



# **Planning Board**

## **Meeting Agenda**

March 17, 2015 at 7:00pm  
Council Chambers, 201 S Main St

Meeting Called to Order, Invocation, and Overview of Board and general meeting rules

1. Public comment on non-agenda items
2. Approve minutes of the March 3, 2015 meeting
3. Committee Reports
4. Old Business
  - a. Apex View UBD & Community Center (SUP 1501). Request by Thangaraju Muruegsan for a Special Use Permit for a Community Center and Unified Business Development on property located at 602 W Elm Street (GPIN 8874859635).
  - b. 2035 Comprehensive Plan. Review of the final draft and recommendation on adoption.
5. New Business
  - a. Graham Manor (CR1501). Request by James B. Smith, United Developers, Inc. for a 56 unit senior apartment housing complex located on Auto Park Drive (GPIN 8883091817).
  - b. DaVita Dialysis (SUP8301). Request by Richard Porterfield to amend the Special Use Permit at Kourscent Properties (currently the Just Save), to allow for a new tenant on the vacant parcel on the corner of Auto Park and W Crescent Square Drive (GPIN 8883192554).
  - c. Border St. Multifamily (RZ1501). Request by Chris Foust to rezone a parcel located at 515 Border Street from R-7 to R-MF (GPIN 8874877208).
  - d. Patterson Place (CR0502). Request by Mark Richardson to amend the original Conditional Mixed-Use Residential application located on Cheeks Lane (GPIN 8883552739, 8883569808, 8883359916, and 8883367159).
  - e. Discussion of Development Ordinance

Adjourn

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

PLANNING ZONING BOARD  
 Tuesday, March 3, 2015  
 \*February 17 & February 24 2015  
 Rescheduled due to inclement weather\*

The Planning & Zoning Board held their regular meeting on Tuesday, March 3, 2015 in the Council Chambers of the Graham Municipal Building at 6:00 p.m. Board members present were Dean Ward, Andy Rumley, Bonnie Blalock, Michael Benesch, Kenneth Dixon and Ricky Hall. Bill Teer was absent. Staff members present were Nathan Page, Interim City Planner, Martha Johnson, Zoning/Inspections Technician, Frankie Maness, City Manager and Michael Leinwand Special Projects Coordinator.

Chair Andy Rumley called the meeting to order and gave the Overview of the Board and general meeting rules. Ricky Hall gave the invocation.

1. Public comment on non-agenda items. There were none.
2. Approval of the January 20, 2015 meeting. Ricky Hall made a motion for approval, second by Bonnie Blalock. All voted in favor.
3. Committee Reports. There were none.
4. Old Business.
5. New Business.
  - a. Apex View UBD & Community Center (SUP1501). Request by Thangaraju Muruegsan for a Special Use Permit for a Community Center and Unified Business Development on property located at 602 W Elm St (GPIN 8874759635). The applicant wasn't at the meeting. Nathan Page explained the request was for a Special Use Permit for a Community Center and Unified Business Development (UBD) on the property which includes three units. Mr. Page said there is an existing drive-thru to be utilized. The location of the drive-thru window and traffic flow are seeking City Council approval. Ms. Blalock asked if Mr. Page had any idea what the applicant was envisioning as a community center, and Mr. Page stated he had received no comment from the applicant concerning what type of community center. Dean Ward said he had a lot of questions and concerns about this project. Mr. Ward made a motion to table this agenda item until the end of the Planning Board meeting in case the applicant came in later, second by Ricky Hall. All voted aye.
  - b. 2035 Comprehensive Plan. Review of the final draft and recommendation on adoption. Mr. Page said that due to the rescheduled time, the contractor, Clarion Associates was unable to present and therefore this agenda item needed to be tabled until the Planning Board March meeting. Ricky Hall made a motion to table it, second by Andy Rumley. All voted aye.
  - c. New Business was addressed by Dean Ward. Mr. Ward wanted the Board to review some things in the Administration Amendments to make a payment in lieu of constructing the required sidewalk. There was much discussion among the members regarding the internal validity of the *Development Ordinance* 10.347 section c5. Frankie Maness spoke and described to the Board the City of Graham budget being a co-mingled budget. If developers do not install sidewalks or make payment in lieu of sidewalks, the City and its citizens will be burdened with these expenses in the future. Mr. Ward said he would like to table this discussion for a potential text amendment, with time permitting. Mr. Ward made a motion, second by

Ricky Hall. All voted aye.

The applicant from the UBD and Community Center project was not present at the meeting. Ricky Hall made a motion to table until the March 17<sup>th</sup> meeting, second by Michael Benesch.

Kenneth Dixon apologized to the Board for being late for his first meeting because he had the time of the meeting confused.

No further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician



# STAFF REPORT

Prepared by Nathan Page, Interim City Planner

## Apex View UBD and Community Center (SUP1501)

**Type of Request:** Special Use Permit

### Meeting Dates

Planning Board on March 17, 2015

City Council on April 14, 2015

### Contact Information

Thangaraju Muruegsan

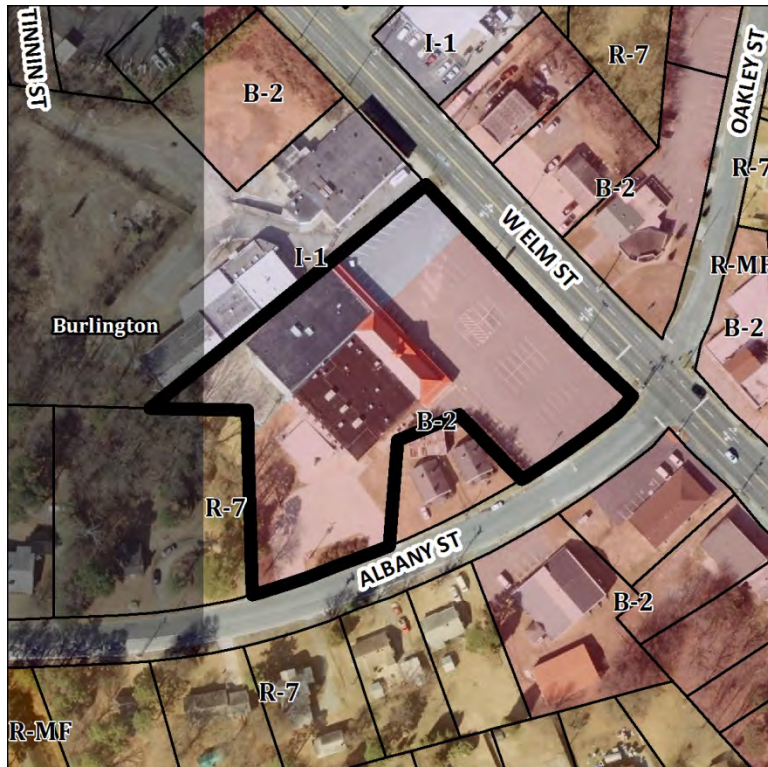
503 Front Ridge Dr. Cary NC 27519

919-308-0255

apexview14@yahoo.com

## Summary

This is a request for a Special Use Permit for a Community Center and Unified Business Development (UBD) for property located at 602 W. Elm St. There is an existing building on the site – previously the Simmons Center. The existing drive-thru is to be utilized. The total building square footage is 23,000, with two 4,000 sq ft units, and one 15,000 sq ft unit. Additionally, one of the smaller units is proposed as a community center.



### Location

602 W. Elm St

GPIN: 8874759635

### Proposed Special Use

Unified Business Development  
and Community Center

### Current Zoning

Light Industrial (I-1) and General  
Business (B-2)

### Overlay District

N/A

### Surrounding Zoning

B-2, R-7, & I-1

### Surrounding Land Uses

Single Family Houses, Duplex  
Houses, General Businesses &  
Light Industrial

### Public Water & Sewer

Yes

### Floodplain

No

### Staff Recommendation

Approval



This site was originally developed in 1967, as a multi-tenant building (unified business development). This occurred before the adoption of a Special Uses clause for buildings with multiple tenants in our ordinance. However, given that the site remained vacant for greater than 180 days, a new Special Use Permit is now required to allow for multiple tenants. The location currently has 110 parking spaces.

The building, with a total of about 23,000 sq ft, was subdivided into three units (1, 2, and 3). Unit 1 is about 15,000 sq ft and was used as a supermarket/grocery and meat market business. Units 2 and 3, about 4,000 sq ft and 4,100 sq ft, remained vacant spaces that can be used for any purpose. Currently, one prospective tenant intends to use Unit 2 to run a Party hall/Event center/Community center. Some other proposed uses are to run a non-profit adoption and rescue center, church, gym, or dollar tree etc. in Unit 3.

Since the proposal is to use an existing building as is, no landscaping is required to be installed by the owner. However, if the owner were to expand over 3,000 sq ft or begin new construction, they would have to meet landscaping requirements in relation to the expansion or new construction.

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

**Planning District:** North

**Development Type:** Highway Commercial

### Applicable Goals to Guide Us into the Future

- 6.1.2. Continue to support efforts that identify, restore and/or reuse cultural and historic structures, buildings, monuments, and neighborhoods. *The existing structure was constructed in 1967, and this special use permit would allow a reuse of the building which has been vacant for some time.*
- 6.2.3. Provide various and adequate community facilities for all residents throughout the city. *This special use permit would allow a privately owned community center facility in the northern part of the city.*
- 6.3.2 Encourage commercial development that utilizes effective landscaping and buffering to aid in improving the overall aesthetics of the community. *The development on this site pre-dates current landscaping ordinances. Unless alterations specified above take place, no landscaping will be required.*
- 6.3.2. Prohibit the encroachment of commercial development into established or planned residential areas. *The building is located in an identified highway commercial corridor.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *This special use permit would allow new uses in an existing building which has been underutilized.*

### Description of Development Type

North

### Development Toolkit Checklist

Located near a major thoroughfare

With commercial and Office/Institutional Uses

Characteristics include strip development, automobile orientation, sidewalks, landscaping, buffering, on-site parking

10,001 to 100,000 sq ft of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

## Applicable Planning District Policies and Recommendations

- 7.3.4.1.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *This special use permit would permit the reuse of a building designed as a shopping center.*
- 7.3.4.1.5. Prohibit the continuation of additional commercial strip development along major thoroughfares. *The development will not add additional commercial strip, but reuse a site which was already developed as auto-oriented.*

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## DRAFT Findings of Fact and Conclusions

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

1. All applicable regulations of the zoning district in which the use is proposed are complied with.
  - *The property is zoned B-2 and I-1. "Unified Business Development" is permitted in both the B-2 and I-1 districts. The property will allow all uses allowed in a B-2 district, with the exceptions as noted our ordinance, under section 10.149.*
  - *The existing signs appear to conform to our ordinance. Any new or replaced signs will need sign permits.*
  - *The existing building may be nonconforming with respect to side and rear yard setbacks, but no new construction is proposed that would increase these nonconformities.*
  - *The property may also be nonconforming with regards to screening of adjacent residentially zoned properties.*
2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
  - *There are no conditions specific to "community centers."*
  - *All uses permitted in the B-2 district are permitted in a Unified Business Development, with the exception of certain uses which are not permitted. The only use specified for this Unified Business Development is the community center. That use is permitted in the B-2 district with a special use permit, and is not prohibited in Unified Business Developments. All future uses to be located within the UBD will be required to obtain a Zoning Permit prior to occupancy.*
  - *All uses shall be completely enclosed in buildings except for plant sales, sidewalk cafes, and permitted drive-in uses. The proposed uses are completely enclosed, with the exception of the proposed drive-thru window. Drive-in establishments offering goods or services directly to customers in parked cars shall be permitted only when the locations of the builds and access drives have been approved by the city council. This proposal includes a drive-thru window, which is seeking the approval of City Council.*
  - *An opaque screen shall be provided wherever, in the city council's judgment, such screening is necessary to shield adjacent residential districts. There is a residential zone to the rear of the building, zoned R-7, and currently occupied by single family residential.*
  - *Off-street parking for 110 spaces is currently provided. A 15,000 sq ft grocery would require 75 spaces, the 4,100 sq ft community center 21 spaces, and a 4,000 sq ft service establishment dealing frequently with the public another 20. This would require a total of 116. However, if the*

*uses are service establishments dealing infrequently with the public and low-volume retailers, the smaller units could require as little as 14 additional parking spaces, for a total of 89. If all three units require 1 spot per 200 sq ft (the required for high volume retail, service establishments dealing frequently with the public, and community centers), the site would require 6 additional spaces.*

- *The property is located along a major thoroughfare, minor arterial, or collector street (existing or proposed). This UBD abuts West Elm Street/Highway 87, which is a principal arterial.*
- *The property is also nonconforming for landscaping, but would not be required to meet current ordinances unless the site adds more than 3,000 sq ft. or constructs a new building. In which case, said modifications would only be required in relation to the expansion or new construction.*
- 3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
  - *The reuse of the location as a shopping center will not materially endanger the public health or safety.*
- 4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.
  - *The proposed UBD will not substantially injure the value of adjoining property.*
- 5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.
  - *The community center and unified business district will be located along a major road in a highway commercial corridor and is in general conformity with the Growth Management Plan 2000-2020*
- 6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.
  - *Public water and sewer, parking and loading, service entrances and areas, utilities, and signs and lighting are satisfactorily provided.*
  - *Vehicle circulation is being proposed to remain as is. City Council must approve the proposed location of the drive-thru window, as well as access drives.*
  - *Parking is being proposed to remain as is.*

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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 Special Use Permit. The following supports this recommendation:

- The development furthers goals of the *Growth Management Plan* and is in conformance with the Highway Commercial development type.
- The development meets all six conditions required by Section 10.144 of the *Development Ordinance*.

RECEIVED

JAN 21 2015

CITY OF GRAHAM  
INSP. / P.Z.

## Application for SPECIAL USE PERMIT

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

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

### Site

Street Address: 602 W. Elm Street, Graham, NC  
Tax Map#: 134490 GPIN: 8874759635  
Current Zoning District(s): B-2 and I-1  
Overlay District, if applicable:  
☐ Historic ☐ S Main St/Hwy 87 ☐ E Harden St/Hwy 54  
Current Use: Vacant building  
Property Owner: APEX VIEW VENTURES, LLC  
Mailing Address: 1608 BRAMBLETON COURT  
City, State, Zip: GRAHAM, NC 27253  
Phone #: (952) 942-8714  
Email: APEXVIEW14@YAHOO.COM

### Applicant and Project Contact

Name: THANGARAJU MURUEGSAN  
☒ Property Owner ☐ Other \_\_\_\_\_  
Mailing Address: 503 FRONT RIDGE DR  
City, State, Zip: CARY, NC 27519  
Phone #: (919) 308-0255  
Email: APEXVIEW14@YAHOO.COM

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

Signature of Applicant

Date

Signature of Property Owner  
(if other than applicant)

Date

Office Use Only. DEVID#

SUP 1501

### Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):  
Community center *Unified Business Development*

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

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

☐ Preliminary Site Plan

☒ Descriptive Information

The building with about 23000 sqft. was subdivided into three Units (1, 2 and 3).

The Unit 1 with about 15000 sqft was used for supermarket/grocery and meat market business while the Unit 2 (about 4000 sqft.) and Unit 3 (about 4100 sqft.) were never been used for anything rather they were maintained as vacant spaces/open spaces that can be used for any purposes.

Currently, one of our prospective tenants intended to use Unit 2 to run a Party hall/Event center/Community center.

Some others proposed to run a non-profit adoption and rescue center, church, gym and dollar tree etc. in Unit 3.

The building has 110 parking spaces.

☐ Additional sheets of Descriptive Information

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

### Other Requirements

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



## 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.*

### Apex View UBD and Community Center (SUP1501)

**Type of Request**  
Special Use Permit

**Meeting Dates**  
Planning Board on March 17, 2015  
City Council on April 14, 2015

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

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

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

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☐ 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 17<sup>th</sup> day of February, 2015.

Attest:

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Andy Rumley, Planning Board Chair

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Martha Johnson, Secretary



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## 2035 Comprehensive Plan

### Type of Request:

Adoption of Comprehensive Plan

### Meeting Dates

Planning Board on March 17, 2015

City Council on April 14, 2015

### Contact Information

Not applicable

## Summary

The *Growth Management Plan 2000-2020* has served as the city's comprehensive plan since it was adopted on May 2, 2000. Over the past year and a half, the city has worked to draft a new comprehensive plan to guide the city's decisions over the next 20 years. Key milestones in the development of the *2035 Comprehensive Plan* included:

- In the summer of 2013, a Steering Committee of 19 individuals was formed. The role of the steering committee was to serve as an ambassador of the plan, provide oversight and guidance of the planning effort, review and comment on draft products, and determine the policies and strategies to be included in the plan. The steering committee met 11 times throughout the process.
- With the support of the Community Transformation Grant, the City established a MindMixer site to serve as a platform for community input on the plan. Several local establishments generously donated goods to serve as rewards to encourage participation on the MindMixer site.
- In September 2013, the City issued a Request for Proposals with the intent to hire a consulting firm to prepare the new comprehensive plan. Proposals were due October 4<sup>th</sup>. The City received 10 proposals, with fees ranging from \$49,950 to \$172,188. Staff reviewed and ranked the proposals, and chose the three highest-ranked to be invited to interview with the Steering Committee.
- On October 17, 2013, the Steering Committee met with presentations and interviews of the three top-ranked consultants. Following the presentations, the Steering Committee discussed and voted Clarion Associates as their first choice consultant, with Renaissance Planning Group as their second.
- The City entered into a contract with Clarion Associates in late October 2013.
- Over four days in January and February, 2014, Clarion interviewed 37 stakeholders. Based on these interviews, combined with review of data and existing plans and trends, the Planning Conditions Report was prepared.
- A public workshop was held on April 8, 2014 at the Graham Recreation Center. About 40 residents attended and provided input on the plan via small group discussion, sticky notes and interactive polling.

### Location

corporate limits and ETJ

### Staff Recommendation

Approval



*Small group discussions at the April 8<sup>th</sup> public workshop*

- Over the summer of 2014, staff and Clarion conducted a scenario planning exercise. That exercise forecasted future population and commercial/industrial growth then described two different development scenarios – status quo and compact, nodal development – both based on the forecasted growth. The results of this exercise were presented in a Growth Options Report.
- On November 17, 2014, a second and final public workshop was held at the Graham Recreation Center. About 20 residents attended and provided input on the draft comprehensive plan, again using sticky notes and interactive polling.



*A presentation at the November 17<sup>th</sup> public workshop*

### **Staff Recommendation**

Based on the input received throughout the comprehensive planning process, staff **recommends approval** of the *2035 Comprehensive Plan*.

### **Suggested Motion:**

I move that we adopt the *2035 Comprehensive Plan* as the comprehensive plan for the City of Graham.



*Steering Committee members and staff at the final steering committee meeting on January 26, 2015*

### **Steering Committee Members**

Allison Russell  
*resident*

Denise Baker  
*Historic Resources Commission*

Destiny Snipes  
*Graham High School*

Elaine Murrin  
*Appearance Commission*

Griffin McClure  
*downtown business owner and  
Recreation Commission*

Jamie Rollins  
*Southern High School*

Janice McSherry  
*resident*

Jay Cook  
*business owner*

Jennifer Talley  
*resident and business owner*

Keith Parker  
*resident*

Kristin Foust  
*resident*

Larry Brooks  
*Historic Resources Commission*

Lee Kimrey  
*City Council Member*

Mike Conklin  
*resident*

Rev. Miriam Pereda  
*Hispanic/Latino Community*

Ricky Hall  
*Planning Board*

Roger Jefferson  
*resident*

Stan Wyrick  
*business owner*

Tim Beshel  
*Planning Board*





# STAFF REPORT

Prepared by Nathan Page, Interim City Planner

## Graham Manor (CR1501)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on March 17, 2015

City Council on April 14, 2015

## Contact Information

James B. Smith, United Developers, Inc.

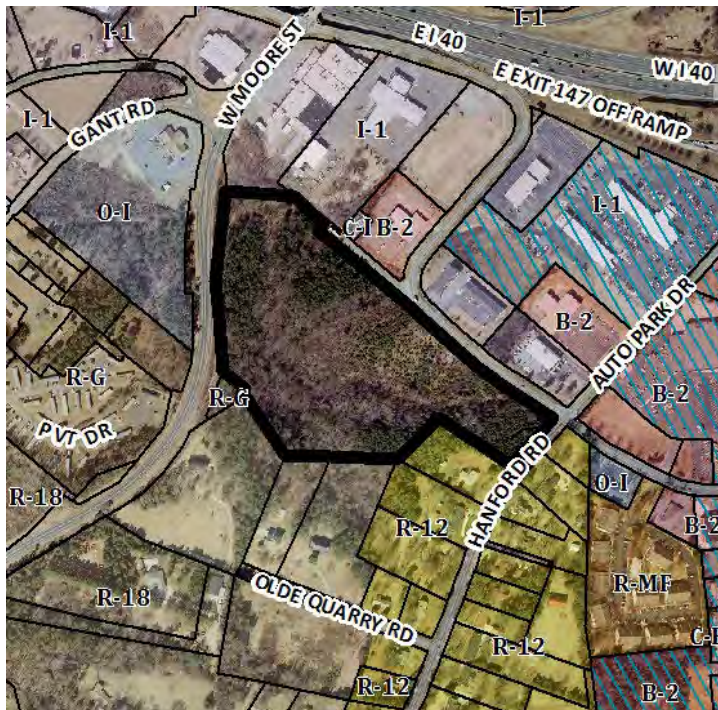
2939 Breezewood Ave, Ste 201

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 56-unit senior rental community. The parcel is currently wooded. One stream crosses 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 March 4, 2015. The proposal is for a 56-unit senior rental community consisting of a two-story residential building. Internal to the building are a chapel, library, hair salon, and a game room. The applicant also proposes to construct a gazebo and outdoor seating area, as well as a path which encircles the property. Some additional specifics:

- 50 two-bedroom units and 6 one-bedroom; six will be fully accessible

### 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

18.2 acres

### Density

3.1 DU/acre

### Public Water & Sewer

Yes, along Auto Park Dr and  
Hanford Rd

### Floodplain

No

### Staff Recommendation

Approval, with condition

- 





## Technical Review Committee

The TRC reviewed the preliminary site plan and met with the applicant on February 2, 2015. The applicant has resubmitted a site plan which will go before TRC for approval after Planning Board meets. Some preliminary TRC comments that may impact the overall development include:

- The riparian buffer for the northern stream is 50 feet from the top of bank; this may impact the location of buildings and parking
- Wetlands must be delineated on site

## 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 is one stream 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, upon final TRC approval, 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 walking trail 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.*
- 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

#### 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

buffer for waterways. *The development will include approximately 13 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.*

### **Graham Pedestrian Plan**

- Recommends a five-foot sidewalk on Hanford Road and Auto Park Drive as a lower priority, long-term project. *The developer has proposed a sidewalk along Hanford Road and a portion of Auto Park Drive.*

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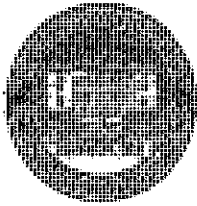
### **Staff Recommendation**

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(s)**:

- The final site plan must be submitted to and approved by the TRC before a building permit and/or certificate of occupancy will be issued.
- The size and layout of the stormwater treatment device 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*. 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 multifamily development and provides a large forested buffer.
- The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.



# Application for REZONING or CONDITIONAL REZONING

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

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

## Site

Street Address: AUTO PARK DRIVE

Tax Map#: 143787 GPIN: 8883091817

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-1 ☐ C-O-1 ☐ I-1 ☐ I-2 ☐ C-1

Overlay District, if applicable:

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

Current Use: VACANT

Total Site Acres: 18.06 +/-

Property Owner: INTEGRITY COMMUNITY CHURCH

Mailing Address: 2420-H CORPORATION PKWY.

City, State, Zip: BURLINGTON, NC 27215

## Applicant

☐ Property Owner Other PROPOSED DEVELOPER

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: JAMES B. SMITH, UNITED DEVELOPERS, INC.

Mailing Address: 2939 BREEZEWOOD AVE.

City, State, Zip: FAYETTEVILLE, NC 28303

Phone #: 910-485-6600

Email: J.SMITH@DUGGINSSMITH.COM

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

Signature of Applicant

Date

OWNER  
Thomas C. Wrenn

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-1 ☐ C-O-1 ☐ I-1 ☐ I-2 ☐ C-1

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:

DEVELOPMENT OF 56 UNIT SENIOR HOUSING APARTMENTS, MIX OF 50 2-BR + 6 1-BR UNITS. LANDSCAPED AND IRRIGATED GROUNDS. PARKING SPACES TO MEET CITY OF GRAHAM REQUIREMENTS. BUILDING WILL BE TWO STORY WITH COMPUTER CENTER, MULTI-PURPOSE ROOM, FREE WASHER/DRYER USAGE. COVERED BUILDING ENTRY/DROPOFF. ELEVATOR WILL ALSO BE PROVIDED

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: Devlop

Valid Option to Purchase between Integrity Community Church and United Developers, Inc. on file.



# LEGEND

**PROPOSED P-1**  
XX L.F. XX CMP/HDP/E  
STA. XX+XX.XX  
INV IN = XXXXX  
INV OUT = XXXXX

PROPOSED HEADWALL

PROPOSED CATCH BASINS

PROPOSED JUNCTION BOX

PROPOSED CULVERT/INLET/MANHOLE LABEL

PROPOSED SEWER MANHOLE

PROPOSED SEWER LINE

PROPOSED WATER HYDRANT

PROPOSED WATER VALVE

PROPOSED WATER LINE

PROPOSED SILT FENCE

EXISTING WATER LINE

EXISTING SEWER LINE

EXISTING SEWER MANHOLE

LIMITS OF DISTURBANCE

PROPOSED STORM PIPE

PROPOSED INLET PROTECTION

PROPOSED OUTLET DISSIPATOR

TEMPORARY DIVERSION DITCH

FLOW ARROW

PROPOSED HEADWALL REFERENCE LABEL

PROPOSED CATCH BASIN REFERENCE LABEL

PROPOSED STORM JUNCTION REFERENCE LABEL

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED FENCE

PROPOSED SPOT ELEVATION

PROPOSED TOP OF BACK OF CURB ELEVATION

EXISTING STORM

EXISTING STORM WATER MANHOLE

EXISTING CATCH BASIN

EXISTING TOP OF BACK OF CURB ELEVATION

TEMPORARY SEDIMENT BASIN

BOUNDARY

CURB AND GUTTER

PROPOSED SEWER MANHOLE

PROPOSED SEWER LINE

PROPOSED WATER HYDRANT

PROPOSED WATER VALVE

PROPOSED WATER LINE

PROPOSED SILT FENCE

EXISTING WATER LINE

EXISTING SEWER LINE

EXISTING SEWER MANHOLE

LIMITS OF DISTURBANCE

PROPOSED STORM PIPE

PROPOSED INLET PROTECTION

PROPOSED OUTLET DISSIPATOR

TEMPORARY DIVERSION DITCH

FLOW ARROW

PROPOSED HEADWALL REFERENCE LABEL

PROPOSED CATCH BASIN REFERENCE LABEL

PROPOSED STORM JUNCTION REFERENCE LABEL

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED FENCE

PROPOSED SPOT ELEVATION

PROPOSED TOP OF BACK OF CURB ELEVATION

EXISTING STORM

EXISTING STORM WATER MANHOLE

EXISTING CATCH BASIN

EXISTING TOP OF BACK OF CURB ELEVATION

TEMPORARY SEDIMENT BASIN

BOUNDARY

CURB AND GUTTER

36"OR 72" TRANSITION TO 0" CURB HEIGHT

1. THIS PLAN MEETS THE CITY OF GRAHAM'S NPDES PHASE II STORMWATER ORDINANCE BY TREATING FIRST INCH RUNOFF FROM THE PROJECT SITE TO 85% TSS REMOVAL.

[illegible]

Owner :GRAHAM EFFICIENCIES LLC  
Property Address:249 AUTO PARK DR  
Deed Book Page:1218/185  
PIN: 8884005098  
ZONED: I-1  
CURRENT USE: M.F. RESIDENTIAL

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

TOTAL SITE AREA .....	18.2 AC±
PROPOSED DEVELOPED AREA .....	5.2 AC±
PROPOSED UNDISTURBED NATURAL AREA.....	13.0 AC±
IMPERVIOUS AREA.....	2.0 AC±
PERVIOUS AREA.....	13.0 AC± (72%)
OPEN SPACE.....	13.0 AC± (72%)

SETBACKS.....REAR=20% OF LOT DEPTH  
40' FRONT  
15' SIDE

NO. OF UNITS = 56 UNITS:

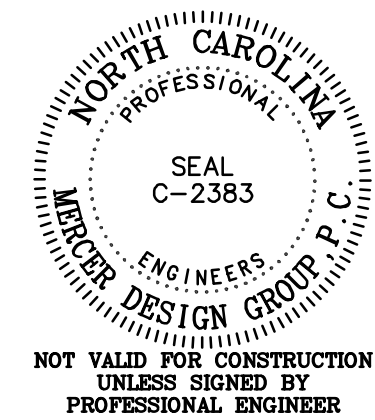
6	1-BR	(2 ADA)
50	2-BR	(6 ADA)

PARKING SPACES REQUIRED: 1.5 SP UNIT=84 SPACES

PARKING SPACES PROPOSED: 84 SPACES TOTAL  
(10 ADA SPACES INCL.)

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

ZONED: I-1

[illegible]

Designed:	JHM
Graphics:	MDG
Checked:	JHM-JMM
Reviewed:	JHM/JMM
Scale:	1"= 40'
Date:	Mar 04, 2015 - 2:35pm



C-2383

CIVIL ENGINEERING, STRUCTURAL ENGINEERING,  
MUNICIPAL INFRASTRUCTURE, CONSTRUCTION ADMINISTRATION

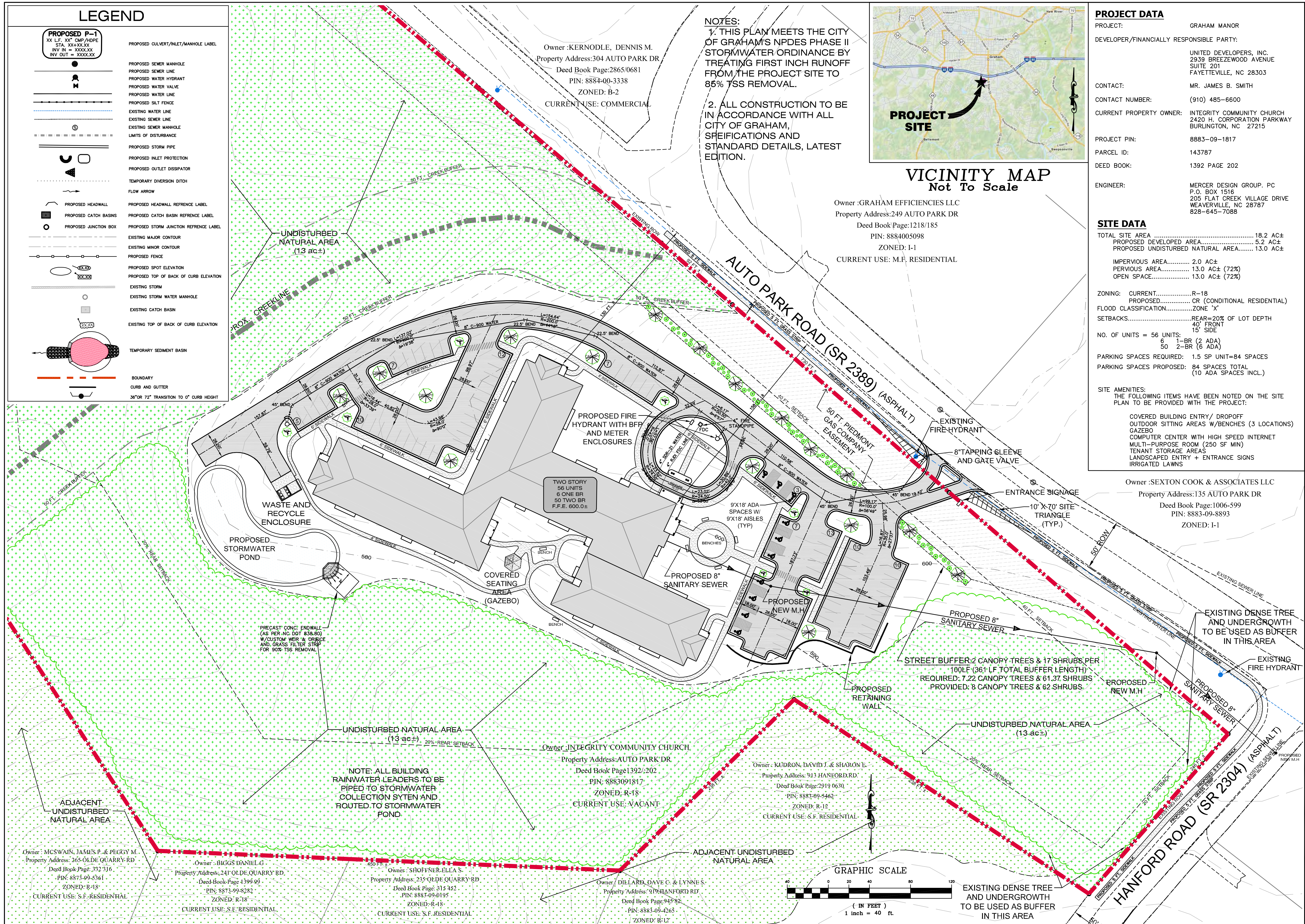
P.O. BOX 1516  
WEAVERVILLE, NORTH CAROLINA 28787  
P: 828.645.7088  
F: 828.645.7714  
info@mdgeng.com  
www.mdgeng.com

**GRAHAM MANOR  
SENIOR HOUSING COMMUNITY**

GRAHAM, NORTH CAROLINA

## SITE PLAN

Sheet No.:	OF NO
Sheet:	M2
Project No:	14-096







## 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 Manor  
(CR1501)**

**Type of Request**  
Conditional Rezoning

**Meeting Dates**  
Planning Board on March 17, 2015  
City Council on April 14, 2015

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

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

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

---

☐ 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 17<sup>th</sup> day of March, 2015.

Attest:

---

Andy Rumley, Planning Board Chairman

---

Martha Johnson, Secretary





# STAFF REPORT

Prepared by Nathan Page, Interim City Planner

## DaVita at Kourescent (SUP8301)

**Type of Request:** Special Use Permit  
Amendment

## Meeting Dates

Planning Board on March 17, 2015  
City Council on April 14, 2015

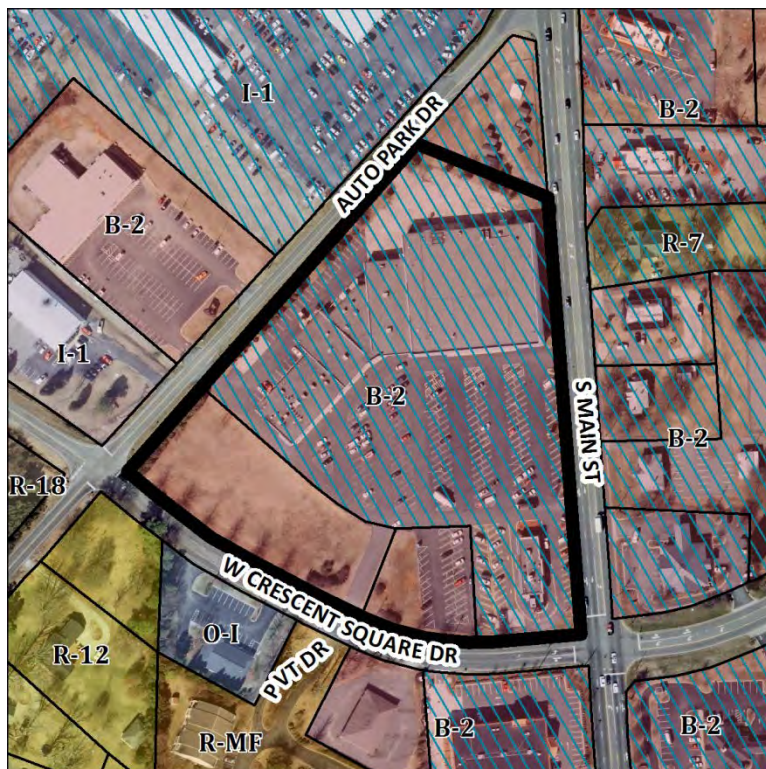
## Contact Information

Richard Porterfield with Total Renal Care, Inc.  
2451 Cumberland Parkway #3633  
Atlanta, GA  
30339 [richard.porterfield@davita.com](mailto:richard.porterfield@davita.com)  
(240) 893-2521

## Summary

This is a request to amend the Special Use Permit for a Unified Business Development (UBD) currently known as Kourescent Square, located on S Main St, W Crescent Square Dr and Auto Park Dr. Specifically, the proposal is to construct a new doctor's office on the parcel located at the corner of W Crescent Square Drive and Auto Park Drive.

The Special Use Permit for this shopping center was approved on October 4, 1983 and included a site plan. Because that site plan is unavailable for reference, an amendment to the Special Use Permit is needed in order to add a building on this lot.



### Location

835 S Main St

GPIN: 8883192554, 8883195723  
& 8883195412

### Proposed Special Use

amendment for  
Unified Business Development

### Current Zoning

General Business (B-2)

### Overlay District

Hwy 87/S Main St

### Surrounding Zoning

R-18, R-7, R-12, R-MF,  
O-I, B-2 & I-1

### Surrounding Land Uses

Single Family Houses, Multifamily,  
Offices & General Businesses

### Public Water & Sewer

Yes

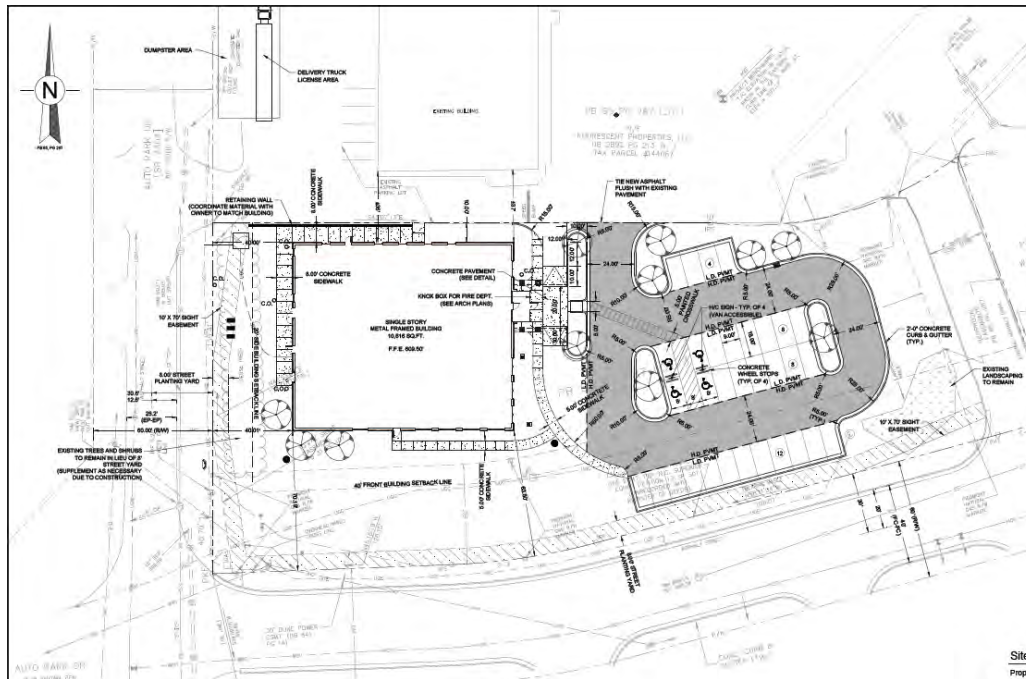
### Floodplain

No

### Staff Recommendation

Approval with conditions

A preliminary site plan, prepared by Triad Design Group, was submitted as part of the application. The proposal is for a 10,616 square foot building and 30 parking spaces, as shown on the preliminary site plan. The location has a 50' wide natural gas easement which follows along W. Crescent Square Drive and will require internal planting for many of the canopy trees.



## Technical Review Committee

The TRC reviewed the preliminary site plan and met with the applicant on March 2, 2015. Major findings are:

- A reduction in parking should be considered due to the plentiful parking within the UBD.
- Landscaping does not meet ordinance requirements, and should be placed outside of sightlines from the travel lanes (particularly existing the property to the east of the parcel).
- Sidewalks should be provided along both street frontages
- Analysis showing downstream storm drainage capacity should be completed
- Remove retaining wall further from travel lane
- Disturbed area must remain below one acre or all stormwater must be treated on site

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

### Applicable Goals to Guide Us into the Future

- 6.2.1. Reduce and restrict the number of curb cuts and driveways along major arterials. *The proposal uses existing driveways and does not create any new driveways along Auto Park Drive or W Crescent Square Dr.*
- 6.3.2. Encourage commercial development within designated village centers as opposed to continued commercial strip development. *This commercial development is an amendment to a Special Use Permit for a unified business development that was approved in 1983.*

### Applicable Planning District Policies and Recommendations

- 7.4.4.1.2. 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, as well as uniformity in design standards. *The proposal uses existing driveways and does not create any new driveways along Auto Park Drive or W Crescent Square Dr.*

### Graham Pedestrian Plan

- Recommends a five-foot sidewalk on this section of Auto Park Drive as a priority project.

#### Planning District

Central

#### Development Type

Highway Commercial

Located near a major thoroughfare

For commercial and office/institutional

Characteristics include automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

10,001 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

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## DRAFT Findings of Fact and Conclusions

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

1. All applicable regulations of the zoning district in which the use is proposed are complied with.  
*The property is zoned B-2. "Unified Business Development" is permitted in the B-2 zoning district with a Special Use Permit. The proposed development meets the area, height and yard regulations. Signs will require a sign permit.*
2. Conditions specific to each use, identified by the Development Ordinance, are complied with.  
*The following requirements are specific to this use:*
  - *Such developments shall abut a major thoroughfare, minor arterial, or collector street (existing or proposed). This existing Unified Business Development abuts NC 87/S Main St, which is a major thoroughfare.*
  - *All uses permitted in the B-2 district are permitted in a Unified Business Development, with the exception of certain uses which are not permitted. Doctor's offices are permitted in the B-2 district and are not prohibited in a Unified Business Development.*

- *All business establishments shall be retail or service establishments dealing directly with the public. The proposed office directly serves the public.*
  - *All uses shall be completely enclosed in buildings except for plant sales, sidewalk cafes, and permitted drive-in uses. The proposed office is completely enclosed.*
  - *An opaque screen shall be provided wherever, in the city council's judgment, such screening is necessary to shield adjacent residential districts. There are no adjacent residential districts that would require screening.*
3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.  
*The proposed office, to be located within an existing Unified Business Development, will not materially endanger the public health or safety.*
  4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.  
*The proposed office, to be located within an existing Unified Business Development, will not substantially injure the value of adjoining property.*
  5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.  
*The proposed office, to be located within an existing Unified Business Development, is a commercial use that will be located in an existing highway commercial corridor and is in general conformity with the Growth Management Plan 2000-2020.*
  6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.  
*Satisfactory provision has been made for vehicle circulation, parking, service entrances and areas, utilities, and lighting.*

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### **Staff Recommendation**

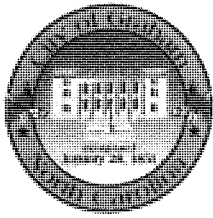
Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Special Use Permit amendment, **with the following conditions**:

- The applicant will construct a sidewalk along W. Crescent Square Drive and Auto Park Drive.
- A final site plan must be submitted to and approved by the TRC before a building permit and/or certificate of occupancy will be issued. As part of final site plan review, the layout of the parking and sidewalks may change to meet *Development ordinance* and other requirements, including NCDOT.

The following supports this recommendation:

- The development furthers goals of the *Growth Management Plan* and will be upon final site plan approval in conformance with the Highway Commercial development type.
- The development will comply upon final site plan approval with the standards of the *Development Ordinance*.

- The development meets, or will meet upon final site plan approval, all six conditions required by Section 10.144 of the *Development Ordinance* if approved with the recommended conditions.



# Application for SPECIAL USE PERMIT

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

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

## Site

Street Address: Crescent Sq.  
Tax Map#: 144064 GPIN: 8883192554  
Current Zoning District(s): B-2  
Overlay District, if applicable:  
☐ Historic ☐ S Main St/Hwy 87 ☐ E Harden St/Hwy 54  
Current Use: Vacant  
Property Owner: KOURESCENT PROPERTIES LLC  
Mailing Address: PO BOX 850  
City, State, Zip: BURLINGTON, NC 27216  
Phone # \_\_\_\_\_  
Email: \_\_\_\_\_

## Applicant and Project Contact

Name: Richard Porterfield with Total Renal Care, Inc.  
☐ Property Owner Other Lessee  
Mailing Address: 2451 Cumberland parkway #3633  
City, State, Zip: Atlanta, GA 30339  
Phone # (240) 893-2521  
Email: richard.porterfield@davita.com

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

Signature of Applicant \_\_\_\_\_ Date 2/20/2015  
Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_  
(if other than applicant)

Office Use Only. DEVID#

## Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):  
Medical Office

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

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

- ☒ Preliminary Site Plan  
☒ Descriptive Information

The proposed project is the construction of a new 10,486 SF single story medical clinic with 32 parking spaces on a 1.425 acre vacant parcel on the NE corner of Auto Park Dr. and W. Crescent Square Dr. in the City of Graham, NC.

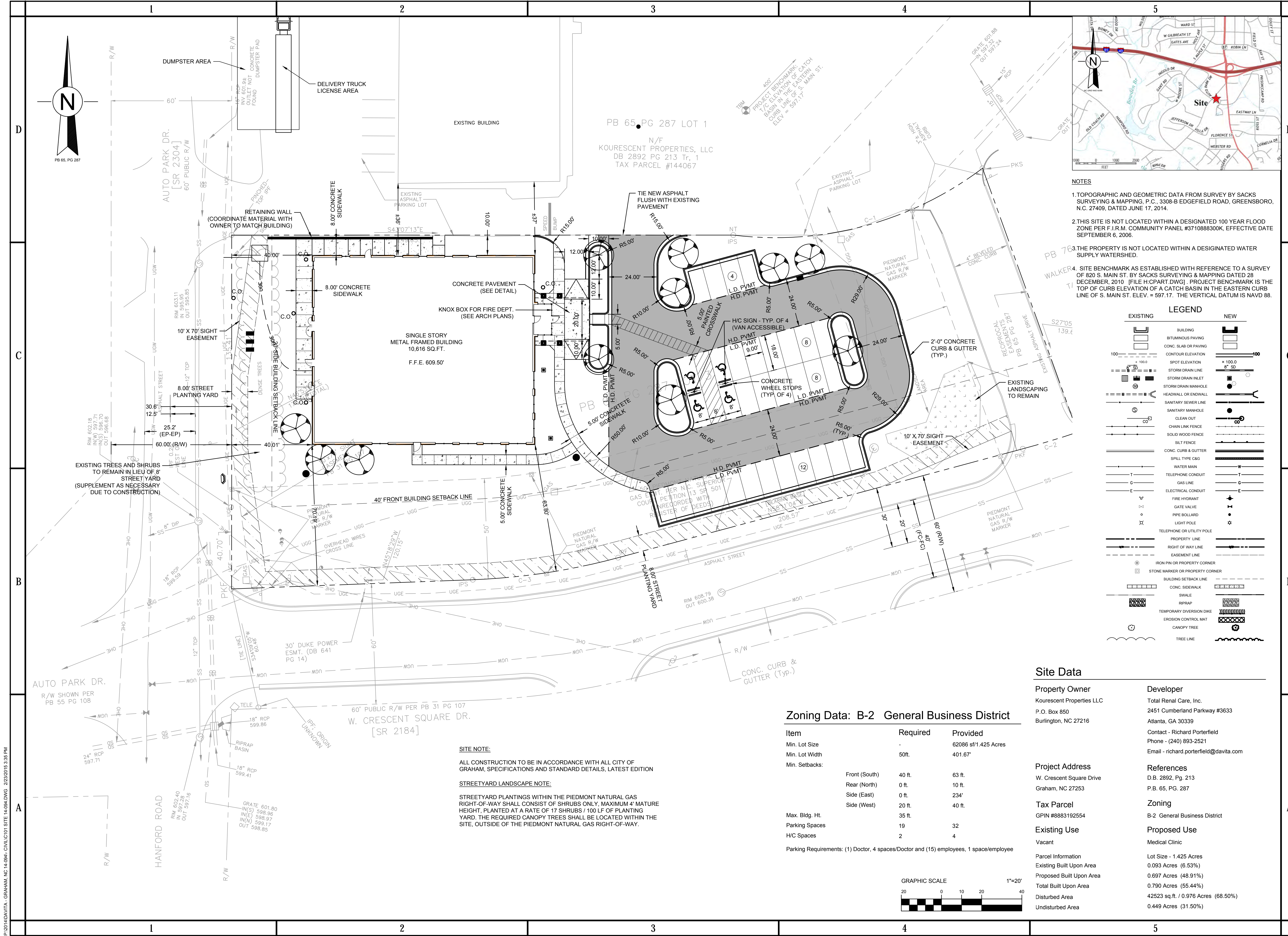
☐ Additional sheets of Descriptive Information

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

## Other Requirements

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





**NOTES**

1. TOPOGRAPHIC AND GEOMETRIC DATA FROM SURVEY BY SACKS SURVEYING & MAPPING, P.C., 3308-B EDGEFIELD ROAD, GREENSBORO, N.C. 27409, DATED JUNE 17, 2014.

2. THIS SITE IS NOT LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY PANEL #371088300K, EFFECTIVE DATE SEPTEMBER 6, 2006.

3. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED.

4. SITE BENCHMARK AS ESTABLISHED WITH REFERENCE TO A SURVEY OF 820 S. MAIN ST. BY SACKS SURVEYING & MAPPING DATED 28 DECEMBER, 2010 [FILE H:CPART.DWG]. PROJECT BENCHMARK IS THE TOP OF CURB ELEVATION OF A CATCH BASIN IN THE EASTERN CURB LINE OF S. MAIN ST. ELEV. = 597.17'. THE VERTICAL DATUM IS NAVD 88.

LEGEND	
EXISTING	NEW

Site Data	
<b>Property Owner</b> Kourescent Properties LLC P.O. Box 850 Burlington, NC 27216	<b>Developer</b> Total Renal Care, Inc. 2451 Cumberland Parkway #3633 Atlanta, GA 30339 Contact - Richard Porterfield Phone - (240) 893-2521 Email - richard.porterfield@davita.com
<b>Project Address</b> W. Crescent Square Drive Graham, NC 27253	<b>References</b> D.B. 2892, Pg. 213 P.B. 65, PG. 287
<b>Tax Parcel</b> GPIN #8883192554	<b>Zoning</b> B-2 General Business District
<b>Existing Use</b> Vacant	<b>Proposed Use</b> Medical Clinic
<b>Parcel Information</b> Existing Built Upon Area Proposed Built Upon Area Total Built Upon Area Disturbed Area Undisturbed Area	<b>Lot Size - 1.425 Acres</b> 0.093 Acres (6.53%) 0.697 Acres (48.91%) 0.790 Acres (55.44%) 42523 sq.ft. / 0.976 Acres (68.50%) 0.449 Acres (31.50%)

Zoning Data: B-2 General Business District		
Item	Required	Provided
Min. Lot Size	-	62086 sft/1.425 Acres
Min. Lot Width	50ft.	401.67'
Min. Setbacks:		
Front (South)	40 ft.	63 ft.
Rear (North)	0 ft.	10 ft.
Side (East)	0 ft.	234'
Side (West)	20 ft.	40 ft.
Max. Bldg. Ht.	35 ft.	
Parking Spaces	19	32
H/C Spaces	2	4
Parking Requirements: (1) Doctor, 4 spaces/Doctor and (15) employees, 1 space/employee		

**SITE NOTE:**  
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF GRAHAM, SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION

**STREETYARD LANDSCAPE NOTE:**  
STREETYARD PLANTINGS WITHIN THE PIEDMONT NATURAL GAS RIGHT-OF-WAY SHALL CONSIST OF SHRUBS ONLY, MAXIMUM 4' MATURE HEIGHT, PLANTED AT A RATE OF 17 SHRUBS / 100 LF OF PLANTING YARD. THE REQUIRED CANOPY TREES SHALL BE LOCATED WITHIN THE SITE, OUTSIDE OF THE PIEDMONT NATURAL GAS RIGHT-OF-WAY.



triad design group

Triad Design Group, P.C.  
4807-C Koger Boulevard  
Greensboro, NC 27407  
Telephone 336-218-8282  
Facsimile 336 218-8010  
www.triad-designgroup.com

NC Architecture Reg. 50709  
NC Engineering Lic. C-1108

**Graham Dialysis**  
**Davita Inc.**  
West Crescent Square Drive  
Graham, North Carolina

**Site Plan**

Date: December 1, 2014  
Drawn: NPR | Check: LAH  
Job Number: 14-094  
Sheet: **C1.1**





## 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.*

### **DaVita Dialysis (SUP8301 DaVita)**

#### **Type of Request**

Special Use Permit Amendment

#### **Meeting Dates**

Planning Board on March 17, 2015

City Council on April 14, 2015

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

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

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

---

☐ 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 17<sup>th</sup> day of March, 2015.

Attest:

---

Andy Rumley, Planning Board Chairman

---

Martha Johnson, Secretary



# STAFF REPORT

Prepared by Nathan Page, Interim City Planner

## Border Street Multifamily (RZ1501)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on March 17, 2015

City Council on April 14, 2015

## Contact Information

Chris Foust

1851 S Main St, Graham, NC 27253

336-516-1888; kfoust@mcphersongrading.com

## Summary

This is a request to rezone the subject property from R-7 to R-MF. The property is currently vacant. The stated reason for this rezoning request is "to rezone for 2-3 attached duplex units." The properties would be rentals removing the need to subdivide the plot.



### Location

515 Border St

GPIN: 8874799174

### Current Zoning

Residential (high density) (R-7)

### Proposed Zoning

Residential (multifamily) (R-MF)

### Overlay District

none

### Surrounding Zoning

R-7 & R-MF

### Surrounding Land Uses

Multi and Single family and  
Vacant

### Size

0.47 acres

### Public Water & Sewer

Yes

### Floodplain

No

### Staff Recommendation

Approval

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

### Applicable Goals to Guide Us into the Future

- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This rezoning would permit the development of higher density residential development in an area that is not around the downtown or a designated activity area.*

### Applicable Planning District Policies and Recommendations

- 7.3.3.3 Existing infrastructure (i.e. water, sewer, roads, parks, etc.) reduces the costs of new development. *The site would use existing city infrastructure.*
- 7.3.4.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *This rezoning would permit the development of an infill parcel with a variety of residential types, including single family, duplexes, multifamily and townhouses, instead of being limited to only single family.*

#### Planning District

North

#### Development Type

Neighborhood Residential

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

---

### Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the rezoning. The following supports this recommendation:

- Rezoning the property does further some goals of the *Growth Management Plan*, such as infill development. It would not be entirely consistent with the Neighborhood Residential development type, however, some adjacent properties are already R-MF.
- Staff feels that a multifamily development on this site could fit in with the surrounding area if properly designed, but simply applying the standards of the *Development Ordinance* would not guarantee a compatible design and site layout. Multi-family dwelling units that look like townhomes would be in character with the GMP 2020 vision of Neighborhood Residential.



# 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

RECEIVED  
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CITY OF GRAHAM  
ADMINISTRATIVE

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: 515 Border Street

Tax Map#: 134887 GPIN: 8874877208

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: .47

Property Owner: Secure Inc

Mailing Address: 1000 Wade Avenue

City, State, Zip: Raleigh, NC 27605

## Applicant

☐ Property Owner Other Chris Foust

*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: Chris Foust

Mailing Address: 1851 S Main St

City, State, Zip: Graham NC 27253

Phone # (336) 516-5013

Email: kfoust@mcphersongrading.com

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

[Signature]  
Signature of Applicant Date 2-23-15

## Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

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

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

Applicant proposes to rezone to allow for 2-3 attached duplex units. See attached photo of existing duplex located at 307/309 Washington Street.

**For Conditional Rezoning**s, 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#

RZ 1501







# Request for Rezoning

From Residential (high density) (R-7) &  
to Residential (multifamily) (R-MF)

Property located on Border St  
Tax Map# 134887  
GPIN# 8874877208

Application by Chris Foust



**Planning Board Meeting**  
**March 17, 2014**  
**City Council Meeting**  
**April 14, 2014**

0 150 300 450 Feet



Prepared by the City of Graham Planning Dept. on 3/3/2015

This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scales, time, origin, definition and accuracy, which may produce inconsistencies among features represented together on this map. Neither the City of Graham nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be considered for the verification of the information contained within this map.





## 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.*

### **Border Street Multifamily (RZ1501)**

**Type of Request**  
Rezoning

**Meeting Dates**  
Planning Board on March 17, 2015  
City Council on April 14, 2015

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

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

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

---

☐ 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 17<sup>th</sup> day of March, 2015.

Attest:

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Andy Rumley, Planning Board Chairman

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Martha Johnson, Secretary





# STAFF REPORT

Prepared by Nathan Page, Interim City Planner

## **Patterson Place (Stillhouse Farms) (CR0502)**

**Type of Request:** Conditional Rezoning

### **Meeting Dates**

Planning Board on March 17, 2015

City Council on April 14, 2015

## **Contact Information**

Mark Richardson 980-318-500

15800 John Delaney Dr, Suite 120

Charlotte NC, 28277

mrichardson@greenwayllc.net

## **Summary**

This is a request to amend the initial Conditional Mixed-Use-Residential (C-MXR) that was approved May 3, 2005. The site remains vacant today. The intention is to redesign the 112 unit townhome section into 80 multi-family dwelling units for seniors. Due to the increased regulations during the interim, the site will now need to comply with our stormwater ordinance.



The applicant is proposing to amend the conditional zoning to allow for a different style of construction and rental units for the Cheeks Lane portion of the property. The preliminary site plans, completed by Cline Design on 2/25/2015, as well as building elevations are enclosed to provide additional information regarding site layout and design.

### **Location**

Cheeks Lane, E Moore Street

GPIN: 8883569808, 8883552739,  
8883359916, and 8883367159

### **Current Zoning**

Conditional Mixed Use Residential  
(C-MXR)

### **Proposed Zoning**

Conditional Mixed Use Residential  
(C-MXR)

### **Overlay District**

None

### **Surrounding Zoning**

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

### **Surrounding Land Uses**

Single Family Houses, General  
Businesses, Light Industrial and  
Undeveloped

### **Size**

approximately 70 acres

### **Density**

3.0 DU/acre

### **Public Water & Sewer**

Water and Sewer will need to be  
extended by developer

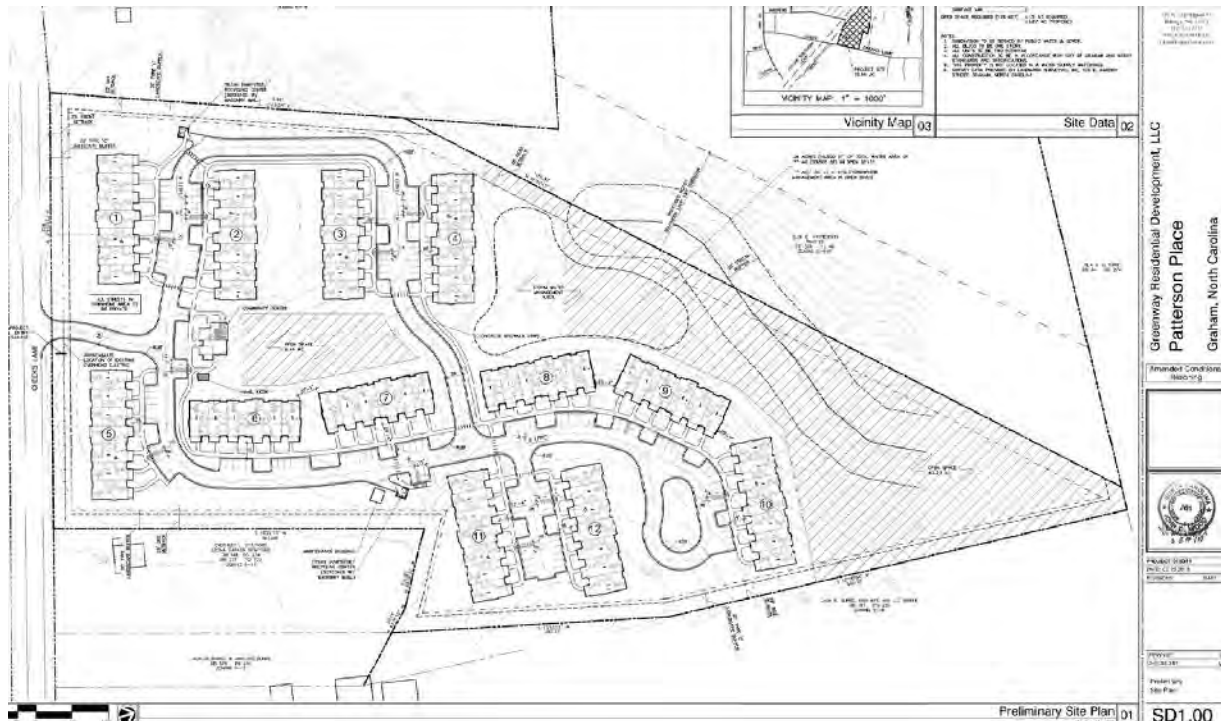
### **Floodplain**

Yes, across portion of property

### **Staff Recommendation**

Approval with conditions

The proposal is for an 80-unit multifamily development consisting of twelve residential buildings, a maintenance building and a community center complex. All buildings are proposed to be one-story tall. The applicant also proposes to provide large areas of open space, as well as a protected corridor for the future Southern Loop.



## Technical Review Committee

The TRC reviewed the original preliminary site plan and met with the applicant on March 2, 2015. The following TRC comments have not been addressed on the preliminary site plan:

- Cheeks Lane is identified as a priority corridor in our pedestrian plan. Please provide a sidewalk along Cheeks Lane.
- Plan must address how the property is to be served by water and sewer.
- Stream determination points will need to be field verified.

## 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. *Steelhouse Branch Creek crosses the property. The proposed development is set back from the creek and floodplain in accordance with the Development Ordinance.*

- 6.1.3 Enforce landscaping standards to help beautify and buffer development sites. *The proposal includes a type “C” yard buffering all nearby residential properties, as well as a street yard for the portion abutting Cheeks Lane.*
- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This proposal is for a higher density residential development in a Traditional Neighborhood Zone.*
- 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 proposed dwelling units are adjacent to Cheeks Lane and undeveloped land and low density residential. The location also identifies a corridor for the future Southern Loop.*

#### **Applicable Planning District Policies and Recommendations**

- 7.5.4.1.1 Improve the transportation network to allow for east-west corridors in the southern section of Graham, which would alleviate pressures on South Main Street and offer residence alternative transportation routes. *The project protects a potential alignment for the proposed Southern Loop.*
- 7.5.4.1.6 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 proposal includes open space encompassing an identified creek to the northwest of the project.*
- 7.5.4.1.8 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 northern portion of the plan, comprised of single family homes, is to connect to existing road ends. The southern portion of the plan, consisting of multi-family dwelling units, is to be divided from the balance of the property by the Southern Loop, and connect only to Cheeks Lane.*

#### **Planning District**

South

#### **Development Type**

Village Center, Traditional Neighborhood Development and Neighborhood Residential

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

Characteristics include open space; parks included with 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 or 10,001 to 100,000sf of retail

Infrastructure includes water, sewer, street connectivity and underground utilities

#### **Graham Pedestrian Plan**

- Recommends a sidewalk on this section of Cheeks Lane as a high priority project.



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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 conditions:**

- The project will supply a sidewalk along Cheeks Lane.
- The final site plan must be submitted to and approved by the TRC before a building permit and/or certificate of occupancy will be issued.

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 Regional Commercial Center.
- The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.



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## Site

Street Address: Cheeks Lane  
Tax Map#: 6-15-75 GPIN: 8883552739  
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: 15.44  
Property Owner: Glenn Patterson  
Mailing Address: PO Box 597  
City, State, Zip: Burlington NC 27216

## Applicant

☐ Property Owner ☒ Other Developer  
*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: Mark Richardson  
Mailing Address: 15800 John Delaney Tr.  
Suite 120  
City, State, Zip: Charlotte NC 28277  
Phone #: 980-318-5000  
Email: MRichardson@greenwayllc.net

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

Signature of Applicant: Mark Richardson Date: 2/25/2015  
Greenway Residential  
Dev, LLC

## Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

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

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

This proposal is an amendment to the southernmost portion of the Stillhouse Farm Conditional Mixed Use Residential Zoning. It revises this 15.44 acre tract from 112 townhomes to 80 one-story townhomes in the approximate layout as depicted on the accompanying plans. The 80 units are all 2- bedroom units and are incorporated within 12 buildings of either 6 or 7 units each. The project is oriented around a centralized Community Center and large amount of open space in the form of preserved forest and landscaped areas. Walkways will interconnect the community to the open space, community center, mail kiosk, screened trash collection/ recycling centers, picnic areas and other amenities. The amount of open space provided within this parcel has been increased from the previous plan. At the same time, the amount of impervious surface and parking requirement has been decreased since this project will be an age-restricted seniors community. The buildings will have a significant amount of facade variation and undulation. In addition, each unit will have a covered front porch adding to the interest of the building elevations.

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

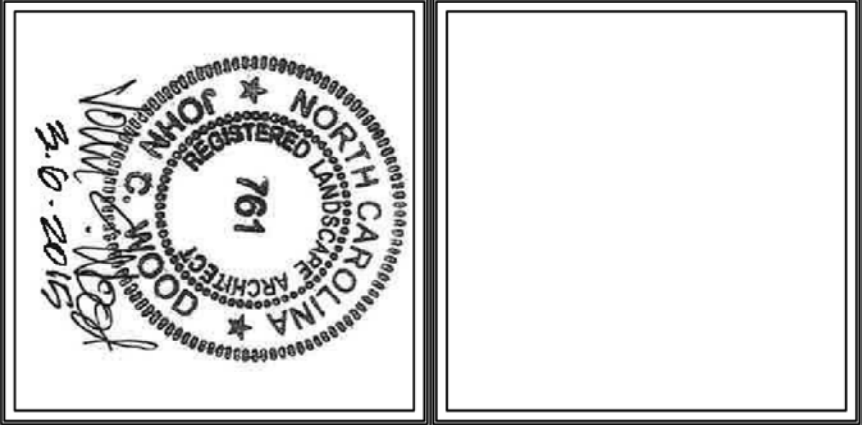
☒ Site Plan Review Application **must be attached** to this application for *Conditional Rezoning*s

Office Use Only. DEVID#



Greenway Residential Development, LLC  
Patterson Place  
Graham, North Carolina

Amended Conditional  
Rezoning

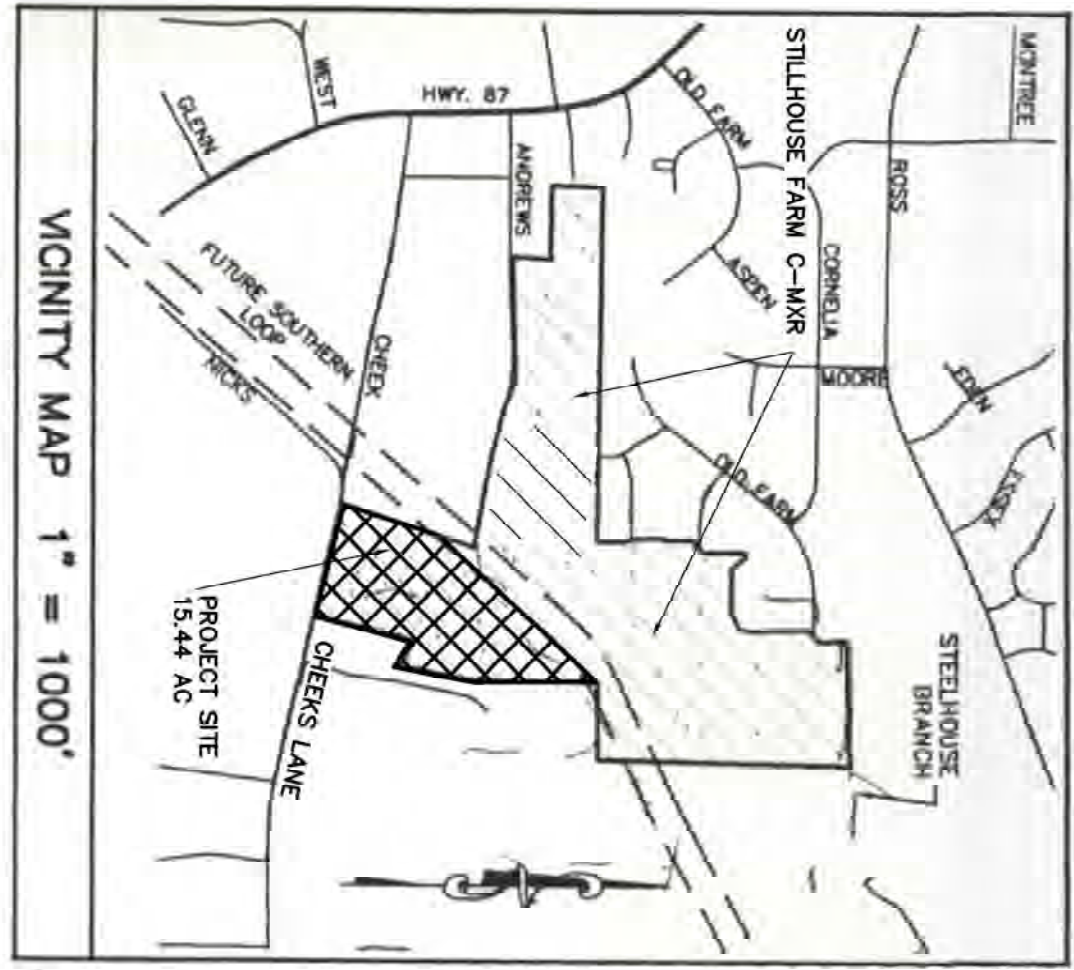


PROJECT: 015011  
DATE: 02.25.2015

REVISIONS: 3 of 15

REP: TO TRC COMMENTS

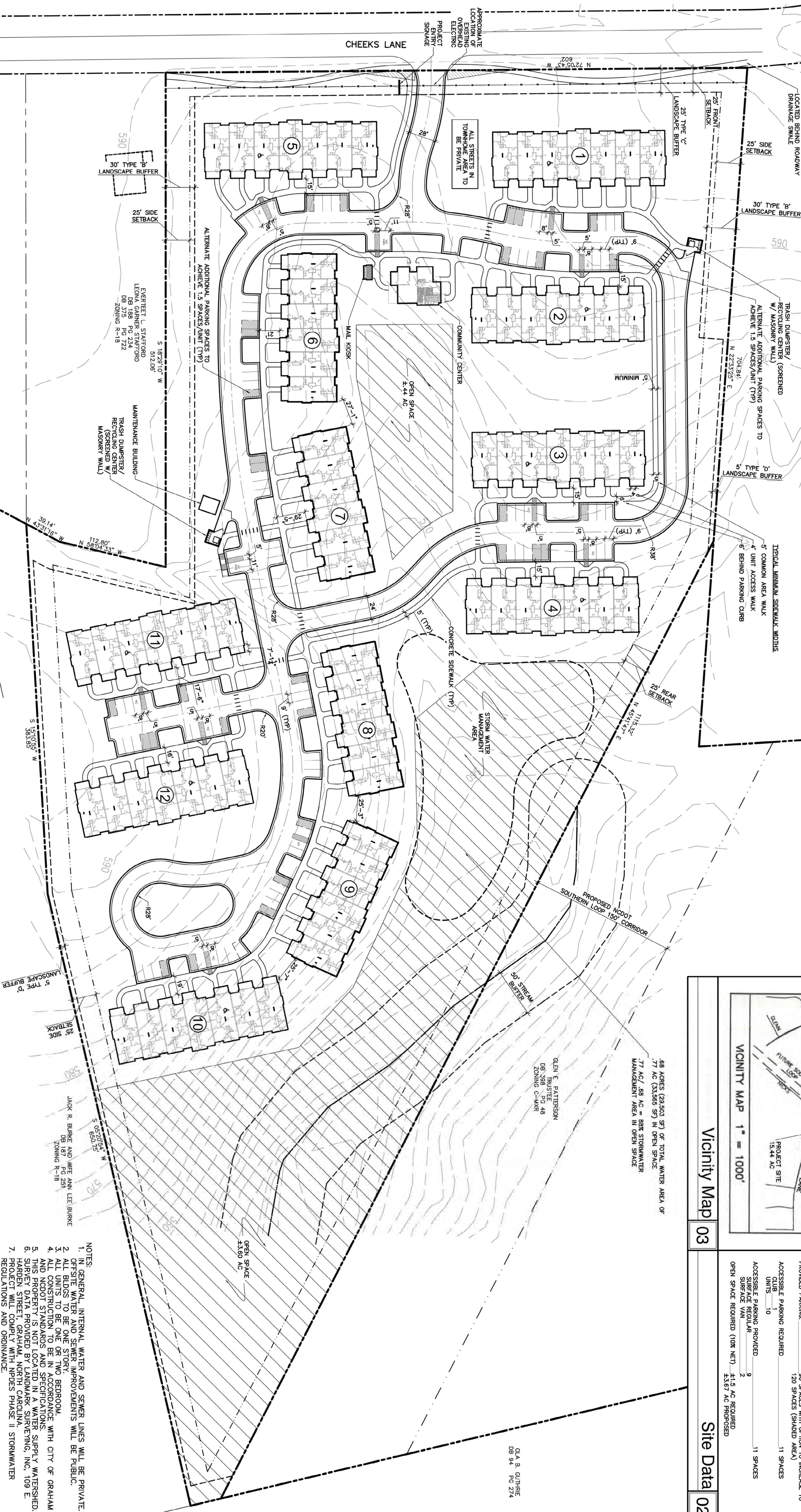
DRAWN BY: SP  
CHECKED BY: ML  
Preliminary  
Site Plan



Vicinity Map 03

TOTAL ACREAGE	15.44 AC
PM #	8883552739
ZONING	CONDITIONAL MIXED USE RESIDENTIAL (C-MUR)
EXISTING LANDUSE	UNDEVELOPED
PROPOSED LANDUSE	RESIDENTIAL/MULTIFAMILY
TOTAL NUMBER OF TOWNHOMES	80
PROVIDED PARKING	90 SPACES WITH OPTION TO INCREASE TO 120 SPACES (SHADED AREA)
ACCESSIBLE PARKING REQUIRED	11 SPACES
CLUB	0
UNITS	10
ACCESSIBLE PARKING PROVIDED	9
SURFACE REGULAR	11 SPACES
OPEN SPACE REQUIRED (10% NET)	±1.5 AC REQUIRED ±1.67 AC PROPOSED

Site Data 02





TREE CATEGORY	CALL.	HT.	SFR.
DECIDUOUS CANOPY TREE ULMUS PARVIFOLIA 'EMER II' QUERUS PHELLOS QUERUS NUTTALLI	2" MIN	8-10'	5-6'
EMERGED CANOPY TREE MANCINIUS GRANDIFLORA	2" MIN	8-10'	4-6'
DECIDUOUS UNDERSTORY TREE LACINOSTROBILA SP. CERIS CANADENSIS FOREST PANAY	1" MIN	4-5'	2-3'
EMERGED UNDERSTORY TREE JUNIPERUS VIRGINIANA ILEX, NELLIE R. STEVENS	1" MIN	4-5'	2-3'

Required Landscape Legend 03

ARTICLE V. REQUIRED LANDSCAPING REQUIREMENTS

TABLE 10.27A		
STREET YARD REQUIRED (577 LF):		
25' WIDE	12 CANOPY TREES	
57' LF X 2 (2 CANOPY TREES / 100 LF)	96 SHRUBS	
57' LF X (17 SHRUBS / 100 LF)		
STREET YARD PROVIDED:		
UNDERSTORY DECIDUOUS SHRUBS	20 UNDERSTORY	
EAST BUFFER YARD REQUIRED:		
30' WIDE TYPE B, 664 LF DISTURBED	20 CANOPY TREES	
664 LF X (3 UNDERSTORY TREES / 100 LF)	34 UNDERSTORY	
664 LF X (25 SHRUBS / 100 LF)	166 SHRUBS	
5' WIDE TYPE D, 599.86 LF DISTURBED	12 UNDERSTORY	
599.86 LF X (2 UNDERSTORY TREES / 100 LF)	107 SHRUBS	
EAST BUFFER YARD PROVIDED:		
CANOPY TREES	20 CANOPY TREES	
UNDERSTORY TREES	34 UNDERSTORY	
SHRUBS TREES	273 SHRUBS	
WEST BUFFER YARD REQUIRED:		
30' WIDE TYPE B, 288 LF DISTURBED	9 CANOPY TREES	
288 LF X (3 UNDERSTORY TREES / 100 LF)	15 UNDERSTORY	
288 LF X (25 SHRUBS / 100 LF)	75 SHRUBS	
5' WIDE TYPE D, 348.59 LF DISTURBED	7 UNDERSTORY	
348.59 LF X (2 UNDERSTORY TREES / 100 LF)	63 SHRUBS	
348.59 LF X (18 SHRUBS / 100 LF)		
WEST BUFFER YARD PROVIDED:		
CANOPY TREES	9 CANOPY TREES	
UNDERSTORY TREES	22 UNDERSTORY	
SHRUBS TREES	139 SHRUBS	
PARKING LOT LANDSCAPING REQUIRED:		
120 PARKING SPACES WITH OPTION TO MONOCULTURE	8 CANOPY TREES	
90 SPACES X (1 CANOPY TREE / 12 SPACES)		
120 SPACES X (1 CANOPY TREE / 12 SPACES)	10 CANOPY TREES	
PARKING LOT LANDSCAPING PROVIDED:		
CANOPY TREES	12 CANOPY TREES	

Landscape Calculations 02

\*BUFFER YARD NOTE:  
SUBJECT TO FINAL GRADING AND ENGINEERING PLANS. EXISTING VEGETATION MAY BE SAVED WITHIN REQUIRED BUFFER YARDS. IF REQUIREMENTS AND WILL BE EVALUATED AT FINAL SITE PLAN REVIEW.

EVERETT L. STAFFORD  
LEON B. GARDNER, STAFFORD  
DB 375, PG 722  
ZONING R-18

30' TYPE B' LANDSCAPE BUFFER

30' TYPE B' LANDSCAPE BUFFER

30' TYPE B' LANDSCAPE BUFFER

30' TYPE B' LANDSCAPE BUFFER

30' TYPE B' LANDSCAPE BUFFER

30' TYPE B' LANDSCAPE BUFFER

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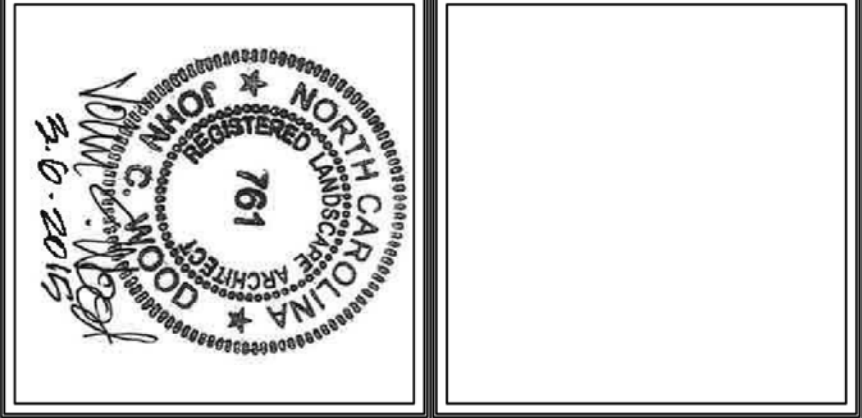
JACK R. BURKE AND WIFE ANN LEE BURKE  
DB 187, PG 251  
ZONING R-18



125 N. Harrington St.  
Raleigh, NC 27603  
919/833.6413  
919/836.1280 FAX  
ClineDesignAssoc.com

Greenway Residential Development, LLC  
Patterson Place  
Graham, North Carolina

Amended Conditional Rezoning



PROJECT: 015011	DATE: 02.25.2015
REVISIONS:	DATE:
REP. TO TRC COMMENTS:	3.6.15

DRAWN BY: SP
CHECKED BY: ML
Preliminary Landscape Plan





## PLANNING BOARD Recommendation & Statement of Consistency

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**Stillhouse Farms/Patterson Place  
(CR0502)**

**Type of Request**  
Conditional Rezoning

**Meeting Dates**  
Planning Board on March 17, 2015  
City Council on April 14, 2015

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

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

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

---

☐ 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 17<sup>th</sup> day of March, 2015.

Attest:

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Andy Rumley, Planning Board Chairman

---

Martha Johnson, Secretary