Graham City Council Regular Meeting Agenda Tuesday, April 13, 2021 @ 6:00 P.M. G R A H A M

Meeting called to order by the Mayor Invocation & Pledge of Allegiance

#### 1. Consent Agenda:

- a. Approve Minutes March 4, 2021 Special Session (Virtual)
- b. Approve Minutes March 9, 2021 Regular Session (Virtual)
- c. Approve Resolution Declaring the Intention of the City Council of the City of Graham to Consider the Permanent Closing of a Portion of Alleyway off Climax Street and Setting a Public Hearing for May 11, 2021
- d. Adopt Master Plan for Graham Recreation and Parks Department Master Plan
- e. Annexation Ordinance fixing clerical error for Voluntary non-contiguous Annexation for 70 +/- acre lot located off Jimmie Kerr Road (GPIN 8893465385, 8893762882, 8893587021, 8893682433, 8893585808) (AN2004)

#### 2. Old Business:

- a. <u>Public Hearing</u>: RZ2010 Riverbend Business. Request by G. Travers Webb III to rezone a portion of the property located on East Harden Street from R-MF (Multi-Family Residential) to B-2 (General Business) (GPIN 8884721949)
- <u>Public Hearing</u>: CR2006 Truby Apartments. Request by Second Partners, LLC for Conditional Rezoning for multi-family apartments from Light Industrial for property located on (GPIN 8894453334)
- c. <u>Public Hearing</u>: Petition for Voluntary Contiguous Annexation for a 2 +/- acre lot located at 1342 Jimmie Kerr Road (GPIN 8894425247) (AN2101)

#### 3. Requests & Petitions from Citizens:

a. <u>First Reading</u>: Temporary Outdoor Sales. Request by Patrick Miller to amend Chapter 8, Article VIII, Sec. 8-345 of the Code Of Ordinances Of The City Of Graham, North Carolina

#### 4. Recommendations from Planning Board:

- a. <u>Public Hearing</u>: RZ2103 Cherry Industrial. Request by Jeffrey & Jeanne Eichinger to rezone 5 parcels, approximately 40 acres, from R-18 (Low Density Residential) to I-1 (Light Industrial in the vicinity of 2230 Cherry Lane (GPIN 9804012943, 8894916547, 8894912932, 8894923597 & 8894921459)
- b. Tabled by Planning Board. <u>Public Hearing</u>: AM2101 160D Update. A comprehensive update to the Development Ordinance, as required by the North Carolina General Assembly.

#### 5. Law Enforcement Risk Review Presentation

- 6. Closed Session Pursuant to the Terms of N.C.G.S. §. 143-318-11 (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.
- 7. Issues Not on Tonight's Agenda (Public Comment Period)

How to Access the April 13, 2021 Virtual Meeting:

https://us02web.zoom.us/j/82308830689?pwd=cnN5em5nL0NFeitIWTRQUDVydTdaZz09

Passcode: 777411 Or Telephone: +1 646 558 8656, Webinar ID: 823 0883 0689

### CITY OF GRAHAM SPECIAL SESSION THURSDAY, MARCH 4, 2021 8:30 A.M.

The City Council of the City of Graham met in virtual special session at 8:30 a.m. on Thursday, March 4, 2021, via livestreaming media.

#### **Council Members Present:**

Mayor Jerry Peterman Mayor Pro Tem Chip Turner Council Member Melody Wiggins Council Member Jennifer Talley Council Member Ricky Hall

#### **Staff Present:**

Aaron Holland, Assistant City Manager Darcy Sperry, City Clerk Julianne Cordon, Finance Officer Brian Faucette, Recreation & Parks Director

Tommy Cole, Fire Chief

Jeff Wilson, IT Systems Manager

Kristy Cole, Police Chief

Rodney King, Assistant Police Chief Crystal O'Neal, Police Sergeant

Burke Robertson, Public Works Director

Nathan Page, Planning Director

Mary Faucette, Downtown Development Coordinator

Tonya Mann, Utilities Director

Mayor Jerry Peterman called the meeting to order and presided at 8:31 a.m. Mayor Peterman advised that this meeting is an opportunity for City staff to present their budget requests to the Council. He asked Council Members and members of the public to submit questions they have to Interim City Manager Aaron Holland. Mr. Holland will see that all questions get answered and become part of a future public record.

## **Budget Status and Project Updates:**

Mr. Holland introduced the budget process. He and Finance Officer Julianne Cordon presented an overall update on the status of the Fiscal Year 2020-2021 Budget and provided a snapshot of where departments are performing. Their presentation included budget preparation, current tax rates in Alamance County, growth in Graham, how the Covid-19 pandemic affects the current and future fiscal years and the impact the new census numbers may have on Graham.

## Roundtable Discussion of 2021-2022 Budget and Capital Improvements with Department Heads:

Council Members were presented with a Power Point presentation as well as hearing from each department head.

Recreation & Parks Director Brian Faucette presented his department's budget requests and reviewed the Recreation & Park's Master Plan timeline and the plan itself.

Mr. Faucette presented Council with his Capital Improvement Plan (CIP) requests for Fiscal Year 2021-2022 for the Parks, Recreation and Graham-Mebane Lake divisions located within his department.

Fire Chief Tommy Cole presented Council with a brief history of his department, followed by his budget requests for additional fire stations, fire apparatus and personnel. Chief Cole reviewed what he sees as his department's strengths and weaknesses.

IT Systems Manager Jeff Wilson reviewed how the Covid-19 pandemic has affected his department and the challenges that go along with that. Mr. Wilson highlighted the need for computer replacements, network refresh, City Hall phone replacement and firewall replacement as his department's biggest needs. Mr. Wilson advised that while downtown Wi-Fi project is part of his CIP requests, it is a low priority for him.

At 10:07 a.m., Mayor Peterman recessed the meeting to allow for a break. At 10:20 a.m., he reconvened the meeting.

Police Chief Kristy Cole, Assistant Police Chief Rodney King and Police Sergeant Crystal O'Neal presented their department's requests for the upcoming budget. Their presentation centered on police reform with their biggest need being 10 additional officers for their patrol operations. Additionally, Chief Cole reviewed the CIP requests for her department.

Public Works Director Burke Robertson spoke of the increased demand placed on his department due to growth in Graham. He reviewed the budget requests for his department, identifying a trash truck and dump truck as two of his biggest needs.

Planning Director Nathan Page reminded Council of several new developments that have been approved in the past couple of years and the effect they have on existing infrastructure. Mr. Page reviewed the CIP requests for his department which included a Comprehensive Plan update, Transportation Plan and Development Ordinance re-write.

Downtown Development Coordinator Mary Faucette provided Council with an overview of 2020 projects and spoke to Council about where we are headed.

Utilities Director Tonya Mann provided an update on projects within her department for this past year. She presented Council with her department's budget requests which included sewer line replacement on the 300 block of Long Street and Alright Avenue, continuation of slip lining program and roof replacement for the administration building.

Following a brief recap from Mr. Holland, at 11:44 a.m., Mayor Pro Tem Chip Turner made a motion to adjourn, seconded by Council Member Hall. All voted in favor of the motion.

Darcy Sperry, City Clerk	

### CITY OF GRAHAM REGULAR SESSION TUESDAY, MARCH 9, 2021 6:00 P.M.

The City Council of the City of Graham met in virtual regular session at 6:00 p.m. on Tuesday, March 9, 2021, via livestreaming media.

#### Council Members Present: Staff Present:

Mayor Jerry Peterman

Mayor Pro Tem Chip Turner

Council Member Melody Wiggins

Council Member Jennifer Talley

Council Member Ricky Hall

Aaron Holland, Interim City Manager

Darcy Sperry, City Clerk

Bryan Coleman, City Attorney

Nathan Page, Planning Director

Jeff Wilson, IT Systems Manager

Mayor Jerry Peterman called the meeting to order and presided at 6:02 p.m. Mayor Peterman gave the invocation and everyone stood to recite the Pledge of Allegiance.

#### Consent Agenda:

- a. Approve Minutes February 9, 2021 Regular Session (Virtual)
- b. Approve Proclamation Declaring April 30, 2021 as Arbor Day in the City of Graham
- c. Approve Audit Contract with Stout, Stuart, McGowen & King, LLP
- d. Adopt Master Plan for the Graham Recreation & Parks Department
- e. Petition for Voluntary Contiguous Annexation for a 2 acre lot located at 1342 Jimmie Kerr Road (GPIN 8894425247) (AN2101):
  - i. Approve Resolution Requesting City Clerk to Investigate Sufficiency
  - ii. Approve Resolution Fixing Date of Public Hearing on Question of Annexation

Mayor Peterman advised that he would like to pull items "d" and "e" from the Consent Agenda before asking other Council Members if they would like to pull any of the items. Council Member Jennifer Talley asked to pull item "a".

Mayor Pro Tem Turner made a motion to approve items "b" and "c" on the Consent Agenda, seconded by Council Member Ricky Hall. Mayor Peterman polled the Council Members and all voted in favor of the motion.

Concerning item "a", Council Member Talley questioned the 200 North Alleyway agreement from last month, asking if the agreement only covered this one alleyway and future agreements would have to come before Council. Interim City Manager Aaron Holland confirmed that to be the case. Council Member Talley also expressed concern that the cost of the agreement was omitted from the minutes. Mr. Holland explained that the costs were part of the approved agreement and upon approval by Council, the agreement is what is referenced.

With no further questions forthcoming, Council Member Hall made a motion to approve item "a" on the Consent Agenda, seconded by Council Member Melody Wiggins. Mayor Peterman polled the Council Members and all voted in favor of the motion.

With regards to item "d", Mayor Peterman advised that Recreation & Parks Director Brian Faucette had asked that this item be pulled so that he could amend the plan prior to adoption consideration. Mayor Peterman made a motion to postpone item "d" until next month, seconded by Mayor Pro Tem Turner. Mayor Peterman polled the Council Members and all voted in favor of the motion.

With regards to item "e", Mayor Peterman advised that motion for "e (i)" listed the wrong address. Mayor Peterman made a motion to approve the Resolution Directing the Clerk to Investigate a Petition Received under G.S. 160A-31 for a parcel located 1342 Jimmie Kerr Road, seconded by Council Member Hall. Mayor Peterman polled the Council Members and all voted in favor of the motion. Mayor Peterman then made a motion to approve the Resolution Fixing Date of April 13, 2021, for a Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 for a two acre parcel at 1342 Jimmie Kerr Road, seconded by Council Member Hall. Mayor Peterman polled the Council Members and all voted in favor of the motion.

## RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31 FOR PROPERTY AT 1342 JIMMIE KERR ROAD (AN2101)

WHEREAS, a petition requesting annexation of an area described in said petition was received on February 26, 2021, by the Graham City Council; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Graham deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Graham:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the result of her investigation.

## RESOLUTION FIXING DATE OF APRIL 13, 2021 FOR A PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31 FOR A 2 ACRE LOT AT 1342 JIMMIE KERR ROAD (AN2101)

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Graham, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at the City Hall, 201 S. Main Street, Graham, NC or by teleconference at 6:00 pm on April 13, 2021.

Section 2. The area proposed for annexation is described as follows:

ALL of that certain piece, parcel or tract of land lying and being in the City of Graham, Graham Township, Alamance County, North Carolina, and being more particularly described as follows:

Beginning at a point in the center of Jimmie Kerr Road, (S.R. No. 1928) and the City of Graham Corporate limits line and corner between Juanita B. Ray heirs and Allison Nicole McCauley, ETAL, said point being located N70° 51′ 07″ W 30.66 feet from an existing iron pipe in the line between Juanita B. Ray heirs and Allison Nicole McCauley Etal, running thence along the centerline of Jimmie Kerr Road (S.R. 1928) and the existing City of Graham Corporate Limits line the following two (2) courses and distances: (1) N31° 16′ 52″E 127.59 feet to a point; (2) N36° 07′ 13″E 83.12 feet to a point and corner between Juanita B. Ray heirs and Jay Vance Rogers; running thence along the line between Jay Vance Rogers and Juanita B. Ray heirs the following three (3) courses and distances: (1) S63° 18′ 0″E 488.20 feet to an existing iron pipe (iron stake setback in the line in this line 38.94 feet from corner in road); (2) S26° 27′14″W 141.18 feet to an existing iron pipe; (3) N70° 57′ 57″W 169.24 feet to an existing iron pipe and being a common corner between Juanita B. Ray heirs, Jay Vance Rogers and Allison Nicole McCauley Etal; running thence along the line between Juanita B. Ray heirs and Allison Nicole McCauley Etal N70° 51′ 07″W 315.13 feet to an existing iron pipe; thence continuing N70° 51′07″W 30.66 feet to the POINT OF BEGINNING and containing 2.00 acres (0.003 square miles.)

Section 3. Notice of the public hearing shall be published once in The Alamance News, a newspaper having general circulation in the City of Graham, at least ten (10) days prior to the date of the public hearing.

Adopted this the 9th day of March, 2021

#### **Old Business:**

- a. <u>Public Hearing</u>: RZ2010 Riverbend Business. Request by G. Travers Webb III to rezone a portion of the property located on East Harden Street from R-MF (Multi-Family Residential) to B-2 (General Business) (GPIN 8884721949)
- b. <u>Public Hearing</u>: CR2006 Truby Apartments. Request by Second Partners, LLC for Conditional Rezoning for multi-family apartments from Light Industrial for property located on (GPIN 8894453334)

Planning Director advised that on March 5, 2021, the petitioner for items "a" and "b" requested that both items be tabled. Mayor Peterman made a motion to table the Public Hearing for RZ2010 to the next scheduled meeting, seconded by Council Member Hall. Mayor Peterman polled the Council Members and all voted in favor of the motion. Mayor Peterman made a motion to table to Public Hearing for CR2006 to the next scheduled meeting, seconded by Council Member Hall. Mayor Peterman polled the Council Members and all voted in favor of the motion.

## c. <u>Second Reading</u>: Amendment to CHAPTER 20, ARTICLE V, PARADES, DEMONSTRATIONS AND STREET EVENTS of the Code of Ordinances

Mr. Holland explained that the requested action is to amend the Code of Ordinances for sections regulating parades, demonstrations and street events. He added that following the repeal of the Parade and Demonstration Ordinance in July 2020, City Council approved new language at their December 2020 meeting. This language addressed deficiencies from the prior ordinance as well as defined guidance for staff to evaluate parades and street events with the formation of a Special Events Committee. It was later determined that the enforcement of this ordinance should be delayed until the conclusion of legal review. Mr. Holland advised that the language was discussed between the attorney from the ACLU and the City's contracted attorney. The contracted attorney addressed language that would make the interpretation clearer. Mr. Holland added that the revised language was presented to Council at their February meeting, but consideration of the language was tabled to this month. He advised that staff recommends approval.

Council Member Talley questioned if we should consider having a member of the business community on the Special Events Committee (Sec. 20-171). She also expressed concern with the last sentence of Sec. 20-176 Appeals which reads: Should time not permit, the City Manager is authorized to hear and resolve the appeal. Council Member Talley stated that she had spoken to the City's contracted attorney Tony Biller today, and he stated he was fine with Council taking that out. She asked Council to consider removing that one sentence under the Appeals section and whether business community members should be a part of the Special Events Committee. Mayor Peterman stated that it is not appropriate to call the attorney one on one, as the City gets billed for that. He added that the attorney is giving information to Council Member Talley that the rest of the Council was not privileged to. Mayor Peterman further advised that Council Members need to go through City Attorneys Bryan Coleman or Bob Ward should they wish to speak to Mr. Biller. Mr. Holland advised that the Special Events Committee is made up of City staff, from various departments, in an effort to streamline the application process. Council Members discussed the points made by Council Member Talley, deciding against adding a member from the business community to the committee and directing staff to communicate with business owners when events have been City approved. Council Members were in favor of amending the language in the appeals section. Mayor Peterman opened the discussion to the public.

The following individuals addressed this agenda item with Council Members via the livestream:

Tom Boney-114 W. Elm St. Graham	Carey Griffin-313 Providence Rd. Graham
Tom Boney 111 W. Emil St. Granam	Carey Offithin 313 i Tovidence Rd. Offithin

With no further discussion forthcoming, Council Member Talley made a motion to approve the Ordinance amending Chapter 20, Article V, by amending Sec. 20-173, 176, 179, and 183, to the Code of Ordinances of the City Of Graham, North Carolina Parades, Demonstrations And Street Events, with striking "Should time not permit, the City Manager is authorized to hear and resolve the appeal" from Sec. 20-176. Council Member Hall seconded the motion. Mayor Peterman polled the Council Members and all voted in favor of the motion.

#### **Requests & Petitions from Citizens:**

a. <u>First Reading</u>: Temporary Outdoor Sales. Request by Patrick Miller to amend Chapter 8, Article VIII, Sec. 8-345 of the Code Of Ordinances Of The City Of Graham, North Carolina

Mr. Page explained that City Council approved a text amendment at their August 2018 meeting, which approved Temporary Outdoor Sales for up to three days in any seven day period. Mr. Patrick Miller has requested that the City Council re-evaluate this policy, and adopt a revised five days in any seven day period, and permit the same retailer to locate on a lot for those five days. He added the proposal would still require that a retailer completely remove all traces of the temporary outdoor sales at a frequency of no less than once a week. Under these conditions, if the City Council were to desire a tightening of regulations in the future, the "nonconforming uses" would only apply for an additional week after the approval of the new regulation. Because of this, staff feels comfortable that this regulation can be adjusted without a long term negative consequence, if the City Council feels it is necessary to increase restrictions due to unforeseen circumstances in the future.

Prior to any discussion, Council Member Wiggins asked if Council Member Talley needed to be recused, as she believed there would be a financial conflict for Council Member Talley. Mayor Peterman consulted Mr. Coleman, who advised that it would be up to Council to determine if a Council Member needed to be recused. Council Member Wiggins made a motion to recuse Council Member Talley. The motion died for lack of a second. Following a brief discussion about recusal, Council Member Wiggins again made a motion to recuse Council Member Talley, seconded by Mayor Peterman. Mayor Peterman polled the Council Members. Ayes: Council Member Wiggins, Mayor Peterman and Mayor Pro Tem Turner. Nays: Council Member Talley and Council Member Hall. Motion carried 3:2.

Council Member and staff discussed the request and concerns about amending this ordinance were voiced. Various options were discussed, from an ordinance amendment to a relaxation of the ordinance. Council Members agreed that they want to find a way to help business owners during the Covid-19 pandemic. With no further discussion forthcoming, Mayor Peterman opened the discussion to the public.

The following individuals addressed this agenda item with Council Members via the livestream:

Carey Griffin-313 Providence Rd. Graham	Patrick Miller-127 W. Harden St. Graham

With no further comments forthcoming, Mayor Peterman closed the discussion to the public. Council Members once again expressed concern with temporarily amending an ordinance. Mayor Pro Tem Turner made a motion to deny the Temporary Outdoor Sales request by Patrick Miller to amend CHAPTER 8, ARTICLE VIII, SEC. 8-345 OF THE CODE OF ORDINANCES OF THE CITY OF GRAHAM, NORTH CAROLINA, seconded by Council Member Hall. Mayor Peterman polled the Council Members. Ayes: Mayor Pro Tem Turner, Council Member Wiggins and Council Member Hall. Nays: Mayor Peterman. Motion carried 3:1.

Council Member Hall made a motion that Council Member Talley re-join the meeting, seconded by Mayor Pro Tem Turner. Mayor Peterman polled the Council Members and all voted in favor of the motion. Council Member Talley re-joined the meeting.

#### Recommendations from Planning Board:

## a. <u>Public Hearing</u>: RZ2101 Poplar Industrial. Request by Urias G. Hernandez for rezoning from R-7 Residential High Density to I-1 Light Industrial (GPIN 8874769214)

Mr. Page explained that this is a rezoning request is for a parcel adjacent to the old right-of-way (ROW) for Poplar Street and Webb Avenue where it turns into Elm Street. He added that the property has a previously opened ROW to the south and an unopened ROW to the east. The parcel currently has a narrow access off of Webb Avenue. The stated reason for this rezoning is to permit an Automotive Painting/Body Shop. Mr. Page advised that if the business were to be contained entirely within the business, staff recommends approval for B-2 (General Business District) land use. Staff recommends denial of I-1 due to the adjacent residential uses.

Following a brief discussion between Council Members and staff, Mayor Peterman opened the Public Hearing.

The following individual addressed this agenda item with Council Members via the livestream:

#### Urias Hernandez-2416 Berkley Rd. Burlington

Mr. Hernandez, the applicant, stated that when he applied for the rezoning, he was not aware that painting was permitted in B-2, and he is in agreement with Mr. Page's recommendation. He added that all painting will be done inside the building. With no further comments forthcoming, Mayor Peterman closed the Public Hearing.

Council Member Wiggins made a motion that the application be approved with B-2 zoning designation, the application is consistent with The Graham 2035 Comprehensive Plan and that this action is reasonable and in the public interest for the following reasons: The residential character of the existing neighborhood is better suited to a light commercial activity than a light industrial site, in alignment with strategies 1.1.5, 2.3.1 and Policy 3.1.2. Mayor Pro Tem Turner seconded the motion. Mayor Peterman polled the Council Members. Ayes: Council Member Wiggins, Mayor Pro Tem Turner, Mayor Peterman and Council Member Hall. Nays: Council Member Talley. Motion carried 4:1.

## b. <u>Public Hearing</u>: RZ2102 Shakori Hills. Request by Walid Nicola for rezoning from R-15 Residential Low Density to R-12 Residential Medium Density (GPIN 8883766151)

Mr. Page explained that this is a request to rezone the subject property from R-15 to R-12. He added that the property is currently wooded. This property was originally approved as a neighborhood in the 1990's, but went through a subsequent development phase in 2006. Mr. Page stated that at this time, the developer is requesting a rezoning to R-12, without a stated reason. The developer had approval in 2006 for an R-15 with open space subdivision. He added that this site is already within Graham's City limits.

With no questions forthcoming from Council Members, Mayor Peterman opened the Public Hearing.

The following individuals addressed this agenda item with Council Members via the livestream:

Walid Nicola-204 Windrift Dr. Gibsonville Nathan Wiles-849 Rumar St. Graham

Mr. Nicola, the applicant, advised that he has a nationally known builder who is interested in developing this property. Mr. Nicola was asked about the Jordan Lake rules, density, buffers and the proposed entrance to the property. Mr. Page reminded everyone that this is a straight rezoning and the developer has the right to use anything that was originally approved. With no further comments forthcoming, Mayor Peterman closed the Public Hearing.

Council Member Wiggins made a motion that the application be approved, the application is consistent with The Graham 2035 Comprehensive Plan and that this action is reasonable and in the public interest for the following reasons: Rezoning the property would be in consistence with the Suburban Residential type and furthers policy 3.3.2, and strategy 4.3.1, as put forth by the Graham 2035 Comprehensive Plan. Council Member Hall seconded the motion. Mayor Peterman polled the Council Members and all voted in favor of the motion.

#### Issues Not on Tonight's Agenda (Public Comment Period):

Ms. Deborah Wagner of 411 Old Farm Road Graham joined the livestream and asked what was being developed behind her property. Following a brief discussion, Ms. Wagner was given Mr. Page's contact information and encouraged to contact him for more information.

Mr. Holland asked Mayor Peterman to consider setting a deadline for Council Members to submit questions they may have for staff following the March 4, 2021 virtual budget meeting. Mayor Peterman set the date of March 15, 2021.

Council Member Hall asked Mr. Holland when the next budget meeting will be. Mr. Holland advised it would be sometime in May.

Council Member Talley announced upcoming events planned for her downtown stage located on E. Elm Street.

Council Member Talley spoke of the upcoming Arbor Day, stating that she has purchased plaques to be placed on trees she has purchased, honoring two of her employees who have passed away. She asked if the City could plant a tree in memory of former Council Member Mickey Cheek, who recently passed away. Council Member Talley sent prayers to Mr. Cheek's family.

Council Member Wiggins advised that there is a tree in memory of Mr. Cheek's daughter planted in Cooke Park and thinks that if the City wanted to plant a tree in memory of Mr. Cheek, we consider planting it near that tree.

Mayor Peterman mentioned the passing of former Council Member Carrie Thompson, noting that Ms. Thompson was Graham's first female Council Member. He stated that if the City is going to plant a tree in memory of Mr. Cheek, we need to plant one in memory of Ms. Thompson as well.

Mayor Peterman announced that Arbor Day festivities will look a little different this year due to Covid-19. He stated that various activities will be held throughout the month, culminating with Arbor Day on April 30, 2021. Mayor Peterman advised that he will let everyone know times for the various activities.

At 8:10 p.m., Mayor Pro Tem Turner made a motion to adjourn, seconded by Council Member Hall. All voted in favor of the motion.

Darcy Sperry, City Clerk

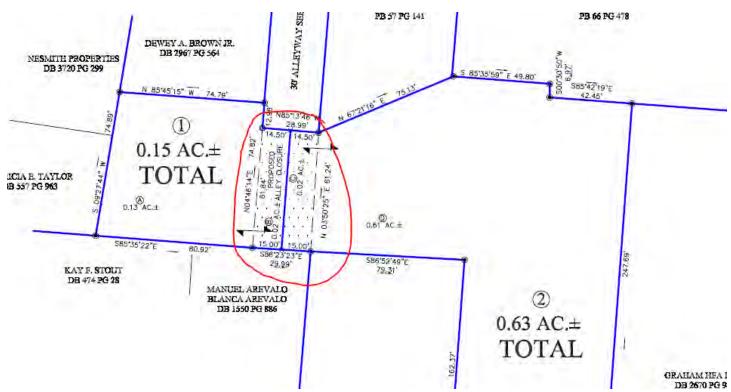


SUBJECT:	CLOSURE OF UNCONSTRUCTED PORTION OF ALLEY OFF CLIMAX STREET
PREPARED BY:	NATHAN PAGE, PLANNING DIRECTOR

#### **REQUESTED ACTION:**

Approve Resolution Declaring the Intention of the City Council of the City of Graham to Consider the Permanent Closing of a Portion of Alleyway to the South side of Climax Street and setting a Public Hearing.

#### **BACKGROUND/SUMMARY:**



Charles Limuel Pierce is requesting the removal of a proposed alleyway off of Climax Street, shown here between lots 1 and 2, consisting of approximately 0.02 acres. This portion of Right of Way (ROW) exists only on a Plat and has not been constructed, nor does it provide service to access land for anyone other than the Pierce lot. Additionally, there have been no utilities located in the area by the City of Graham, nor anyone who came out as a result of an 811 call by the applicant to identify any infrastructure in the proposed ROW.

The proposed ROW was offered to the City of Graham on or before Plat Book 5, Page 82 at the Alamance County Register of Deeds.

This resolution will start the following actions:

(1) A meeting will be held at 6:00 p.m. on the 11<sup>th</sup> day of May, 2021, in the Council Chambers of the Graham City Hall to consider the permanent closing of an alleyway off of Climax Street.

- (2) The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in The Alamance News, or other newspaper of general circulation in the area.
- (3) The City Clerk is hereby directed to transmit by registered or certified mail to each property abutting upon said road a copy of this Resolution of Intent.
- (4) The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

#### **FISCAL IMPACT:**

This section of roadway is not currently counted for the purposes of the Powell Bill, and therefore the City receives no funds from the state for it.

#### **STAFF RECOMMENDATION:**

Approval.

#### **SUGGESTED MOTION(S):**

I move we approve the Resolution Declaring the Intention of the City Council of the City of Graham to Consider the Permanent Closing of a Portion of Alleyway off Climax Street and Setting a Public Hearing for May 11, 2021.

## RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF THE CITY OF GRAHAM TO CONSIDER THE PERMANENT CLOSING OF A PORTION OF ALLEYWAY OFF CLIMAX STREET AND SETTING A PUBLIC HEARING

**WHEREAS,** the City of Graham has received a petition from adjoining property owners seeking the permanent closure of an alleyway off Climax Street, a public street extending approximately 170 feet that is east of Buckner Street, and was never constructed nor used by the public, as proposed on or before Plat Book 5, Page 82 of the Alamance County Register of Deeds; and

WHEREAS, G.S. 160A-299 authorizes the City Council to close public streets and alleys; and

**WHEREAS,** the City Council considers it advisable to conduct a public hearing for the purpose of giving consideration to the closing this portion of alleyway off Climax Street.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Graham that:

- (1) A meeting will be held at 6:00 p.m. on the 11<sup>th</sup> day of May, 2021, in the Council Chambers of the Graham City Hall to consider the permanent closing of an alleyway off Climax Street.
- (2) The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in The Alamance News, or other newspaper of general circulation in the area.
- (3) The City Clerk is hereby directed to transmit by registered or certified mail to each property abutting upon said street a copy of this Resolution of Intent.
- (4) The City Clerk is further directed to cause adequate notices of this Resolution of Intent and the scheduled public hearing to be posted as required by G.S. 160A-299.

This the 13th day of April 2021.

	Gerald R. Peterman, Mayor
ATTEST:	
Darcy L. Sperry, City Clerk	



SUBJECT:	MASTER PLAN FOR THE GRAHAM RECREATION AND PARKS DEPARTMENT
PREPARED BY:	BRIAN FAUCETTE, DIRECTOR OF RECREATION AND PARKS

#### **REQUESTED ACTION:**

Adopt the Master Plan for the Graham Recreation and Parks Department

#### **BACKGROUND/SUMMARY:**

The Piedmont Triad Regional Council (PTRC) began the Master Plan process in 2019. The process was conducted over several months and included multiple planning meetings with a steering committee of community leaders, listening sessions with city staff and partners and most importantly, several visioning and listening sessions with our community. A draft was reviewed by city staff and unanimously approved by the Graham Recreation Commission to be presented to the City Council for adoption.

The Master Plan will serve as a guide for the City of Graham staff, administration, and elected officials to continue the development of the GRPD over the next 5-10 years.

#### **FISCAL IMPACT:**

Adoption of the Master Plan does not obligate the city to additional fiscal outlays. However, adoption of the Master Plan will allow GRPD staff to apply for various grants including state funded Parks and Recreation Trust Fund (PARTF) grants which the City of Graham has received in the past to expand the Graham Recreation Center, renovate the Graham Civic Center and purchase land for the development of Graham Regional Park.

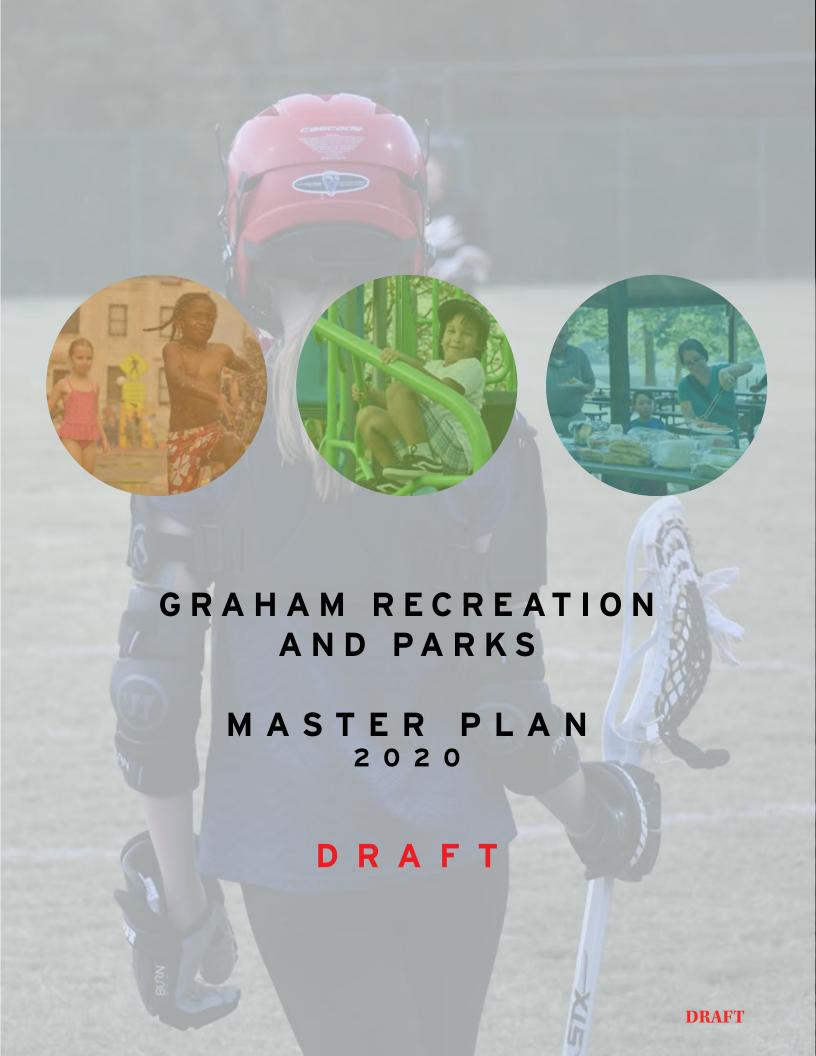
Without adoption of a Master Plan, the city will be ineligible for PARTF grants that could be used to support future development of the City of Graham's parks system.

#### **STAFF RECOMMENDATION:**

Staff recommends for City Council to accept the recommendation of the Graham Recreation Commission and adopt the Master Plan as presented by PTRC.

#### **SUGGESTED MOTION(S):**

I make a motion to adopt the Master Plan for the Graham Recreation and Parks Department.



## **Acknowledgments**

This report was prepared by the Piedmont Triad Regional Council (PTRC) on behalf of the City of Graham Recreation and Parks Department. We would like to give a special thanks to all of the local residents, community leaders, educators, business owners, and government staff that participated in the development of this study through meetings, events, volunteering, and plan review. You all make Graham a special place!

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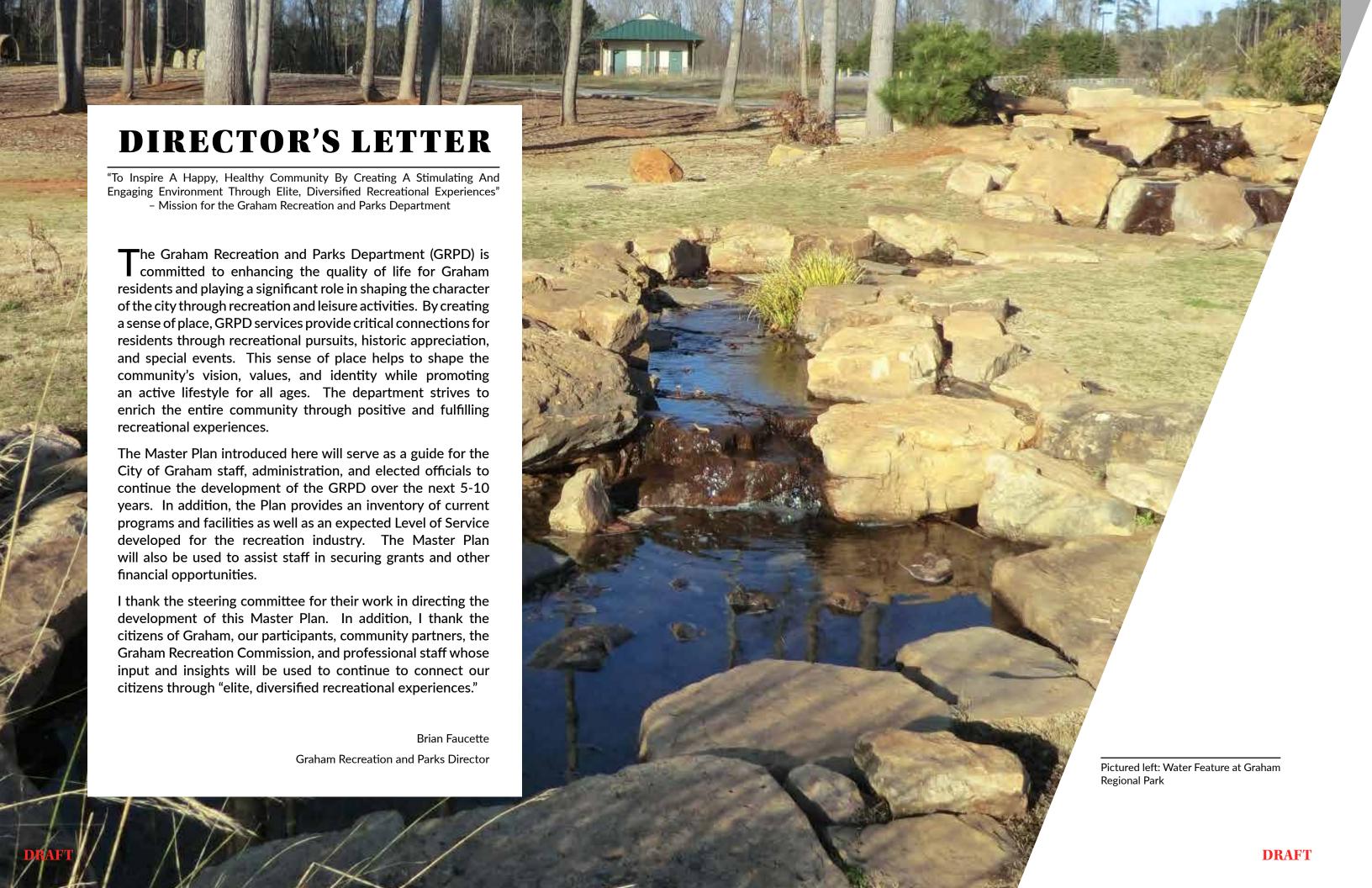
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## **INTRODUCTION**

## **Background and Purpose**

The City of Graham has a long tradition of providing high-quality recreation programs and facilities to its residents. Since the inception of the Graham Recreation and Parks Department (GRPD) in 1995, the City has steadily enhanced its recreation program offerings, park facilities, and services. Over the years, the department has developed and retained a highly qualified staff of recreation professionals.

The first recreation and parks master plan was adopted by the City in 1998 and updated in 2008. The purpose of this document is to revisit the adopted vision for recreation services in Graham and update the statistical data from the 2008 plan. This updated planning document will provide staff, decision-makers, and the public with:

- A snapshot of community recreation needs;
- Inventories of existing facilities, programs, and conditions;
- Priorities for staff, program, and facility improvements; and
- A framework of data and information to support decision-making.

The master planning process provides opportunities for the general public, recreation program users, commission members, and elected officials to participate in the development of the plan and its recommendations. This is achieved through interactive public meetings, focus groups, and the use of survey instruments.

## **Why Play Matters**

Play is an important aspect of healthy living. The need for play stretches across all ages, income levels, and cultures. It is an essential part of what makes us human. Access to recreational opportunities is a critical service provided by the City that directly impacts the quality of life and health of its citizens in numerous ways.

Municipal recreation programs and facilities are a tool to combat obesity and some of its underlying causes such as chronic disease, stress, and depression. A vibrant City recreation program allows participants to establish and maintain a strong social network and sense of community. Parks and recreation programs can also act as an economic development tool, attracting tourists, and new development.

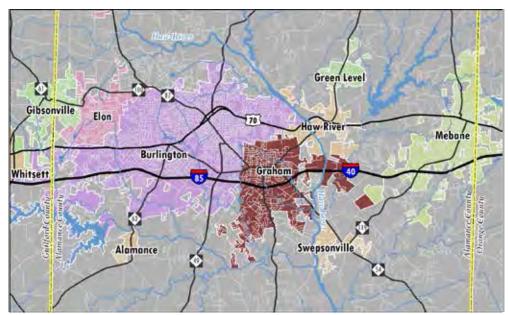
It is the mission of the GRPD to "to inspire a happy, healthy community by creating a stimulating and engaging environment through elite, diversified recreational experiences." The City has shown its longstanding commitment to this mission by providing high-quality recreational opportunities to its residents, and with this updated master plan demonstrates its intention to carry that tradition far into the future.

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## **DEMOGRAPHICS**

To plan for adequate recreational facilities and programs, the Recreation and Parks Department needs to understand who its citizens are, how old they are, where they live within the community, and their racial and ethnic makeup.

The City of Graham is a community of just over 15,000 people located in the central part of Alamance County. The City serves as the county seat of Alamance County.



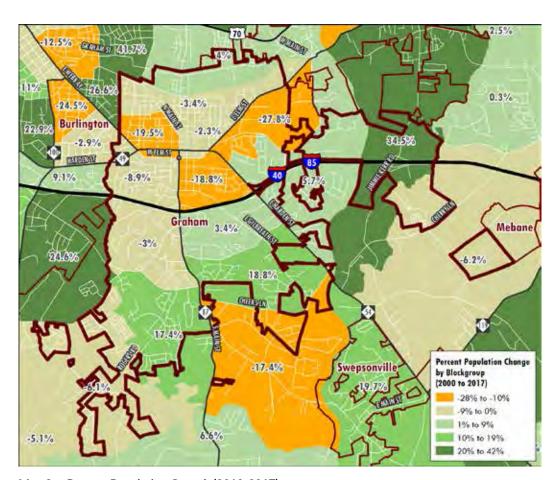
Map 1: Location Overview

Figure 1: Historic and Projected Population Growth

Voor	City of Grah	am	Alamance County				
Year	Population	% Change	Population	% Change			
1970	8,172	-	96,502	-			
1980	7,674	6.10%	99,319	2.90%			
1990	10,426	20.20%	108,213	9.00%			
2000	12,833	23.10%	130,800	20.90%			
2010	14,153	10.30%	151,131	15.50%			
2020	15,751	11.30%	171,207	13.30%			
2030	17,757	12.70%	193,013	12.70%			
Source: Source: US Decennial Census: NC State Demographer County							

Population Projections (Dec 2018); PTRC

Graham is located on Interstate 40/85 between the urban centers of Raleigh-Durham and Greensboro-High Point. This corridor, sometimes referred to as the Piedmont Crescent, is one of the fastest-growing urban areas in the southeast and is regarded as having numerous opportunities for industrial and commercial development. Graham is located in the center of this developing corridor, with the City of Burlington bordering to the north and west and the Town of Haw River bordering to the northeast. The Haw River lies to the east, passing through and bordering the City limits as it flows to Jordan Lake (Map 1).



Map 2: Percent Population Growth (2010-2017)

## **Population & Growth**

The City of Graham's official population in the 2010 census was 14,153, with a 2018 certified population estimate of 15,136. Of these additional 983 people, 60% were from an increase in population within the 2010 City limits and 40% from an increase in population in annexed areas.

Graham experienced a high rate of growth in the 1980s and 1990s with a percent change of 20.2% and 23.1%, respectively, each decade. During this time, growth rates were higher in Graham than Alamance County as a whole. However, since 2000, growth rates have slowed in Graham and across the County. Between 2000 and 2010, Graham's population only grew by 10.3% while the County grew by 15.5% (Figure 1).

The NC State Demographer estimates projected population growth for counties. Figure 1 shows the estimated population for Alamance County in 2020 and 2030. On average, 9.2% of the County's total population has resided in Graham over recent years. Assuming this trend will continue, Graham's estimated population in 2030 is 17,757

A comparison of census data between 2010 and 2017 indicates that the downtown Graham block groups have been losing population. Higher growth rates have been seen in the southern part of the City around Rogers Road and north of Cheeks Lane (Map 2). An analysis of parcel data by year residential structures were built indicates many new homes in the southern part of the City. Population densities, however, remain the highest north of the interstate and in the downtown area (Map 3).

#### Age & Race

Most noteworthy about Graham's population is the change in the minority population over the past few decades. In 1990, the Hispanic population (97 people) only represented 0.9% of Graham's population. In 2017, the Hispanic population (2,665 people) represented 18.3% of the total population – a 2,647% increase in 27 years. The African American population saw an increase during this same time (89.2%) and now represents 21.7% of the population. The White population has seen a 5.1% decrease between 1990 and 2017, and now represents 56.1% of the City's population (Figure 2).

The age distribution of Graham's population has remained fairly steady over the last three decades, with a slight increase in the population percentage of older adults and children, and a slight decrease in working adults ages 18 to 59 (Figure 3). About half of the population is in the working adult age range, indicating Graham is an affordable, family-friendly community within reasonable commuting distance to employment centers in both the Triangle and Triad. An increase in the child population indicates an important need to keep expanding recreation programs.

#### **Summary**

Graham's population is predicted to grow steadily in the coming years, with a stable percentage of adults, but a growing percentage of children and older adults. Each of these age groups represents unique recreation needs which can be addressed with age-appropriate programming and facilities flexible enough to accommodate a wide range of needs. With significant increases in the Hispanic population likely to continue, enhancements to existing programs and services may be required to address language barriers and cultural differences.

As the population continues to increase, demands for recreation services will grow. Programs and facilities must be provided to keep pace with population growth in order to maintain the existing high quality services. The placement of new facilities in high growth areas should also be a priority.

Figure 2: City of Graham Trends in Race and Ethnic Origin (1990-2017)

	White		Black		Hispanic		Total	
Year	#	%	#	%	#	%	#	
1990	8,588	82.37%	1,667	15.99%	97	0.93%	10,426	
2000	8,530	66.47%	2,753	21.45%	1,301	10.14%	12,833	
2010	8,241	58.23%	3,191	22.55%	2,229	15.75%	14,153	
2017	8,151	56.06%	3,154	21.69%	2,665	18.33%	14,540	
Change:								
1990-201	-437	-5.09%	1,487	89.20%	2,568	2647.42%	4,114	39.46%

Source: US Decennial Census, ACS 2013-2017 5-Year Estimates

Map 3: Population Density (2017)

5:65

4.1

4.8

Burlington

3.4

5.5

1.7

2.8

1.6

1.3



5.0 to 8.1

Figure 3: City of Graham Trends in Age Ranges (1970-2017)

	Children (Ages 0-17)		Children (Ages 0-17) Adults (Ages 18-59)		Older Adults (Ages 60+)		
Year	#	%	#	%	#	%	
1970	2,706	33.10%	4,359	53.30%	1,107	13.50%	
1980	2,108	24.30%	4,872	56.20%	1,694	19.50%	
1990	2,210	21.20%	5,911	56.70%	2,305	22.10%	
2000	3,075	24.00%	7,438	58.00%	2,320	18.10%	
2010	3,573	25.20%	7,736	54.70%	2,844	20.10%	
2017	4,063	27.90%	7,297	50.20%	3,180	21.90%	

Source: US Decennial Census, ACS 2013-2017 5-Year Estimates



# STATE OF GRAHAM RECREATION

The Graham Recreation and Parks Department (GRPD) offers a wealth of recreational and leisure activities for residents and visitors to experience. The Department has the vision to energize their community by inspiring healthy play for all and is inspired by the mission to inspire a happy, healthy community by creating a stimulating and engaging environment through elite, diversified recreational experiences. The GRPD accomplishes its mission and vision by offering: park and recreation facilities, athletics, family events, summer day camp, concerts, fitness and health programs, activities for older adults, and a historical museum. The GRPD has an official Friends of Graham Recreation & Parks group, a recreation commission, and a historical museum advisory board.

### **Park Classification System**

A park classification system is an important tool that Recreation and Park departments use to categorize and classify managed park facilities. The classification system can be used to incorporate not only the vision of an existing park facility but also its design and use. Thus, this report proposes a park classification system that caters to the City of Graham and should be used as a tool for classification and land area requirements. The Park Classification System Categories include:

- Blueway
- Community Park
- Greenway and Multi-use Path/Trail
- Joint-Venture Facility
- Neighborhood Park
- Open Space or Natural Area

- Pocket Park
- Regional Park
- Special Use Park or Facility

### Blueway

Blueways are water-based trails that provide recreational opportunities for boating and other water sports. Blueways follow rivers and streams but must be accessible at multiple locations and to a variety of experience levels. A blueway requires designated public access to put-ins and take-outs every 6 miles and should provide wayfinding elements to paddlers on the river. Ideally, a well-planned blueway will at some point connect to an existing greenway or trail system to provide wide-range alternative transportation options.

## **Community Park**

Community parks are facilities that may be easily accessed throughout

multiple neighborhoods. These facilities should be heavily invested in community-based recreational needs and work towards complimenting a community vision or culture. Open space and natural areas should be present at the park facility. It is important to link community parks to a variety of transportation systems within Graham. This includes sidewalks, bus-routes, PART routes, greenways, and blueways. Additionally, community parks should always compliment bicyclists by providing designated parking.

### Greenway and Multi-use Path/Trail

Greenway and multi-use paths/trails are essential elements of municipal park systems that create connections between recreational spaces, service spaces, community spaces, and other jurisdictional spaces. As essential tools for providing linkages among the places where people live, work, and play, greenway and multi-use paths/trails should provide users enough room to accommodate a variety of transportation alternatives while not sacrificing safety concerns. Although this type of park facility should not sacrifice a wide variety of use for safety concerns. Another important feature of greenway and multi-use paths/trails is that they should provide urban wildlife corridors and offer stations for outdoor recreation, passive recreation, and environmental education.

### **Joint-Venture Facility**

Joint-venture facilities allow municipal agencies to maximize resources by allowing the Recreation and Park Department the ability to enter an agreement with another entity to benefit from the shared use of facilities and land resources. Examples of these partnerships are visible in local school systems, local businesses, local non-profits, and a variety of other public departments.

## **Neighborhood Park**

Similar to community parks, neighborhood parks offer a variety of recreational opportunities that connect people to where they live, work, and play. These parks receive daily use and are typically nestled away within neighborhoods. These parks are limited in use and traditionally provide play equipment such as playgrounds. As parts of the neighborhood, these parks work as integral pieces in community culture and neighborhood pride.



The Haw River Paddle Trail is an example of a blueway.

## **Open Space and Natural Areas**

Open space and natural areas are undeveloped spaces that offer important passive recreation opportunities for park users. These facilities emphasize their natural aesthetic to provide a unique experience for park-goers to discover new ways to recreate.

#### **Pocket Park**

Pocket parks are facilities that provide access to small spaces within urban centers that provide play areas to children, relaxation, and socializing. Pocket parks are highly connected to destinations where people either work or intend to travel. They offer a safe environment where people are able to practice leisure activities. These park facilities typically service less than a quarter-mile and cater to pedestrians.

## Regional Park

Regional parks offer large-scale recreational opportunities that cater to regional needs rather than singular, municipal needs. They offer access and recreational opportunities suited to larger areas such as disc golf, mountain biking, sports, and organized outdoor/experiential recreation. These parks are key components of robust, regional destinations and provide amenities that attract a large number of visitors such as multiple bathroom buildings and multiple family picnic shelters.

## **Special Use Park or Facility**

Special use parks or facilities are tailored for a very specific purpose. Thus, they inherently receive fewer visitation rates than traditional parks but are still justified in the competitive park economy of the 21st century. A special use park or facility will require an additional

lens of inspection, accreditation, and sometimes maintenance. Examples of special use parks or facilities are skate parks, challenge courses, and pump tracks.



#### **Facilities**

The purpose of the Level of Service (LOS) is to determine how the existing Recreation and Park system is meeting the needs of the City of Graham's residents. Furthermore, a LOS reveals whether or not residents have an equal opportunity to access recreational amenities within Graham.

The number of facilities needed in Graham to meet National Recreation and Park Association (NRPA) performance standards is calculated by taking the population estimates (15,751) and dividing it by the number of facilities in Graham to arrive at the population served per facility. This number is then divided by the population standards provided by NRPA data to provide a



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decimal number. Any number that is listed below 1.0 is within the level of service calculation for Graham. Any number that is above 1.0 is outside the level of service calculation for Graham. Facilities whose numbers are outside the LOS calculation should be investigated for future addition or expansion. Finally, if there are no existing facilities within Graham for a specific category there is an immediate need.

The immediate needs that Graham should investigate (Figure 4) are Community Gardens, Amphitheaters, and Nature/Outdoor Centers. Based on the level of service calculation, Graham should investigate Soccer Fields (1.97), a Swimming Pool (1.83), and a Recreation Center (1.70).

When the LOS analysis utilizes Graham's growth to project 2030 needs, the results do not change from 2020 population projections. Community Gardens, Amphitheaters, and Nature/Outdoor Centers still represent immediate needs while Soccer Fields (2.22), a Swimming Pool (2.07), and a Recreation Center (1.92) should be investigated.

Graham is projected to provide access to the majority of recreational facilities for the foreseeable future but should investigate those recreational facilities that fall below the NRPA's recommended LOS. To reach the ideal LOS for its residents, Graham should explore a variety of tactics such as inter-municipal cooperation, joint venture agreements, and public-private partnerships.

#### **Priority Ranks**

In order to simplify the LOS calculations, a table listing the priority ranks was developed (Figure 5). Facility categories with zero existing facilities demand the highest priority consideration, followed by facility categories with a LOS greater than 1.0 in descending order.

Figure 4: Level of Service Calculations

NRPA Population Standard per Facility	Population Served per Facility	Facility	Existing Number of City Facilities	Level of Service Need	Level of Service Need (2030)
7,812	3,150	Baseball/Softball	5	0.403	0.455
8,586	15,751	Swimming Pools	1*	1.834^	2.068^
10,000	15,751	Dog Park	1	1.575^	1.776^
7,300	-	Community Garden	0	Need	Need
9,250	15,751	Recreation Center	1	1.703^	1.920^
10,000	5,250	Community Center	3	0.525	0.592
10,430	-	Amphitheater	0	Need	Need
9,924		Nature/Outdoor Center	0	Need	Need
8,000	15,751	Soccer	1*	1.969^	2.220^
2,500	1,969	Tennis	8*	0.788	0.888
3,975	3,150	Basketball	5*	0.793	0.893
7,656	3,938	Volleyball	4	0.514	0.58
3,875	2,625	Multipurpose Field	6	0.677	0.764
2,269	1,313	Playground	12*	0.578	0.652

<sup>\* -</sup> Current partnership adds to the inventory count.

## Park Land and Open Space

In the field of recreation, public recreation providers are constantly being compared to one another. Although some may see this comparison unnecessary, it retains value when issuing standards and expectations across the public service sector. The NRPA reviews recreation providers across the nation to establish their Performance Review. This review is an interactive tool that offers insights into the recreation and planning process. For this Master Plan, the tool is used to calculate Graham's position against agencies of a similar size across the nation (Figure 6). Of this interactive tool, two measurements were analyzed:

- 1. Residents per Park
- 2. Acres of Park Land per 1,000 Residents

Figure 6 reveals Graham is under-performing in the Residents Per Park metric but over-performing in the Acres of Park Land per 1,000 Residents metric.

Figure 5: Priority Ranks Determined from LOS Calculations

Facility ommunity Garden mphitheater
mphitheater
ature/Outdoor Center
occer
vimming Pool
ecreation Center
og Park
sketball
ennis
ultipurpose Fields
ayground
ommunity Center
olleyball
seball/Softball

Figure 6: Performance Comparison: Graham and Other US Jurisdictions with a Population Less Than 20,000



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<sup>^ -</sup> If LOS Need number is above 1.0 then facility is needed



## **Existing Conditions**

Any recreation master plan must consider the condition and use of existing facilities, primarily to identify opportunities to expand programs and services before capital expenses are incurred on new park development and land acquisition.

In February 2019 an audit of existing recreation facilities was conducted by GRPD staff in conjunction with PTRC staff. This included consideration of the unique characteristics of each site within the framework of the following categories:

#### **Natural Areas**

Open playfields and undeveloped areas within the park boundaries.

#### Leisure Facilities

Picnic shelters, playgrounds, and other non-competitive, man-made features.

#### **Recreation Facilities**

Ballfields, courts, and other active facilities.

## **Access & Parking**

Pedestrian, bicycle, and vehicular linkages to and through the site and supporting parking facilities.

#### **Comfort & Amenities**

Restrooms, staff offices, maintenance facilities, and other support services located on-site and intangible elements including general patterns of use, visual quality, and overall experience.

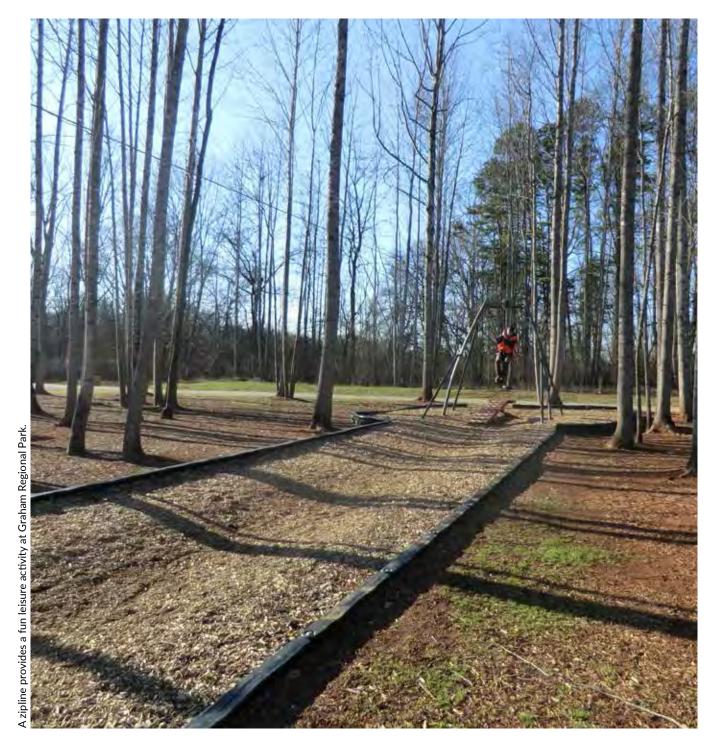
## **Opportunities**

The consideration and identification of recreation improvements were made at each site. Conditions in each category were rated on a scale of 1 to 5; with 1 being the lowest score possible and 5 the highest.

For example, a recreation site with no open playfields or natural buffers would score a 1 or 2, while a recreation site with significant open play areas and well established natural areas would score a 5.

#### **General Observations**

These facilities are well cared for and provide users a wide range of passive and active recreational choices. In many cases, park sites have been utilized to their maximum potential, with the majority of the recommended improvements from the 2008 Master Plan implemented at each site.



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Burlington

**DRAFT** 

Miles

## Graham Recreation Center

Located northwest of downtown Graham, the Graham Recreation Center provides a mixture of indoor and outdoor recreation and leisure opportunities. The Recreation Center has been renovated in the past to expand recreational amenities and staff office space, however the facility is in need of some improvements.

#### **Natural Areas**

While no large natural areas are present on the site, appropriate plantings are provided and are well maintained.

#### **Leisure Facilities**

A large fenced playground lies on the south side of the property, and two community meeting rooms are provided indoors. A senior nutrition site occupies one room on a regular basis.

#### **Recreation Facilities**

Two gymnasiums, a weight room, outdoor shuffleboard, and horseshoe pits are provided.

### **Access and Parking**

Adequate, well-lit parking is provided onsite. Improvements should be considered to connect all outdoor facilities with an easily accessible sidewalk. The site is connected by sidewalk to neighboring land uses.

#### **Comfort and Amenities**

Restrooms, locker rooms, and staff offices are provided. Concessions are available during basketball season.



## **Opportunities**

The Graham Recreation Center is well used, but the facilities currently provided are not adequate to meet the demands placed upon them. Improvement of the multi-purpose room is needed to provide multiple use opportunities (including storage) and re-orienting the kitchen equipment is important. The weight room is moderately used, but equipment is aging. The gymnasium needs a new floor and bleachers with a railing for safety; in addition, the gymnasium could use a sound system.

## 311 College Street

RATING	CATEGORY
NA	NATURAL AREAS
4	LEISURE FACILITIES
3	RECREATION FACILITIES
4	ACCESS AND PARKING
3	COMFORT AND AMENITIES
14/20	TOTAL

## Bill Cooke Park

Located in the northeastern quadrant of the City, Bill Cooke is an expansive community park site offering a wide range of outdoor recreation and leisure facilities, including athletic fields and courts, picnic shelters, a playground, walking trail and dog park.

#### **Natural Areas**

Mature tree natural areas buffer the property from adjacent uses. A paved walking trail meanders through the park's natural areas around the perimeter of the property.

#### **Leisure Facilities**

Two picnic shelters are provided on the site, along with a large playground that includes a toddler structure. A dog park is provided in the wooded areas next to the two picnic shelters thanks to support from the local kennel club.

#### **Recreation Facilities**

Tennis courts and three multi-purpose ball fields are provided.

## **Access and Parking**

Parking for larger events needs improvement, a better walking connection to and around ball fields from the parking lots is needed. Sidewalk connections to adjacent neighborhoods and schools should be provided and improved.

### **Comfort and Amenities**

Restrooms and a concession stand are provided but are in need of improvements. Bleachers overlooking the ball fields need site angle improvements to better see the ball fields.



## **Opportunities**

Facility improvements should include upgrades to field amenities, picnic shelters (new: roof, gutters, water tap, and grill) and bathrooms next to shelters. Develop partnerships with the adjacent schools to encourage walking to school from the park. Stormwater management adjacent to the main parking lot and creek between the picnic shelters and the playground are needed.

#### 1010 Townbranch Road

RATING	CATEGORY				
4	NATURAL AREAS				
4	LEISURE FACILITIES				
4.5	RECREATION FACILITIES				
3	ACCESS AND PARKING				
4	COMFORT AND AMENITIES				
19.5/25	TOTAL				

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# Goley St., Johnson Ave., & Apollo Fields (Graham Middle School Complex)

The recreation facilities located in proximity to the Graham Middle School include a walking track, and several play and practice fields.

#### **Natural Areas**

The site provides a walking trail and ADA accessible sidewalk access to some viewing areas that meanders through a mature natural area adjacent to the school, and each athletic field is bordered with mature trees, providing buffers to adjacent uses.

#### **Leisure Facilities**

Limited opportunities for leisure facilities exist on the site beyond the existing walking trail and sidewalk.

#### **Recreation Facilities**

Two quality lighted fields for youth baseball, soccer, and football are provided on the site, along with a practice field located across the street from the main complex.

## **Access and Parking**

Parking is shared with the school site, which occasionally reaches capacity at peak use. Walkway connections between the sites, the school, and the public roadway would enhance ease of access. Bicycle parking should be considered at each field.

#### **Comfort and Amenities**

Lighting, seating, and concessions are provided. Replacement of the bleacher seating area with a retaining wall at the Goley Street field was recently completed and will enhance the viewing experience.



## **Opportunities**

Conflicts over site control, programming, and maintenance between the school system and Graham Recreation and Parks have made it difficult to maintain a consistent and reliable maintenance schedule. Discussions with the Alamance-Burlington School System regarding field management and programming authority must continue in order to find a more favorable balance of access for recreation users. Additional improvements include a left-field fence and marked parking spaces at the Johnson Avenue field.

#### 311 E. Pine Street

RATING	CATEGORY				
3	NATURAL AREAS				
2	LEISURE FACILITIES				
4	RECREATION FACILITIES				
3	ACCESS AND PARKING				
4	COMFORT AND AMENITIES				
16/25	TOTAL				

## South Graham Municipal Park

Located in southwestern Graham adjacent to Little Alamance Creek, this community park provides a balanced mixture of passive and active recreation opportunities. There is significant residential development in close proximity to this park increasing demand for the park.

#### **Natural Areas**

The site provides a significant open play area and an expansive natural buffer along the creek. A natural wooded trail is offered along the creek, but the old fence to this area should be removed.

#### **Leisure Facilities**

The site provides a large playground, walking track, nature trail, and three picnic shelters. The playground equipment was recently updated. The picnic shelters need to be painted.

#### **Recreation Facilities**

High-quality tennis courts, sand volleyball courts, and a basketball court are available on site.

## **Access and Parking**

The site has adequate parking and is connected to the neighborhoods to the north and south by a new sidewalk. The new development across the main access road may encourage additional walking and bicycling traffic. Better signage on the park property to different amenities is warranted.

#### **Comfort and Amenities**

Seating is available throughout the site, and restrooms are available. The maintenance building appears to be in good condition. It is easy to get onto the walking track and next to the playground for wheelchair viewing.



## **Opportunities**

A multi-use trail connection to the Haw River along Little Alamance Creek would enhance opportunities for passive recreation and create connectivity between existing recreation facilities. An additional volleyball court and a re-orientation of the multi-use field would be helpful. Additional improvements could include improving drainage around the walking track, which may include a retaining wall. Programming opportunities with the nearby subdivision residents and River Mill Academy should also be explored further.

## 1609 Rogers Road

RATING	CATEGORY					
4	NATURAL AREAS					
4.5	LEISURE FACILITIES					
4.5	RECREATION FACILITIES					
3.5	ACCESS AND PARKING					
4.5	COMFORT AND AMENITIES					
20/25	TOTAL					

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## Greenway Park

Located in a neighborhood north of Interstate 40/85, Greenway Park is the city's largest neighborhood park, providing exclusively passive recreation. A large multi-family apartment complex constructed in 2019 in close proximity to this park has no authorized access currently to/from the park.

#### **Natural Areas**

The site provides large open playfields and mature natural buffers to most adjacent residences and along the adjoining creek. A stormwater protection project along the creek bank exists.

#### Leisure Facilities.

A modest playground is provided.

#### **Recreation Facilities**

None currently provided.

## **Access and Parking**

No structured off-street parking is provided. Accessibility to the playground could be enhanced with an internal walkway and ADA gap or ramp. No sidewalks are provided on the street leading to the park. Bicycle parking could be provided near the playground. Access to the multi-family development across the creek should be prioritized.

#### **Comfort and Amenities**

One bench is provided in the playground area.



#### **Opportunities**

Greenway Park has the greatest potential for increasing the number and variety of facilities available. Possibilities include a gazebo, picnic facilities, a short disc golf course, community gardens and greenway paths to adjoining neighborhoods. Additional facilities would require consideration for an off-street parking area.

## 815 Brookgreen Terrace

RATING	CATEGORY			
4	NATURAL AREAS			
3.5	LEISURE FACILITIES			
NA	RECREATION FACILITIES			
2	ACCESS AND PARKING			
2	COMFORT AND AMENITIES			
11.5/20	TOTAL			

## Graham Civic Center

Situated adjacent to the Graham Middle School complex, the Graham Civic Center provides a mixture of indoor and outdoor recreation opportunities. The Civic Center offers a spacious, light-filled meeting room accompanied by a kitchen. This space offers opportunities for organized use.

#### **Natural Areas**

The site is wooded to the rear, providing a nice backdrop to the site and buffer to adjoining residences.

#### **Leisure Facilities**

The Civic Center has a fully equipped meeting space available, with kitchen and storage. Outside the center there is an existing playground equipped with a gazebo and cooking stations.

#### **Recreation Facilities**

A sand volleyball court is present.

### **Access and Parking**

Accessible parking and walkways are present. There is no organized location for bicycle parking. There are limited way-finding elements surrounding this park.

#### **Comfort and Amenities**

The site is well situated and provides enhanced indoor and outdoor amenities when open. However, indoor guest amenities are not accessible as the facility stays locked outside of organized use.



## **Opportunities**

A community garden should be considered to enhance the site.

#### 503 McGee Street

RATING	CATEGORY				
3.5	NATURAL AREAS				
4	LEISURE FACILITIES				
3	RECREATION FACILITIES				
4	ACCESS AND PARKING				
3	COMFORT AND AMENITIES				
17.5/25	TOTAL				

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## Maple Street Center for Performing Arts

The performing arts center is located in the heart of downtown Graham, adjacent to the children's museum. While modest in size, the site provides convenient indoor classroom and meeting space for a wide range of users.

#### **Natural Areas**

Due to site constraints, large natural areas are not provided. However, the grounds of the facility are well maintained, and a natural buffer to adjoining uses is provided. Seasonal plantings could enhance the appearance of the grounds.

#### **Leisure Facilities**

No leisure facilities are currently provided.

#### **Recreation Facilities**

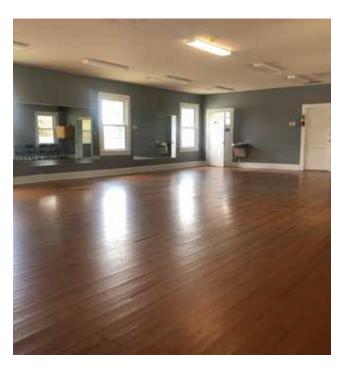
The site provides limited indoor space appropriate for dance and fitness classes and small community group meetings. Concerns regarding the condition of the floor, roof, and sound system have been raised.

## **Access and Parking**

The site is in close proximity to downtown but is not well connected to the existing sidewalk system. The parking lot is small, and often full during peak use.

#### **Comfort and Amenities**

Storage is a concern and indoor amenities need attention such as the bathrooms, roof, floor, and seating.



### **Opportunities**

Partnerships with local groups and the arts community could yield aesthetic enhancements to the grounds. Further opportunities to provide leisure facilities to the Alamance County Children's Museum should be explored. Consideration should be given to refinishing the wood floor and fixing the roof.

## 306 South Maple Street

	RATING	CATEGORY				
	2.5	NATURAL AREAS				
	NA	LEISURE FACILITIES				
	3	RECREATION FACILITIES				
	3	ACCESS AND PARKING				
	3.5 COMFORT AND AMENITIE					
12/20 TOTAL		TOTAL				

## Graham-Mebane Lake

Located northeast of Graham, Graham-Mebane Lake offers 650 acres of sport fishing, boating, skiing, bank fishing, picnicking, and the peace of a relaxing afternoon. The marina provides a boat launch and docking facilities, pier and bank fishing along with picnic facilities. There is no swimming or wading permitted at the lake due to the lake being the municipal water supply for the citizens of Graham, Mebane, Green Level, and Swepsonville.

#### **Natural Areas**

The marina and lake are surrounded by undisturbed natural areas, with few exceptions.

#### **Leisure Facilities**

A picnic shelter is available in the bank fishing area and there is an observation deck at the marina offices. There is limited area to provide additional leisure facilities.

#### **Recreation Facilities**

Additional docking area would provide greater capacity at the marina during severe weather, events, and peak use.

## **Access and Parking**

Well-marked parking for passenger vehicles and trailers is provided, although insufficient during peak times.

#### **Comfort and Amenities**

Scattered seating, trash receptacles, and restrooms are provided. Improved visibility of the lake from the marina offices would enhance safety for boaters but would require renovation to the marina building.



## **Opportunities**

The placement of way-finding signage from Interstate 40/85, along NC 49, and Bason Road would lead users from Graham to the marina. Installation of walking trails along the banks of the lake, even in limited locations, would provide significant opportunities for passive recreation, nature study, and environmental education. To enhance user experience, the expansion of parking should be explored. The exploration of playground facilities on site would make Graham-Mebane Lake more welcoming to younger families.

### 3218 Bason Road, Mebane, NC 27302

RATING	CATEGORY					
5	NATURAL AREAS					
3	LEISURE FACILITIES					
3	RECREATION FACILITIES					
3	ACCESS AND PARKING					
3	COMFORT AND AMENITIES					
17/25	TOTAL					

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## Marshall Street Park

Located in a well-established higher density neighborhood north of Interstate 40/85 and near downtown, this neighborhood park provides exclusively passive recreation.

#### **Natural Areas**

The site provides a modest open playfield bordering an open drainage area with a sewer easement.

#### Leisure Facilities

A playground is provided and is in need of an upgrade.

#### **Recreation Facilities**

There are no facilities provided.

## **Access and Parking**

No structured off-street parking is provided. Playground accessibility could be enhanced with an internal walkway and accessible gap or ramp over the border. Sidewalks are provided on some approaching blocks, but not on the park site. Bicycle parking could be provided near the playground

#### **Comfort and Amenities**

A bench is provided in the playground area.



## **Opportunities**

Possible enhancements to the existing facilities include shade structures with an updated playground, sidewalks on Marshall Street with lighting, additional seating and a community garden. Better natural vegetative fencing of the creek and exercise equipment for parents would be beneficial.

### 519 North Marshall Street

RATING	CATEGORY				
3	NATURAL AREAS				
3.5	LEISURE FACILITIES				
NA	RECREATION FACILITIES				
2.5	ACCESS AND PARKING				
2.5	COMFORT AND AMENITIES				
11.5/20	TOTAL				

## Oakley Street Park

Located just blocks from the Recreation Center, this neighborhood park site is tucked-away in a higher density neighborhood north of Interstate 40/85.

#### **Natural Areas**

The site provides plenty of open play areas and natural areas bordering the site to the west.

#### **Leisure Facilities**

The site includes a walking track and playground that is complimented by lighting elements which provide additional safety aesthetics. The impact these new features and elements have on this park is major.

#### **Recreation Facilities**

The site includes plenty of open space.

## Access and Parking

No structured off-street parking is provided. No sidewalks are provided on the streets leading to the park. Bicycle parking could be provided. Wayfinding elements should be enhanced.

#### **Comfort and Amenities**

A bench is provided, and the site appears underutilized.



## **Opportunities**

With community participation, the site can serve as a gathering place and enhance the quality of life in the neighborhood. Potential improvements include the inclusion of a gazebo, additional public seating/eating accessories such as picnic tables, and/or a community garden.

## 409 Oakley Street

RATING	CATEGORY				
3.5	NATURAL AREAS				
4	LEISURE FACILITIES				
2	RECREATION FACILITIES				
2	ACCESS AND PARKING				
1	COMFORT AND AMENITIES				
12.5/25	TOTAL				

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## Harman Park

This is a neighborhood park that was established in collaboration with local non-profit partnerships. It features green space and a playground area.

#### **Natural Areas**

The site has little to no natural areas present. This is primarily due to its location as a pocket park within a neighborhood. Woods that are present are not well-maintained.

#### **Leisure Facilities**

A playground is provided at this site and it appears to be well maintained and used.

#### **Recreation Facilities**

There are no facilities provided.

## **Access and Parking**

There is minimal signage leading to the park and it is tucked away within a neighborhood. However, the park utilizes a walking path that provides a connection to a neighboring street.

### **Comfort and Amenities**

Seating is provided and the park appears to be inviting. The park appears to be clean and well maintained.



## **Opportunities**

The horseshoe pit can be improved and the undergrowth in the natural area should be cleared.

### 708 Ben Court

RATING	CATEGORY				
2	NATURAL AREAS				
3	LEISURE FACILITIES				
NA	RECREATION FACILITIES				
2	ACCESS AND PARKING				
4	COMFORT AND AMENITIES				
11/20	TOTAL				

## Graham Regional Park

The first 18 of the total 118 acres developed feature a youth challenge course, zip line, a paved accessible mixed-use trail (.3 mile), swings, slides, climbing boulders, a water landscaping feature, workout equipment, bike rack, and plenty of open green space.

#### **Natural Areas**

The park site has undeveloped areas that appear to be well managed and have the potential to provide expanded recreational opportunities. Open playfields that are present appear to be well managed and offer a variety of uses.

### **Leisure Facilities**

There are two picnic shelters, one with a grill, as well as adequate safety signage at playground equipment and features.

#### **Recreation Facilities**

The park offers a variety of recreational facilities that appear to be well managed and frequently used. Furthermore, the facility supports the programming needs of the Department to expand recreational programming opportunities.

### **Access and Parking**

This park can easily be reached by vehicle and offers multiple bicycle parking stations throughout. Graham Regional Park is handicap accessible. Parking locations do not detract from the park site and the park safely separates access and parking from a majority of recreation and leisure features.

### **Comfort and Amenities**

The park offers seating in various locations; however, seating is not provided throughout the park in a uniform fashion. Guest amenities, lighting, and cleanliness of the park are exceptional elements of this park.



## **Opportunities**

Graham Regional Park brings various recreational opportunities that are not currently offered. With public input and community engagement, recreation and leisure features such as an adult challenge course, pump track, splash pad, and amphitheater could offer unique development opportunities. The park also provides Graham with a capacity to answer soccer programming demands at a regional scale. Some partnership opportunities exist with Alamance Burlington School System, the City of Mebane, Alamance Community College, and private industries.

## 1575 N. Jim Minor Road, Haw River, NC 27258

RATING	CATEGORY					
4	NATURAL AREAS					
5	LEISURE FACILITIES					
5	RECREATION FACILITIES					
4	ACCESS AND PARKING					
4 COMFORT AND AMENITIES						
22/25	TOTAL					

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# Haw River Trail - Graham Paddle Access and Longmeadow Trailhead

The Haw River Trail is an approximately 60-mile long multi-use paddling and hiking trail following the path of the Haw River from Haw River State Park in southern Rockingham County to Jordan Lake State Recreation Area, through Graham. The continued development of the blueway trail is being coordinated by the local governments of Alamance County. As part of this trail system, the department operates a canoe and kayak launch site on Highway 54 in southeast Graham.

The Longmeadow Trailhead opened in early October 2017 and features nearly two miles of new trail along the river in Graham. The trail runs through The Challenge Golf Club and between the Sellars Falls section to the north and the Swepsonville River Park to the south.



Paddle Access: 1124 Cooper Road



Longmeadow Trail: 1120 Valley Drive

## Graham Historical Museum

Originally known as the "Fireman's Building", this circa 1911 landmark in downtown Graham is now home to the Graham Historical Museum. A beautifully restored 1930 Seagrave firetruck is on display in the museum as a reminder of the building's original occupants.

Graham's story unfolds the minute visitors walk through the front door. Folk life, public safety, and military exhibits are designed to capture the spirit of those who settled in Graham, and the staff works diligently to collect artifacts and create new displays that give life to the town's history.



135 West Elm Street

## **Programs and Trends**

The Graham Recreation and Parks Department provides a broad range of recreation and leisure programs for citizens of all ages and interests through direct program offerings. These programs are occasionally supplemented with partnerships from Alamance County Recreation and Parks, Burlington Recreation and Parks, Alamance Arts, Alamance

Figure 7: Athletic Programs as of 2019

Sports	Users	Camps	Users	Season	Users
Soccer	657	Football Camp	18	Spring	456
T/Base/Softball	324	Basketball Camp	32	Summer	351
Basketball	347	Soccer Camp	15	Fall	424
Lacrosse	71	Lacrosse Camp	18	Summer	379
Flag Football	64				
Grow Golf	152				
Sport Camp	83		100		

Community College, Mebane Recreation and Parks, and Gibsonville Parks and Recreation.

#### **Athletics**

The Graham Recreation and Parks Department offers seven athletic programs and four camps.

When analyzing the facility and program usage data between the years of 2017 and 2019, the athletics category revealed valuable information for the Recreation and Parks Department; soccer is the program with the most participation with 657 participants across two seasons in 2019. Soccer has also recognized a percent change increase of 11% from 2018 to 2019. However, Lacrosse is the program that has experienced the greatest percentage change between 2017 and 2019 with a 56% increase. Golf is another priority program as it relates to athletics for Graham. The program Grow Golf Now has surged between the year 2018 and 2019 with a 140% increase in the spring and 100% in the fall.

#### **Special Programs**

Another area that has recorded measurable changes between the years 2017 and 2019 is the special programs offered by the Recreation and Parks Department.

Figure 8: Special Programs as of 2019

Program	Users
Pumpkin Bash	5,000
Thursday at Seven Concert Series	4,300
Slice of Summer	2,000
Ice Skating Rink	1,300
Movies in the Park	300
Christmas Tree Lighting	300
Hall of Fame Induction Ceremony	265
Grown-Up Egg Hunt	220
Catfish Tournament	211
Summer Day Camp	210
Graham Walks - Spring	185
Graham Walks - Fall	154
Youth Fishing Day	65
Family Day at the Lake	65
Big Bass Tournament	45

Information gathered for the special programs category revealed valuable information to guide the planning and program implementation efforts for the Recreation and Parks Department. Of all the special programs, Graham Walks has experienced the greatest percent increase between 2017 and 2019. In total, this percentage change is 389% (140% Fall; 249% Spring). Meanwhile, the special program experiencing the greatest percent decrease between 2017 and 2019 is Movies in the Park. Between the three years, Movies in the Park percentage change totaled 77% (-52% 2017-2018 percent change; -25% 2018-2019 percent change).

#### **Instructional Classes**

The final program area that is analyzed in this report is the instructional classes category. Of all the instructional classes, Tai Chi has experienced the most growth from 2017 to 2019. Meanwhile, Super Tots is the most participated class from 2017 to 2019.

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#### **Trends**

After analyzing the data offered by program and facility usage metrics, there are some clear trends in each of the three aforementioned focus areas. For athletic programs, the primary trend is the escalation of Lacrosse as a sport of interest among Youth. For special programs, Graham Walks is championing walking for leisure and exercise. This special program is expected to continue snowballing into larger populations with continued promotion. For instructional classes, Tai Chi is beginning to gain popularity. With the correct amount of promotion and operational investment, it may contend with some of the more popular instructional classes such as Super Tots and Back Creek Line Dancers.

Figure 9: Instructional Classes as of 2019

Class	Users
Back Creek Line Dancers	5,000
Pound Fit	4,300
Super Tots	2,000
Middle Eastern Dance	1,300
Mahjong/Cards	300
Tai Chi	300
Ballroom Dance	265

### **Administration & Organization**

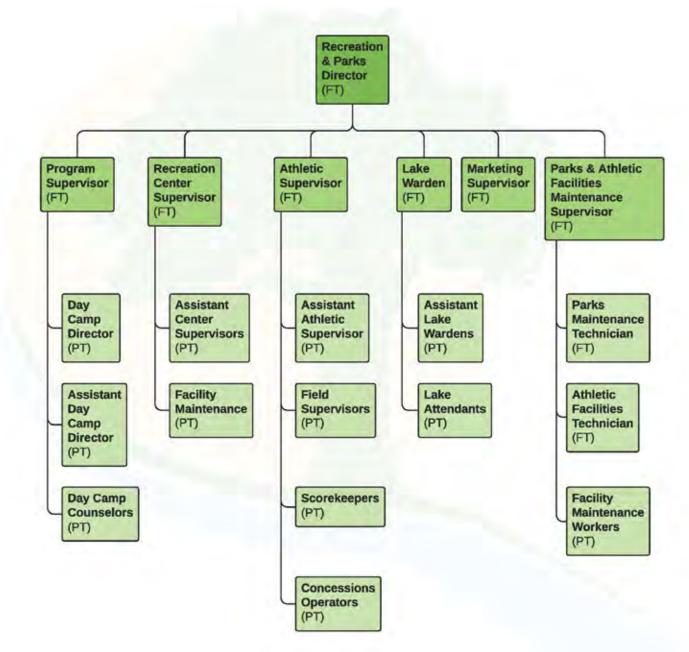
The recreation programs and park facilities in Graham are administered by the Recreation and Parks Department. The department director is responsible for oversight of six professional full-time staff, numerous part-time staff, and seasonal staff. Staff is responsible for implementing recreation programs, overseeing capital improvements, and managing day-to-day activities. See Figure 10 for a Department Organizational Chart.

### **Operating & Capital Funds**

Funds for recreation operations for the Department are authorized on an annual basis by the Graham City Council. Total funding in the fiscal year 2018-2019 was \$928,100 while funding in the fiscal year 2019-2020 adopted budget totaled \$918,000 resulting in a net change of -\$9,800 (-1.06%). To offset increasing expenses, a 5% increase on some Recreation Fees was approved. To further the City's investment in recreational opportunities, a \$30,000 appropriation to match a Healthy Play and Recreation



Figure 10: Graham Recreation and Parks Organizational Chart



Grant for a new playground at the Recreation Center was included. One of the unmet capital needs during the fiscal year 2019-2020 adopted budget is the repaving of Bill Cooke Park (\$235,000).

Although an organizational element of the Recreation and Parks Department, Graham-Mebane Lake has a unique budget, shared 50/50 between Graham and Mebane. Total funding in the fiscal year 2018-2019 was \$173,000 while funding in the fiscal year 2019-2020 adopted budget totaled \$187,000 resulting in a net change of \$14,000 (8.09%). One of the unmet capital needs during the fiscal year 2019-2020 adopted budget is a Lake Master Plan (\$15,000).

Additional and notable financing elements to the Recreation and Parks Department's operating and capital funds include a \$500,000 Connect NC Bond grant in the fiscal year 2017-2018 and a \$30,000 grant from GameTime in the fiscal year 2019-2020. Both of these grants are public knowledge and required a matching percentage from Graham. Furthermore, the new Alamance-Burlington School System High School is planned to be built near the new Graham Regional Park development.

### **Financing Elements and Fee Schedule**

The GRPD offers two different fee schedules that apply to two different criteria. One fee schedule applies to individuals that live within Graham's jurisdiction, the other applies to individuals that live outside Graham's jurisdiction but want to utilize GRPD's services and facilities.

Additionally, the operations of Graham-Mebane Lake have a unique fee schedule. Unlike the general Recreation and Parks Department fee schedule, Graham-Mebane Lake's fee schedule separates users into two categories, Alamance County and Mebane Residents in Orange County or Non-Alamance County Residents.



## **Operational Tools**

The GRPD uses the Community Pass platform to enhance day-to-day operations. The Department also provides users with access to a calendar of events and programs that detail facility events, closings, and special programs.

Figure 11: Camp Fees (Grades K-8)

Packages	Resident	<b>General Public</b>
10-weeks	\$575 - 1st child	\$745 - 1st child
6-weeks	\$350 - 1st child	\$450 - 1st child
Weekly*	\$70/child	\$86/child
Daily*	\$21/child	\$26/child
Multiple child discount**	\$30/child	\$30/child

<sup>\*</sup>limited based on availability

Figure 12: Field Rental

Packages	Resident	General Public	Commercial
Rental of single field	\$100/day* or \$15/hr	\$150/day* or \$20/hr	\$225/day* or \$30/hr
Field Prep	\$20ea	\$20ea	\$20ea
Lining of field	\$10ea	\$10ea	\$10ea
Lights (single field)	\$24.50/hr	\$24.50/hr	\$24.50/hr
Scoreboard	\$20/hr	\$20/hr	\$20/hr
Staff Supervision**	\$20/hr	\$20/hr	\$20/hr

<sup>\*</sup> a day for this table is considered to be 10 hours

Figure 13: Recreation Center and Facility Rentals

Center	Facility	Resident	General Public	Commercial
	Entire Center (Gym #1,			
	Gym #2, Room #1 &			
	kitchen)	\$60/hr + staff fee	\$120/hr + staff fee	\$240/hr + staff fee
Graham	Room #1 (Multi-			
Recreation	Purpose room, includes			
Center	kitchen)	\$20/hr + staff fee	\$40/hr + staff fee	\$80/hr + staff fee
Center	Gym #1 (Full Gym,			
	includes kitchen)	\$30/hr + staff fee	\$60/h + staff fee	\$120/hr + staff fee
	Gym #2 (Half Gym,			
	includes kitchen)	\$25/hr + staff fee	\$50/hr + staff fee	\$100/hr + staff fee
		\$20/hr + staff fee	\$40/hr + staff fee	
Graham	Full Center (includes	\$75/5hrs + staff	\$150/5hsr + staff	\$80/hr + staff fee
Civic Center	kitchen)	fee \$132/10hrs +	fee \$265/10hrs +	\$300/5hsr + staff fee
		staff fee	staff fee	\$530/10hrs + staff fee
Maple	Full Center (does not			
Street	include a kitchen)			
Center	include a kitchen	\$15/hr + staff fee	\$30/hr + staff fee	\$60/hr + staff fee
Supervisory	Supervisory fees must			
Staff Fee	be paid for all centers*			
	be paid for all centers	\$20/hr	\$20/hr	\$20/hr
Cleaning	Refundable and			
Deposit	included in all rentals	\$50	\$50	\$50

<sup>\*</sup>An additional hour will be added to all rentals for staff preparations. Supervisory fees may be waived for the Graham Recreation Center during regular business hours and for full-time employees of the City of Graham upon approval of the GRPD Director or Center Supervisor.

Figure 14: Graham-Mebane Lake Fee Schedule

Activity/Category	Alamance County and Mebane Residents in Orange County	Non-Alamance County Residents	
Boat Launching			
All motorized vessels	\$5/boat + \$2/person	\$8/boat + \$2/person	
Senior Citizens	\$3/boat + \$1/person	\$3/boat + \$1/person	
Non-motorized vessels	\$5/boat	\$8/boat	
Senior Citizens	\$3/boat	\$3/boat	
Bank Fishing			
Ages 13 and Older	\$2/person	\$3/person	
Senior Citizens and Persons with	\$1/person	\$1/person	
100% Disability	31/ be13011	31/hei2011	
Annual User Fee Permit			
Annual User Fee	\$60/year	\$85/year	
Senior Annual User Fee	\$50/year	\$60/year	

Senior Citizen age is 65 and older. Customer must present proof of residency and age.

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<sup>\*\*</sup>discounts will not be given on weekly or daily rates

<sup>\*\*</sup> Supervision Fee may be waived for full-time City of Graham employees upon approval of the GRPD Director or Athletic Supervisor

Graham Recreation and Parks Master Plan Community Engagement

## **COMMUNITY ENGAGEMENT**



Participants learn more about the park plan at an Open House.

#### **Methods**

#### Sample

Sampling procedures for this Master Plan Report's Survey component focused on inperson survey administration, online surveys, and business card survey-linked distribution. Of the initial sampling, two primary methods were used to categorize survey respondents, Online and Manual. Demographics varied and were not limited to any ethnicity, gender, family, or age. Provided that data was collected from community members, findings may not be generalizable to other rural coummunities, townships, or cities.

#### **Materials**

After survey collection, an analysis of the data was used to develop tables and graphs to create visual aids to easily compare information. Variables such as mean, median, mode, and descriptive statistics were developed using Microsoft Excel.

#### **Procedures**

Participants were asked multiple questions relating to their time, practices, and preferences outdoors. Surveys were distributed in person, by email, and by business cards using Survey Monkey software in the Summer and Fall of 2019. Additionally, a Survey Open House was administered in the Summer of 2019. Control mechanisms used included limitations to the broadness of questions, short answer/ fill in the blank questions, and confounding questions. Various questions developed indices by categorical relevance. A mini-survey was administered in the Fall of 2019 to yield a broader set of answers that complimented fill-in-the-blank question results. Compared to the primary survey, the mini-survey was half in length and completion time.

### **Survey Results**

A survey was distributed both electronically and in print to get feedback from citizens to identify the needs and preferences for recreational opportunities. The survey included questions about recreational needs, programming, park facility use, and demographic information. The survey provided "other" as an option for all applicable questions to allow for a broad scope of citizen needs.

A total of 336 survey responses were received. The full survey consisting of 25 questions over five sections was completed by 311 participants. The mini-survey, a shortened version of the full survey, consisting of 14 questions over four sections was completed by 25 participants.

## Frequency of Resource Utilization

Park and Recreation Center use was measured by daily, weekly, monthly, and never options. A weighted response based on use reveals that Bill Cooke is the most used park, followed by Graham Regional Park, and Graham Recreation Center. Oakley Street and Marshall Street Park were frequented the least. ACCORDING TO SURVEY RESPONSES, BILL COOKE PARK IS THE MOST USED PARK ON A WEEKLY BASIS

ALMOST 50% OF
SURVEY PARTICIPANTS
CONSIDER LIVE MUSIC
TO BE "MOST IMPORTANT" TO HOLD AS A
SPECIAL EVENT.

3% OF
RESPONDENTS
HAVE VISITED
MARSHALL ST
PARK

ACCORDING TO SURVEY RESPONSES, GRAHAM REGIONAL PARK IS THE MOST USED FACILITY ON A MONTHLY BASIS

60% OF
RESPONDENTS
HAVE USED
GRAHAM
REGIONAL
PARK

OF THE ACTIVITIES
LISTED ON THE
SURVEY, CONCERTS
WAS RANKED AS THE
ACTIVITY WITH
THE HIGHEST
PARTICIPATION

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#### **Importance of Program by Category**

Recreation needs based on programming, amenities, facilities, and special events were surveyed. "Other" options were also available in these sections to allow for user input.

The most requested programming is for nonathletic children and youth programming (64.2%). Over 50% of respondents would also like to see seasonal special events, health, wellness, and fitness programs, and arts & crafts (for all ages), offered by GRPD. Repeated "other" answers include nature/hiking events and swimming classes.

Special events that survey participants most want to attend are Live Music, Slice of Summer, and a new 4th of July event. Adult egg hunt had the least interest with only two survey participants marking it as "Most Important".

Providing varied programming is important to ensure all demographics are reached. When asked how GRPD is serving different ages, responses for Elementary, Families, Middle School, and pre-school age groups were overall positive. Survey participants did not think High School and Young Adults are adequately served at this time and Active Adults had a moderate response.

When asked if survey participants are in favor of new or expanded financial methods to help fund recreation and park expansions and renovations 62% of participants said yes while 36% were unsure. Only 2% of participants said they would disagree with new or expanded financial methods.

## **Activity Frequency Rates**

Recreation activities were broken into 10 categories to determine in which activities survey contributors currently participate. Categories included Games & Activities, Arts, Adult Athletics, Youth Athletics, General Athletics, Outdoor Pursuits, Instructional Classes, Recreation Center Programs, Fitness Activities, and Special Events.

Top rankings by category include Yard Games, Concerts, Basketball (Adult), Soccer (Youth),





Swimming, Walking, Aerobics/Pilates/Yoga, Summer Camp, Fitness Activities, and Downtown Events.

#### **Desired Amenities**

Amenities to be added to and/or renovated at GRPD Parks were based on a weighted answer from Most Important (5) to Least Important (1). Based on this scale, Improved Restrooms at Bill Cooke Park was the most important improvement followed by a multi-use room and kitchen improvements at the recreation center. Additional Parking at Bill Cooke Park had the

least interest. Repeated "other" responses included enforcement (vehicle speed, after dark visitors, shelter rentals) and more benches around walking tracks/paths.

When surveyed about what new facilities were desired in Graham Parks, splash pads were ranked most important by 60% of respondents. The next ranked amenity was an amphitheater with 31% ranking most important. Repeated "other" responses included an inclusive playground, dog park, disc golf, longer trails/greenways, and a community pool.

The location of new trails was ranked on a weighted scale, providing options based on safety, connections to existing facilities, and connections to downtown or schools. The location of trails to address safety concerns was ranked as the most important factor in the determination of where trails should be located. Connection to schools was ranked as least important.

## **Demographics**

Of the 220 responses regarding age, the most represented age range was 40-49, followed by 0-9. There was no household representation for ages 85+. Of the survey participants, 78% were female and 22% were male. The majority of survey participants (66%) were from the 27253 zip code. Household income had most respondents (25%) ranging from \$75,000 - \$100,000, the next most common household income was over \$100.000 (21%).



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## **Workshops and Focus Groups**

During the GRPD Master Planning process, there were a variety of workshops and focus groups that engaged citizens to provide considerable input and recommendations.

A total of six Focus Group meetings (GRPD staff, Coaches and Volunteers, Alamance-Burlington School System, Churches and Community Service Organizations, Lake Users, Seniors and Parents of Children with Disabilities) were held. Participants were asked to share their thoughts of the GRPD, the strengths and weaknesses of the department or program offerings, and what insights and recommendations they would offer to the Recreation and Parks Department.

Focus Group results yielded a consensus that participants were somewhat satisfied with the Recreation and Parks Department, should engage with youth aged 14 and up more frequently, and should explore the development of coaching, staff, and

WE NEED YOUR INPUT!
GRAHAM RECREATION AND PARKS PLAN
OPEN HOUSE
FRIDAY, APRIL 5

DROP-IN FROM 6:00PM -8:00PM
LOCATION: BEER CO.
106 W. ELM ST
BRING YOUR KIDS!

Graham Open House Flyer

volunteer education materials. Furthermore, the participants indicated that the Recreation and Parks Department does an excellent job at program development, implementation, and staff support.

When revealing particular areas of development for the department to explore, strategically serving underserved populations of the community was a key development point. Particularly, catering to the cultural and programmatic needs of minority populations, senior citizens, and youth aged 14



and up was a strongly emphasized position. Another area the GRPD may consider enhancing is the frequency and formats used to collect community feedback and public input.

In regards to future considerations, the GRPD should heavily consider the implications of aging infrastructure, fatigued partnerships, outdoor recreation needs, programming, and keeping up with the level of growth that Alamance County and the Piedmont

Triad region is experiencing. Additionally, it was revealed that the GRPD might benefit from a formal evaluation system across volunteer, coaching, staff, and program needs. Having a formalized evaluation system was suggested to help track the development and enhancement of program offerings, staff satisfaction, and volunteer safety needs.

Focus Group participants offered multiple partnership opportunities and enhancements that GRPD should explore. If GRPD currently has a relationship with these organizations, the department should consider leveraging resources to enhance the current relationship. Enhanced partnerships can provide increased capacity, service delivery, access to new resources, and the ability to fill participation gaps across diverse communities. For more information refer to Figure 16: Recommended Partnerships on page 58.

## **Community Engagement in Review**

When using the estmated 2020 population for the City of Graham (15,751), survey participants (336) represent 2.13% of the total population. Thus, continued community engagement activities are needed for the GRPD to achieve their goals. The survey and focus groups yielded results to help guide recreation and park service delivery efforts across the lifetime of this plan. However, the community must continue to be engaged through a variety of strategies so that all populations are provided an opportunity to share their voices. The users of the GRPD's services can expect a commitment to participatory service delivery, and an understanding of the importance of community engagement. In review, the community engagement efforts undertook to complete this plan are only the beginning of a strong and committed relationship moving forward.



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# IMPLEMENTATION



tennis practice wall

## Mission, Vision, and Goals

## **Graham Recreation and Parks Department Mission Statement**

"To inspire a happy, healthy community by creating a stimulating and engaging environment through elite, diversified recreational experiences."

## **Graham Recreation and Parks Department Vision Statement**

"To energize our community by inspiring healthy play for all."

## Goal #1

The Recreation and Parks Department plans to add an emphasis to nature by enhancing natural amenities and recall appropriate past developments to a more natural setting.

## Goal #2

The Recreation and Parks Department envisions a more well-connected park system to create a more inclusive recreation and park system.

## Goal #3

The Recreation and Parks Department wants to inspire a healthy and engaged community through collaborative and intentional recreation and park services.



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#### Recommendations

Following a review of the public input, the Recreation Commission prioritized recreation needs into three time horizons: Near-term (1-5 years), Mid-term (6-10 years) and Long-term (11-20 years).

#### **Short-Term**

These improvements are generally recommended to begin or be completed within the next one to five years.

## **Existing Facilities**

- Continue to implement adopted Pedestrian Transportation Plan, particularly to improve sidewalk accessibility to park sites and ADA compliance within park sites;
- Develop standardized signage and brochures in English and Spanish for programs, recreation facilities, shelters, and park and lake regulations.

#### Recreation Division

- Install electric, retractable bleachers at the Graham Recreation Center;
- Replace existing basketball goals with power, folding goals featuring electric height adjusters;
- Install changing tables in the locker rooms at the Graham Recreation Center; and
- Explore adding capacity to the Lacrosse program.

#### Parks Division

- Continue to expand open space for use for "pick-up" games;
- Provide covered dugouts at all baseball and softball fields;
- Increase access to water fountains near all fields;

Existing bleachers at Graham Recreation Center



- Improve spectator seating accommodations at all fields and tennis courts;
- Update parking at Bill Cooke Park by reducing impervious surfaces and adding capacity;
- Install shade structures at all playground sites;
- Provide modern bicycle parking 'art' at park sites;
- Install outfield fence at Johnson Avenue Field; and
- Add signage and improve nature trails at South Graham Municipal Park.

#### Lake Division

- Replace/expand existing boat docks; and
- Perform bathymetric survey of Graham-Mebane Lake to produce a high quality lake depth chart and establish an accurate lake volume.

#### **New Facilities**

#### Recreation Division

Continue exploring the placement of

- recreation sites in conjunction with other community facilities such as fire stations and police sub-stations;
- Establish study group and appropriate county and regional partnerships to investigate active recreation network opportunities; and
- Develop an E-sports game room.

#### Parks Division

 Develop multi-purpose fields at Graham Regional Park.



Stormwater SMART provides interactive lessons about water quality.

#### Lake Division

 Install a National Weather Service approved weather station and implement a Severe Weather Warning System.

## **Programs**

- Continue implementing a POS system throughout all facilities; and
- Enhance methods for community feedback and create a formal evaluation system.

#### Recreation Division

- Develop community gardening/ orchard program in cooperation with the County Extension Service, Healthy Alamance, and Piedmont Triad Regional Food Council;
- Establish adult athletic programming to include traditional adult leagues (softball, basketball, soccer, sand volleyball, etc.) and alternative recreation offerings (kick ball, dodge ball, etc.) targeted to 18-45 age group;
- Strengthen partnership with Alamance Arts to provide and promote art-based classes and opportunities;
- Develop environmental education program in conjunction with Stormwater SMART and Alamance-Burlington School System;
- Develop adventure programming; and
- Create "pop-up" programming.

#### Lake Division

- Continue to grow the vessel rental program to include permanent vessel storage and dock slips for jon-boats;
- Continue maintenance schedule to replace and install new buoys;

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Graham Recreation and Parks Master Plan Implementation



Fishing at Graham-Mebane Lake

Signage at Bill Cooke Park



- Develop policy and implement a schedule to install artificial fish structure;
- Implement comprehensive boating safety training programs for staff and patrons; and
- Explore programming opportunities featuring the pontoon boat.

#### Administration

- Prepare a Strategic Plan for the department;
- Conduct Site Specific Master Plans of all parks and facilities;
- Develop and implement Standard Operation Procedures in all Divisions;
- Review existing enabling ordinances to ensure maximum access and equity of programs and facilities;
- Create and install consistent wayfinding signage to all facilities and within park facilities;
- Clarify roles and responsibilities for sites leased from Alamance-Burlington School System;
- Prepare an Inclusion Policy for adoption by the City Council; and
- Continue to implement the City's adopted Growth Management Plan, particularly environmental and land use policies which benefit recreation.

#### Recreation Division

 Refine the marketing plan to actively promote existing and new recreation opportunities through various media.

#### Parks Division

- Provide specialized turf management training for maintenance staff responsible for athletic field maintenance to maximize playability;
- Review development dedication policies for parks, open space and greenways;
- Review easement acquisition policies for sewer outfalls to provide public greenway access; and
- Encourage functional art in all facilities.

#### Mid-Term

These improvements are generally recommended to begin, continue or be completed within the next six to ten years.

## **Existing Facilities**

- Establish a Natural Resources
   Conservation Plan that identifies
   aspects of Green Design to incorporate
   more natural elements in current and
   future facilities:
- Complete a Greenway Master Plan to improve and promote the trail network throughout Graham's park system and link trails to surrounding recreation opportunities and places of interest; and
- Develop plan to replace shelters at Graham-Mebane Lake, Bill Cooke and South Graham Municipal Parks.

#### Recreation Division

 Update flooring in the Graham Recreation Center, Maple St. Center and Graham Civic Center.



#### Parks Division

- Develop additional recreation facilities at Greenway Park;
- Provide inclusive alternatives at all playground sites;
- Install irrigation on fields at Bill Cooke Park; and
- Replace field lighting and scoreboard at Goley St. Field.

#### Lake Division

- Repair boat launch ramps; and
- Expand and relocate the boathouse to house all motorized boats and add locked storage.

#### **New Facilities**

#### Recreation Division

Establish a Senior Center.

#### Parks Division

- Acquire and begin phased development of pocket, community and neighborhood park sites;
- Complete Haw River Greenway with added connections to South Graham Municipal Park and Bill Cooke Park;
- Construct storage buildings at Bill Cooke Park and Graham Recreation Center;

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The Haw River provides opportunities for paddling in kayaks and canoes.



- Partner with Alamance Parks to enhance access to the Haw River;
- Develop multi-sport courts in appropriate existing neighborhood parks; and
- Formally establish trail systems within existing parks.

#### Lake Division

- Install a seawall in the bank fishing area to include safety railing, benches and a revised parking area; and
- Replace or remove the fuel tank at Graham-Mebane Lake.

## **Programs**

#### Recreation Division

- Broaden adult and older adult league and leisure opportunities;
- Increase adolescent recreation and leisure opportunities;
- Seek state and regional tournament hosting opportunities;
- Provide additional community-wide

programs and special events; and

Create a volunteer trails program.

#### Administration

- Complete the Commission for Accreditation of Park and Recreation Agencies (CAPRA) process;
- Establish an asset replacement plan to include vehicles, equipment, playgrounds, shelters, etc; and
- Identify critical parcels surrounding parks and lake boundaries to expand protection of vulnerable resources.

#### Recreation Division

- Establish new professional and support staff positions to handle additional special event, athletic, adventure and educational programming and facility maintenance responsibilities;
- Support improvements to onroad bicycling accommodations to improve park access and seek bicycle transportation master planning funds from NCDOT;
- Provide special training in grant writing for professional staff;
- Develop a ParkRx program in collaboration with Cone Health, Healthy Alamance, and other local, regional, and statewide stakeholders; and
- Negotiate shared rate structure with other recreation providers for specialized facilities and programs.

#### Parks Division

Develop and implement a stormwater management plan for the park system.

## **Long Term**

These improvements are generally recommended to begin, continue or be completed within the next 11 - 20 years.

## **Existing Facilities**

Lake Division

- Establish trail system at Graham-Mebane Lake; and
- Replace or renovate the marina building to include new offices, storage and work bays.

#### **New Facilities**

Recreation Division

- Complete development of multi-use recreation center;
- Establish an Outdoor Recreation Center; and
- Explore construction of free-standing, outdoor Pickleball courts.

#### Parks Division

• Continue development of pocket parks, community and neighborhood parks concurrent with development.

## **Programs**

Recreation Division

• Continue to broaden non-traditional athletic and leisure programming opportunities.

#### Administration

• Update Recreation and Parks master plan.

## **Funding and Financing**

Adequate funding is critical to the success of a public Recreation and Parks Program. Traditional finance structures for Recreation and Park Departments rely on in-house revenue sources such as taxation, user fees, and memberships. However, new alternatives to funding and financing Recreation service delivery are useful for the City of Graham and the Department to seize. The alternatives the GRPD will continue to consider are corporate sponsorship, donations, and grants.

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## **Commercial Sponsorship**

The contemporary definitions of corporate sponsorship define it as a monetary transaction in return for access to exploitable commercial representation on a property (Pitas et al. 2015, 3). Furthermore, the public perception of commercial sponsorship varies as it relates to benefits and expectations. Though, corporate sponsorship can be a useful tool in securing monetary, service, consumer, business, and community benefits if done right. However, the GRPD commits to consider the appropriate settings for corporate sponsorship. Where corporate sponsorship is most successful and accepted is athletics and planned programs, not parks and open space. If executed inappropriately, corporate sponsorship may dampen community experiences, cause a detrimental impact to park and facility settings, caution ownership and privatization, and sponsor conflict or mission drift (Pitas et al. 2015, 8).

#### **Donations**

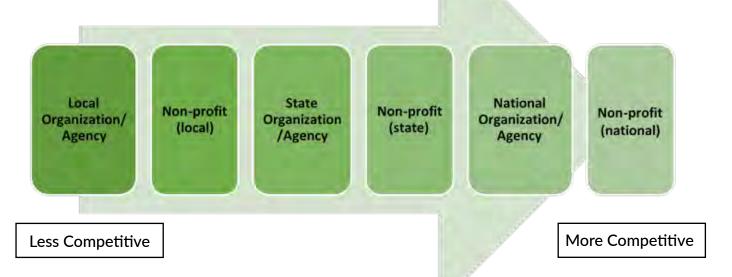
Donations are a very useful and low-risk tool that the GRPD uses for the benefit of supporting operational costs. In 2015, the Friends of Graham Recreation and Parks was created to receive and distribute gifts of donors or other contributors to deserving projects associated with Graham Recreation and Parks services. The organization also offers a catalog of unique inventory to drive donations such as commemorative flagstone pavers that meander through the landscape of their latest facility, Graham Regional Park. Expanding the catalog of what the Friends group may provide will be a great benefit in driving future donations. A useful tool for other Recreation and Park Departments has been to utilize the Friends group, when large enough, for operation and management of select facilities, elements, and amenities. If cultivated enough, Friends groups have been recognized to become large enough to donate volunteer hours to the Recreation and Parks Department. In fact, some Friends groups are used successfully as discrete components of Recreation and Park Departments to apply for funding opportunities for which a department would otherwise be ineligible.

#### Grants

Grants can be an incredibly useful tool when bridging the financial gap between project plans and the final product. Although, because grants offer gap financing at limited matching funds, they are highly competitive in nature. It is important to recognize the scale of competitiveness as it relates to grants since they are offered in so many shapes and sizes. In the figure below, the grant opportunities to the right of the scale are more sought after, the proposal or application must be highly competitive to ensure funding is received. It is important that the Recreation and Parks Department continues to identify grant opportunities that are best suited for them. GRPD has a strong relationship when it comes to securing grants of multiple sizes from a variety of entities. Most notably, the department's ability to secure State Organization/Agency, Non-profit (local) and Local Organization/Agency related grants are highly efficient.

Unfortunately, grant opportunities for Recreation and Parks related projects are rapidly disappearing. This lack of opportunities is why it is very important to maintain a list of current and future funding opportunities that the Department may utilize. The GRPD should continue to be creative when seeking grant opportunities as well.

Figure 15: Grant Competitiveness Scale



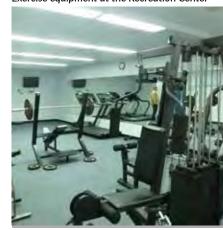
## **Access & Equity**

The GRPD identifies the genuine need for the topics of access and equity to be addressed in public recreation and park planning. The GRPD intends to uphold the philosophy that all people – no matter the color of their skin, age, gender, income level, sexual orientation, religion, or ability – have access to facilities, programs, and parks that make their lives great. In order to accomplish this philosophy, the GRPD has identified three priority areas: inclusive recreation, health and wellness, and active recreation.

#### **Inclusive Recreation**

The Recreation and Parks Department has made great moves towards building a more inclusive recreation and park system. The attention inclusive recreation has received is no less than progressive for the municipality's size and stature, and the initiative is guided by a clear vision from the administration to provide recreation opportunities to people regardless of their skin, age, gender, income level, sexual orientation, religion, and ability. To build upon this vision, the Recreation and Park Department expects an inclusive playground to be constructed at Graham Regional Park. Even so, inclusivity in public recreation and parks remains a priority area for the Department. Therefore, there are some national-level trends that the Department should look to for assistance.

Exercise equipment at the Recreation Center



Paved and marked paths at Graham Regional Park



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Double slides at Harman Park

Inclusion Report that introduced a new initiative, Parks for Inclusion, to improve access to health and wellness activities in parks for over one million people over the next three years. As one of the access and equity priority areas, the Recreation and Parks Department should join the NRPA's effort and goals of Parks for Inclusion. The report revealed some key findings that Graham can take note of and improve upon. One such finding is that two in five park and recreation agencies have a formal policy that ensures their offerings and facilities are inclusive to all members of the community. To help communities build these inclusion policies, the NRPA offers guidelines for developing an inclusion policy which includes an inclusion policy template and statement. **Health and Wellness** 

In 2018 the NRPA released the Park and Recreation

There is no question that the relationship between parks, recreation, and wellness is strong. The strong relationship these fields share is the reason health and wellness remains a priority area for the Graham Recreation and Parks Department. Some of the health-related benefits affecting park users are weight control, muscle and bone strengthening, improved mental health and mood, and improved life expectancy. Furthermore, exercise reduces the risk of cardiovascular disease and access to park and recreation facilities can help satisfy physical activity needs. Investing in health and wellness opportunities will

> also strategically mobilize Graham to collaborate with County-wide goals and objectives recognized in the 2018 Community Health Assessment. Specifically, the 2018 Community Health Assessment recognized three health priorities for the Alamance County region; access to care, education, and economic issues. GRPD's priority of health and wellness satisfies some conditions identified in the Community Health Assessment's priority of access to care.

compliment County-wide health and wellness efforts, the



GRPD should explore Recreation and Parks as a prescription, a new trend reimagining the perception of recreation and park facilities.

The Recreation and Parks Department can look towards multiple case studies and a variety of scales for the successful implementation of Park Prescription programs. However, it would be most appropriate to locate a model similar in size and capabilities to Graham. The suggested Case Study this report looks at is offered by Marin City, California. Marin City's ParkRx program involves the collaboration of local, state, and federal stakeholders. The program uses accessible parks and nutritional guidance as alternatives to prescription medicine. To accomplish this, a health educator was hired to work with participants to create individual care plans. The health educator prescribes various wellness programs and activities based in nearby parks and trails. The health educator also participates in program implementation.

## **Partnership**

A partnership is one of the most useful tools at any Recreation and Parks professional's disposal. Partnerships can add capacity to existing programs, increase access to resources, and bridge the participation gap across diverse communities. However, partnerships do not translate into accomplishment right away. Since there are many factors that go into the success of a partnership and end



(left) Fishing Pier at Graham - Mebane Lake

(right) Playground at Marshall St Park

(below) 1930 Graham Fire Engine on display at the Historical Museum





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result, the Recreation and Parks Department intends to follow the below procedure.

All partnerships should be endorsed by the Department and commit to:

- Meeting with or reporting to department staff on a regular basis to plan and share activity-based costs and equity invested.
- Establishing measurable outcomes and benchmark metrics.
- Reviewing measurable outcomes quarterly.
- Developing a partnership agreement.

However, simply detailing the procedure for partnerships is not enough. This plan recognizes that partnership comes in many shapes and sizes and that it may take a combination of partnerships to achieve large dreams. For instance, a well-designed public-private partnership greatly improves a department's ability to meet its goals and objectives while maintaining a reasonable level of accountability and stability. As a type of partnership, public-private partnerships are excellent motivators of change since each sector shares in the planning, funding, and delivery of public services. However, the GRPD acknowledges that some

so-called Partnerships are actually contracting arrangements in which the Department or City pays a non-governmental organization to provide a good or service. Although similar to a partnership, in this case, the Department or City cedes equity in the program or operation to a non-governmental organization. Thus, the Recreation and Parks Department will strive to establish genuine partnerships across a variety of sectors to achieve municipal and departmental goals and objectives.

During the planning process of this Master Plan, focus groups indicated and recommended a willingness to pursue partnerships with a variety of national, state, and local agencies or organizations. Refer to the Recommended Partnership figure for more information.

Figure 16: Recommended Partnerships

Alamance-Burlington School System
Alamance Arts
Alamance County
Be Healthy Now!
Churches*
City of Burlington
City of Mebane
Community and Human Service Organizations
Cone Health
Elon Univeristy
Glen Raven, Inc
Impact Alamance
Lab Corps
Maintenance Service Providers*
National Federation of State High School Associations
NC Wildlife Resources Commission
Piedmont Triad Regional Council
Samet Corporation
Sporting Goods Stores*
Transportation Service Providers*
Walmart
*0   1   1   1   1   1   1   1   1   1

**Recommended Partnerships** 

## SITE SPECIFIC PLANS

## **Guiding Principals**

## **Emphasis on Nature and Natural Play**

Recreation and Park facilities should be designed around nature and natural play. Allowing certain areas in parks to remain natural not only assists in keeping maintenance costs low, but the aesthetics of natural play areas also blend in better with existing neighborhoods and the surrounding areas in which they are located.

Another important reason to emphasize nature and natural play is the impact they have on children. With the increasing number of children kept indoors, limited to short recesses at school, and focused for hours on digital devices, the need for outdoor physical activity is needed now, more than ever. According to North Carolina State University's Natural Learning Initiative, outdoor play for children:

- Supports gross motor skills.
- Encourages healthy eating.
- Improves eyesight.
- Promotes cognitive development.
- Improves academic performance.
- Lessens ADHD symptoms.
- Promotes self-confidence.
- Reduces stress.
- May boost the immune system.

Children play on boulders at Graham Regional Park

The plan suggests that each park in Graham provide a unique experience for participants, and therefore recommends that further study will be needed to how best incorporate nature and natural play into existing facilities.

## **Crime Prevention Through Environmental Design**

Crime Prevention Through Environmental Design (CPTED) is an urban planning concept that has existed for nearly four decades and is steadily gaining popularity across the world. CPTED is an approach to deterring criminal behavior through the effective design and use of the built environment. CPTED is proven to reduce crime, reduce the fear of crime, and improve the overall quality of life in a community. CPTED utilizes the following principles:

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<sup>\*</sup>General partnership not specific to any organization or entity

Graham Recreation and Parks Master Plan Site Specific Plans

- 1. Natural Surveillance: Natural surveillance occurs by designing the alignment and features of public spaces in such a way as to maximize visibility and foster positive social interaction among legitimate users. The desire is to improve visibility and diminish the opportunity for criminal activity.
- 2. Natural Access Control: Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. By determining the location of entrances and exits, fencing, lighting, and landscape to limit access or control flow, natural access control occurs.
- 3. Natural Territorial Reinforcement: Territorial reinforcement promotes social control through the increased definition of space. First, create a sense of ownership. Owners will have a vested interest and are more likely to challenge intruders or report them to the police. Second, create an environment where "strangers" or "intruders" stand out and are more easily identified. By using fences, pavement, signs, lighting, security cameras and the entire landscape to define ownership and public, semi-public and private space.
- 4. Maintenance: Maintenance is an expression of "ownership" of property. Deterioration indicates less control by the intended users of a site and indicates a greater tolerance of disorder. This principle is influenced by the Broken Windows Theory, which maintains that the presence of a broken window (or other kinds of vandalism such as graffiti) will entice vandals to break more windows in the vicinity. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future. Having a positive image in the community shows a sense of pride and self-worth that can help deter future criminal activity.

This plan encourages the use of CPTED principles when new amenities, public facilities, or upgrades are constructed within park boundaries.

Natural colors on the equipment at Graham Regional Park



## **Graham Regional Park**

Graham Regional Park, which opened on April 12, 2017, currently features: a youth challenge course, zip line, a paved accessible mixed-use trail (.3 mile), swing-set, slides, climbing boulders, a landscaped water feature, workout equipment, bike rack, and plenty of open green space.

#### **Natural Areas**

- Implement urban forestry management best practices to the existing tree canopy.
- Transform current undeveloped grassy areas, in all types of terrain and not used for recreational purposes, into prairie grasslands or wildflower fields.



Picnic shelter at Graham Regional Park.

Before purchasing, consider new playground and similar equipment that make use of natural surfaces and colorings.

#### **Leisure Facilities**

• Continue the installation of picnic shelters, high-quality grills, and seating accommodations.

#### **Recreation Facilities**

• Continue exploring recreation opportunities for senior adults and persons with disabilities.

## **Access and Parking**

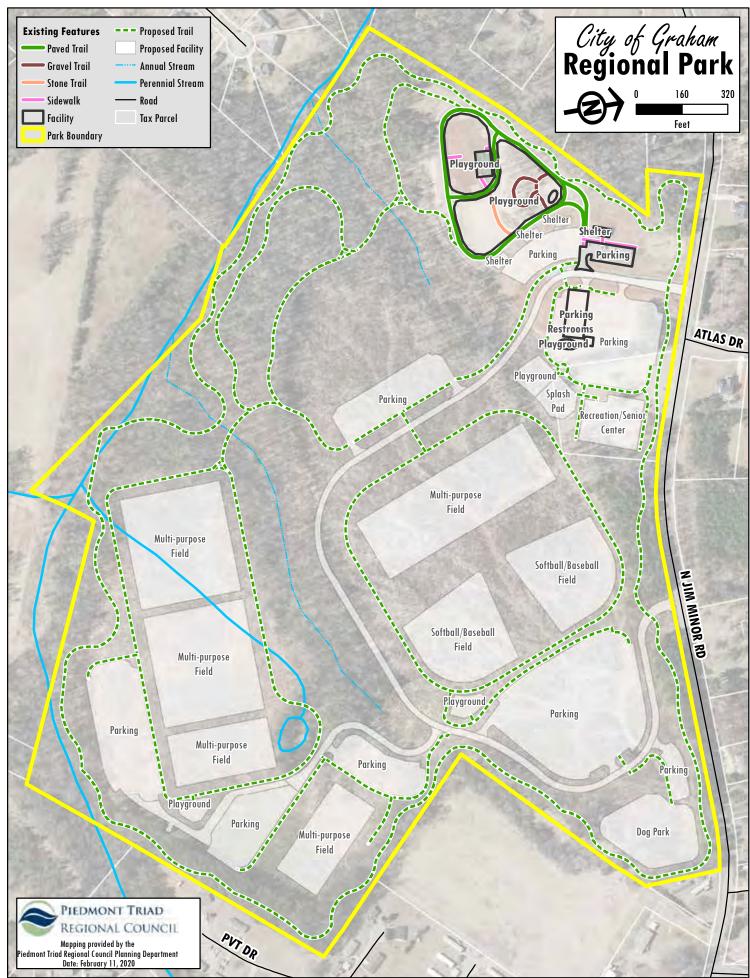
- Review current parking and existing plans to determine if expansion is needed to accommodate larger events.
- New parking lots should be built using techniques to reduce impermeable surfaces.
- Construct a network of pedestrian connections to and around the park boundary.
- Connect park to adjacent neighborhoods through new sidewalks.
- Ensure new access and parking facilities meet guidelines established by the Americans with Disabilities Act.

#### **Comfort and Amenities**

- Install lighting to enhance safety and surveillance as determined by industry best practices.
- Ensure a safe separation of recreational and leisure activities to accommodate all park users.

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Site Specific Plans Map 5: Graham Regional Park



## **Bill Cooke Park**

Bill Cooke Park is an expansive community park site offering a wide range of outdoor recreation and leisure facilities, including athletic fields and courts, picnic shelters, a playground, walking trail and dog park.

As part of the vision for the City of Graham, Bill Cooke Park would be more beneficial to users with several upgrades and improvements. The following recommendations are made to improve user experience and safety within the park boundaries.

#### **Natural Areas**

- Implement urban forestry management best practices to existing tree canopy.
- Transform maintained grassy areas, not used for recreational purposes, into prairie grasslands or wildflower fields.

#### **Stormwater Recommendations**

- Remove rocks and debris clogging culvert near Townbranch Rd.
- Plant riparian buffers along stream and between tennis courts and stream.
- Install two raingardens or similar vegetated buffer between the two parking lots and stream to prevent erosion along drainage lines.

## **Stream Restoration Recommendations**

• Remove retaining wall along stream banks, regrade, and replace with natural bank stabilization materials (native plants, wood, rip rap, etc.).



Figure 17: Clogged Culvert at Townbranch Rd



Figure 18: Create buffer of grasses or bushes



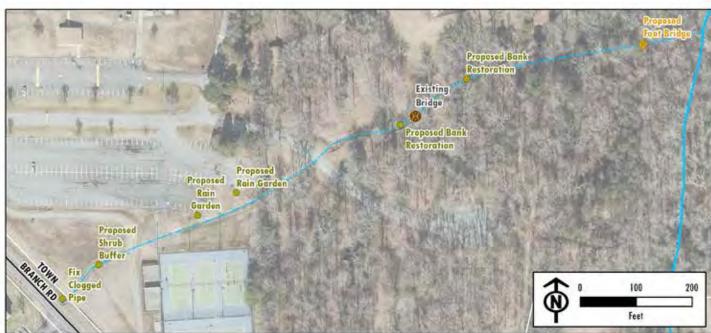
Figure 19: Install rain gardens where parking lots drain



Figure 20: Remove retaining wall and restore bank

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#### Map 6: Stream Improvement Opportunities



- Major erosion is occurring where the stream passes under the trail.
   Potential solutions: Improve tree cover and vegetation uphill (towards playground), regrade, use natural bank stabilization materials (native plants, wood, rip rap, etc.).
- Improve footbridge between shelters and playground and establish new footbridge along wooded trail on northeast side of park.



Figure 21: Improve major erosion along stream bank

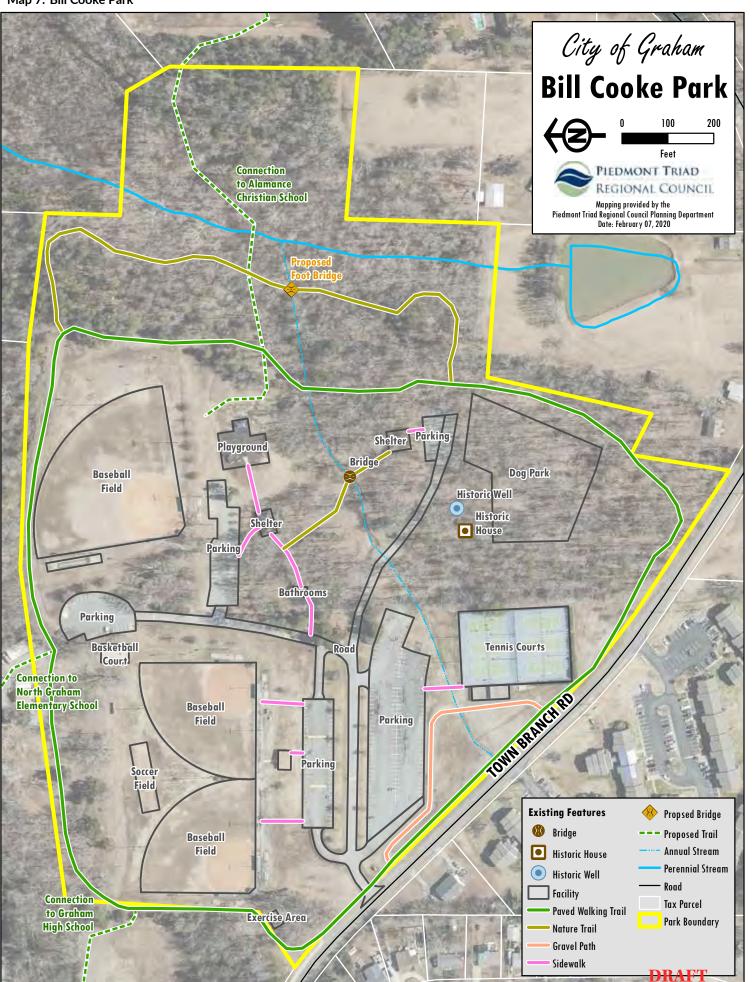


Figure 22: Improve footbridge between shelters



Figure 23: Esta

Establish new foot bridge on nature trail



Graham Recreation and Parks Master Plan Site Specific Plans

#### **Recreation Facilities**

- Continue to maintain tennis courts and three multi-purpose ball fields.
- Increase recreation opportunities for senior adults and persons with disabilities.

## **Access and Parking**

- Review current parking to determine if expansion is needed to accommodate larger events.
- New or improved parking lots should be built using techniques to reduce impermeable surfaces.
- Construct better pedestrian connections to and around ball fields from the parking lots.
- Connect park to adjacent neighborhoods and schools through new or improved sidewalks.
- Ensure new access and parking facilities meet guidelines established by the Americans with Disabilities Act.
- Repair existing trail network to connect nearby schools using best practices in sustainable trail design.
- Upgrade lighting to enhance safety and surveillance.

#### **Comfort and Amenities**

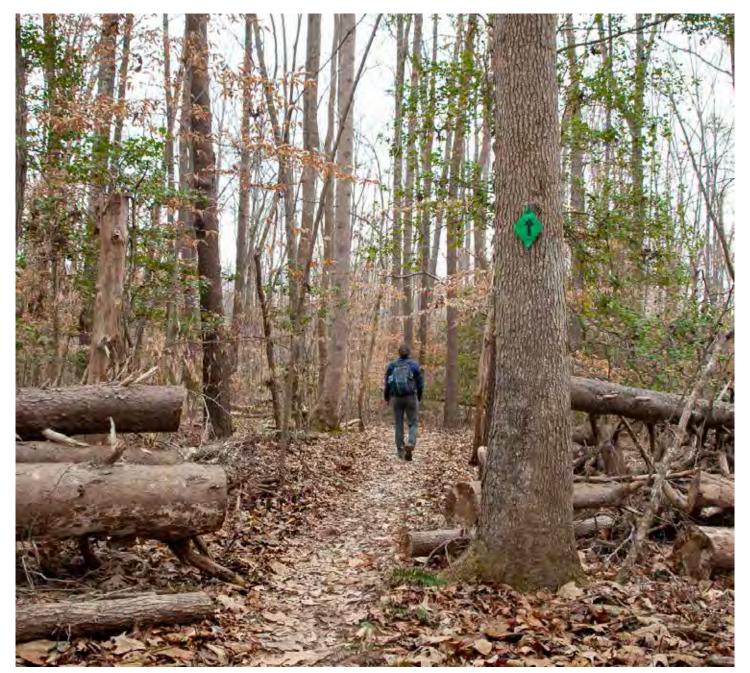
- Restrooms and a concession stand are provided but need improvements.
- Bleachers overlooking the ball fields need site angle improvements to better see the ball fields.
- Repair existing picnic shelters and install new ones as needed.



Figure 24: Formalize existing paths or "goat trails" from adjacent fields



Figure 25: Formalize existing paths or "goat trails" from adjacent schools



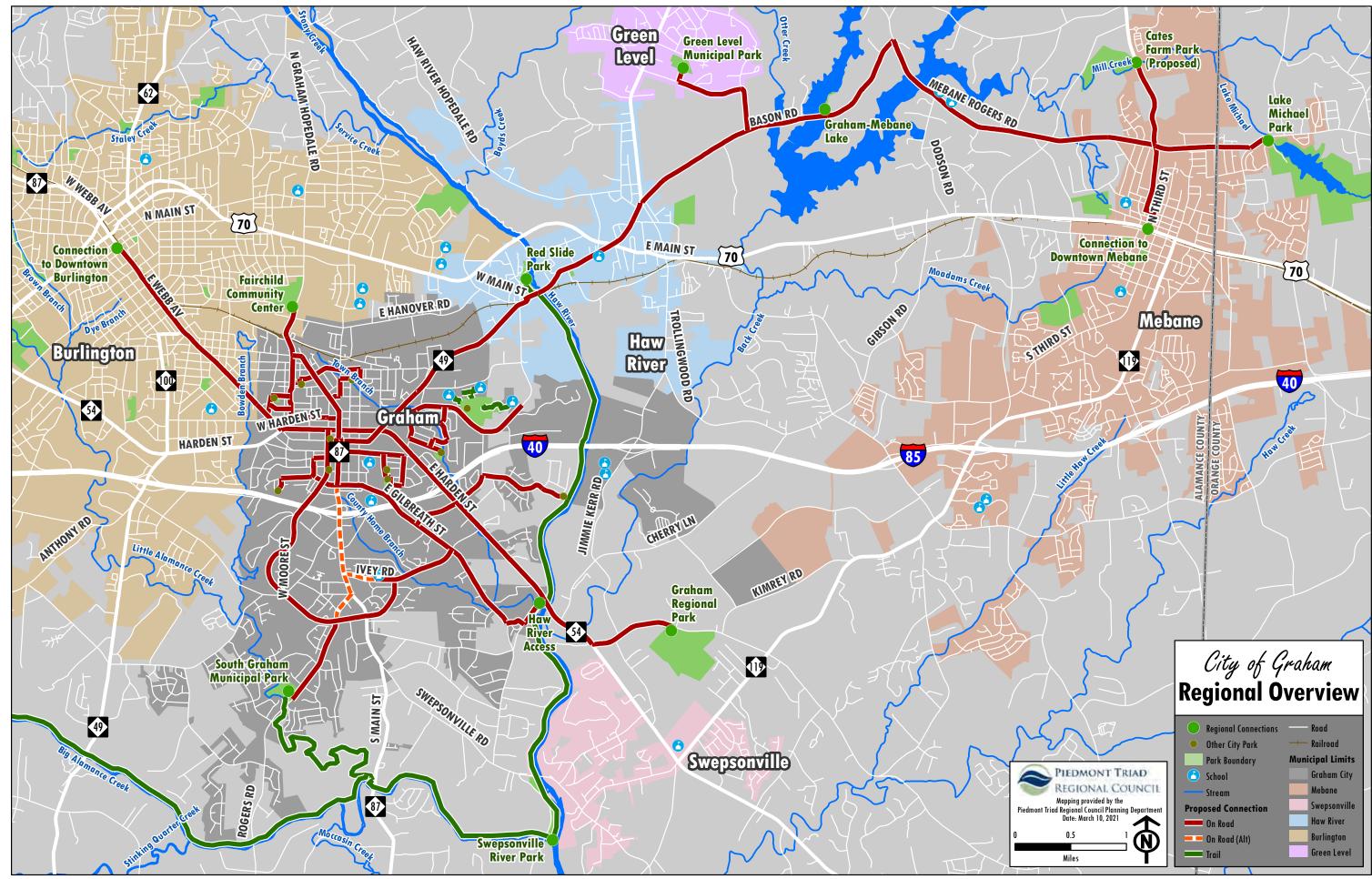
The Haw River Trail is being developed to follow over 70-miles from Haw River State Park to Jordan Lake State Recreation Area.

## **Potential Active Transportation Network**

This plan acknowledges that physical activity should not be confined to just designated parks. An active transportation network, that focuses on bicyclists and pedestrians, expands the opportunities available for moving people around the city. As a recommendation of this plan, the City of Graham should undertake a detailed study to determine the best routes that meet both the recreational and transportation needs for both residents and visitors. The following map should be a starting point in this discussion, as any proposed active transportation network should include safe connections to existing and new recreation and parks facilities. A more detailed planning study can determine route directions, facility design recommendations, placement of comfort amenities and lighting, wayfinding, and lastly an implementation plan for project phasing.

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Map 8: Active Transportation





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Re	City of Graham ecreation Inventory Matrix	Parks & Open Space	Bill Cooke Park	Graham Regional Park	Johnson Ave. Field	Greenway Park	Harman Park	Haw River Access <sup>4</sup>	Graham-Mebane Lake³	Marshall St. Park	Oakley St. Park	South Graham Municipal Park	Community/Recreation Sites	Graham Civic Center	Graham Recreation Center	Graham Historical Museum	Maple St. Center	School	Graham Middle School Athletic Complex <sup>1</sup>	South Graham Elementary School <sup>2</sup>	North Graham Elementary School <sup>2</sup>	Ray Street Academy <sup>1</sup>
	Active Recreation	SUM	25	8	1	2	1	2	7	2	3	14	ļ	6	21	3	5		9	1	1	1
	Baseball Fields	5	3		1														1			
	Softball Fields	1											ļ						1			
	Soccer Fields	1											ļ		_				1			<u> </u>
	Indoor Basketball Court	2											ļ		2							Ļ,
	Outdoor Basketball Court	3	1									1	ļ									1
	Tennis Courts	8	6									2	ļ		4							-
	Indoor Volleyball Court	3										2	ļ	4	1							-
	Sand Volleyball Court	3											ļ	1	3							
	Pickleball Courts Batting Cages	3	2										ļ		3				1			-
		12	1	2		1	1			1	1	1	ł	1	1					1	1	
	Playgrounds	5	1	1		-	1			1	1	1	ł		1				1		1	-
	Walking Track Football Fields	1	-										ł						1			-
		0											ł									-
	Multi-purpose Fields Swimming Pool	0											ł									-
		1											ł		1							-
	Weight Training	0													1							-
	Skate Park	2											ļ				2					
	Exercise Classes	0											}				2					-
	Golf												ł								<u> </u>	<del>                                     </del>
إب	Skating	0											}									-
S	Splash Pad	0											ļ									
IVITY/SPORT/PURPOSE	Outdoor Center	0											l								<u> </u>	<u> </u>
5	Passive Recreation		_	ı		ı	ı			ı			ī				1					Т
٩	Dog Park	1	1										ļ									
Ħ	Farmers Market	0	_									_	}									-
6	Nature Trails	2	1									1	ļ									-
Š	Lake/Pond	1							1													<u> </u>
$\simeq$	Fishing	1							1				ļ									
$\mathbf{E}$	Boat Access	2		<u> </u>		<u> </u>		1	1				•									
≥	Open Green	6	1	1		1				1	1	1	ļ									
ACT	Shuffleboard Courts	2													2							
ď	Bocce Ball Courts	0	ļ	ļ		ļ							<b> </b>		_							<u> </u>
	Horseshoe Pits	2	<u> </u>	<u> </u>		<u> </u>							ļ		2						<b>-</b>	<u> </u>
	Community Garden	0	ļ	ļ		ļ	ļ			ļ			1								<u> </u>	<u> </u>
	Camping	0		-				<u> </u>					ļ								<u> </u>	<u> </u>
	River Access	1		<b> </b>		<b> </b>		1					ļ									<del>                                     </del>
	Disc Golf	0											l									
	Supporting Features	1 -	I -	1 -		1	1	_		1			ī	-								
	Picnic Shelters	8	2	2					1			2	ļ	1								-
	Restroom Locations	11	2	2		<b> </b>	<b> </b>		1	<b> </b>		1	}	1	1	1	1		1		<u> </u>	<u> </u>
	Community Building	4	<b> </b>	<b> </b>		<b> </b>	<b> </b>			<b> </b>			}	1	1	1	1				<u> </u>	<u> </u>
	Meeting Rooms	4											ļ	1	2		1					-
	Gym	2	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>			<u> </u>			1		2						<b></b>	
	Stadium/Grandstand	1	<u> </u>										ļ						1			<u> </u>
	Equipment Rental	2	ļ	ļ		ļ	ļ		1	ļ			1		1						<u> </u>	<u> </u>
	Amphitheatre	0		<b> </b>		<b> </b>							ļ									<u> </u>
	Concessions	3	1	<b> </b>		<b> </b>									1				1		<u> </u>	<u> </u>
	Auditorium	0	<b></b>	<b> </b>		ļ							ļ								<u> </u>	Щ
	Stage	0	<u> </u>	<u> </u>		<u> </u>							ļ								<u> </u>	<u> </u>
	Maintenance Building	2	1	ļ		ļ						1	1								<u> </u>	<u> </u>
	Storage Building	4	1						1			1	ļ		1							
	Museum	1											•			1						
	Cabins	1	1										1								<u>_</u>	
	1																					

<sup>&</sup>lt;sup>1</sup> - Joint-use agreement is in place

#### Appendix 2: **Graham Survey**



The City of Graham Recreation and Parks Department is conducting this survey to find out how people feel about the City's recreation and park system, and hear ideas for improvement. When answering the questions, please consider your answers to be on behalf of your entire household. Thank you for your input! By filling out this survey before July 5th, 2019 you are entered into a drawing for a Recreation and Parks \$100 gift card and other

SECTION I. GRAHAM AREA PARKS USE Which park facility do you use and how often? Please circle: Daily (D), weekly (W), monthly (M), or never (N). 1. Graham Regional Park D W M N 2. Bill Cooke Park D W M N 3. Marshall Street Park D W M N 4. Greenway Park 5. Oakley St. Park D W M N 6. South Graham Municipal Park D W M N D W M N 7. Maple St. Center

10. Historical Museum SECTION II. WHAT DO WE NEED? 1. What programs/activities would you like to see

D W M N

D W M N

8. Graham Civic Center

[OPTIONAL] Other

9. Graham Recreation Center

offered at the Recreation Center? Check all that apply. \_ Senior Programs Children & Youth Programs (not athletics) \_\_ Arts & Crafts (all ages) \_\_\_ Afterschool Prgm \_ Athletic Tournaments \_\_ Personal Fitness \_\_ Outdoor Adventure (age 12+) Seasonal Special Events Health, Wellness and Fitness Programs

2. What amenities would you like to see 4. What types of Special Events would you attend? added/renovated to Graham Parks? Please indicate your level of interest for each choice. Number one (1) being least important, and number five (5) being most important.

Additional Parking at Bill Cooke Park 1 2 3 4 5 Shelter Improvements at Bill Cooke Park 1 2 3 4 5 Improve Restrooms at Bill Cooke Park 1 2 3 4 5 Multi-purpose Room and Kitchen Improvements at the Recreation Center 1 2 3 4 5 Update Volley Ball Courts at South Graham Municipal 1 2 3 4 5

3. What facilities would you like to see added to Graham Regional Park. Please indicate your level of interest for each choice. Number one (1) being least important, and number five (5) being most important.

Please rank special events below. Number one (1) being least important, and number three (3) being most important.

1 2 3 Outdoors Day 1 2 3 Movies in Park 1 2 3 Adult Egg Hunt 1 2 3 Lake Event 1 2 3 Child Egg Hunt 1 2 3 Pumpkin Bash 1 2 3 July 4<sup>th</sup> Event 1 2 3 Ice Skating 1 2 3 Live Music 1 2 3 Slice of Summer [OPTIONAL] Other:

5. Do you feel that Graham Recreation and Parks adequately serves the following ages?

\_\_Yes \_\_No Pre-School Yes \_\_No Elementary \_\_No Middle School \_\_Yes \_\_No High School \_\_Yes \_\_No Young Adult \_\_No Families \_\_Yes \_\_No Active Adults [OPTIONAL] Why? \_

6. I would be in favor of new or expanded financial methods to help fund recreation and parks expansions and renovations? Check one.

Agree	Undecided	Disagree

SECTION III. HOW DO YOU RECREATE?

Please check recreation activities in which members of your

household currently partice all that apply.	ipate, regardless of location. Cl
1. Games & Activities  Ultimate Frisbee Miniature Golf Shuffleboard Cornhole Trivia [OPTIONAL] Other	Disc Golf Horseshoes Table Tennis Yard Games
2. Arts Art/Craft Shows	Concerts

\_\_ Drama/Theater \_\_ Outdoor Drama \_ Museum Programs \_\_ Library Events Ceramics/Pottery

[OPTIONAL] Other\_

3. Adult Athletics	4. Youth Athletics	9. Fitness Activities		SECTION V. ABOUT YO				
Base/Softball	Base/Softball	Teen Fitness Program	Trail Activities	1. Please indicate the r				
Basketball	Basketball		Senior Activities	group in your househo				
Soccer	Soccer		Aerobics	ages that apply.				
Volley Ball	Volleyball	Biggest Loser Program		0-910-19				
Tennis	Tennis	Circuit Training	Fitness Activities	40-49 50-59				
Golf	Golf	Weight Lifting	Wellness Training	80-84 85+				
Indoor Soccer	Football	Mommy & Me		2. Male Female				
Flag Football	Lacrosse							
[OPTIONAL] Other	[OPTIONAL] Other	[OPTIONAL] Other		3. Zip Code:				
5. General Athletics		10. Special Events		4. When you hear or se				
Swimming	Cheerleading	Seasonal Events	Halloween Events	first word that comes t				
Bowling	Skating Rink	4th of July Events	Egg Hunt	on the line below				
[OPTIONAL] Other		Wine Events	Corp. Health Fairs					
6. Outdoor Pursuits		Senior Health Fairs	Senior Games	Word:				
Gardening	Kite flying	5k/10k Run Events	Music Events	5. What is your househ				
Cruise in Car Show	Botanical	Street Fairs	Farmer's Markets	less than \$15,000				
Camping	Picnicking	Downtown Events		\$15,000 - \$25,000				
Nature Parks	Open Space							
Spectator Sports	Playgrounds	[ОРТІОNAL] Other		\$25,000 - \$35,000				
Bird Watching	Butterfly	SECTION IV. TRAIL USE		\$35,000 - \$50,000				
Nature Activities	Mountain Biking	1. How important to you are	the following trail uses?	6. What is the best way				
Walking	Canoe/kayaking	Please rank your choices below.	Number one (1) being least	activities? Check one.				
Rock Climbing	Fishing	important, and number five (5)	being most important.	Text				
Hiking Trails	Horseback Riding	Walking or Hiking	1 2 3 4 5	Social media (facebo				
Jogging	Skateboarding	Mountain Biking	1 2 3 4 5	Radio [OPTI				
Rollerblading	Tubing	Equestrian	1 2 3 4 5	The automorphism and the second state of the s				
Road Bicycling		Bicycling on Multi-Use Trails	1 2 3 4 5	Thank you for participa				
[OPTIONAL] Other		On-Street Bicycle Lanes	1 2 3 4 5	input will help shape				
7. Instructional Classes				parks in Graham for ye				
Scuba	Kayak	[OPTIONAL] Other		If you would like an upo provide your contact info				
Dance	Spin Class	2. What are the most import	ant factors for determining	Name:				
Water Aerobics	Life Guard	locations of new trails? Ple	locations of new trails? Please rank your choices below.					
CPR	Gymnastics	Number one (1) being least im	portant, and number five (5)	Address:				
Aerobics/Pilates/Yoga	Quilting/Knitting	being most important.		Town/State/Zip:				
Arts & Crafts	Ceramics	Connects to existing trails	1 2 3 4 5	Email Address:				
Music		Connects to existing parks	1 2 3 4 5					
[OPTIONAL] Other		Addresses safety concerns	1 2 3 4 5	Please return survey to				
8. Recreation Center Progr	ams	Connects to schools	1 2 2 1 5	City of Graham, 201 S N				

Connects to schools

TOPTIONAL! Other

Connects to downtown

\_\_ Senior Adult Activities

\_ Group Exercise Classes \_\_ Summer Camp

Teen Adventure Camp \_\_\_[OPTIONAL] Other

CTION V. ABOUT YOU
Please indicate the <i>number</i> of people from each age
oup in your household. Please enter a number for all

es that apply.			
0-9	10-19	20-29	30-39
40-49	50-59	60-69	70-79
00 04	OE+		

2. Male	Female	Other			
80-84	85+				
	50 55		05	, 0	,,

ee the word Graham, what is the

Word:							
5. What is your household Income?							
less than \$15,000	\$50,000 - \$75,000						
\$15,000 - \$25,000	\$75,000 - \$100,000						
\$25,000 - \$35,000	>\$100,000						
\$35,000 - \$50,000							
6. What is the best way	to notify you of programs a						

\$35,000 - \$50,000	
<ol><li>6. What is the best way to activities? Check one.</li></ol>	notify you of programs an
Text	Email
Social media (facebook	, etc.) Newspaper

Radio	[OP	TIONAL] C	Other		
ank you fo	or particip	ating i	n this survey	. Your valu	able
out will h	elp shape	the i	recreational	programs	and
ulea im Cua	haus fau				

If you would like provide your conta	an update or further information, part information.	ple
Name:		
Address:		
Town/State/Zip:_		
Fmail Address		

Please return survey to:
City of Graham, 201 S Main St #357, Graham, NC 27253 OR: Drop off at: Graham Recreation Center
OR: Drop off at: Graham Recreation Center
OR: Fill out online at: www.surveymonkey.com/r/grahamre

1 2 3 4 5

1 2 3 4 5

 $<sup>^{\</sup>rm 2}$  - Policy adopted by ABSS to provide public access to playgrounds after school hours

<sup>&</sup>lt;sup>3</sup> - City of Mebane is a 50/50 partner in expenses and revenues but the City of Graham independently operates the lake.

 $<sup>^{\</sup>rm 4}$  - MOU with Alamance County Rec. & Parks to provide planning and general oversite

#### Appendix 3: Express Survey (English and Spanish)

The City of Graham Recreation and Parks Department is conducting this survey to find out how people feel about the City's recreation and park system, and hear ideas for improvement. When answering the questions, please consider your answers to be on behalf of your entire household. Thank you for your input!  SECTION I. GRAHAM AREA PARKS USE Which park facility do you use and how often? Pleas circle: Daily (D), weekly (W), monthly (M), or never (N). 1. Graham Regional Park D W M N 2. Graham-Mebane Lake D W M N 3. Bill Cooke Park D W M N 4. Marshall Street Park D W M N 5. Greenway Park D W M N 6. Oakley St. Park D W M N	adequately serves the following ages?  _Yes _No Pre-School  _Yes _No Elementary  _Yes _No Middle School  _Yes _No High School  _Yes _No Young Adult  _Yes _No Families  _Yes _No Active Adults  _Yes _No Senior Adults  _OPTIONALJ Why?	Outdoor EducationSkills/HobbiesFitness Classes Health/Nutrition
7. South Graham Municipal Park D W M N  8. Maple St. Center D W M N	Contents Drama/Theater Art/Craft Classes  [OPTIONAL] Other	\$25,000 - \$35,000\$100,000 \$35,000 - \$50,000
9. Graham Civic Center D W M N 10. Graham Recreation Center D W M N 11. Historical Museum D W M N SECTION II. WHAT DO WE NEED?	Athletics  Base/Softball Soccer Basketball Volleyball Tennis/Pickleball Swimming  [OPTIONAL] Other	What is the best way to notify you of programs and activities? Check one. TextEmailSocial media (facebook, etc.)NewspaperRadioIOPTIONALI Other
What amenities, facilities, or program/activities would you like to see added/renovated to Graham Parks?  Option 1:  Option 2:  Option 3:	Outdoor Pursuits  Hiking Fishing Biking Water Activities Camping Picnicking  [OPTIONAL] Other	Thank you for participating in this survey. Your valuable input will help shape the recreational programs and parks in Graham for years to come. If you would like an update or further information, please provide your contact information.  Name:  Address:  Town/State/Zip:
	Signer and Crohom Decreation and Darks since	Email Address:

El Departamento de Parques y R Ciudad de Graham está realizand aprender cómo se siente la gente parques y recreación de la Ciudac para mejorarlo. Cuando responda considere que sus respuestas est familia. ¡Gracias por su aporte!	o esta encuesta para del sistema de , y escuchar ideas a las preguntas,	¿Siente que Graham Recreation and Parks sirve adecuadamente a las siguientes edades?  _Si _No Preescolar _Si _No Elementary _Si _No Secundaria _Si _No High School _Si _No Joven Adulto _Si _No Familias	Educación al aire libre Habilidades / AficionesClases de acondicionamiento físicoSalud / nutriciónOPCIONALI OtroEventos especialesEventos de temporadaEventos del centroEventos al aire libreEventos de salud
SECCION I. USO DE LOS PARQUES	DE LA ZONA GRAHAM	SiNo Adultos Activos	
¿Qué parque utilizas y con qué fre un círculo: Diario (D), Semanal (S) Nunca (N).	cuencia? Marque con	SiNo Persona Mayor [OPCIONAL] Porque?	[OPCIONAL] Otro
1. Graham Regional Park	D S M N	SECCION III. ¿CÓMO SE RECREA?	en su hogar. Por favor ingrese un número para todas la edades que aplican.
2. Graham-Mebane Lake	D S M N	Por favor verifique las actividades recreativas en las que los miembros de su hogar participan actualmente o les gustaría	0-910-1920-2930-39
2. Bill Cooke Park	D S M N	participar. Marque todo lo que corresponda.	40-49 50-59 60-69 70-79 80-84 85+
3. Marshall Street Park	D S M N	Juegos y actividades	Hombre Mujer Otro
4. Greenway Park	D S M N	Ultimate Frisbee Disc Golf Mini Golf Herraduras	Codigo Postal:
5. Oakley St. Park	D S M N	[OPCIONAL] Otro	¿Cuál es el ingreso de su hogar?
6. South Graham Municipal Park	D S M N	Artes	Menos de \$15,000
7. Maple St. Center	D S M N	Muestra de Arte / Artesanía Conciertos	\$15,000 - \$25,000
8. Graham Civic Center	D S M N	Drama / Teatro Arte / Clases de artesanía	\$35,000 - \$50,000
9. Graham Recreation Center	D S M N	(OPCIONAL) Otro	¿Cuál es la mejor manera de notificarle sobre
10. Historical Museum	D S M N	Atletismo Base / Softbol Fútbol	programas y actividades? Marque uno.  Texto Email
SECCION II. ¿QUÉ NECESITAMOS: responda a las tres (3) categoría solo una (1) de las categorías.		Baloncesto Voleibol Tenis / Pickleball Natación	Medios sociales (facebook, etc.) Periodico Radio [OPCIONAL] Otro
¿Qué servicios, instalaciones o p le gustaría que se agregaran o i Parks?	enovaran en Graham	Actividades al aire libre  Senderismo Pesca Ciclismo Actividades acuáticas Camping Picnic	Gracias por participar en esta encuesta. S desea una actualización o información adicional, ponga su información de contacto. Name:
Programa/Activitad 2:			Address:
Programa/Activitad 3:		[OPCIONAL] Otro	Town/State/Zip: Email Address:

Appendix 4: Focus Group Results

## Focus Group Results

Focus Groups were administered and revealed a number of details about the City of Graham and the Recreation and Parks Department

#### **List of Focus Groups**

- Staff
- Coaches & Volunteers
- ABSS
- Church and CSOs
- Senior
- Lake

#### Coaches and Volunteer Focus Group

What do you think of first when you hear Graham Recreation? What about Graham Parks?

- Athletics
- Community Program
- Outdoor Activities

Which of the following recreation categories interests you the most?

- Athletics
- Special Events
- Outdoor Pursuits

How satisfied are you with the quality of Recreation in Graham?

Blue, somewhat satisfied

What should be added and where? What is needed to achieve this?

- Activities for Youth Aged 14+
- Committee for Specific Athletics /or/ Coaches
- Coach, Staff, and Volunteer Education Materials

What are the strengths of Recreation in Graham?

- Staff provide great support
- The push to add more programs and events is great!
- The summer concert series

What are the weaknesses of Graham Recreation and Parks?

- Coach Training
  - Specifically when it relates to safety issues such as heat exhaustion.
- The 'stacking' of scheduled activities.
- Need to have recruitment tool for volunteers and coaches.

What are the developing key issues?

- Keeping up with growth.
- Current state of infrastructure.
- Lack of education among coaches and volunteers.

What portions of the community are underserved?

- 14+ age group
- Children with disabilities

Focus Group Results 1

Graham Recreation and Parks Master Plan

Appendix

#### How effective is Graham Recreation in seeking feedback?

- Seek feedback, but lack of follow-through.
- Coaches suggested a pre & post season meeting

#### What partners or institutions need to be involved?

- National Federation of State High School Associations
- Dick's Sporting Goods
- Burlington for coach and volunteer training

#### Alamance Burlington School System Focus Group

#### What is working well between ABSS and Graham Recreation and Parks?

- Good relationship and room to improve the relationship.
- The use of resources to accomplish the same goals || Joint use agreement

#### What would you change about current collaboration?

- Expand communication capacity to meet unmet needs
- More communication between ABSS Athletics Director and Graham's
- More opportunities to share and strategize resource allocation

#### What are developing key issues/threats?

- Need formalized open space and multi-sport fields within Graham
- Lack of access to fields outside of operating hours and both school and municipal level.

#### What partners or institutions need to be involved to ensure success?

- Mebane
- Impact Alamance
- Cone Health
- Elon University Dr. Book
- Glenn Raven
- Lab Corps
- Samet Construction Rick Davenport
- Public Private Partnership Recreation Center

#### Church and Community Service Organization Focus Group

#### What do you think of first when you hear Graham Recreation? What about Graham Parks?

- Meeting people's needs.
- Hidden assets.
- Events.

#### Which of the following recreation categories interests you the most?

- Outdoor Pursuits
- Passive Recreation
- Accessible Recreation

#### How satisfied are you with the quality of Recreation in Graham?

• Blue, somewhat satisfied

#### What should be added and where? What is needed to achieve this?

- · Graham needs to discover its 'third place'
- Maintenance of all the facilities.
- Soccer Fields!

#### Focus Group Results

#### What are the strengths of Recreation in Graham?

- Leadership and Staff
- Affordability
- Strong direction

#### What are the weaknesses of Graham Recreation and Parks?

- Capitalizing off the diverse populations in Graham and Alamance County
  - Specifically the Hispanic population
- Language access elements and lack of bilingual material
- Sense of safety for marginalized communities

#### What are the developing key issues?

- Lack of soccer features and ability to meet demands.
- Lack of opportunities for Church and CSO involvement.
- Need to protect outdoor resources.

#### What portions of the community are underserved?

- Hispanic and African American.
- Senior citizens.

#### How effective is Graham Recreation in seeking feedback?

- Somewhat effective
- Potential for a community forum?
- Need clear contact procedure and instructions to solicit input from users.

#### What partners or institutions need to be involved?

- Farmers & Markets
- County & Municipal Recreation Departments

### Senior Focus Group

**Focus Group Results** 

#### What do you think of first when you hear Graham Recreation? What about Graham Parks?

Fellowship; sports; wii games; dominoes; entertainment; running; enjoyment; availability.

## What are the strengths & weaknesses of the Recreation and Parks Department that should be continued/addressed?

- Strengths include: fellowship, availability, helping people, and current contributions.
- Weaknesses include: equipment upkeep; lack of activities for older adults and youth; lack of accessible activities for seniors; lack of funding for Bingo.

How effective is this Graham Recreation and Park Department in seeking feedback from the community and users on improving its performance? (*Use Green, Red or Yellow Sign*)

• Not much connection; need to tap into what the seniors need. Red

#### What partners or institutions need to be involved to ensure success?

- A partner should be identified for transportation needs.
- There should be more local business donations.
- Should partner with an organization that provides programs for seniors.
- Could partner with an organization to locate designated senior space for meeting and get together.

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#### Appendix

#### Lake Focus Group & Fall 2018 Survey

#### What are the strengths & weaknesses of GML?

- Community feedback feels unmet
- Lack of boating and fishing educational offerings
- The current parking demands have unmet needs

#### What are developing key issues at GML?

- The Growth of the region and GML's capacity.
- No boating audit materials.
- Status and Capacity demands of boat ramps

#### What partners or institutions need to be involved?

- NC Fish and Wildlife
- Partner for Maintenance
- Grant Specialist for Funds

#### Fall 2018 Survey (in order of importance)

- During bass spawn make catch and release policy for all bass at point of catch
- Better, softer bunks around docks
- Docks need updating (repairs, extensions, etc.)
- Repair ramps
- Open and close later in all months and all days
- Move shed and van
- Limit organized bass fishing tournaments

Posted question:

Appendix 5:

What would you like to see at the Lake? Help us make plans for the future.

(Write a note. Be as general or specific as you'd like.)

#### RESPONSES FROM SEPTEMBER-NOVEMBER 2018:

2018-2019 Lake Improvement Comments

Open and close later in all months

**Lake Improvement Comments** 

Open and close later in all months

Open earlier in the months of May, June, July, and August and close later

Employee barbecue. Tim, Roger, James

Open earlier and close later, open earlier on Sunday [original, plus starred, plus checked-marked, plus signature = 4 comments?]

Open early on Sunday

Later closing times!

Crappie tournament

Open early in May, June, July, Aug., and Sept. and on Sunday and close later

Open early on Sunday. Open early in May, June, July, and August and close later

Open early on Sunday

During bass spawn, (mid April – mid June) CATCH AND RELEASE ALL Bass at point of catch

May, June, July, August open @ 6:00

Carp Tournament too

1) Repair ramps 2) Move shed and van

Allow more boats in Bass Tournaments. Have more tournaments

NO organized bass tournaments year round

Open all year

Better, softer bunks around docks

Longer Docks with T on end (arrow)

Sandy bottom here (arrow)

(Arrow) Move no parking signs over to 3 ft. off road surface

Need walking trail

Dock need work, Bathroom = Bridge II Sports <a href="www.bridge2sports.org">www.bridge2sports.org</a>; Ashley Thomas, Beyond ADA, 919 452-4147; (kayak ramp new plate drawing) [Three notes from same person]

Focus Group Results

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#### **Lake Improvement Comments**

#### Spring/Summer Comments 2019 (February – July)

Rent John boats like all the other lakes do

Need John Boats!! Please, as soon as possible!!

Open earlier close later more bank and boat catfish and bass tournaments

New seawall, 2 story marina building, more parking

Put another Portapotty on backside near last pier area

More Lake tournaments. Bass + Catfish Like Both Bank + Boat.

Allow more boats in bass tournaments 25 to 30 boats

Have a Crappie tournament with 35 or 40 Boats Please

Up the numbers of boats in tournaments to 35 or 40 Boats

Would love to fish here but you don't have any Jon Boats You have all kinds of kayaks but don't care about people who wants to fish out of a Jon boat

Need JonBoats to fish out of.

Need Jon Boats to rent

Please Please Please Get us some John boats Canoes are not for us 250 lbs'ers

#### Appendix 6: Existing Facilities Audit

#### **Facility Audit**

A field audit of existing recreation sites owned or operated by the City of Graham will be conducted as part of the Recreation & Parks Comprehensive Plan. The audit is conducted jointly by PTRC and local recreation staff that rate the characteristics and conditions of each park facility in the following categories:

Natural Areas	This category includes open play fields and undeveloped areas within the park boundaries.				
Leisure Facilities	This category includes facilities such as picnic shelters, playgrounds and other non-competitive, man-made features.				
Recreation Facilities	This category includes facilities such as ball fields, courts and other active facilities.				
Access & Parking	This category includes pedestrian, bicycle and vehicular linkages to and through the site, and supporting parking facilities.				
Comfort & Amenities	This category includes tangible elements including restrooms, staff offices, maintenance facilities and other support services located within the park site and intangible elements including general patterns of use, visual quality and overall experience.				

Opportunities	This category includes the consideration
	and identification of recreation
	improvements at each site.

Facility conditions were rated on a scale of 1-5, with 1 being highest and 5 being lowest. Individual park assessment worksheets can be found in the Appendix.

#### Summary

#### **General Impressions**

#### Summary

#### **Audit Rating Summary**

Park	Natural Areas	Leisure Facilities	Recreation Facilities	Access & Parking	Comfort & Amenities	Opportunities

#### City of Graham Facility Audit

Park Site:						Date of Field Visit:
Natural Areas	Ratin	g				Description/Comments
Undeveloped areas are present	1	2	3	4	5	
Undeveloped areas appear to be well managed	1	2	3	4	5	
Appropriate plant materials are in use	1	2	3	4	5	
Invasive, non-native plants appear to be minimal	1	2	3	4	5	
The location and appearance of undeveloped areas are visually appealing	1	2	3	4	5	
Open play fields are provided	1	2	3	4	5	
Open play fields appear to be well managed	1	2	3	4	5	
Open play fields support a variety of uses	1	2	3	4	5	
Open play fields are of adequate size	1	2	3	4	5	
	Aver	age	e Ra	ting:		
Leisure Facilities	Ratin	g				Description/Comments
Picnic shelters are provided	1	2	3	4	5	
Picnic shelters provide appropriate seating and amenities (electrical, grills, etc)	1	2	3	4	5	
Playground(s) are provided	1	2	3	4	5	
Playground(s) appear to be well maintained	1	2	3	4	5	
Playground(s) provide adequate surface material and depth	1	2	3	4	5	
Playground(s) provide age appropriate equipment	1	2	3	4	5	
Playground (s) provide accessibility to a wide range of users and abilities	1	2	3	4	5	
Playground(s) provide adequate safety signage	1	2	3	4	5	
Playground(s) appear to comply with ASTM and CPSC standards	1	2	3	4	5	

Park Site:						Date of Field Visit:
	Average Rating:			ting:		
Recreation Facilities						Description/Comments
Outdoor recreation facilities are provided	1	2	3	4	5	
Indoor recreation facilities are provided	1	2	3	4	5	
Facilities appear to be well maintained	1	2	3	4	5	
Facilities appear to be well managed	1	2	3	4	5	
Facilities appear to be frequently used	1	2	3	4	5	
There are a variety of facilities to choose from	1	2	3	4	5	
Facilities are of adequate size to support desired uses and minimize user conflicts	1	2	3	4	5	
Facilities support programming needs	1	2	3	4	5	
	Ave	rage	e Ra	ting:		
Access & Parking	Ratii	ng				Description/Comments
Park site is connected to existing sidewalk system and can be easily reached on foot	1	2	3	4	5	
Park site can be easily reached by bicycle	1	2	3	4	5	
Park site can be easily reached by vehicle	1	2	3	4	5	

Park Site:						Date of Field Visit:
Internal access to park facilities is adequate and	1	2	3	4	5	
handicapped accessible						
Internal walkways are well maintained and of	1	2	3	4	5	
adequate width						
Vehicle parking areas are well delineated and	1	2	3	4	5	
adequately sized						
Bicycle parking is well delineated and adequately	1	2	3	4	5	
sized						
Parking locations do not detract from the park site	1	2	3	4	5	
All parking areas appear to be well maintained	1	2	3	4	5	
All parking areas feel safe and secure	1	2	3	4	5	
Adequate handicapped parking is provided	1	2	3	4	5	
	Ave	rage	Rat	ing:		
Comfort & Amenities	Ratin	ng				Description/Comments
Seating is provided and appears to be inviting and	1	2	3	4	5	
Seating is provided and appears to be inviting and easily accessed	1	2	3	4	5	
	1	2	3	4	5	
easily accessed						
easily accessed Guest amenities are provided and appear well						Crowded, need more office space
easily accessed Guest amenities are provided and appear well maintained and easily accessed	1	2	3	4	5	Crowded, need more office space
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided	1	2	3	4	5	Crowded, need more office space  More lighting for ball fields
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided are adequate and appear well maintained	1	2	3	4	5	·
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided are adequate and appear well maintained The park has adequate lighting that is well	1	2	3	4	5	·
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided are adequate and appear well maintained The park has adequate lighting that is well maintained	1	2 2 2 2 2	3 3 3 3	4 4	5 5 5	·
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided are adequate and appear well maintained The park has adequate lighting that is well maintained The park appears clean and well maintained	1	2 2 2 2 2 2 2	3 3 3	4 4 4	5 5 5 5	·
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided are adequate and appear well maintained The park has adequate lighting that is well maintained The park appears clean and well maintained The park is busy throughout the day	1 1 1 1 1 1	2 2 2 2 2 2 2 2	3 3 3 3 3 3	4 4 4 4	5 5 5 5	·
easily accessed Guest amenities are provided and appear well maintained and easily accessed Staff offices and maintenance facilities provided are adequate and appear well maintained The park has adequate lighting that is well maintained The park appears clean and well maintained The park is busy throughout the day The park feels safe	1 1 1 1 1 1 1	2 2 2 2 2 2 2	3 3 3 3 3	4 4 4 4 4	5 5 5 5 5	·

Park Site:		Date of Field Visit:
	Average Rating:	
Opportunities		
What do you like best about this park?		
*		
*		
What 5 things would you do to improve the park shor	t-term?	
*		
*		
*		
*		
What 5 things would you do to improve the park long	g-term?	
*	,	
*		
*		
*		
<u> </u>		
What opportunities exist for community partnerships?	,	
*		
*		

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#### Appendix 7: Inclusion Policy Template



## **Inclusion Policy Template**

Use this template as a blueprint for creating your agency's inclusion policy. To use the template, replace yellow highlighted text with information specific to your agency. Make sure yellow highlight and brackets are removed from final document. You should delete this cover page before finalizing your policy. For help completing this template, please refer to the Parks for Inclusion Guidelines for Developing an Inclusion Policy at <a href="https://www.nrpa.org/parksforinclusion">www.nrpa.org/parksforinclusion</a>



Inclusion Policy Template

## [Policy Name]

#### Introduction

[AGENCY NAME] is committed to creating and promoting inclusion across all public spaces, places, facilities and programs that the department manages. Through the [POLICY NAME] and supporting practices, we aim to ensure that everyone has access to the benefits of quality parks and recreation, including [INSERT TARGET AUDIENCES--those who have been historically marginalized, including those with a physical or cognitive disability, the LGBTQ community, racial and ethnic minorities, and new Americans, or refugees and immigrants].

[AGENCY NAME] defines inclusion [INSERT DEFINITION OF INCLUSION--as the process of including all persons, regardless of their ethnic origin, socioeconomic level, color, language or abilities].

#### **Policy Goals**

[POLICY NAME] outlines [AGENCY NAME] approach to ensuring inclusive environments and equitable opportunities for all community members in local parks and recreation.

This policy ensures that:

- Community members utilizing our facilities, programs and services have equitable and appropriate access to programs and services, regardless of ability, race, age, sexual orientation, gender identity, religion or country of origin.
- Site staff, community partners and stakeholders engage in the support of all community members and promote inclusive behaviors in park and recreation facilities and in public spaces throughout the community.
- [AGENCY NAME] establishes and maintains an organizational infrastructure for management, oversight, implementation, communication about and monitoring of the policy and its established goals and objectives.
- [AGENCY NAME] will continuously measure and improve inclusive practices.
- [INSERT OTHER GOALS]

This policy applies to all community members, staff, and sites in [AGENCY NAME].

#### Staff Training

[AGENCY NAME] staff will regularly participate in trainings grounded in effective training models using evidence-based content. Training will be comprehensive (covers multiple topics), based on credible research and delivered by qualified personnel. All new staff members will be quickly oriented to inclusive policies and practices.

[INSERT TRAINING PLAN AND TRAINING PARTNERS]

#### **Organizational Support**

Inclusion Policy Template

[AGENCY NAME] and staff will put in place organizational supports that create a social environment (including positive relationships among staff, youth, families and community) that encourages all to be inclusive. This includes:

#### Staff

Demonstrating an attitude of inclusion, including nondiscriminatory language and actions

Determining and addressing any potential unintended outcomes of activities, programs or parks to ensure that they do not limit participation or cause worse outcomes based on ability, age, sexual orientation, identity, religion or country of origin

Providing educational materials about inclusion to all constituents at community events

Sharing and discussing practices during community meetings

#### **Agency**

Developing an advisory group and/or community network of groups that support inclusive behaviors in the community

Assessing agency hiring practices to ensure staff is representative of the diverse community and is an equal-opportunity employer

#### **Communications**

Providing positive messages about diversity and inclusion through written and verbal messaging, posters, pictures and books.

[INSERT OTHER ORGANIZATIONAL SUPPORTS]

#### **Environmental Support**

[AGENCY NAME] will establish environmental supports and practices that promote inclusion for all community members. Examples of environmental supports include:

- Program adaptation for inclusion, depending on the individual needs and abilities of participants
- One-on-one trained staff support throughout the program
- Language interpretation, including but not limited to:
- Sign language interpreters
- Braille
- Language translation services
- Audio/visual support
- Large-print signage
- Accessible transportation
- Built environment enhancements, including modified equipment and ramps
- Gender-neutral restrooms and changing rooms
- Culturally sensitive program hours (i.e., women-only pool hours);
- Signage and additional facility enhancements (artwork, murals, etc.) that promote diversity and inclusion
- [INSERT OTHER ENVIRONMENTAL SUPPORTS]

#### **Continuous Measurement and Improvement**

[AGENCY NAME] will work to continuously improve our equity and inclusion efforts, measuring the effectiveness of this policy through staff and community qualitative and quantitative feedback through meetings, community engagement events, public forums, surveys; and monitoring economic and health indicators. [AGENCY NAME] will establish a communications plan for reporting on progress [INSERT PLAN AND TIMELINE FOR PUBLIC REPORTING].

[AGENCY NAME] will monitor the following indicators to track progress of inclusive efforts:

- Does our agency communicate a vision that values the participation of all people as members of the community?
- Does our agency's improvement plan include inclusive practices with action steps to support implementation?
- Is there adequate, regularly scheduled, ongoing planning time for agency staff to collaborate on inclusive programs and events?
- Does our agency engage the whole community by providing multiple opportunities and modes for participating?
- Are there professional development opportunities for staff regarding inclusive strategies and supports?
- Are community members from targeted populations engaged in programing, utilizing facilities and taking part in future planning conversations?

#### Long-term indicators:

- Are there improvements in health (physical, social, mental) outcomes across targeted populations?
- [LIST OTHER INDICATORS]

#### **Policy Development**

[AGENCY NAME] developed this inclusive policy with the input, engagement and support of key community stakeholders and representatives, including:

[LIST STAKEHOLDERS]

#### Resources

[AGENCY NAME] recognizes that this document is an ever-growing resource and aims to keep it updated on a [TIMELINE] basis. For more on inclusion and equity, we encourage staff and community members to visit [AGENCY WEBSITE] or the National Recreation and Park Association's Parks for Inclusion website, www.nrpa.org/ParksForInclusion.

#### **Glossary**

[AGENCY NAME] provides these definitions for historically marginalized audiences, including those with physical or cognitive disabilities, the LGTBQ+ community, racial and ethnic minorities, and new Americans (refugees and immigrants).

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Individuals with a disability include those with:

- Hearing difficulty (e.g., deaf or having serious difficulty hearing [DEAR])
- Vision difficulty (e.g., blind or having serious difficulty seeing, even when wearing glasses [DEYE])
- Cognitive difficulty (e.g., because of a physical, mental or emotional problem, having difficulty remember, concentrating or making decisions [DREM])
- Ambulatory difficulty (e.g., having serious difficulty walking or climbing stairs [DPHY])
- Self-care difficulty (e.g., having difficulty bathing or dressing [DDRS])
- Independent living difficulty (e.g., because of a physical, mental or emotional problem, having difficulty doing errands alone, such as visiting a doctor's office or shopping [DOUT]
- New Americans include immigrants, refugees and/or noncitizens living in America

LGBTQ community (Lesbian, Gay, Bisexual, Transgender, Queer), defined as:

- Lesbian: A woman who is attracted to other women.
- Gay: A man who is attracted to other men.

**Inclusion Policy Template** 

- Bisexual: An individual who is attracted to both genders.
- Trans: An umbrella term that seeks to incorporate individuals whose gender identities do not
  match their biological sex, for example, someone who is born male-bodied and identifies as a
  woman.
- Queer or Questioning: Individuals who experience fluidity in their experience of sexuality or gender and, therefore, do not identify strictly as LGB or T. The term 'Queer' can also include those who do not identify as either gender.

Racial/Ethnic communities, as defined by the U.S. Census Bureau, are composed of several different race categories — black, American Indian, Asian, Pacific Islander, other, and two or more races. Hispanics are also considered a minority, although Hispanic or Latino, is defined by the U.S. Census Bureau as an ethnicity rather than as a race. Other considerations include religious communities, such as Muslim, that practice cultural traditions based around gender.

## Appendix 8: Funding Opportunities

The following financial options outline opportunities to consider in supporting the capital improvements as well as operational costs associated with managing the system for the future. Some of these funding sources may not be allowed or have never been used but should be considered if appropriate. These funding sources should also be used cautiously as it relates to recreation services. For instance, imposing high fees for recreation facilities may reduce the use of the facilities by marginalized citizens within the City. Marginalized citizen should often be a primary target for recreation services. It should must be noted that fees for library related events, festivals, and programs are inappropriate. G.S. 153A-264 entitles any resident of a county or city that operates or contributes to a public library to free use of the library.

FUNDING SOURCES FOR CAPITAL IMPROVEMENT DOLLARS AND OPERATING COSTS

**Admission Fee:** Some park and recreation systems in the United States have admission fees on a per car or per person basis to access a park that can be used to help support operational costs. This is most applicable in regional parks and sports complexes that service large amounts of people. This fee may also be useful for large events and festivals.

**Business Improvement District:** The fees this mechanism generates are used for public projects, based on the notion that a well maintained public space will increase commerce for local businesses. This is generally used in downtown areas. Business Improvement District funding is managed by a nonprofit corporation created through the city and may help support the development of downtown park features, amenities, and facilities.

**Capital Improvement Fund Purpose:** The purpose of the Park and Recreation Capital Improvement Fund is to allow for the collection of fees, donations, and revenue from vending machines, and to allow for depositing those fees, donations, revenues from vending machines in the fund for future land acquisition or specific capital improvements as may be deemed necessary for future improvement or expansion of the Parks Department.

**Concessions:** Concessions are typically public/private partnerships in which the municipality provides land or space for private commercial operations that will enhance the park and recreational experience in exchange for payments to help reduce operating costs. They often take the form of food service restaurant operations an operations generated at marinas or bait shops.

**Corporate Sponsorships:** Corporations can also underwrite a portion, or all the cost of an event, program, or activity based on their name being associated with the service. Sponsorships typically are title sponsors, presenting sponsors, associate sponsors, product sponsors, or in-kind sponsors. Many agencies seek corporate support for these types of activities. Advertising on recreational facilities and amenities is also a form of corporate sponsorship.

**Developer Cash-in-Lieu of meeting the Open Space Requirement:** Ordinances requiring the dedication of open space within developments to meet the park and recreation needs of the new residents often have provisions allowing cash contribution to substitute for the land requirement.

**Food and Beverage Tax:** These dollars can come from the local community as well as visitors to help pay for a bond to finance future park and recreation related improvements. Food and Beverage Taxes are very well accepted in most communities. Many park and recreation agencies have a 1% food and beverage tax to support land acquisition across the country.

General Obligation Bond: A general obligation bond is a municipal bond secured by a taxing authority to improve

Potential Funding Sources 1

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public assets that benefits the municipal agency involved that oversee some of the parks and recreation facilities in the city. General Obligation Bonds are a tool used by local governments to borrow money. Departments can use revenue generated from the sale of general obligation bonds to fund a park project and repay the bonds and interest with future property tax revenue.

**Impact Development Fees:** These are one-time fees assessed on residential or commercial development based on the theory that growth pays for growth. Revenue generated from impact fees may be allocated to parks. This is a major source of funding for many fast-developing communities.

Land Leases: Many communities across the United States have allowed land leases for commercial retail operations along trails as a source of funding. The communities that have used land leases look for retail operations that support the needs of recreation users of the trails. This includes coffee shops, grill and food concessions, small restaurants, ice cream shops, bicycle shops, farmer's markets and small local business. The land leases provide revenue to maintain the trails and/or to be used for in-kind matching.

**Lease Back:** Lease backs are a source of capital funding in which a private sector entity such as a development company buys the park land site or leases the park land and develops a facility such as a park, recreation attraction, recreation center, pool, or sports complex. This funding source is typically used for recreation and aquatic type facilities, stadiums, and civic buildings.

**Park Land Dedication Fee:** A park land dedication fee requires that a portion of any housing or commercial/industrial development be dedicated to public use, in the form of parks, recreation facilities, playgrounds, etc. Alternatively, the development may pay cash in lieu of a land dedication, which would be put in a special fund and used for future park acquisition.

**Park and Recreation Revenue Revolving Fund:** This is a dedicated fund to be used for park purposes only that is replenished on an ongoing basis from various funding sources such as grants, sponsorships, advertising, program user fees and rental fees within the park system.

**Permit Fees:** This fee is incorporated for exclusive reservations for picnic shelters, sports fields, special events that are for competition tournaments by other organizations who make a profit from the Department owned facilities. Permit fees include a base fee for all direct and indirect costs for the Department to provide the space on an exclusive basis plus a percentage of the gross for major special events and tournaments held on park owned permitted facilities. Alcohol permits may be explored and added to these permits to generate more money. These fees could be applied to a Recreation and Park Revolving Fund to help support park improvements and operations in the future.

**Sale of Development Rights below the Ground:** Some public agencies have sold their development rights next to greenways below the ground for fiber optic lines and utility lines for gas and electric on a lineal foot basis.

**Special Purpose Levies:** Public agencies, including parks can receive funding through a tax levy designated to a specific purpose and generally for a limited period.

**User Fees:** User fees are fees paid by a user of recreational facilities or programs to offset the costs of services provided by Departments in operating a park, a recreation facility or in delivering programs and services.

Potential Funding Sources

**Utility Lease Fee:** Utility lease fees have been used to support parks in the form of utility companies supporting a park from utility easements, storm water runoff and paying for development rights below the ground. This funding source is derived from fees on property owned based on measures such as the amount of impervious surfacing as well as fees from utility companies having access through the park. It is used by many cities to acquire and develop greenways and other open space resources that provide improvements in the park or development of trails. Improvements can include trails, drainage areas, and retention ponds that serve multiple purposes such as recreation, environmental protection, and storm water management.

#### **PRIVATE FUNDING SOURCES**

**Business/Citizen Donations:** Individual donations from corporations and citizens can be sought to support specific improvements and amenities. Crowd funding is used by many park and recreation agencies.

**Estate Donations:** Wills, estates, and trusts may be also dedicated to the appropriate agency for use in developing and/or operating the greenway system

**Greenways Conservation Groups:** Conservation groups adopt green corridors to support the operations and capital costs for specific greenway corridors. These groups raise needed money for designated greenways for capital and operations costs.

**Greenway Fundraising Programs:** Agencies across the United States have used greenways for not-for- profit fundraisers in the form of walks, runs, bicycle races, and special events.

**Greenway Trust Fund:** An increasingly popular strategy is the creation of a trust fund for land acquisition and facility development that is administered by a private greenway advocacy group, or by a local greenway commission. Money may be contributed to the trust fund from a variety of sources, including the municipal and county general funds, private grants, and gifts.

**Local Private-Sector Funding:** Local industries and private businesses may agree to provide support for greenway development through one or more of the following methods:

- > Donations of cash to a specific greenway segment.
- > Donations of services by large corporations to reduce the cost of greenway implementation, including equipment and labor to construct and install elements of a specific greenway.
- Reductions in the cost of materials purchased from local businesses that support greenway implementation and can supply essential products for facility development.

**Nonprofit Organizations:** Nonprofit organizations can provide support for green space and parks in various ways. Examples include the following:

- > **Friends Organization:** This type of nonprofit is devoted to supporting a specific park like Graham Regional Park. Friends groups are a major opportunity for funding and volunteers.
- > **Floodway Funding Sources:** Some cities and counties have used floodway funding sources to support development and operations of greenways.

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the plan as well.

**Private Foundation Funds:** Nonprofit community foundations can be strong sources of support for The Departments and should be pursued for specific park and recreation amenities.

**State Water Management Funds:** Funds established to protect or improve water quality could apply to a greenways/trails project if a strong link exists between the development of a greenway and the adjacent/nearby water quality. Possible uses of these funds include the purchase of critical strips of land along rivers and streams for protection, which could then also be used for greenways; develop educational materials, displays; or for storm water management.

#### **OTHER GOVERNMENT FUNDING SOURCES**

**AmeriCorps Grants** should be pursued by the Parks Division to support park maintenance and cleanup of drainage areas where trails are located and small neighborhood parks.

**CDBG (Community Development Block Grants):** funds are used by many cities and counties to enhance parks. These funds should be used to support the re-development of major facilities based on its location and what it will do to enhance the neighborhood and schools surrounding the park which is the purpose for CDBG monies.

**Clean Water Management Trust Fund:** This fund was established in 1996 and has become one of the largest sources of money in North Carolina for land and water protection. CWMTF funds may be used to establish a network of riparian buffers and greenways for environmental, educational, and recreational benefits.

**Design Arts Program:** The National Endowment for the Arts provides grants to states and local agencies, individuals and nonprofit organizations for projects that incorporate urban design, historic preservation, planning, architecture, landscape architecture, and other community improvement activities, including greenway development. Grants to organizations and agencies must be matched by a 50-percent local contribution. Agencies can receive up to \$50,000.

**Land and Water Conservation Fund** has been reinstated for 2016 levels at 150 million and can provide capital funds to state and local governments to acquire, develop, and improve outdoor recreation areas.

National Recreational Trails Program: These grants are available to government and nonprofit agencies, for amounts ranging from \$5,000 to \$50,000, for the building of a trail or piece of a trail. It is a reimbursement grant program (sponsor must fund 100% of the project up front) and requires a 20% local match. This is an annual program with an application deadline at the end of January. The available funds are split such that 30% goes toward motorized trails, 30% to non-motorized trails, and 40% is discretionary for trail construction.

**NCDOT Pedestrian and Bicycle Planning Grant:** These funds are provided through the NCDOT Bicycle and Pedestrian Program and require a 30% match for towns and cities between 10,000 and 50,000 in population. Grants are awarded to conduct a pedestrian or bicycle planning process and produce a report.

**Parks and Recreation Trust Fund:** The fund was established in 1994 by the North Carolina General Assembly and is administered by the Parks and Recreation Authority. Through this program, funds are made available to local governments to acquire, development and renovate recreational areas. Applicable projects require a 50/50 match from the local government. Eligible applicants may ask up to \$500,000.

SAFETULU Funds: as well as Safe Routes to School Funds should be pursued for the trail improvements outlined in

Potential Funding Sources

**Small Business Tree-Planting Program:** The Small Business Administration provides small grants of up to \$10,000 to purchase trees for planting along streets and within parks or greenways. Grants are used to develop contracts with local businesses for the plantings.

**Transportation Enhancement Funds** available through SAFETELU, the current approved federal transportation bill, can be used for trail and related green space development. Funding requires a 20% match and Safe Routes to School Funds require no match.

**Urban and Community Forestry Assistance Program:** The USDA provides small grants of up to \$10,000 to communities for the purchase of trees to plant along city streets and for greenways and parks. To qualify for this program, a community must pledge to develop a street-tree inventory, a municipal tree ordinance, a tree commission, committee or department, and an urban forestry-management plan.

Watershed Protection and Flood Prevention (Small Watersheds) Grants: The USDA Natural Resource Conservation Service (NRCS) provides funding to state and local agencies or nonprofit organizations authorized to carry out, maintain, and operate watershed improvements involving less than 250,000 acres. The NRCS provides financial and technical assistance to eligible projects to improve watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements, and recreation planning. The NRCS requires a 50-percent local match for public recreation, and fish and wildlife projects.

**Wetlands Reserve Program:** The U.S. Department of Agriculture provides direct payments to private landowners who agree to place sensitive wetlands under permanent easements. This program can be used to fund the protection of open space and greenways within riparian corridors.

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Graham Recreation and Parks

201 South Main St PO Drawer 357 Graham, NC 27253

(336) 570-6700



SUBJECT:	CLERICAL ERROR FOR AN2004, 70 ACRES OFF JIMMIE KERR ROAD
PREPARED BY:	NATHAN PAGE, PLANNING DIRECTOR

#### **REQUESTED ACTION:**

Approve the Corrected Annexation Ordinance for a tract of land off Sugar Ridge and Jimmie Kerr Roads.

#### **BACKGROUND/SUMMARY:**

This action will clean up a mistake made by the surveyor, where a metes and bounds call was off, and resulted in an incorrect mapping of the annexed boundary. As the Surveyor's Plat (which was recorded at the Register of Deeds) was correct, this is just a clerical correction of a mistake on the Annexation Ordinance.

#### **FISCAL IMPACT:**

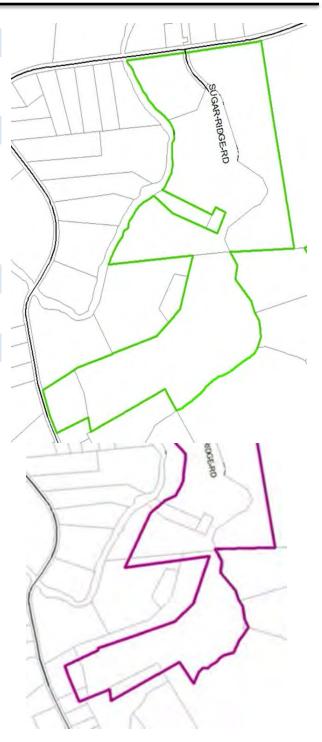
N/A

#### **STAFF RECOMMENDATION:**

Approval.

#### Suggested Motion(s):

 I move we approve the Corrected Annexation Ordinance to Extend the Corporate limits of the City of Graham, North Carolina, for a 70 acre tract of land off Sugar Ridge and Jimmie Kerr Roads.



## Corrected ANNEXATION ORDINANCE

# TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GRAHAM, NORTH CAROLINA

FOR FIVE LOTS ON SUGAR RIDGE AND JIMMIE KERR ROAD (AN2004)

**WHEREAS,** the Graham City Council received a petition pursuant to G.S. 160A-58 to annex the area described below; and

**WHEREAS,** the Graham City Council by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Hall, 201 South Main Street, Graham at 6:00 P.M. on December 8, 2020, after due notice by publication on November 19, 2020; and

WHEREAS, the annexation ordinance to extend corporate limits of the City of Graham, North Carolina, for five lots on Sugar Ridge and Jimmie Kerr Road (AN2004) was recorded in the Alamance County Registry on December 16, 2020 in Record Book 4094, Pages 629-631; and

WHEREAS, the legal description set forth in said recorded annexation ordinance contained an error and did not match the Surveyor's sealed Corporates Limits Extension Plat, which was recorded in the Alamance County Registry on December 16, 2020, Plat Book 81, Pages 391-393. A revised legal description has been set out below in order to correct the previous error and provide the proper information to the public; and

WHEREAS, the Graham City Council found that the petition met the requirements of G.S. 160A-58;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Graham, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-58, the following described territory was annexed and made part of the City of Graham as of December 31, 2020:

Beginning at an existing railroad spike, said railroad spike having state plane coordinates (NAD 83 / NSRS 2011) of

N = 839,139.30' & E = 1,895,662.65' and being at a T-intersection on the southern right of way of Cherry Lane (S.R. 2123) and the centerline of Sugar Road; thence making the following calls:

Along the southern right of way of Cherry Lane, North 83°08'34" East, 399.98 feet to a pinched top existing iron pipe;

Thence, on a curve with a radius of 2848.41', an arc length of 255.15 feet, having a chord bearing of North 80°42'47" East, and a chord distance of 255.06 feet to an existing iron pipe;

Thence, leaving the southern right of way of Cherry Lane, South 9°40'08" East, 1,683.80 feet to an existing iron pipe;

Thence, South 88°51'32" West, 556.97 feet to a pinched top existing iron pipe;

Thence, South 87°25'33" West, 26.34 feet to a computed point on approximately the centerline of Mills Creek;

Thence, following the approximate centerline of said creek and making the following calls:

- -Thence, South 28°45'03" East, 134.31 feet to a computed point;
- -Thence, South 7°28'21" West, 108.13 feet to a computed point;

- -Thence, South 39°55'58" East, 230.69 feet to a computed point;
- -Thence, South 17°55'36" East, 87.61 feet to a computed point;
- -Thence, South 33°07'57" East, 81.17 feet to a computed point;
- -Thence, South 8°30'56" East, 130.25 feet to a computed point;
- -Thence, South 23°48'25" West, 84.14 feet to a computed point;
- -Thence, South 32°25'15" West, 97.79 feet to a computed point;
- -Thence, South 38°48'45" West, 55.60 feet to a computed point;
- -Thence, South 24°25'41" West, 57.81 feet to a computed point;
- -Thence, South 74°16'13" West, 99.46 feet to a computed point;
- -Thence, South 58°36'41" West, 53.64 feet to a computed point;
- -Thence, South 32°09'29" West, 37.30 feet to a computed point;
- -Thence, South 59°50'22" West, 66.08 feet to a computed point;
- -Thence, South 44°20'27" West, 48.12 feet to a computed point;
- -Thence, North 84°17'38" West, 44.79 feet to a computed point;
- -Thence, South 49°36'31" West, 53.73 feet to a computed point;
- -Thence, South 43°55'34" West, 61.58 feet to a computed point;
- -Thence, South 67°14'46" West, 106.78 feet to a computed point;
- -Thence, South 53°00'30" West, 96.90 feet to a computed point;
- -Thence, South 61°48'38" West. 13.52 feet to a computed point;

Thence, leaving the approximate centerline of Mills Creek, North 32°40'57" West, 251.96 feet to an existing iron pipe;

Thence, South 60°08'43" West, 761.62 feet to an existing iron pipe;

Thence, North 8°47'07" West, 112.23 feet to an existing iron pipe;

Thence, South 67°56'49" West, 319.28 feet to a pike nail set in the centerline of Jimmie Kerr Road;

Thence, along the centerline of said road, North 23°06'44" West, 286.09 feet to a pike nail set;

Thence, North 15°52'35" West, 88.05 feet to a computed point;

Thence, leaving the centerline of Jimmie Kerr Road, North 64°18'53" East, 360.00 feet to a computed point;

Thence, North 25°40'57" West, 17.28 feet to an existing iron pipe;

Thence, North 70°52'15" East, 790.00 feet to an existing iron pipe;

Thence, North 46°02'32" East, 251.21 feet to an existing iron pipe;

Thence, North 18°44'26" East, 485.42 feet to the base of an existing iron pipe;

Thence, South 82°24'49" West, 828.00 feet to a computed point on approximately the centerline of Back Creek;

Thence, following the approximate centerline of said creek and making the following calls:

- -Thence, North 25°18'19" East, 585.00 feet to a computed point;
- -Thence, North 50°03'19" East, 183.47 feet to a computed point;

Darcy L. Sperry, City Clerk	Bryan Coleman, City Attorney
ATTEST:	APPROVED AS TO FORM:
	Gerald R. Peterman, Mayor
Adopted this, the 13 <sup>th</sup> day of April, 2021.	
-	filed with the appropriate agencies. Such a map was also delivered to
Alamance County, and in the office of the Secretary of	aham caused to be recorded in the office of the Register of Deeds of of State at Raleigh, North Carolina, an accurate map of the annexed a duly certified copy of the original Ordinance and shall cause this
G.S. 160A-58.10.	of Graham. Said territory is subject to municipal taxes according to
have been and are subject to all debts, laws, ordinances	31, 2020, the above-described territory and its citizens and property s and regulations in force in the City of Graham and are entitled to the
Being all the same property located in the City of Graham recoasy, and 393.	orded at the Alamance County Register of Deeds in Plat Book 81, Pages 391,
Thence, North 83°11'08" East, 498.33 feet to the point and pla	ace of beginning containing 69.678 Acres more or less.
Thence, leaving the approximate centerline of Back Creek, No.	orth 83°12'25" East, 49.96 feet to a point computed;
-Thence, North 25°18'59" West, 144.29 feet to a con-	mputed point;
-Thence, North 35°02'59" West, 260.00 feet to a con-	mputed point;
-Thence North 36°34'07" West, 154.86 feet to a con	nputed point;
-Thence, North 41°55'41" West, 136.33 feet to a con-	mputed point;
-Thence North 6°14'19" East, 269.99 feet to a comp	outed point;
-Thence, North 28°20'19" East, 150.00 feet to a cor	nputed point;
-Thence, North 65°02'24" East, 34.98 feet to a com	puted point;
-Thence, North 65°06'41" East, 1.85 feet to a comp	
Thence, following the approximate centerline of said creek an	
Thence, leaving the approximate centerline of Back Creek, So	
Thence, leaving the approximate centerline of Back Creek, So Thence, South 65°21'25" East, 331.18 feet to a pinched top extraction. Thence, South 65°34'40" East, 100.46 feet to a computed point Thence, North 28°08'01" East, 186.45 feet to a pinched top extraction. North 61°51'14" West, 99.91 feet to a pinched top extraction. South 28°14'03" West, 75.29 feet to a computed point Thence, North 63°41'04" West, 527.73 feet to a computed Point Thence, North 63°41'04" West, 527.73 feet to a computed Point Thence, North 63°41'04" West, 527.73 feet to a computed Point Thence, North 63°41'04" West, 527.73 feet to a computed Point Thence, North 63°41'04" West, 527.73 feet to a compute	xisting iron pipe; nt; xisting iron pipe; xisting iron pipe; nt;



#### **Riverbend Business (RZ2010)**

Type of Request: Rezoning

#### **Meeting Dates**

Planning Board on January 19, 2021 City Council February 9 & March 9, 2021

#### **Contact Information**

G Travers Webb, III 619 E Harden Street, Graham NC 27253 336-414-7777, trav93@icloud.com

#### **Summary**

This property is surrounded by two development types; a large multi-family tract, and suburban residential across Harden Street. This request is to rezone a portion of the property from R-MF to all B-2. The lot is currently vacant. The stated reason for this rezoning request is for "...the entire property covered under one zoning regulation. This rezoning should allow for marketing my property for future development."

# 

#### Location

E Harden St

GPIN: 8884721949

#### **Current Zoning**

Multifamily Residential R-MF

#### **Proposed Zoning**

General Business B-2

#### **Overlay District**

East Harden St Highway 54
Overlay District

#### **Surrounding Zoning**

R-12, R-MF, B-2

#### **Surrounding Land Uses**

Single Family Homes, Multi-Family Homes, Some Commercial

#### Size

1.5 (+/-) acres

#### **Public Water & Sewer**

Available

#### **Floodplain**

No

#### **Staff Recommendation**

Approval

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

Planning District: Mixed Use Commercial

#### **Applicable Policies;**

• 3.1.2 Safe Access to Businesses and Homes.

Limit direct highway access or the number of curb cuts to commercial activities by directing development to proposed regional and village centers and requiring internal connectivity between commercial uses, uniformity in design standards, and rear alley access where feasible. This property is an identified regional center, and the rezoning would allow for a land use which could support the existing multifamily homes.

#### **Applicable Strategies;**

• 1.1.5 Discourage Strip Development. Discourage strip development along transportation arteries and proposed interstate interchanges by directing these commercial activities to proposed activity centers. This parcel is in the vicinity of an Interchange Regional Node, on a high volume

#### **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, onstreet 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

vicinity of an Interchange Regional Node, on a high volume traffic route. The residential density in the vicinity also lends itself to additional retail and service industries.

2.3.1 Facilitate focused development. Incentivize pedestrian-oriented nodal development.

• 2.3.1 Facilitate focused development. Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. Rezoning this property lot to B-2 would reinforce the goals of pedestrian-oriented nodal development and smart growth development while discouraging commercial strip developments.

#### **Staff Recommendation**

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

• The adjacent multifamily developments, the quantity of vehicle traffic, and the size of the Highway 54 corridor suggest that a business may be better suited to this site than additional apartments, in alignment with strategies 1.1.5, 2.3.1 and policy 3.1.2.

## RECEIVED



# Application for REZONING or CONDITIONAL REZONING

P.O. Drawer 357
DEC 2 9 20201 South Main Street
Graham, NC 27253
PLANNING DEPT (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	Proposed Rezoning or Conditional Rezoning
Street Address: NC Hwy #54 East & Riverbend Road  Tax Map#: 147457	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:  I would like the Entire property covered under one zoning regulation. This rezoning should allow for marketing my property for future development.
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: G. Travers Webb, III  Mailing Address: 619 E Harden Street  City, State, Zip: Graham, NC 27253  Phone # (336) 414-7777  Email: trav93@icloud.com  I have completed this application truthfully and to the best of my ability.	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#
Signature of Applicant	



## 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.

Riverbend Business (RZ2010)

Type of Request Rezoning

**Meeting Dates** 

Planning Board on January 19, 2021 City Council on February 9, 2021

I move to recommend APPROVAL of the application as presented.	
I move to recommend DENIAL.	
☐ The application is consistent with <i>The Graham 2035 Comprehensive Plan</i> .	
The application is not fully consistent with <i>The Graham 2035 Comprehensive Plan.</i>	
The action is reasonable and in the public interest for the following reasons:The plan develop and allow increased density.	will
This report reflects the recommendation of the Planning Board, this the 19 <sup>th</sup> day of January, 202 Attest:	1.
Dec Wed	
Dean Ward, Planning Board Chairman	



# **City Council Decision & 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. When adopting or rejecting any zoning amendment, the City Council shall also approve a statement describing whether its action is consistent with the "The Graham 2035 Comprehensive Plan" and briefly explaining why the City Council considers the action taken to be reasonable and in the public interest. The Planning Board shall provide a written recommendation to the City Council, 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.

# Riverbend Business (RZ2010)

# **Type of Request**

Rezoning

#### **Meeting Dates**

Planning Board on January 19, 2021 City Council on February 9, 2021 & March 9, 2021

Choose one	
I move that the application be <b>APPROVED</b> .	
I move that the application be <b>DENIED</b> .	
Choose one	
The application <b>is consistent</b> with <i>The Graham 2035</i>	Comprehensive Plan.
The application is not fully consistent with <i>The Graha</i>	am 2035 Comprehensive Plan.
State reasons	
This action is reasonable and in the public interest for the	e following reasons:
This report reflects the decision of the City Council, this t	he 9 <sup>th</sup> day of March, 2021.
Attest:	
Gerald R. Peterman, Mayor	
Darcy L. Sperry, City Clerk	



**Truby Apartments (CR2006)** 

Type of Request: Conditional Rezoning

**Meeting Dates** 

Planning Board on January 19, 2021 City Council on February 9 & March 9, 2021

#### **Contact Information**

Travers Webb <u>trav93@icloud.com</u>, 336-414-7777 619 E Harden Street, Graham NC 27253

#### **Summary**

This is a request to rezone the subject property from I-1 to CMXR (Conditional Mixed Use Residential). The application is for 22 buildings, with 24 units per building for a total of 1056 bedrooms. A list of proposed conditions was included:

- 1.) Access via Truby and an easement
- 2.) Meet all TRC/NCDOT/Etc standards
- 3.) Meet Graham multifamily standards
- 4.) Include office, clubhouse, pool, recreation areas
- 5.) Three story, mix of one, two, and three bedrooms



#### **Project Name**

Truby Apartments (CR2006)

#### Location

**Truby Drive** 

GPIN: 8894453334

#### Size

Approx. 52 acres

# **Proposed Density**

10 DU/acre

#### **Current Zoning**

Light Industrial (I-1)

#### **Proposed Zoning**

Conditional Mixed-Use Residential (CMXR)

#### **Surrounding Zoning**

CMXR, I-2, I-1, Haw River's
Jurisdiction

#### **Surrounding Land Uses**

Truck Stop, Haw River, vacant land.

Staff Recommendation

Denial, pending clarification

The TRC is currently reviewing the site plan for comments, which will be completed prior to the Planning Board meeting. However, the TRC noted that existing downstream sewer capacity is insufficient for the development at the Haw River Pump Station. Additionally, there are capacity concerns from NCDOT and the TRC for traffic considerations due to congestion on Jimmie Kerr Road. The TRC recommends denying this item until such time as these issues have been fully evaluated by the City and addressed by the developer.

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

**Development Type: Interchange Regional Node** 

#### **Applicable Policies and Recommendations**

Strategy 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. Additional density in the vicinity of the interchanges may result in more focused development patterns with less sprawl. However, traffic patterns in this location are already troublesome and the construction of such a large apartment complex here may result in additional congestion concerns.

Strategy 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. Water and sewer services already exist in this area. Are no extensions of the existing public sewer main, however this would be installed by the developer and be a small fraction of the maintenance costs for a single-family residential development of comparable size. There is limited pump station capacity downstream from this site, and the developer may enter into an agreement to participate in the upfit of that pump station.

Policy 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 multifamily development will provide additional housing choice for those residing or wishing to reside in Graham.* 

#### **Staff Recommendation**

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, and the developments compliance with the Graham Development Ordinance, staff **recommends Denial** of the Conditional Rezoning. However, if the Council issues approval, it should be **with the following conditions(s):** 

 All recommended, and required, improvements of a Traffic Impact Analysis be constructed by the developer.

### <u>Description of Development Type</u> Interchange Regional Node

Like the downtown regional node, interchange nodes serve a market within and beyond the extent of Graham's planning area.

#### **Appropriate Form**

0.3 to 0.5 FAR

#### **Desired Pattern**

Industrial districts should have limited setbacks between the front of the property line and adjacent industrial uses in order to use land and infrastructure efficiently. These uses should be heavily buffered from residential neighborhoods, parks and open space, and streams. Such areas should follow orderly development patterns and seek to maintain minimal adverse environmental impacts.

• The developer will upfit the Haw River Pump Station to City specifications to handle the additional flow, with the ability of City Staff to upfit the proposed sizing at material cost.

The following supports this recommendation:

While proposed project is in conformity with infill development (Policy 2.2.1) and housing variety (Policy 5.1.1) of the Graham Comprehensive Plan 2035, the capacity issues for traffic congestion and sanitary sewer must be solved before approval can be issued for this project.



# 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 152813	Proposed Rezoning or Conditional Rezoning
Street Address:	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:
Total Site Acres: 55 ±  Property Owner: 2ND PRINES LC  Mailing Address: 2555 ST. JAMES DOVE 402  City, State, Zip: SOUTHPORT NC 28461  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.	Please See Attached Conditions
Name: Sohn Burton  Mailing Address: Days Willoughba Count  City, State, Zip: Burl, Noton NO 27215  Phone # 336 - 229 - 2273  Email: Sohn. Burton Burton LS. Low  I have completed this application truthfully and to the best of my ability  Address: Days Country LS. 200	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
Signature of Applicant Date	Office Use Only. DEVID#



# Application for SITE PLAN REVIEW

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

A site plan must be approved before any building, structure or parking facility is constructed, installed, expanded or extended. Also, several types of development activity require a preliminary site plan as part of the application process, including conditional rezonings, multifamily development, manufactured home parks and telecommunications towers. When completing this application, applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner for the requirements specific to the development.

Site	Proposed Development	
Street Address: Unaddressed Truby Drive	Project Name: Truby Deive Apartments	
Tax Map#: 131432 GPIN: 9894453334	Proposed Zone (if applicable):	
Current Zone(s): ☐ R-MF ☐ R-G ☐ Other R ☐ Cond. ☐ O-I ☐ B-1 ☐ B-2 ☐ B-3 ☑ I-1 ☐ I-2	Proposed Use(s) (from Sec. 10.135 Table of Permitted  Uses): MF - 22 THREE STORY BUILDING	
Overlay District, if applicable:  Historic S Main St/Hwy 87 E Harden St/Hwy 54  Current Use: Woods	Brief description, including information such as number of dwelling units, type of multifamily development, size and number of buildings, and other descriptive information:	
Property Owner: Tremby Derve Rossy, LC	22 Bldgs - 24 maits - 1056	
Mailing Address: 1360 Truby Deive	BEDEDOMS - SEEKING	
City, State, Zip: Thaw RIVER NC 27258	REZONE FROM I-1 to CR	
Phone #	ALL VIOLETTI CONTROL	
Applicant and Project Contact	Site Plan Checklist	
Name: The LEADS GROW 76  ☐ Property Owner ■ Engineer/Surveyor  Other	This application must be accompanied by a site plan, which may include one or more sheets to provide sufficient detail for review. See the back of this application for a checklist of items that should be shown on the site plan, as applicable.	
Mailing Address: 505 E. DAVIS STREET	Other Requirements	
City, State, Zip: BURLINGTON NC 27215	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	
Phone # 336-227-8724  Email: chuffine 080 gmail.com	NCDOT 3-Party Encroachment Agreement, if things such as a sidewalk or utility connection is proposed in the right-of-way	
I hereby make application for review of a  Preliminary Final Site Plan.	Flood Elevation Certificate, if there is Special Flood Hazard Area near the development	
I have completed this application truthfully and to the best of my ability. I have prepared the site plan in accordance with	Floodplain Development Permit, if development is proposed in a Special Flood Hazard Area	
the Site Plan Checklist and have submitted the required plans.	Stormwater Permit, if one or more acres is disturbed	
Clares D. Hupe: 12-23-2020	Erosion Control Permit from the NC Dept. of Environment and Natural Resources if the land disturbing activity exceeds one acre	
Signature of Applicant Date	FOR OFFICE USE ONLY	
SUBMIT 4 COPIES AND 1 PDF OF THE SITE PLAN	DEVID# Fee \$	

### Truby Drive Apartments - Proposed Conditional Zoning Conditions

#### (draft 12-23-2020)

The following conditions are proposed with the conditional zoning request for the: 55 Acre Parcel ID 8894453334 located in Graham, Alamance County, North Carolina.

- Access to the project will be from the existing public right of way at Truby Drive and via improvements within the existing easement as referenced on the attached site plan and submitted plat of easement. A street section within the access easement will be paved and not less than 26' wide with provisions for resident traffic and safety vehicles.
- The project proposes to comply with the City of Graham technical review process including obtaining a technical review committee approval and obtaining proper water, sanitary sewer, erosion control, NCDOT and stormwater permits.
- 3) The project proposes to conform to the current City of Graham development ordinance as published as it pertains to density, open space, landscaping and buffering requirements for Multi-family developments and as shown on the attached site plan.
- 4) The project proposes to provide an onsite office, clubhouse, pool, recreational areas, and walking trails similar to those presented on the attached conditional zoning plan submitted with these conditions.
- 5) Proposed Use as follows:

22 Three Story Multifamily Buildings with the following distribution:

24 units per building

528 units

Unit Distribution:

1 bedroom 25% = 132 Bedrooms

2 bedroom 50% = 528 Bedrooms

3 bedroom 25% = 396 Bedrooms

1056 total Bedrooms

1 Multi-use accessory building for office, pool, fitness, administrative use

1 Pool

Outdoor passive recreation amenities

Outdoor active recreation amenities



# 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.

Truby Apartments (CR2006)

Type of Request
Conditional Rezoning

**Meeting Dates** 

Planning Board on January 19, 2021 City Council on February 9, 2021

I move to recommend APPROVAL of the application as presented.		
I move to recommend APPROVAL with conditions of the application.		
The developer will upfit the Haw River Pump Station to City specifications to handle the additional flow, with the ability of City Staff to upfit the proposed sizing at material cost.		
I move to recommend DENIAL.		
☐ The application is consistent with <i>The Graham 2035 Comprehensive Plan</i> .		
The application is not fully consistent with <i>The Graham 2035 Comprehensive Plan</i> .		
The action is reasonable and in the public interest for the following reasons:2.2.1, 5.5.1, the project will comply with and meet all TRC standards, including an NCDOT study and sewer study		
This report reflects the recommendation of the Planning Board, this the 19 <sup>th</sup> day of January, 2021.  Attest:		
Dean Ward, Planning Board Chairman  Debbie Cooperation		



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. When adopting or rejecting any zoning amendment, the City Council shall also approve a statement describing whether its action is consistent with the "The Graham 2035 Comprehensive Plan" and briefly explaining why the City Council considers the action taken to be reasonable and in the public interest. The Planning Board shall provide a written recommendation to the City Council, 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. If the City Council approves, this rezoning shall be effective upon written consent to the conditions herein described.

# Truby Apartments (CR2006)

Type of Request
Conditional Rezoning

### **Meeting Dates**

Planning Board on January 19, 2021 City Council on February 9, 2021 & March 9, 2021

Chaosa ana	· ·
Choose one	
I move that the application be <b>APPROVED</b> .	
<ul> <li>I move that the application be APPROVED with the following cond</li> <li>The developer will upfit the Haw River Pump Station to City sp additional flow, with the ability of City Staff to upfit the propose</li> <li>[insert additional conditions]</li> </ul>	ecifications to handle the
I move that the application be <b>DENIED</b> .	
Choose one	
The application is consistent with <i>The Graham 2035 Comprehension</i>	ve Plan.
The application is not fully consistent with <i>The Graham 2035 Com</i>	prehensive Plan.
State reasons	
This action is reasonable and in the public interest for the following re-	asons:
	h I
These conditions voluntarily consented to by the petitioner, this the 9 <sup>th</sup>	day of March, 2021.
G. Travers Webb, agent for Second Partners, LLC	
This report reflects the decision of the City Council, this the 9 <sup>th</sup> day of I	March. 2021.
	vidicii, 2021.
Attest:	
Gerald R. Peterman, Mayor	
Darcy L. Sperry, City Clerk	



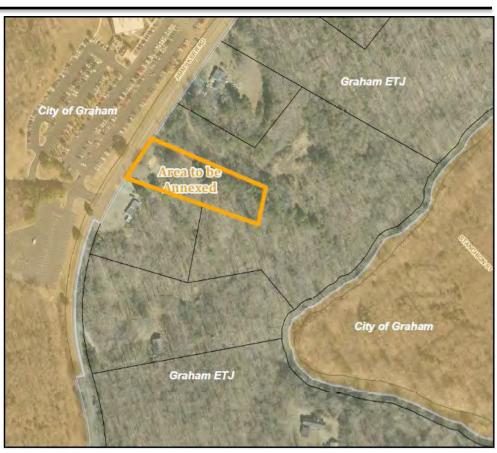
SUBJECT:	ANNEXATION OF 2 +/- ACRES AT 1342 JIMMIE KERR ROAD
PREPARED BY:	NATHAN PAGE, PLANNING DIRECTOR

#### **REQUESTED ACTION:**

Approve the Annexation
Ordinance to Extend the
Corporate Limits of the City of
Graham, North Carolina, for 1342
Jimmie Kerr Road.

#### **BACKGROUND/SUMMARY:**

The attached petition seeks the Council's approval for an extension of the corporate limits to include the subject property. The area being considered for annexation is at 1342 Jimmie Kerr Road (Approx. 2 acres). Water lines are adjacent to this location, and the applicant wishes to tie onto the City's infrastructure. The applicant is aware sewer is not available for this parcel.



The annexation process has multiple steps. Following a public hearing, approval of an Annexation Ordinance is the final step for Council in the annexation process.

#### **FISCAL IMPACT:**

Negligible. There will be some increased costs of service, but the parcel will also provide additional revenue.

#### STAFF RECOMMENDATION:

Approval.

#### SUGGESTED MOTION(S):

1. I move we approve the Annexation Ordinance to Extend the Corporate limits of the City of Graham, North Carolina, for two +/- acres at 1342 Jimmie Kerr Road.

### ANNEXATION ORDINANCE

# TO EXTEND THE CORPORATE LIMITS OF THE

### CITY OF GRAHAM, NORTH CAROLINA FOR 1342 JIMMIE KERR ROAD (AN2101)

WHEREAS, the Graham City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

**WHEREAS,** the Graham City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at City Hall, 201 South Main Street, Graham at 6:00 P.M. on April 13, 2021, after due notice by publication on March 25, 2021; and

WHEREAS, the Graham City Council finds that the petition meets the requirements of G.S. 160A-31;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Graham, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Graham as of April 30, 2021:

Beginning at a point in the center of Jimmie Kerr Road, (S.R. No. 1928) and the City of Graham Corporate limits line and corner between Juanita B. Ray heirs and Allison Nicole McCauley, ETAL, said point being located N70° 51′ 07″ W 30.66 feet from an existing iron pipe in the line between Juanita B. Ray heirs and Allison Nicole McCauley Etal, running thence along the centerline of Jimmie Kerr Road (S.R. 1928) and the existing City of Graham Corporate Limits line the following two (2) courses and distances: (1) N31° 16′ 52″E 127.59 feet to a point; (2) N36° 07′ 13″E 83.12 feet to a point and corner between Juanita B. Ray heirs and Jay Vance Rogers; running thence along the line between Jay Vance Rogers and Juanita B. Ray heirs the following three (3) courses and distances: (1) S63° 18′ 0″E 488.20 feet to an existing iron pipe (iron stake setback in the line in this line 38.94 feet from corner in road); (2) S26° 27′14′′W 141.18 feet to an existing iron pipe; (3) N70° 57′ 57′′W 169.24 feet to an existing iron pipe and being a common corner between Juanita B. Ray heirs, Jay Vance Rogers and Allison Nicole McCauley Etal; running thence along the line between Juanita B. Ray heirs and Allison Nicole McCauley Etal N70° 51′ 07′′W 315.13 feet to an existing iron pipe; thence continuing N70° 51′07′′W 30.66 feet to the POINT OF BEGINNING and containing 2.00 acres (0.003 square miles.)

Being all the same property located in the City of Graham, recorded in the Alamance Country Register of Deeds at Plat Book

Darcy L. Sperry, City Clerk	Bryan Coleman, City Attorney
ATTEST:	APPROVED AS TO FORM:
	Gerald R. Peterman, Mayor
of Alamance County, and in the offic territory described in Section 1 above	r of the City of Graham shall cause to be recorded in the office of the Register of Deeds e of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed to together with a duly certified copy of this Ordinance. Such a map shall also be delivered ctions, as required by G.S. 163-288.1.  Of April, 2021.
and benefits as other parts of the Cit 58.10.	ry of Graham. Said territory shall be subject to municipal taxes according to G.S. 160A-
·	after April 30, 2021, the above-described territory and its citizens and property shall be and regulations in force in the City of Graham and shall be entitled to the same privileges
, Page	



the City of Graham.

# Petition for ANNEXATION

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed into

2. The area to be annexed is Contiguous, as defined by 160a-31 onn-contiguous, as defined by 160a-58 to the City of

If applicable as "income-based": We believe that this petition meets the requirements of G.S. 160A-31(b1).

If applicable as "distressed": We believe that this petition meets the requirements of G.S. 160A-31(j).

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

To the City Council of the City of Graham, NC:

attach additional sheets if necessary...

PROPERTY 15	2.0 ACRES		
Attach the following:   ✓ Annexation Plat – 1 paper co	py, 2 mylars and 1 pdf. In addition to standard plat	informati	on also include toy man numbers of
	iles and acreage of area to be annexed.	iniormati	on, also include tax map numbers of
Metes and Bounds Description	n – 1 paper and 1 digital copy		
3. We acknowledge that any zoning	vested rights acquired pursuant to G.S. 160A-385.	1 or G.S. 1	53A-344 1 must be declared and
***	ther acknowledge that failure to declare such right		
of vested rights previously acquire	ed for the property. (If zoning vested rights are clai	med, indic	ate yes below and attach proof.)
		A RESIDENCE	
		Vested	policies a comment of the comment of
Name	Address	Vested rights?	Signature
	. 417 Springwood AVE.		Signature Junif. Rliby - Co ad
	412 Springwood AVE. GIBSONVILLE NC. 27249  412 Springwood AVE. GIBSONVILLE N.C. 27249		0 0011 0 ==
TONNA RAY ROBERTSON	412 Springwood AVE. GIBSONVILL NC. 27249 412 Springwood AVE		0 0011 0 ==
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TAMES BRADLEY RAY	412 Springwood AVE. GIBSONVILLE NC. 27249  412 Springwood AVE. GIBSONVILLE N.C. 27249  1910 ELON-OSSIPPEE RD ELON, N.C. 27244  2430 Crescent Hill DR	rights?	Stof C Rh L (SI Sauxs Francey)

# CERTIFICATE OF SUFFICIENCY FOR PROPERTY LOCATED AT 1342 JIMMIE KERR ROAD GPIN# 8894425247 (AN2101)

To the City Council of the City of Graham, North Carolina:

I, Darcy L. Sperry, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by an appointed representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Graham, this the 9th day of March, 2021.

Darcy L. Spenty City Clerk





SUBJECT:	AMEND TEMPORARY OUTDOOR SALES ORDINANCE
PREPARED BY:	NATHAN PAGE, PLANNING DIRECTOR

#### **REQUESTED ACTION:**

Amend Code of Ordinances to relax regulations for Temporary Outdoor Sales.

### **BACKGROUND/SUMMARY:**

City Council approved a text amendment at their August 2018 meeting, which approved Temporary Outdoor Sales for up to three days in any seven day period. Patrick Miller has requested that the City Council re-evaluate this policy, and adopt a revised five days in any seven day period, and permit the same retailer to locate on a lot for those five days.

The proposal would still require that a retailer completely remove all traces of the temporary outdoor sales at a frequency of no less than once a week. Under these conditions, if the City Council were to desire a tightening of regulations in the future, the 'nonconforming uses' would only apply for an additional week after the approval of the new regulation. Because of this, staff feels comfortable that this regulation can be adjusted without a long term negative consequence, if the City Council feels it is necessary to increase restrictions due to unforeseen circumstances in the future.

### **FISCAL IMPACT:**

N/A

#### **STAFF RECOMMENDATION:**

Approval. Staff recommends approval of the requested amendment.

#### **SUGGESTED MOTION(S):**

I move to approve the Ordinance Amendment to CHAPTER 8, ARTICLE VIII, SEC. 8-345 OF THE CODE OF ORDINANCES OF THE CITY OF GRAHAM, NORTH CAROLINA.

# AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAHAM, AMENDING CHAPTER 8, ARTICLE III, SEC. 8-345 OF THE CODE OF ORDINANCES OF THE CITY OF GRAHAM, NORTH CAROLINA

The City Council of the City of Graham, North Carolina, does ORDAIN:

Sec. 1. That the Code of Ordinances, City of Graham, North Carolina, Sec. 8-345-Temporary Outdoor Sales is hereby amended by adding the following to subsection 4. Duration: It is provided however effective April 13, 2021 the foregoing provision is amended to read: The property owner shall only allow the use of their property for not more than five (5) days within a seven (7) day period. Said amendment shall expire and otherwise be deemed repealed as of June 1, 2021.

Sec. 2. That this Ordinance shall be in full force and effect from and after its adoption and shall expire and be deemed repealed as aforesaid.

This theday of	, 2021.	
	Mayor	
ATTEST:		a
<del></del>		:6
•		
City Clerk	<del></del>	



**Cherry Industrial (RZ2103)** 

Type of Request: Rezoning

**Meeting Dates** 

Planning Board on March 16, 2021 City Council on April 13, 2021

#### **Contact Information**

Jeffrey and Jeanne Eichinger 2230 Cherry Lane, Haw River NC 27258

dogismycopilot.jre@gmail.com, (336) 639-0415

#### **Summary**

This is a request to rezone the property. The property currently has the residence of the Eichinger's upon it, as well as land that has been under cultivation in the past. The parcel appears to be marketed in conjunction with the Light Industrial Perduk land to the north, and may be difficult to serve with residential services due to the distance from the City Center.



#### Location

Cherry Lane

GPIN: 9804012943, 8894916547, 8894912932, 8894923597, 8894921459

#### **Current Zoning**

Low Density Residential R-18

#### **Proposed Zoning**

Industrial (Light) (I-1)

#### **Overlay District**

none

#### **Surrounding Zoning**

R-18, PUD, Light Industrial

#### **Surrounding Land Uses**

Single Family, Agricultural, and Vacant

#### Size

Approximately 40 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. This site, in conjunction with the Perduk land, may be feasible to serve with public infrastructure for an industrial user. It is not likely that a residential user will have the fiscal return necessary for extension and maintenance of the sewer and water infrastructure to this location. Additionally, the distance from the Fire Department is of concern at this time.

#### **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.

#### **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 Mixed Use Commercial 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).

### **Description of Development Type**

Mixed Use Commercial District

These areas provide a mix or retail, commercial, office, multifamily residential and institutional uses. Buildings are multiple stories, with architectural details, surface textures, and should be built at a human scale.

#### **Appropriate Form**

2 – 5 story buildings

#### **Desired Pattern**

This land use area currently includes strip and other low density commercial developments. These should be redeveloped over time into pedestrian oriented nodal centers of activity. New buildings should be located no further than 15 feet from the front lot line. Automobile parking should be located on the street or behind buildings. Bicycle racks should be located in front of all new buildings and street development should include 8-15 foot wide sidewalks with street trees planted at 30 foot intervals.



# Application for REZONING or CONDITIONAL REZONING

RECEIVED

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

PLANNING DEPwww.cityofgraham.com This application is for both general district rezonings and conditional rezonings. Applications are due on the 25th of each month.

Office Use Only. DEVID#

RZ2103

Applicants are encouraged to consult with the City of Graham Deve	elopment Ordinances and the City Planner.
Site	Proposed Rezoning or Conditional Rezoning
Street Address: Multiple on Cherry Ln. in Haw River, NC  Tax Map#: Multiple GPIN: Multiple  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: Residential	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:
Total Site Acres: 39.95 ac Property Owner: Jeffrey & Jeanne Eichinger Mailing Address: 2230 Cherry Lane City, State, Zip: Haw River, NC 27258 Applicant	We're requesting rezoning to light industrial for 2230 Cherry Lane (159931; GPIN 9804012943; 1.27 ac) 2212 Cherry Lane (171727; GPIN 8894916547; 3.5 ac) 2208 Cherry Lane (171726; GPIN 8894912932; 5.93 ac) Cherry Lane (153026; GPIN 8894923597; 26.25 ac) Cherry Lane (153025; GPIN 8894921459; 3.0 ac)
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 & Jeanne Eichinger  Mailing Address: 2230 Cherry Lane  City, State, Zip: Haw River, NC 27258  Phone # 336-639-0415  Email: dogismycopilot.jre@gmail.com	We recently listed this combined acreage for sale, originally for either residential or light industrial use. But per Frankie Maness and Nathan Page, there are so many difficulties with putting a residential development on our land that now it's being marketed only to industrial developers, & we're trying to make it more "shovel-ready" by rezoning it now. Another reason for rezoning to I-1 is because we're selling our land together with the 54.7-ac parcel that's beside our properties, owned by Michelle Perduk (153027; GPIN 8894934551), which is already zoned light industrial. Also, our land is right across the road from the NC Commerce Park, which is industrial land. And finally, if we're able to sell to an industrial developer, that would bring jobs to Graham and Alamance County, and an increased tax base to the City of Graham. Thank you.
I have completed this application truthfully and to the best of my ability.    Application   2/24/21     Signature of Applicant   Date     Signature of Applicant   Date     Signature of Applicant   Date	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

# April 5<sup>th</sup> Supplement to the February 25<sup>th</sup>, 2021, Application by Jeff and Jeanne Eichinger to Rezone 40 Acres on Cherry Lane in Haw River to Light Industrial (I-1)

#### **About Ourselves and Our Plans**

We've lived in our house at the front of our 39 acres of vacant land for 37 years. We've never put our land up for sale before, but now a situation in Jeanne's family means we need to sell. However, because we care about all of our neighbors and many are like family to us, we're going to be careful about what kind of developer we let buy our land.

To be fair and open with our neighbors, before we listed our land in January we personally told all of the homeowners within half a mile on both sides of us that we planned to sell to a developer of some kind. Almost all of them were kind and understanding about what we need to do, and last month only one neighbor expressed concerns when the Planning Board was considering our rezoning request.

We had hoped to sell to a residential developer, but it turned out that's unlikely to happen.

- (1) City Staff said residential developments need a lot more water & sewer capacity than most industrial non-manufacturing users. They said the closest pump station to our land already has enough capacity to serve many industrial uses, but couldn't serve a residential development, and that bringing enough sewer capacity for a housing development to our land would be far too costly for most developers.
- (2) We can't solve that sewer problem by doing a housing development that uses septic tanks, because the county health department plus a private soil scientist found only 4 places on the 39 acres that "perked."

So we've applied for I-1 rezoning because that seems to be the most likely use for our land, and because I-1 uses would be easier on our neighbors than some other types of uses; Graham's development ordinances say I-1 "is for industries operated in a manner that will not be obnoxious to adjacent residential or business districts. [The I-1] district is designed to prohibit the use of land for heavy industry." An I-1 use would also provide new jobs, and an increased tax base for the city. However, we're open to other uses, too, so if a residential or commercial developer wants to buy our land, we'd also consider those options.

### About the Planning Board Recommendation Against Rezoning Our Land to I-1

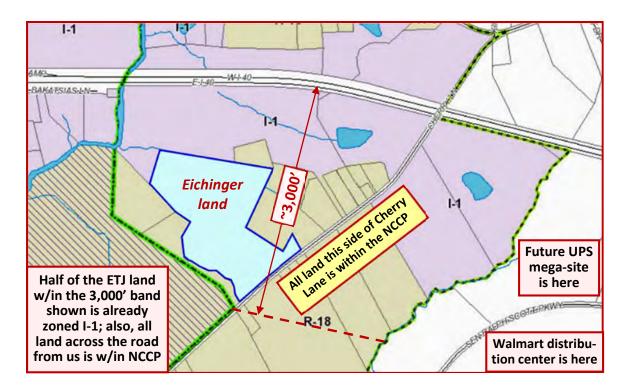
We were surprised and confused by the Board's recommendation, because it went directly against City Staff's conclusion that the rezoning conforms to the 2035 comprehensive plan and should be approved. All the Planning Board said when making their motion was that the rezoning "does not fit the 2035 plan," without giving facts to support their conclusion or explaining why they felt City Staff were wrong.

It was even more confusing because just 4 months earlier, the Board unanimously recommended approval of I-1 zoning for a *very similar* Cherry Lane parcel only 3,500 feet away from ours (owned by the Scott family). The table on the next page compares the Scott parcel with our land (based on information from the City Staff reports for the two rezoning applications plus other sources). Our land is identical to their parcel in the 11 ways listed in the white rows. Then yellow row 9 shows that although our land is not within the NCCP, it's only 20 yards away from it. And the entries in yellow rows 10 through 12 explain why our land is much more appropriate for rezoning to I-1 than the Scott parcel was.

Based on all these facts, we don't see how the Planning Board easily recommended I-1 rezoning for the Scott land but not for ours. Two of the Board members live on Cherry Lane, with one living just 5 houses away from our land, so maybe that created an unconscious conflict of interest for the Board, although we did appreciate that the closer member recused himself to help minimize that possibility. Also, to be fair to the Board, they didn't know about some of the information we're providing here, which might have changed their conclusion (since their vote was close). In any event, we're hoping the information given here shows that rezoning our land to I-1 would be consistent, fair, reasonable, and in the public interest.

Similarities (white rows) & Differences (yellow rows) Related to I-1 Rezoning for the Scott Property & the Eichinger Land

	Scott Property Rezoned to I-1 December 2020	Eichinger Land Applying for I-1 Rezoning
1. Location	Cherry Lane	Identical
2. Current zoning	Low-density residential (R-18)	Identical
3. Proposed zoning	Light industrial (I-1)	Identical
<b>4.</b> Overlay district	None	Identical
<b>5.</b> Surrounding land uses	Single family, agricultural, vacant	Identical
6. Size	Approximately 40 acres	Identical
7. Public water & sewer	Yes	Identical
8. Floodplain	No	Identical
<b>9.</b> Location in relation to NCCP	Within NCCP	Just across the road from NCCP (see map next page)
<b>10.</b> Surrounding zoning	Residential (R-18, C-R, PUD) or unzoned	Residential (R-18, PUD) or light industrial (I-1)
11. Location of Scott or	No other I-1 land within a $\sim 1/3$ -mile radius	~56 I-1 acres adjoin our land on 2 sides, & there are
Eichinger land in relation to		~94 more I-1 acres within ~1,000' of it. Also, land
other land zoned I-1		in the NCCP across the street will be rezoned to I-1
		or other non-residential use over time, plus many
		acres just across the interstate & across Back Creek
		from our land are already zoned I-1. About half the
		ETJ land in a ~3,000' band south of I-40/85 (running
		from Back Creek to the eastern end of the ETJ) is
10 1	m: 1: 1.11 :1.1.1 m	already zoned I-1 (see map next page).
12. Location of Scott or	This parcel is surrounded by residential land. There are 3	No housing developments adjoin our land, & only 1
Eichinger land in relation to land zoned residential	current or future housing developments adjoining or very	is near it (Old Fields, & its entrance is far away from
land zoned residential	close to it: Cherry Creek (185 planned homes) adjoins the Scott parcel all along its west side, & will have one of its	our land [over half a mile]). As far as homes along Cherry Lane, there are <b>only 14 homes</b> within the
	entrances only ~700' away; Old Fields (755 current &	mile of road centered on our land.
	planned homes) is directly across Cherry Lane from the	<b>Total: 769 residences</b> , almost 600 fewer than for the
	Scott parcel, with the sole Old Fields entrance only ~500'	Scott parcel.
	away; & Riley's Meadow (400 planned homes) is just	Scott parcer.
	south of the Scott parcel. <b>Total: 1,340 residences.</b>	
13. City Staff recommendation	Approve the rezoning	Identical
14. 2035 comprehensive plan	"Rezoning the property would be in consistence with the	Identical (except substitute "Mixed Use Commercial
sections cited by City Staff as	Employment District type (Policy 2.4.1) & will allow	District" for "Employment District")
reasons to approve the rezoning	land uses which are likely to attract employment	
	opportunities within the City of Graham (Strategy 2.2.1)."	
<b>15.</b> Neighbors who spoke to the	Just one, whose main concern was about possible traffic	Identical
Planning Board about concerns	issues that could result from rezoning to I-1	
16. Planning Board decision	November 2020: Voted unanimously for rezoning	March 2021: Voted 3-2 against rezoning
17. City Council decision	December 2020: Voted unanimously for rezoning	TBD



Also, we'd like to note that Planning Board members weren't correct when they said truck traffic traveling between I-40/85 and an industrial site on our land would have to use Trollingwood Road north of the interstate if going to or coming from the east on I-40/85 (Exit 152), and would have to use Route 54 (Exit 148) if going to or coming from the west on I-40/85. A friend of ours who's driven 18-wheelers for a living said truckers will tack a few miles onto their routes just to avoid extra stops and starts. He said truckers won't want to use Exit 148 because there are 4 or 5 lights between the highway and Cherry Lane. He also said that to get to/from Exit 152, most truckers would choose to travel on Governor Scott Farm Road and Ralph Scott Parkway (both unpopulated), to avoid the extra stops that are on Trollingwood Road north of I-40/85.

Finally, we appreciated the Board's suggestion that we consider doing a housing development with well and septic, but as we said earlier, that's impossible on our land. We should have clarified that for the Board.

### Types of Uses for Our Land That Developers Have Considered So Far

Although we've received no offers on our land, we thought the Council would like to see the kinds of uses our land has been attracting. Here are the uses developers have considered since we listed it in January:

- Housing development (3 developers)
- Grocery/general distribution center (11 developers)
- Mixed-use commercial (1 developer)

#### **Notes About Two Adjacent Parcels**

• The 15-acre parcel (#159934) owned by Kendall & Lisa Isley: On this parcel the Isleys keep and breed about a dozen head of beef cattle. Their land is part of the Voluntary Farmland Preservation Program. However, having their land in that program doesn't place any restrictions on what we can do with our land. Also, whatever's done with our land wouldn't keep them from continuing to use their land in the way they have been. We asked Kendall & Lisa if there are any uses for our land that would bother the cattle, so we can avoid selling it for those uses, but they haven't given us any. Also, we've let them know that whatever goes on our land is unlikely to be close to their land, due to the locations of creeks and of parcels owned by people who aren't interested in selling their land, all of which will provide a buffer around their pasture.

• The 2.8-acre parcel (#153028) owned by Jimmy Whitfield & Tonya Vasaldua: If our land is rezoned to I-1, this small R-18 parcel will be surrounded by industrial land. However, Jimmy and Tonya have known for ~30 years that an industrial use will go in beside their land, because it shares 3 sides with Michelle Perduk's 56-acre parcel (#153027), which has been zoned I-1 since the 1990s. Also, they don't live on the 2.8 acres, so they won't be affected daily by whatever goes on our land. Jimmy has permanently moved away. Tonya lives locally but can't live in the abandoned trailer on their land because it's falling apart.

*An important point:* Tonya knows of two excellent options available to her if she would sell the 2.8 acres:

- (1) When we told her last summer that two realtors had said it could sell for \$100,000 or more (because of its key location relative to the Perduk land), she said she was already aware of that.
- (2) In February we wrote her a letter about a developer who would give her, in exchange for her 2.8 acres, a 6-acre parcel at the far eastern end of the Perduk land (including a nice home site), plus \$25,000. However, she refused both options, and has said many times that she'll never sell her land at any price. It is absolutely her right to do whatever she wants with her own land. But if the city lets her choice control whether the land around/near her can be rezoned from R-18, great opportunities for other landowners and for the city (increased jobs and tax base) will be lost, and the city's 2035 plan won't be accomplished.

### Benefit to the Perduk Land of Rezoning Our Land To I-1

We're marketing our land together with the 56 vacant acres owned by Michelle Perduk, zoned I-1 and located between our land and I-40/85. Her land has been under contract multiple times in the ~20 years it's been for sale, but all buyers have ended up walking away. The Perduks said the main problem is that their land has only one access point. City Staff say their land will never have a second access point on the west end (from Bakatsias Lane, on the other side of Back Creek) because NCDOT will never build a bridge across the creek; and on our side of the creek, we're the only adjoining landowner willing to sell land that gives their parel another access point. Combining our land with theirs solves the problem by providing plenty of empty road frontage for a second access point. So if our land is rezoned to I-1, the combined lands have a better chance of selling and providing new jobs and tax revenue to the City of Graham.



# 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.

Cherry Industrial (RZ2008)

Type of Request Rezoning

**Meeting Dates** 

Planning Board on March 16, 2021 City Council on April 13, 2021

I move to recommend APPROVAL of the application as presented.
I move to recommend DENIAL.
The application is consistent with The Graham 2035 Comprehensive Plan.
The application is not fully consistent with The Graham 2035 Comprehensive Plan.
The action is reasonable and in the public interest for the following reasons:
This report reflects the recommendation of the Planning Board, this the 16 <sup>th</sup> day of March, 2021.
Attest: Cmam on
Pebbie Jolly, Secretary



# **City Council Decision & 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. When adopting or rejecting any zoning amendment, the City Council shall also approve a statement describing whether its action is consistent with the "The Graham 2035 Comprehensive Plan" and briefly explaining why the City Council considers the action taken to be reasonable and in the public interest. The Planning Board shall provide a written recommendation to the City Council, 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.

**Cherry Industrial (RZ2103)** 

Type of Request
Rezoning

**Meeting Dates** 

Planning Board on March 16, 2021 City Council on April 13, 2021

Choose one		
☐ I move that the application be <b>APPROVED</b> .		
☐ I move that the application be <b>DENIED</b> .		
Choose one		
The application <b>is consistent</b> with <i>The Graham 2035 Comprehensive Plan</i> .		
The application is not fully consistent with <i>The Graham 2035 Comprehensive Plan</i> .		
State reasons		
This action is reasonable and in the public interest for the following reasons:		
This report reflects the decision of the City Council, this the 13 <sup>th</sup> day of April, 2021.		
Attest:		
Gerald R. Peterman, Mayor		
Darcy L. Sperry, City Clerk		



Text Amendment for: 160D Update

Type of Request: Text Amendment

**Meeting Dates** 

Planning Board on March 16, 2021 City Council on April 13, 2021

Contact Information

N/A

### **Summary**

The North Caolina General Assembly has changed the enabling legislation for all municipalities and countties. As this is the law from which all of our authority is delegated, we are required to update our regulations, or be at risk of not being in complance with state law.

The following amendments to the Development Ordinance are proposed:

As the text for this has hundreds of changes over more than 250 pages, it has been included as a separate addendum with a "track-changes" version. There are a few additional changes that have been made since staff first started working on this draft, which also appear as changes here, for example, the 20ft front yard setback for R-7. While this shows as a "change", it is a change from the draft version being worked on previously, and is already adopted by the City Council.

**Project Name** 

160D Update (AM2101)

Location city-wide

Current Zoning not applicable

Proposed Zoning not applicable

Overlay District not applicable

<u>Staff Recommendation</u> 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

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 brings us into alignment with the new 160D regulations.



# STAFF REPORT

SUBJECT:	NCLM ENFORCEMENT RISK REVIEW PRESENTATION
PREPARED BY:	AARON HOLLAND, INTERIM CITY MANAGER

#### **REQUESTED ACTION:**

Presentation of the North Carolina League of Municipalities Law Enforcement Risk Review to the Graham Police Department.

#### **BACKGROUND/SUMMARY:**

The purpose for this law enforcement risk review is to assess an agency's adherence to best practices, court decisions, and policies and procedures related to high liability activities in law enforcement. The goal is to mitigate liability exposures, enhance officer safety, and validate that training and operating procedures are meeting industry standards. The risk management review was designed and peer-reviewed by a panel of police chiefs representing a cross section of N.C. law enforcement agencies and is available to those agencies who participate in the League's property and liability insurance pool.



#### Recognizes

#### **Graham Police Department**

For completing the Law Enforcement Risk Management Review and proactively serving the community in a professional manner while taking steps to minimize risks to our citizens and officers

Presented April 13th, 2021

#### **FISCAL IMPACT:**

N/A

#### STAFF RECOMMENDATION:



WORKING AS ONE.

N/A

#### **SUGGESTED MOTION(S):**

N/A