DEVELOPMENT NAME	BETHANY TOWNS
CONTACT	PRINNY SEAKO 9200 DARBARAN DR SUITE 220 GLENVIEW, IL 60731 PRINNY@PRINNYGENERATOR.COM
DEVELOPER / PROPOSED OWNER	GLANCO HOLDING LLC 10000 9407 VALDIA, IL 61767 ACCOUNTING@GLANCOHOLDINGS.COM
PIN	8808-10-2545
CURRENT OWNER	PATTERSON GLEN T TRUSTEE
PROPOSED OWNER	15015 MAIN ST, GRIHAM, NC 27253
PARCEL ADDRESS	46 +/- ACRES
PARCEL AREA	8808-10-2545
PIN	8808-10-2535
CURRENT OWNER	BETHANY TOWNS CHURCH
PROPOSED OWNER	15015 MAIN ST, GRIHAM, NC 27253
PARCEL ADDRESS	3.3 +/- ACRES
PARCEL AREA	6.2 AC +/- 0.12 AC, AC +/- 0.2
ZONING	65 TOWNHOUSES 6 ACRES 15 UNITS 5 AC
PROPOSED USE	COMMERCIAL USE (23 ACRES)
OPEN SPACE	PROVIDED: 18.1 AC (25% OF 1.212, 21% OF TOTAL)

## LEGEND

PROPERTY LINE	EXISTING PUBLIC SANITARY SEWER MAIN	PROPOSED PUBLIC SANITARY SEWER MAIN	EXISTING PUBLIC WATER MAIN	PROPOSED PUBLIC WATER MAIN	PROPOSED PRIVATE STORM DRAINAGE	EXISTING MANHOLE	PROPOSED MANHOLE	PROPOSED HYDRANT
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NOTES:

1. All construction to be in accordance with all City of Graham Specifications and Standard Details, latest edition.



GRAPHIC SCALE 1" = 60'





## 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 "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 "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.*

**Bethany Townes  
(SUP1902)**

**Type of Request**  
Special Use Permit

**Meeting Dates**  
Planning Board on November 17, 2020  
City Council on December 8, 2020

☐ I move to **recommend APPROVAL** of the application as presented.

☐ I move to **recommend APPROVAL with the following conditions:**

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

---

☐ I move to adopt the Findings of Fact and Conclusions of Law **as presented in the staff report.**

☐ I move to adopt the Findings of Fact and Conclusions of Law presented in the staff report  
**with the following revisions:**

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☐ The application is **consistent** with *The Graham 2035 Comprehensive Plan*.

☐ The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.

This report reflects the recommendation of the Planning Board, this the 17<sup>th</sup> day of November, 2020.

Attest:

---

Dean Ward, Planning Board Chairman

---

Debbie Jolly, Secretary