



## **Planning Board**

### **Meeting Agenda**

March 18, 2014 at 7:00pm  
Council Chambers, 201 S Main St

#### Invocation

1. Approve minutes of the January 21, 2014 meeting
2. WKZ River Bend Apartments (CR1401). Request by WKZ Housing, LLC to rezone property located at 1108 S Main St (GPIN 8883277291) from General Business (B-2) to Conditional Business (C-B) to construct a 72-unit multifamily apartment community.
3. Graham Commons Phase I (CR1402). Request by Graham Commons Associates Limited Partnership to rezone a portion of the property located on Auto Park Dr at Hanford Rd and W Crescent Square Dr (GPIN 8883091817) from Residential (low density) (R-18) to Conditional Residential (C-R) to construct a 64-unit multifamily rental community.

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



## PLANNING ZONING BOARD

Tuesday, January 21, 2014

The Planning & Zoning Board held its regular meeting on Tuesday, January 21, 2014 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Ricky Hall, Bill Teer, Andy Rumley, Bonnie Blalock, Tim Beshel and Dean Ward. Michael Benesch was absent. Staff members present were Melissa Guilbeau, City Planner, Frankie Maness, City Manager, Darcy Sperry, Zoning Enforcement Officer and Martha Johnson, Zoning/Inspections Technician.

Chairman Andy Rumley called the meeting to order and explained the function of the Board.

Invocation was given by Ricky Hall.

1. Approve minutes of the December 17, 2013 meeting. Ricky Hall made a motion for approval, second Bonnie Blalock. All voted in favor.

2. Rezoning for Mid-State Magic (RZ1401). Request by the City of Graham to rezone property located on E Interstate Service Rd at E Gilbreath St (GPIN 8884402904) from Conditional Industrial (C-I) to Heavy Industrial (I-2). Melissa Guilbeau stated this is a request from the City of Graham to rezone the property from C-I to I-2. The stated reason for this rezoning request is that the project from 2009 is no longer in the works and the City feels that rezoning the property back to the I-2 zoning that it was prior to the C-I zoning will make it easier to potentially market and sell the property. Ricky Hall made a motion to approve the rezoning, second by Tim Beshel. All voted in favor.

3. Rezoning for JRC Development C-R (RZ1402). Consideration to rezone property located at 613 W Gilbreath St (GPIN 8874820026) from Conditional Residential (C-R) to Residential (high density) (R-7) in accordance with Section 10.85.F of the *Development Ordinance*. Melissa Guilbeau said if the 3 year limit is over on an approved conditional rezoning the property can be rezoned. This would be a recommendation by the Planning Board. This property was approved December 5, 2006 for a six lot subdivision which had construction drawings reviewed after the rezoning but those drawings were never approved by TRC and the engineering review fee of \$600.00 was never paid. To Staff's knowledge no further progress was made on this conditional rezoning. December 5, 2013 was the end of the timeframe for the approved petition and conditions due to the time added by the Permit Extension Act. It is now up to the Board to decide if progress has been made and if the Board wants to make a recommendation to rezone it. Melissa Guilbeau stated that the current property owner had been in contact with her in the last few days. Ms. Guilbeau said it was her understanding he was not the one who got the approval but had purchased the property in foreclosure and hopes to move forward with that project. He had been asking questions and sounds like he is still interested but she hasn't heard from him in a couple of days. Ricky Hall made a motion to approve rezoning to R-7, second by Dean Ward. All voted in favor.

4. Text Amendment for Screening and Drive-in Theaters. Request by staff to amend the *Development Ordinance* to clarify the screening requirement for O-I, B-2 and B-3 districts and remove standards for drive-in theaters. The first concerns the requirements for screening contained in Section 10.246.10. The issue is that for the I-1 and I-2 districts, the ordinance provides that the required screening shall be 8-12 feet high at maturity. But for the O-I, B-2 and B-3 districts, the ordinance does not provide the "at maturity" option, so it may be interpreted that the screening must be at least six feet high at planting. Staff recommends adding language to provide that the screenings for the O-I, B-2 and B-3 districts shall be at least six feet high at maturity, which will clarify the requirement, make it similar to the requirement for the I-1 and I-2 districts, and lessen the burden on property owners by not requiring the planting of a six-foot high screen.



The second issue is that standards for drive-in theaters are provided in Section 10.149 Special uses listed, but “drive-in theater” is not listed as a use in the Table of Permitted Uses. There are two potential ways to address this issue: (1) add “drive-in theater” to the Table of Permitted Uses or (2) delete the entry for “Drive-in Theater” from Section 10.149 Special uses listed. Staff recommends deleting the entry from Section 10.149 because this is a use that is longer common. According to the website [www.drive-ins.com](http://www.drive-ins.com), there used to be 210 drive-in theaters operating in North Carolina, including three in Burlington. Today, all but six of these drive-in theaters are closed. Also, staff cannot find that a special use permit has ever been issued for a drive-in theater in Graham. Melissa Guilbeau stated her recommendation would be to take the standards out of Section 10.149.

Ricky Hall made a motion to adopt both text amendments as proposed, second by Tim Beshel. All voted in favor.

There being no further business Andy Rumley adjourned the meeting.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician





# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## WKZ River Bend Apartments (CR1401)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on March 18, 2014

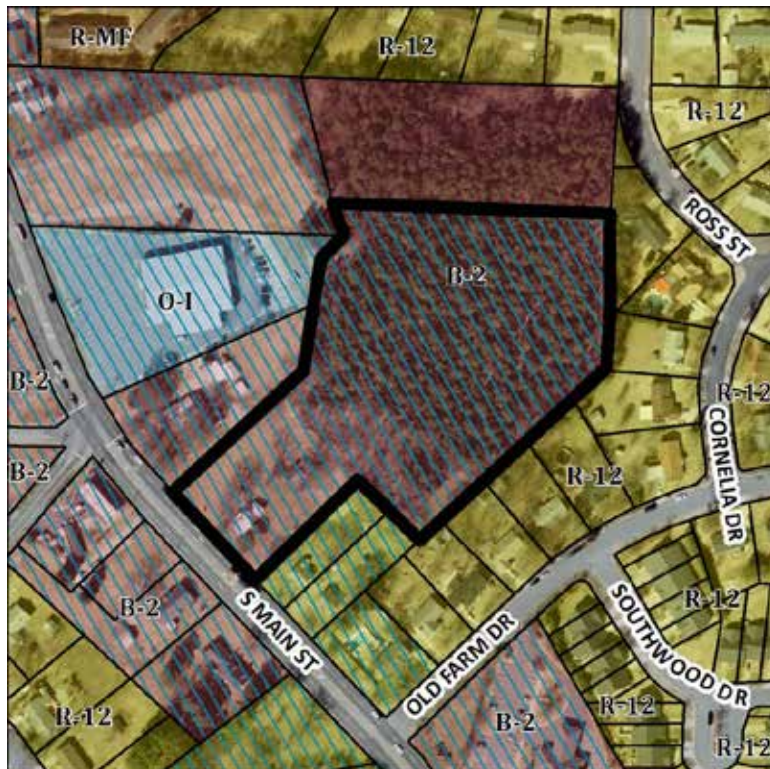
City Council on April 1, 2014

## Contact Information

Charlie Heritage, V.P., WKZ Housing, LLC  
8401 Key Blvd, Greensboro, NC 27409  
336-669-3587; charlie@weaver-kirkland.com

## Summary

This is a request to rezone the subject property from B-2 to C-B to construct a 72-unit multifamily apartment community. The parcel is currently occupied by a vacant single family house with the remainder of the property wooded.



### Location

1108 S Main St

GPIN: 8883277291

### Current Zoning

General Business (B-2)

### Proposed Zoning

Conditional Business (C-B)

### Overlay District

S Main St/Hwy 87

### Surrounding Zoning

R-12, O-1 & B-2

### Surrounding Land Uses

Single Family Houses,  
General Businesses and Vacant

### Size

5.23 acres

### Density

13.8 DU/acre

### Public Water & Sewer

Yes, along S Main St

### Floodplain

No

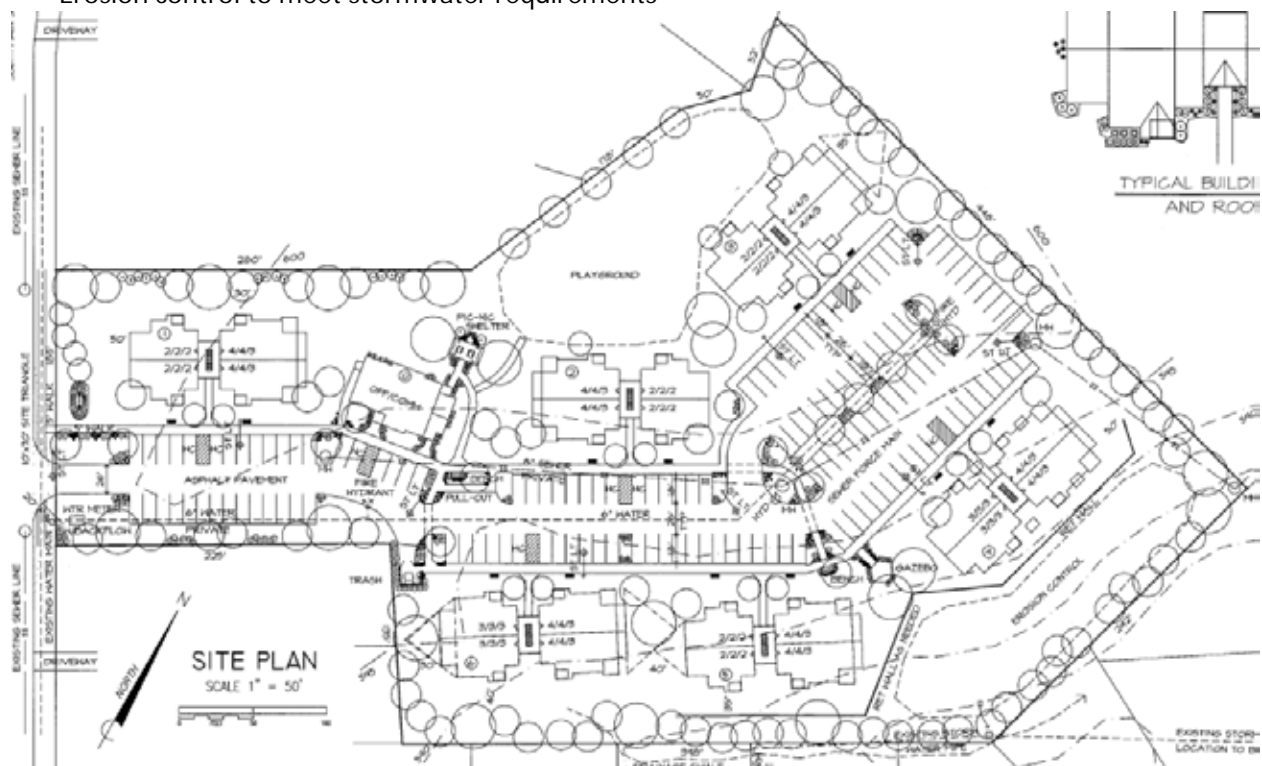
### Staff Recommendation

Approval, with condition



The applicant is proposing to rezone the property to C-B in accordance with the preliminary site plan prepared by Moore Riley Architects, revised 3/6/2014. The proposal is for a 72-unit multifamily apartment community consisting of six three-story residential buildings and a community clubhouse/leasing office. The applicant also proposes to construct a covered gazebo and a fully commercially equipped and enclosed children's playground. The clubhouse will include community gathering areas, commercial grade washers and dryers, a business center with fully equipped workstations, a kitchenette, and leasing offices. Other specifics of the proposal include:

- 24 two-bedroom units, 24 three-bedroom and 24 four-bedroom; eight will be fully accessible
- 145 parking spaces(minimum is 132 spaces), including 9 handicap spaces
- Five-foot sidewalk along S Main St
- Planting yards in accordance with ordinance requirements
- Erosion control to meet stormwater requirements



### Technical Review Committee

The TRC reviewed the preliminary site plan and met with the applicant on February 17, 2014. The applicant submitted a revised preliminary site plan on March 10, 2014. All TRC comments were addressed with the exception of those listed below. Additional TRC comments will be addressed as part of final site plan review and approval.

- The "Erosion Control" basin should be labeled as "Stormwater Treatment Device"
- The stormwater treatment device appears to be undersized and the Type B landscaping cannot encroach into the basin; for these reasons, the location of the adjacent buildings and parking may need to be adjusted
- Provide autoturn or appropriate templates to show that a ladder truck can turn around at the back of the parking lot



## Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

### Applicable Goals to Guide Us into the Future

- 6.1.3. Enforce landscaping standards to help beautify and buffer development sites. *The proposal will adhere to the City's landscaping requirements.*
- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *The proposal is for a higher density residential development in a designated Neighborhood Center.*
- 6.3.1. Continue to protect established residential areas from incremental rezonings to a lower land use. *The property is currently zoned general business and the proposal is to rezone to conditional business to construct a multifamily development.*
- 6.3.7. Encourage the incorporation of open space design within new developments. *The proposal includes a playground and other common open spaces.*

### Applicable Planning District Policies and Recommendations

- 7.4.4.1.3. Provide a transitional buffer between the proposed commercial and village centers and existing or proposed single-family neighborhoods that would consist of landscaping, multi-family developments and/or townhouse developments. *The proposed multifamily development would provide a transition between existing single family houses and the commercial development along S Main St.*
- 7.4.4.1.8. Encourage neighborhood residential development in remaining undeveloped areas that are adjacent to existing residential developments. Additionally, interconnectivity between neighborhoods should be a priority for new developments. *The proposed multifamily development is on a large undeveloped tract that backs up to existing residential development and is adjacent to commercial developments. The surrounding development makes new road connections difficult, though there may be opportunity in the future for a driveway interconnection on the northern property boundary. The proposal includes sidewalks within the site and along S Main St.*

### Graham Pedestrian Plan

- Recommends a five-foot sidewalk on S Main St as a high-priority project. *The proposed development includes a sidewalk along S Main St.*

#### Planning District

Central

#### Development Type

Neighborhood Center and Neighborhood Residential, backing up to Suburban Residential

For single family residential, townhouses, commercial, office/institutional and mixed use

Characteristics include open space; parks included within development; pedestrian-oriented; automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

Density of 3+ DU/acre  
Commercial <10,000sf

Infrastructure includes water, sewer, street connectivity and underground utilities



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### **Staff Recommendation**

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Conditional Rezoning, **with the following condition**:

- The size and layout of the stormwater treatment device and the turnaround at the end of the parking lot will be evaluated as part of final site plan review. If these necessitate a shift in the location of buildings or parking, these revisions will maintain the general layout of the site as proposed and will conform to all ordinance requirements for multifamily, or they will be considered major revisions.

The following supports this recommendation:

- The development furthers a number of goals of the *Growth Management Plan* and is consistent with the Development Toolkit Checklist for Neighborhood Center and Residential.





# Application for REZONING or CONDITIONAL REZONING

RECEIVED

FEB 07 2014

CITY OF GRAHAM  
INSP. / P.Z.

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

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25<sup>th</sup> of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

## Site

Street Address: 1108 S. Main Street

Tax Map#: 144200 GPIN: 8883277291

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: Undeveloped land with vacant S/F home

Total Site Acres: 5.23 +/-

Property Owner: See Attached

Mailing Address: See Attached

City, State, Zip: See Attached

## Applicant

☐ Property Owner Other WKZ Housing, LLC (proposed buyer)

*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: Charlie Heritage, V.P.

Mailing Address: 8401 Key Boulevard

City, State, Zip: Greensboro, NC 27409

Phone # (336) 669-3587

Email: charlie@weaver-kirkland.com

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

Charlie Heritage  
Signature of Applicant

Date

## Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

☐ R-7 ☐ R-9 ☐ R-12 ☐ R-15 ☐ R-18  
☐ R-MF ☐ R-G ☐ C-R ☐ C-MXR  
☐ B-1 ☐ B-2 ☐ B-3 ☒ C-B ☐ C-MXC  
☐ O-I ☐ C-O-I ☐ I-1 ☐ I-2 ☐ C-I

Describe the purpose of this rezoning request. *For Conditional Rezoning*, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

WKZ Housing, LLC ("Applicant") and its affiliates propose building and developing a 72-unit, multi-family apartment community. The proposed community will consist of 6 residential buildings (3-story, 12-units per story buildings) and community clubhouse / leasing office. On-site amenities would include a proposed covered gazebo and fully, commercially equipped and enclosed children's playground. Full-time, on-site property management and maintenance staff will be present 5 days a week, both of which will be locally hired and trained by Wilhoit Properties, affiliated management company of the Applicant. Other amenities would include, within the clubhouse, community gathering areas, commercial grade washers and dryers, business center with fully equipped workstations, kitchenette, and leasing offices.

**For Conditional Rezoning, this application must be accompanied by a Site Plan and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.**

☒ Site Plan Review Application **must be attached to this application for Conditional Rezoning**

Office Use Only. DEVID#

RZ 1404 CR 1401





## Application for SITE PLAN REVIEW

RECEIVED

FEB 07 2014

CITY OF GRAHAM  
INSP. / P.Z.

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

The purpose of this application is to assist applicants and staff in ensuring that all information necessary for a site plan review is provided. Several types of development activity require a site plan as part of the application process, including conditional rezonings, multifamily development, manufactured home parks and telecommunications towers. Other development activities, such as the construction of a new commercial building, require review and approval that can only be accomplished with a site plan.

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

Street Address: 1108 S. Main Street

Tax Map#: 144200 GPIN: 8883277291

Current Zone(s): ☐ R-MF ☐ R-G ☐ Other R ☐ Cond.  
☐ O-I ☐ B-1 ☒ B-2 ☐ B-3 ☐ I-1 ☐ I-2

Overlay District, if applicable:

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

Current Use: Undeveloped land with vacant S/F home

Property Owner: See Attached

Mailing Address: See Attached

City, State, Zip: See Attached

Phone # \_\_\_\_\_

Email: See Attached

### Applicant and Project Contact

Name: Charlie Heritage, V.P.

☐ Property Owner ☐ Engineer/Surveyor

Other Proposed Buyer

Mailing Address: 8401 Key Boulevard

City, State, Zip: Greensboro, NC 27409

Phone # (336) 669-3587

Email: charlie@weaver-kirkland.com

I have completed this application truthfully and to the best of my ability. I have prepared the site plan in accordance with the Site Plan Checklist and have submitted the required plans.



Signature of Applicant

Date

**SUBMIT 4 COPIES AND 1 PDF OF THE SITE PLAN**

### Proposed Development

Project Name: River Bend

Proposed Zone (if applicable): C-B

Proposed Use(s) (from Sec. 10.135 Table of Permitted Uses):  
Dwelling, Multi-Family

Brief description, including information such as number of dwelling units, type of multifamily development, size and number of buildings, and other descriptive information:

WKZ Housing, LLC ("Applicant") and its affiliates propose building and developing a 72-unit, multi-family apartment community. The proposed community will consist of 6 residential buildings (3-story, 12-units per story buildings) and community clubhouse / leasing office. On-site amenities would include a proposed covered gazebo and fully, commercially equipped and enclosed children's playground. Full-time, on-site property management and maintenance staff will be present 5 days a week, both of which will be locally hired and trained by Wilhoit Properties, affiliated management company of the Applicant. Other amenities would include, within the clubhouse, community gathering areas, commercial grade washers and dryers, business center with fully equipped workstations, kitchenette, and leasing offices.

### Site Plan Checklist

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.**

### Other Requirements

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

☐ **NCDOT 3-Party Encroachment Agreement**, if things such as a sidewalk or utility connection is proposed in the right-of-way

☐ **Flood Elevation Certificate**, if there is Special Flood Hazard Area anywhere on the property

☐ **Floodplain Development Permit**, if development is proposed in a Special Flood Hazard Area

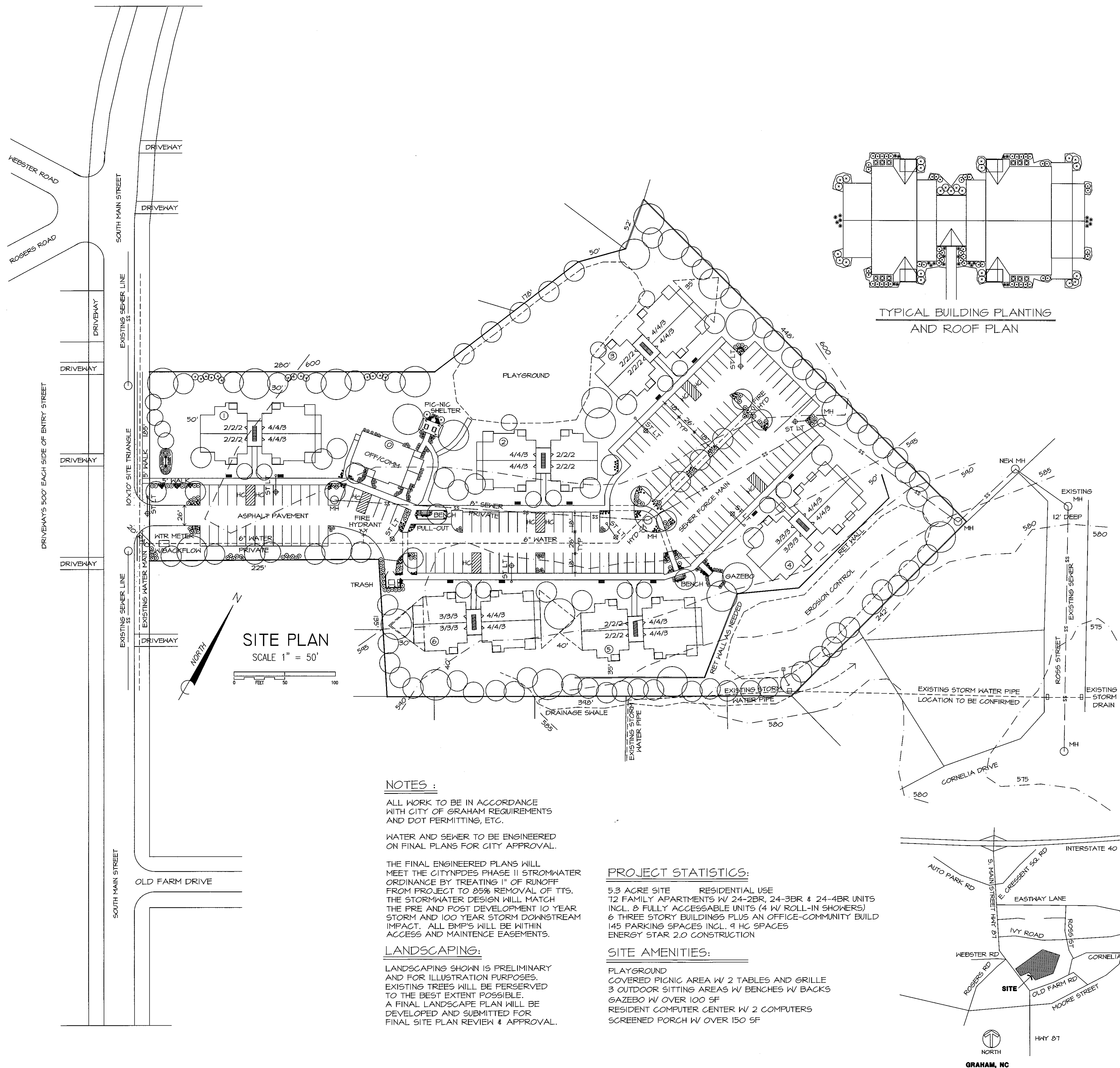
☒ **Stormwater Permit**, if one or more acres is disturbed

☒ **Erosion Control Permit** from the NC Dept. of Environment and Natural Resources if the land disturbing activity exceeds one acre

Office Use Only. DEVID#

RZ1404 CR1401









## 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 "City of Graham Growth Management Plan 2000-2020" 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 "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.*

### WKZ River Bend Apartments (CR1401)

Type of Request  
Conditional Rezoning

Meeting Dates  
Planning Board on March 18, 2014  
City Council on April 1, 2014

- ☐ I move to **recommend APPROVAL** of the application as presented.
- ☐ I move to **recommend APPROVAL with the following conditions:**
- The size and layout of the stormwater treatment device and the turnaround at the end of the parking lot will be evaluated as part of final site plan review. If these necessitate a shift in the location of buildings or parking, these revisions will maintain the general layout of the site as proposed and will conform to all ordinance requirements for multifamily, or they will be considered major revisions.
  - [Insert additional or other conditions]
- ☐ I move to **recommend DENIAL**.
- 
- ☐ The application is **consistent** with the *City of Graham Growth Management Plan 2000-2020*.
- ☐ The application is **not fully consistent** with the *City of Graham Growth Management Plan 2000-2020*.

This report reflects the recommendation of the Planning Board, this the 18<sup>th</sup> day of March, 2014.

Attest:

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Andy Rumley, Planning Board Chairman

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Martha Johnson, Secretary



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## Graham Commons Phase I (CR1402)

**Type of Request:** Conditional Rezoning

## Meeting Dates

Planning Board on March 18, 2014

City Council on April 1, 2014

## Contact Information

James B. Smith, Graham Commons Associates  
Limited Partnership

2939 Breezewood Ave, Ste 201

Fayetteville, NC 28303

910-485-6600; jsmith@dugginssmith.com

## Summary

This is a request to rezone the subject property from R-18 to C-R to construct a 64-unit multifamily rental community. The parcel is currently wooded. Two streams cross the property and there is a 50-foot PNG gas line easement on the front of the property next to Auto Park Dr.



The applicant is proposing to rezone the property to C-R in accordance with the preliminary site plan and building elevations prepared by MDG, dated January 2014. The proposal is for a 64-unit multifamily rental community consisting of seven two-story residential buildings and a community building. The applicant also proposes to construct a playground/tot lot, picnic shelter and outdoor sitting structure, and to install bike racks and sitting benches. Other specifics of the proposal include:

### Location

Auto Park Dr and Hanford Rd

GPIN: 8883091817

### Current Zoning

Residential (low density) (R-18)

### Proposed Zoning

### Conditional Residential (C-R)

## Overlay District

none

### Surrounding Zoning

R-18, R-12, B-2 & I-1

### Surrounding Land Uses

## Single Family Houses and General Businesses

### Size

9.7 acres

## Density

6.6 DU/acre

## Public Water & Sewer

Yes, along Auto Park Dr and  
Hanford Rd

## Floodplain

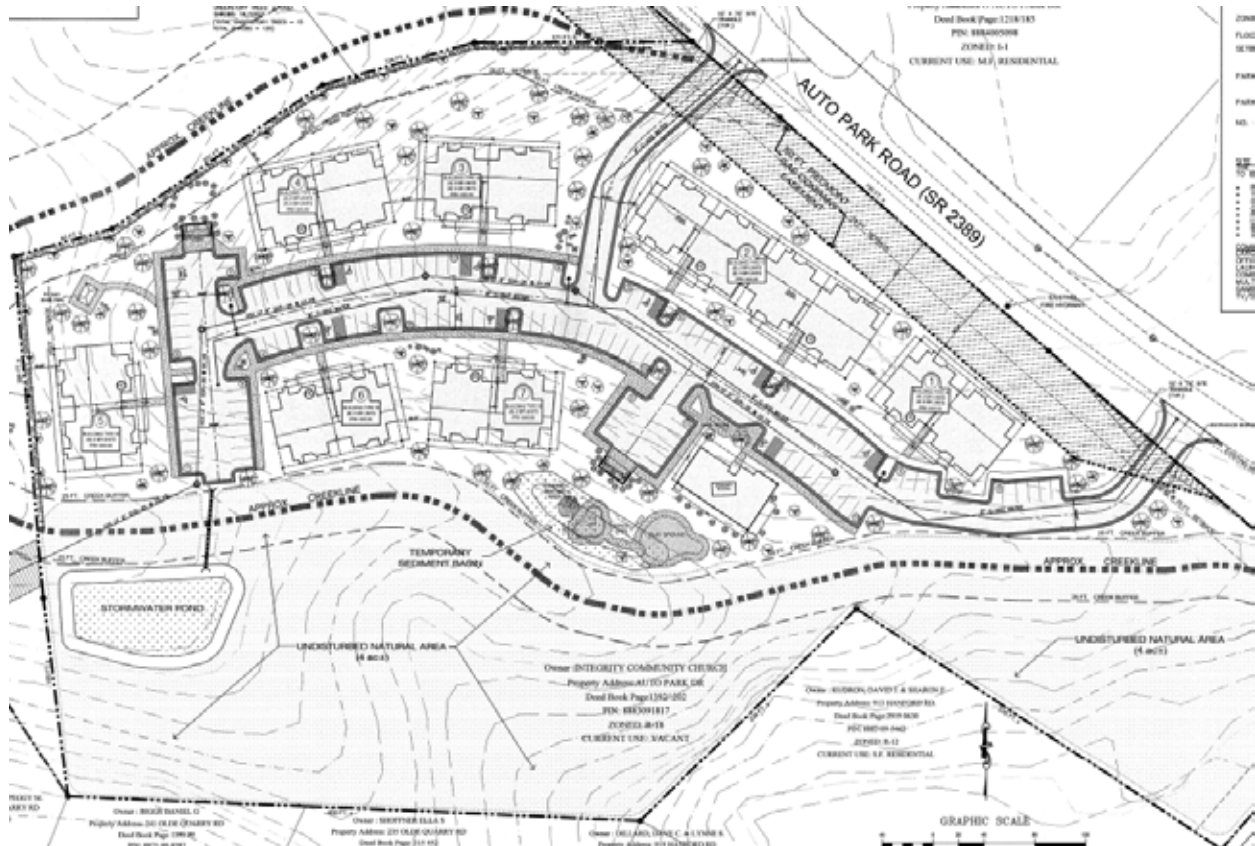
No

### Staff Recommendation

Approval, with condition



- 44 two-bedroom units and 20 three-bedroom; eight will be fully accessible
- 131 parking spaces(minimum is 106 spaces), including 10 handicap spaces
- Landscaping beyond ordinance requirements
- Erosion control to meet stormwater requirements
- Four acres of undisturbed natural area



1 FRONT ELEVATION - BUILDING TYPE "B"  
1/4" = 1'



2 FRONT ELEVATION - BUILDING TYPE "A"  
1/4" = 1'



3 FRONT ELEVATION - BUILDING TYPE "C"  
1/4" = 1'



## Technical Review Committee

The TRC reviewed the preliminary site plan and met with the applicant on March 10, 2014. The applicant was originally scheduled for a TRC meeting on March 3<sup>rd</sup> but that meeting had to be rescheduled due to inclement weather. Therefore, staff has not had time to compile all TRC comments and the applicant has not had time to address them as of the writing of this staff report. Some preliminary TRC comments that may impact the overall development include:

- It is likely that alternate landscaping will need to be used along the northern stream and the street yard, due to the stream and the PNG easement
- Consider providing a sidewalk along Auto Park Dr and Hanford Rd
- The riparian buffer for the northern stream is 50 feet from the top of bank; this may impact the location of buildings and parking
- Consider providing only one driveway into the development; preferred location is approximately 75 feet westward from the driveway that is currently proposed closest to Hanford Rd

## Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

### Applicable Goals to Guide Us into the Future

- 6.1.1. Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc. *There are two streams and potentially wetlands on this site. The development will be required to abide by riparian buffer requirements.*
- 6.1.3. Enforce landscaping standards to help beautify and buffer development sites. *The proposal will adhere to the City's landscaping requirements.*
- 6.3.1. Prohibit residential development that is in close proximity to incompatible uses or provide proper buffering to protect existing uses and new development. *The proposal includes a large undisturbed natural area between the development and adjacent single family homes and will itself serve as a transition between existing commercial and industrial developments and single family houses.*
- 6.3.7. Encourage the incorporation of open space design within new developments. *The proposal includes a playground and other common open and undisturbed areas.*

### Applicable Planning District Policies and Recommendations

- 7.4.4.1.3. Provide a transitional buffer between the proposed commercial and village centers and existing or proposed single-family neighborhoods that would consist of landscaping, multi-family developments and/or townhouse developments. *The proposed multifamily development and adjacent undisturbed natural areas would provide a transition between existing single family houses and the commercial and industrial development along S Main St, Auto Park Dr and W Crescent Square Dr.*

#### Planning District

Central

#### Development Type

Neighborhood Residential  
adjacent to Highway Commercial

Located near a major  
thoroughfare

For single family residential  
and townhouses

Characteristics include  
open space; parks included with  
development; pedestrian-  
oriented; automobile-oriented;  
sidewalks; street trees;  
landscaping

Density of 3+ DU/acre

Infrastructure includes  
water, sewer, street connectivity  
and underground utilities



- 7.4.4.1.7. Encourage residential development that conserves land along rivers, creeks and tributaries to protect environmentally sensitive areas, promote open space preservation, and provide a natural buffer for waterways. *The development will include approximately 4 acres of undisturbed natural area adjacent to a creek and will be required to abide by riparian buffer requirements.*
- 7.4.4.1.8. Encourage neighborhood residential development in remaining undeveloped areas that are adjacent to existing residential developments. Additionally, interconnectivity between neighborhoods should be a priority for new developments. *The proposed multifamily development is on a large undeveloped tract that backs up to existing residential development and is across the street from commercial and light industrial developments. The streams and existing surrounding development make new road connections difficult. The proposal includes two driveway entrances and sidewalks are provided within the site and recommended along Auto Park Dr and Hanford Rd.*

### **Graham Pedestrian Plan**

- Recommends a five-foot sidewalk on Hanford Rd as a lower priority, long-term project. *TRC has requested that this development include a five-foot sidewalk along Hanford Rd.*

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### **Staff Recommendation**

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Conditional Rezoning, **with the following condition**:

- Due to the delay caused by inclement weather, all TRC comments will be addressed prior to City Council approval. TRC comments that may change the layout of the development include NCDOT's recommendation for only one driveway and the riparian buffer for the northern stream.

The following supports this recommendation:

- The development furthers a number of goals of the *Growth Management Plan*. While it is not strictly consistent with the Development Toolkit Checklist for Neighborhood Residential because it is multifamily as opposed to townhouses, the proposal is at a similar scale and density to what could be expected of a townhouse development.





# Application for REZONING or → CONDITIONAL REZONING

RECEIVED

FEB 25 2014

CITY OF GRAHAM  
INSP. / P.Z.

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

This application is for both general district rezonings and conditional rezonings. Applications are due on the 25<sup>th</sup> of each month. Applicants are encouraged to consult with the City of Graham Development Ordinances and the City Planner.

## Site

Street Address: -O- AUTO PARK DRIVE

Tax Map#: 143787 GPIN: 8883-09-1817

Current Zoning District(s):

☐ R-7 ☐ R-9 ☐ R-12 ☐ R-15 ☒ R-18  
☐ R-MF ☐ R-G ☐ C-R ☐ C-MXR  
☐ B-1 ☐ B-2 ☐ B-3 ☐ C-B ☐ C-MXC  
☐ O-I ☐ C-O-I ☐ I-1 ☐ I-2 ☐ C-I

Overlay District, if applicable:

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

Current Use: VACANT

Total Site Acres: 9.7

Property Owner: INTEGRITY COMMUNITY CHURCH

Mailing Address: 2420 H. CORP PARKWAY

City, State, Zip: BURLINGTON, NC 27215

## Applicant

☐ Property Owner GRAHAM COMMONS ASSOCIATES  
☐ Other LIMITED PARTNERSHIP

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.

JAMES B SMITH Associates  
Name: GRAHAM COMMONS LIMITED PARTNERSHIP

Mailing Address: 2939 BREEZEWOOD AVE, SUITE 201

City, State, Zip: FAYETTEVILLE, NC 28303

Phone # 910-485-6600

Email: jsmith@dugginssmith.com

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

Signature of Applicant

2-18-14

Date

## Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

☐ R-7 ☐ R-9 ☐ R-12 ☐ R-15 ☐ R-18  
☐ R-MF ☐ R-G ☒ C-R ☐ C-MXR  
☐ B-1 ☐ B-2 ☐ B-3 ☐ C-B ☐ C-MXC  
☐ O-I ☐ C-O-I ☐ I-1 ☐ I-2 ☐ C-I

Describe the purpose of this rezoning request. For Conditional Rezoning, also specify the actual use(s) intended for the property (from Sec. 10.135 Table of Permitted Uses) along with other descriptive or pertinent information, such as number of dwelling units, type of multifamily development, square footage and number of buildings:

CHANGE FROM R-18 TO CR  
"CONDITIONAL RESIDENTIAL" FOR  
DEVELOPMENT OF A MULTIFAMILY  
RENTAL COMMUNITY CONSISTING OF:  
• (7) TWO STORY BUILDINGS (8-PLEX & 16-PLEX)  
• 64 TOTAL UNITS (44-2BR + 20-3BR)  
• COMMUNITY BUILDING (2400 SF)  
• PLAY GROUND/TOT LOT  
• PICNIC SHELTER & AREA  
• BIKE RACKS  
• OUTDOOR SITTING STRUCTURE  
• SITTING BENCHES  
• TOTAL PARKING = 144 SPACES (2.0/DU)  
10 ADA SPACES INCL.  
• SIGNIFICANT (IRRIGATED) LANDSCAPING  
MEETING & EXCEEDING MIN. CODE REQMTS.  
• 4.0 AC UNDISTURBED NATURAL AREA

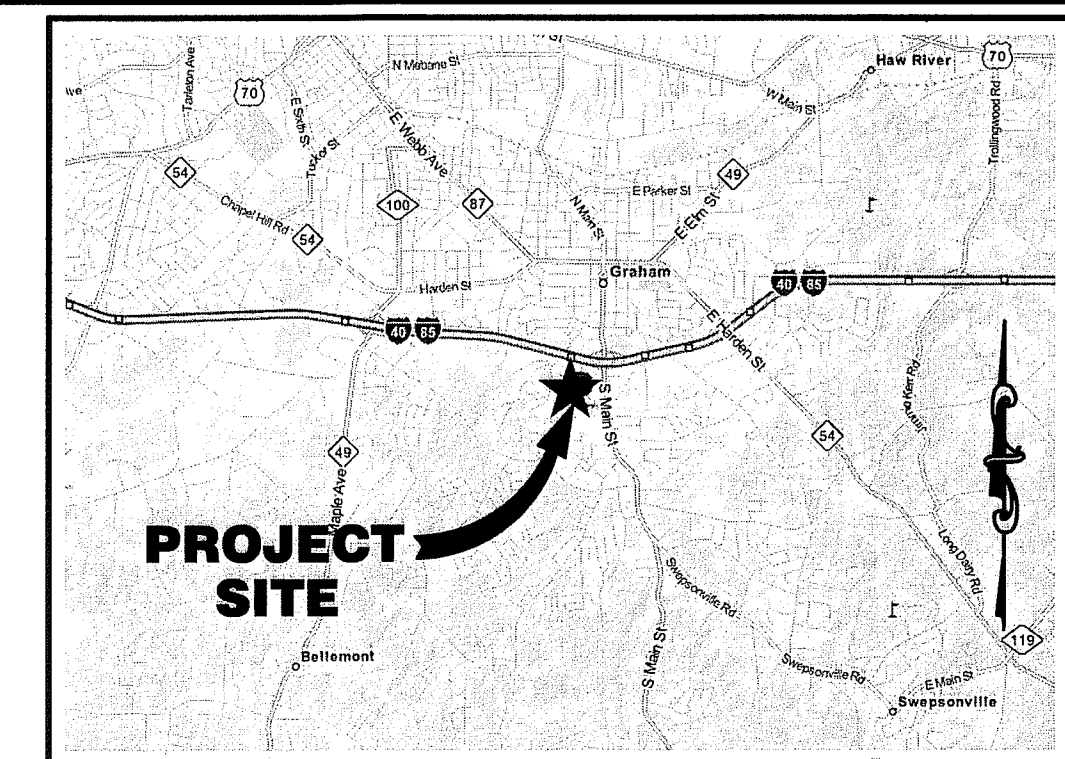
For Conditional Rezoning, this application must be accompanied by a Preliminary Site Plan and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.

☒ Site Plan Review Application *must be attached to this application for Conditional Rezoning*

Office Use Only. DEVID#

CR1402





**VICINITY MAP**  
**Not To Scale**

## PROJECT DATA

DEVELOPER/FINANCIALLY: GRAHAM COMMONS APARTMENTS  
LIMITED PARTNERSHIP, LLC

RESPONSIBLE PARTY: 2939 BREEZEWOOD AVENUE  
SUITE 201  
FAYETTEVILLE, NC 28303

CONTACT: MR. JAMES B. SMITH

CONTACT NUMBER: (910) 485-6600

PROJECT PIN: 8883-09-1817

PARCEL ID: 143787

DEED BOOK: 1392 PAGE 202

PROJECT: GRAHAM COMMONS APARTMENTS

ENGINEER: MERCER DESIGN GROUP, PC  
P.O. BOX 1516  
205 FLAT CREEK VILLAGE DRIVE  
WEAVERVILLE, NC 28787  
828-645-7088

## SITE DATA

TOTAL SITE AREA (PHASE I)....9.7 AC±

ZONING: CURRENT.....R-18  
PROPOSED.....CONDITIONAL RESIDENTIAL DISTRICT  
FLOOD CLASSIFICATION.....ZONE 'X'

SETBACKS.....25' REAR  
25' FRONT  
25' SIDE

PARKING SPACES REQUIRED: 2.0 SP/DU=128 SPACES  
(INCL 10 ADA SPACES)

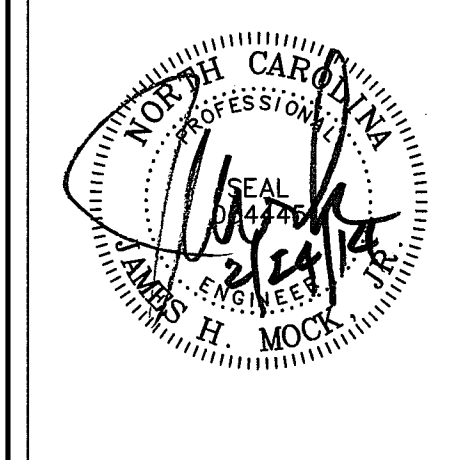
PARKING SPACES PROVIDED: 131 SPACES TOTAL  
(10 ADA SPACES INCL.)

NO. OF UNITS = 64 UNITS (44-2 BR & 20-3 BR)  
8 ADA UNITS INCLUDED:  
6-2 BR  
2-3 BR

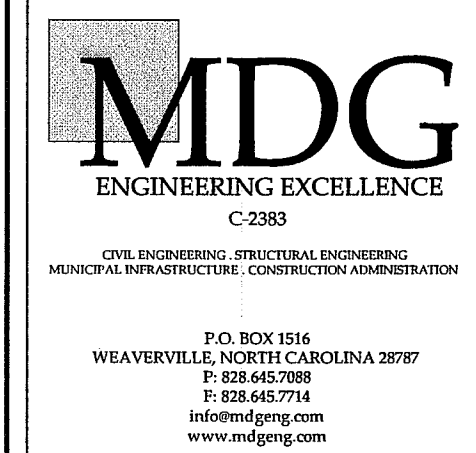
SITE AMENITIES  
THE FOLLOWING ITEMS HAVE BEEN NOTED ON THE SITE PLAN  
TO BE PROVIDED WITH THE PROJECT:

- PLAY GROUND W/ EQUIPMENT & BENCH
- TOT LOT W/ EQUIPMENT & BENCH
- COVERED PICNIC AREA W/ TABLE & GRILL (150 SF)
- OUTDOOR SITTING AREAS W/BENCHES (3 LOCATIONS)
- FREE STANDING COVERED SITTING AREA
- LANDSCAPED ENTRY+ENTRANCE SIGN
- IRRIGATED LAWNS
- 2 BIKE RACKS

COMMUNITY BUILDING WITH THE FOLLOWING:  
LARGE COVERED SITTING PORCH  
OFFICE W/ CLOSETS AND HC TOILET  
LAUNDRY ROOM W/ 4 WASHERS & DRYERS  
COMPUTER CENTER W/ HIGH SPEED INTERNET (2 STATIONS)  
MULTI-PURPOSE ROOM W/ KITCHENETTE  
GAME/ CRAFT AREA  
TV/SITTING AREA

[illegible]

Designed:	JHM
Graphics:	MDG
Checked:	JHM-JMM
Reviewed:	JHM/JMM
Scale:	1"=60'
Date:	JANUARY 2014



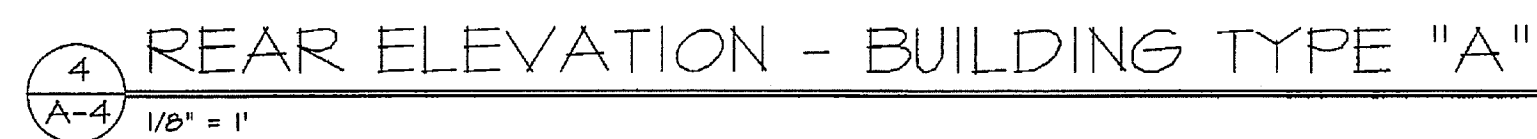
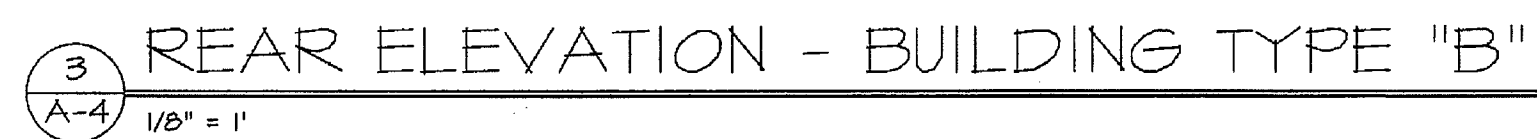
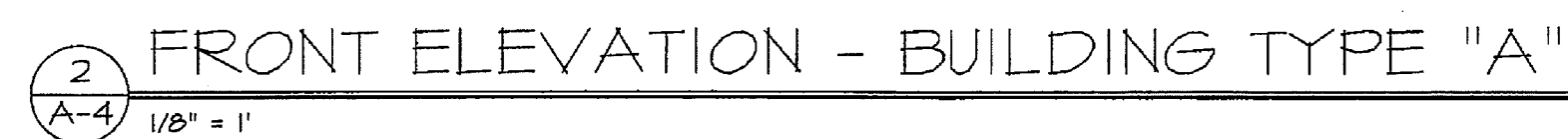
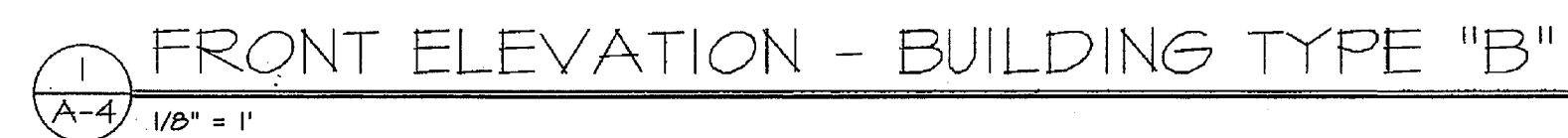
<p><b>GRAHAM COMMONS APARTMENTS</b></p>	<p>GRAHAM, NORTH CAROLINA</p>
<p>ALAMANCE COUNTY</p>	<p>DRAWING TITLE:</p>
<p><b>PLOT PLAN</b></p>	

Sheet No.:	OF NO
Sheet:	M1
Project No:	14-006

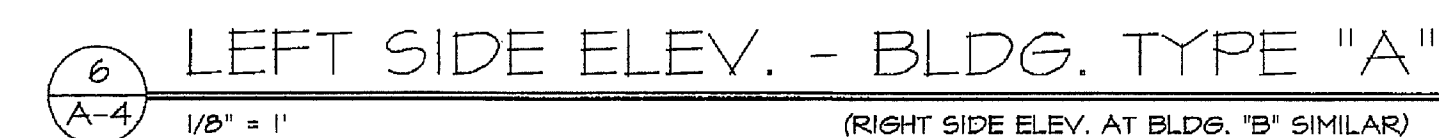




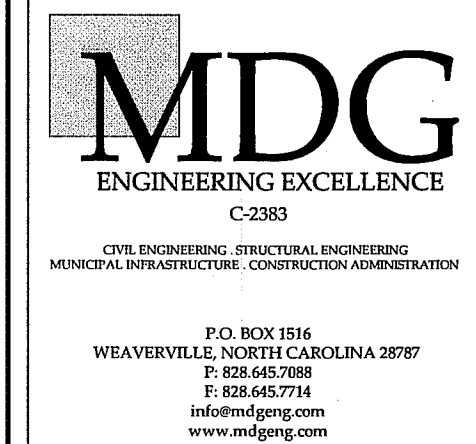




1. 30 YEAR FIRERES/LAS DOUBLES ON 15# FELT
2. 6" GEMENT FIBRE OR 404" SINGLE S 5" VINYL LAP SIDING (COLOR R)
3. 5/4 X 4 TRIM OR MIN. 5" HIDE VINYL TRIM AT INSIDE AND OUTSIDE CORNERS AND AT ALL SIGNIFICANT BREAKS.
4. 6" HIDE FREEZE TRIM ABOVE 2ND FLOOR DECK OPENINGS, PAINT OR WRAP FIBRE IN 20" PREFINISHED ALUMINUM
5. BRICK VENEER HANSCOT V/ SLOPING ROWLOCK SILL, CAP
6. 1 X 8 FASCIA TRIM WITH CONTINUOUS METAL DRIP EDGE PAINT OR WRAP WITH 20" PREFINISHED ALUMINUM
7. 1 X 8 RAKE TRIM WITH CONTINUOUS METAL DRIP EDGE PAINT OR WRAP WITH 20" PREFINISHED ALUMINUM
8. BRICK VENEER
9. SLOPING BRICK ROWLOCK SILL
10. BRICK SOLDIER COURSE ABOVE STEEL LINTEL
11. BRICK TRIM BAND AT FLOOR LINE, CORBEL, OUT LINTEL AND LIPER
12. FLUSH SOLDIER COURSE ON RUNNING BOARD
13. 014" CONTINUOUS ALUMINUM FLASHING, EXTEND 4" UP BEHIND SIDING - TYPICAL
14. PREFABRICATED STEEL RAILINGS AND PICKETS AT BREAKWAYS, USE RAILINGS SOLID VINYL RAILINGS AND PICKETS AT APARTMENT BALCONIES
15. ALUMINUM STEP FLASHING AT ALL ROOF OFFSETS
16. KEELD VINYL WINDOWS WITH INSULATED, LOW-E GLASS AND ALUM SCREEN (ENERGY STAR)
17. SHOP BUILT SOLID VINYL LOUVER 1 1/2" HIDE X 3 1/2" HIDE FREE OPENING AND BIRDSCREEN
18. SHOP BUILT TRIPLE SOLID VINYL LOUVER 2 1/2" HIDE X 1 1/2" HIDE FREE OPENING AND BIRDSCREEN
19. SHOP BUILT DECORATIVE ROUND SOLID VINYL LOUVER WITH 2 DIAMETER FREE OPENING AND BIRDSCREEN
20. DECORATIVE SHOP BUILT ROUND TOP SOLID VINYL LOUVER WITH 6" Ø BASE, 3/0" TOTAL HEIGHT AND BIRDSCREEN
21. VINYL "SHAKES" STYLE SIDING WITH "J" TRIM AT EDGES (COLOR GR)
22. 4" GEMENT FIBRE OR 404" DOUBLE 4" VINYL LAP SIDING (COLOR R)
23. SMOOTH FINISH CEMENT FIBRE OR VINYL BOARD AND BATTE LAY OVER WITH BATTERS AT 1/2" GC (COLOR R)
24. 1 1/2" - 6" HIGH PREFINISHED ALUMINUM 10" SQUARE, FLUTED LUD BEARING COLUMN AT CORNER
25. 8" - 4" - 6" HIGH PREFINISHED ALUMINUM 10" SQUARE, FLUTED LUD BEARING COLUMN AT CORNER, INSTALL HEAVY DUTY 0232 PREFABRICATED, PREFINISHED ALUM, CAP FLASHING ON TOP OF COLUMN UNDER DECK FRAMING
26. PREFABRICATED STEEL STAIR AND HANDRAILS, STAIR BRACE SOLID VINYL
27. 3", 021", 1" FORNED, PREFINISHED, SEAMLESS ALUMINUM BRACKETS AND MIN. 4 1/2" DOWNSPOUTS
28. CONTINUOUS RIDGE VENT
29. 10" HIDE FREEZE TRIM ON CONTINUOUS ALUMINUM FLASHING ABOVE BELLOK PAINT OR WRAP WITH 014" PREFINISHED ALUMINUM WRAP
30. 3/4" PLYWOOD ARCHED TRIM PANEL WITH 014" PREFINISHED ALUMINUM WRAP
31. 1 1/2" - 6" HIGH PREFINISHED ALUMINUM 12" SQUARE, FLUTED LUD BEARING COLUMN AT CORNER
32. 24 GA. PREFINISHED STANDING SEAM METAL, ROOF COVER FELT PAPER, ROOF TO BE COPPER COLOR
33. SOLID BLOCKING AT LOUVER CENTERLINE, FOR ATTIC FIBRE INSULATION - USE 2 X 4 AGAINST BACK OF BIRD SCREEN
34. 12" X 12" 30, (FREE AREA) ALUMINUM CAP VENTS WITH 1 1/2" BURY RAKE, 1 1/2" 2 PER UNIT AT 2 BR UNITS AND 3 PER UNIT AT 3 BR UNITS

[illegible]

Designed:	JHM
Graphics:	MDG
Checked:	JHM-JMM
Reviewed:	JHM/JMM
Scale:	1"=40'
Date:	JANUARY 2014



# GRAHAM COMMONS APARTMENTS

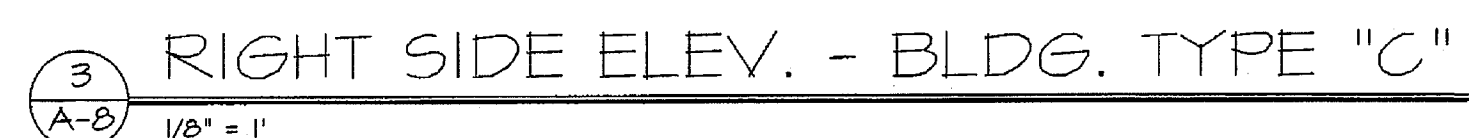
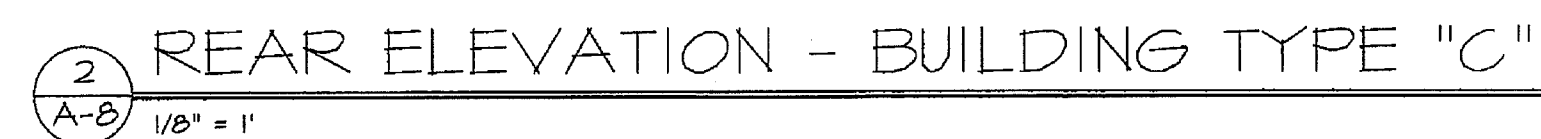
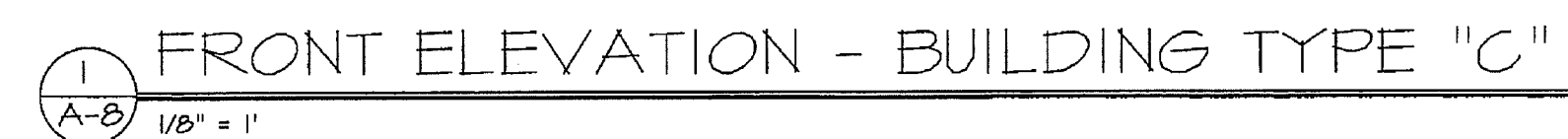
GRAHAM, NORTH CAROLINA

## BUILDING ELEVATIONS- TYPE 'A' & 'B'

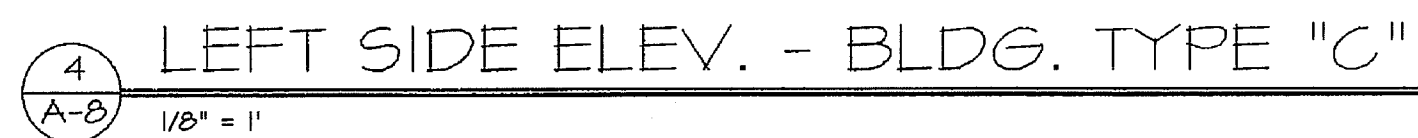
Sheet No.: OF NO  
Sheet: D1

Project No: **14-006**






1. 30 YEAR FIRE-RÉSISTANT SHINGLES ON 19" FELT
2. 6" CENT FIBRE TRIM OR 24" DOUBLE "X" VINYL LAP SIDING (COLOR 4)
3. 5/4" x 4" TRIM OR 1/4" 3" WIDE VINYL TRIM AT INSIDE AND OUTSIDE CORNERS AND 1/4" 3" WIDE VINYL TRIM AT SIGNIFICANT BREAKS.
4. 6" WIDE FIBRE TRIM ABOVE 2" 1/4" CENTRAL Drip EDGE OFFENSINGS, PAINT OR WRAP FIBRE W/ 2" 1/4" PREFIN. ALUM.
5. BRICK VENEER HANSCOT W/ SLOPING ROCKFOLD SILL CAP
6. 1" x 8" PASCIA TRIM WITH CONTINUOUS METAL Drip EDGE AND 1/2" 3" WIDE VINYL TRIM AT CORNERS
7. 1 x 8 RAKE TRIM WITH CONTINUOUS METAL Drip EDGE PAINT OR WRAP WITH 2" 1/4" PREFINISHED ALUMINUM
8. BRICK VENEER
9. SLOPING BRICK ROCKFOLD SILL
10. BRICK SOLDIER COURSE ABOVE STEEL LINTEL
11. BRICK TRIM BAND AT FLOOR LINE, CORREL OUT LOUVER AND LOUVER WITH BRICK SOLDIER COURSE ABOVE STEEL SOLDIER COURSE W/ RUNNING BAND
12. 1/4" CONTINUOUS ALUMINUM FLASHING, EXTEND 4" UP BEHIND SIDING - TYPICAL
13. PREFABRICATED STEEL RAILINGS AND PICKETS AT BALCONY, USE 1/2" RIBBED SOLID VINYL RAILINGS AND PICKETS AT APARTMENT BALCONIES
14. ALUMINUM STEP FLASHING AT ALL ROOF OFFSETS
15. WELDED VINYL WINDOWS WITH INSULATED LOW-E GLASS AND TIGHT SCREEN ENERGY STAR
16. SHOP BUILT SOLID VINYL LOUVER 1-6" WIDE X 6'-0" HIGH FREE OPENING AND BIRDSCREEN
17. SHOP BUILT TRIPLE SOLID VINYL LOUVER 2-6" WIDE X 1-6" HIGH FREE OPENING AND BIRDSCREEN
18. SHOP BUILT DECORATIVE ROUND SOLID VINYL LOUVER WITH 2" DIAMETER FREE OPENING AND BIRDSCREEN
19. DECORATIVE SHOP BUILT ROUND TOP SOLID VINYL LOUVER WITH 6'-0" BASE, 3'-0" TOTAL HEIGHT AND BIRDSCREEN
20. VINYL "HAKES" STYLE SIDING WITH 1" TRIM AT EDGES (COLOR 4)
21. 4" CENT FIBRE TRIM OR 24" DOUBLE "X" VINYL LAP SIDING (COLOR 12)
22. SMOOTH FINISH CENTRAL FIBRE OR VINYL BOARD AND BATTEN 1/2" BATTEN WITH BATTENS AT 12" O.C. (COLOR 4)
23. 1-6" x 4" HIGH PREFINISHED ALUMINUM 10" SQUARE, FLUTED LUD BEARING COLUMN AT CORNER
24. 8'-4" x 4" HIGH PREFINISHED ALUMINUM 10" SQUARE, FLUTED LUD BEARING COLUMN WITH 1/2" 3" WIDE VINYL TRIM AT HEAD AND FOOT, 2" 1/4" PREFABRICATED, PREFINISHED ALUM CAP FLASHINGS ON TOP OF COLUMN UNDER HANDSILLS
25. PREFABRICATED STEEL STAIR AND HANGERSILLS, STAIR SILL HAVE SOLID FIBRE TRIM AND METAL TREADS
26. 5" 22", 1" K'N FORMED, PREFINISHED, SEAMLESS ALUMINUM SUTTERS AND M.N. 4"x3" DOWNSPOUTS
27. CONTINUOUS RIDGE VENT
28. 1" 1/2" HIGH FIBRE TRIM W/ CONTINUOUS ALUMINUM FLASHING ABOVE AND BELOW PAINT OR WRAP WITH 2" 1/4" PREFINISHED ALUMINUM
29. 5/4" PLYWOOD ARCHIT TRIM PANEL WITH 2" 1/4" PREFINISHED ALUMINUM WRAP
30. 1-6" x 4" HIGH PREFINISHED ALUMINUM 10" SQUARE, FLUTED LUD BEARS COLUMN AT CORNER
31. 24 GA. PREFINISHED STANDING SEAM METAL ROOF OVER FELT PAPER, ROOF TO BE COPPER COLOR
32. SOLID BLOCKING AT LOUVER CENTERLINE FOR ATTIC STAIR SEPARATION - USE 2" x 4" AGAINST BACK OF BIRDSCREEN
33. 12" x 12" x 10" (3/4" FREE AREA) ALUMINUM CAP VENTS WITH 1/2" 3" WIDE VINYL TRIM AT 2" PER VENT AT 2 BR UNITS AND 3 PER VENT AT 3 BR UNITS



A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "JAMES H. MOCK P.E." at the bottom. The inner ring contains the text "PROFESSIONAL" at the top and "ENGINEER" at the bottom. In the center, the word "SEAL" is printed above the license number "084445". A handwritten signature is written across the seal, and the date "2/24/14" is handwritten below the license number.



# MDG

ENGINEERING EXCELLENCE

C-2383

CIVIL ENGINEERING, STRUCTURAL ENGINEERING  
MUNICIPAL INFRASTRUCTURE, CONSTRUCTION ADMINISTRATION

P.O. BOX 1516  
WEAVERVILLE, NORTH CAROLINA 28787  
P: 828.645.7088  
F: 828.645.7114  
[info@mdg.com](mailto:info@mdg.com)  
[www.mdg.com](http://www.mdg.com)

# GRAHAM COMMONS APARTMENTS

GRAHAM, NORTH CAROLINA

## BUILDING ELEVATIONS- TYPE 'C'

Sheet No.:	OF	NO
Sheet:	DO	

B2  
Project No: **14-000**





## 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 "City of Graham Growth Management Plan 2000-2020" 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 "City of Graham Growth Management Plan 2000-2020" shall not preclude consideration or approval of the proposed amendment by the City Council.*

### Graham Commons Phase I (CR1402)

Type of Request  
Conditional Rezoning

Meeting Dates  
Planning Board on March 18, 2014  
City Council on April 1, 2014

- ☐ I move to **recommend APPROVAL** of the application as presented.
- ☐ I move to **recommend APPROVAL with the following conditions:**
- Due to the delay caused by inclement weather, all TRC comments will be addressed prior to City Council approval. TRC comments that may change the layout of the development include NCDOT's recommendation for only one driveway and the riparian buffer for the northern stream.
  - [Insert additional or other conditions]
- ☐ I move to **recommend DENIAL**.
- 
- ☐ The application is **consistent** with the *City of Graham Growth Management Plan 2000-2020*.
- ☐ The application is **not fully consistent** with the *City of Graham Growth Management Plan 2000-2020*.

This report reflects the recommendation of the Planning Board, this the 18<sup>th</sup> day of March, 2014.

Attest:

\_\_\_\_\_  
Andy Rumley, Planning Board Chairman

\_\_\_\_\_  
Martha Johnson, Secretary