



Planning Board

Meeting Agenda

August 18, 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 July 21, 2015 meeting
3. Old Business
4. New Business
 - a. Roger Springs (S1501). An application by Green Mountain Engineering for a new Major Subdivision off of Rogers Road, east of the South Graham Municipal Park.

Adjourn

A complete agenda packet is available at www.cityofgraham.com

PLANNING ZONING BOARD
Tuesday, July 21, 2015

The Planning & Zoning Board held their regular meeting on Tuesday, July 21, 2015 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Andy Rumley, Bonnie Blalock, Michael Benesch, Bill Teer, and Ricky Hall. Kenneth Dixon was absent. Staff members present were Nathan Page, City Planner, and Martha Johnson, Zoning/Inspections Technician.

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 May 19, 2015 meeting minutes. Ricky Hall made a motion for approval, second by Bonnie Blalock. All voted in favor.
3. Committee Reports. There were none.
4. Old Business.
 - a. Discussion of Development Ordinance. Mr. Page removed the sidewalk in lieu from the agenda pending coordination with City Council. Their last communication was they would get with the Planning Board after the budget cycle and the adoption of the Growth Management Plan which is September 1st. At that time Mr. Page will try to organize a joint session between the Planning Board and City Council. Mr. Ward stated that Council has been very busy but he felt the longer this was left open we have potential problems with the payment in lieu of. Mr. Ward would like to see if Council has time to meet with the Planning Board and get their feelings on it before proposing any text amendment. Mr. Rumley agreed with Mr. Ward stating if there are any changes to be made, we don't need a lot more time to pass. The Board asked Mr. Page to expedite this with Council before their September meeting and he agreed to do so.
5. New Business
 - a. Roger Springs (S1501). An application by Green Mountain Engineering for a new Major Subdivision off of Rogers Road, east of the South Graham Municipal Park. Mr. Page stated this is a request to create a new subdivision on the property for 42 lots which is currently vacant. The proposal includes connecting existing road stubs and adding a path to the South Graham Park.

Vincent Townsend from Green Mountain Engineering 7A Wendy Ct Greensboro, NC spoke stating they are working for Shugart Management who is the developer for the property. Mr. Townsend said the intent is to stay under 24% impervious so they can avoid putting in a permanent structural stormwater measure on site such as a pond. NCDOT told them they would not be required to do any road widening on Rogers Road. Mr. Townsend asked for any questions from the Board. The Board had several questions concerning the type homes to be built, single or two story, and exterior description.

The Board had numerous questions concerning the unmarked cemetery that exists on the property. Some comments mentioned were what the required setbacks are, was fencing required, who maintain the cemetery and there were concerns that the houses would be too close. Also the members were concerned with grading and the stormwater runoff. Mr. Townsend said there would be a stormwater study required.

Jim Young 1615 Broadway Drive spoke expressing his concerns also with the cemetery. Mr. Young said

after any kind of storm he has raging rapids in his backyard. Mr. Young said he feels this development will affect him because they are catching everything from the new development on the other side of Rogers Road. Mr. Young said he has spent a lot of money in his backyard because of the way the slope is in his yard and he couldn't grow grass. He would like all of this to be taken into account with this development and he suggested cutting the number of homes in this new proposed development.

David Vetter 1540 Rogers Road spoke next. Mr. Vetter asked various questions about the type homes allowed on this property and also wanted to know the number of ways in and out of this development. Mr. Hall stated there would be three roads. Mr. Rumley said Palmer (north & south) and Thompson Road. Mr. Vetter asked about the buffer between the existing yards on Rogers Road and the yards proposed in this development. Mr. Page said they have to meet the R12 requirements which is 10'.

Mr. Townsend said that the entire site drains to the open space in the opposite direction from Mr. Young's property which is located north and east of the property. Mr. Townsend stated when the stormwater study is done if there is anything found that negatively impacted the stream there would have to be provisions made to amend the problem.

It was the consensus of the Board they had more input that was needed and their questions couldn't be answered by the engineer and the petitioner wasn't present to answer them. Mr. Ward made a motion to table this item until the August meeting, second by Michael Benesch. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician



STAFF REPORT

Prepared by Nathan Page, City Planner

Roger Springs (S1501)

Type of Request: Major Subdivision

Meeting Dates

Planning Board on August 18, 2015

City Council on September 1, 2015

Contact Information

Darrell Fitzgerald

7A Wendy Ct, Greensboro, NC 27409

336-294-

9394; dfitz@greenmountainengineers.com

Summary

This is a request to create a new major subdivision on the subject property for 41 lots. The property is currently vacant. The proposal includes connecting existing road stubs and omits the previous path to the South Graham Municipal Park.



Location

Rogers Road

GPIN: 8883022350

Current Zoning

Medium Density Residential (R-12)

Overlay District

none

Surrounding Zoning

R-12

Surrounding Land Uses

Single family

Size

23.9 acres

Public Water & Sewer

New Infrastructure Proposed

Floodplain

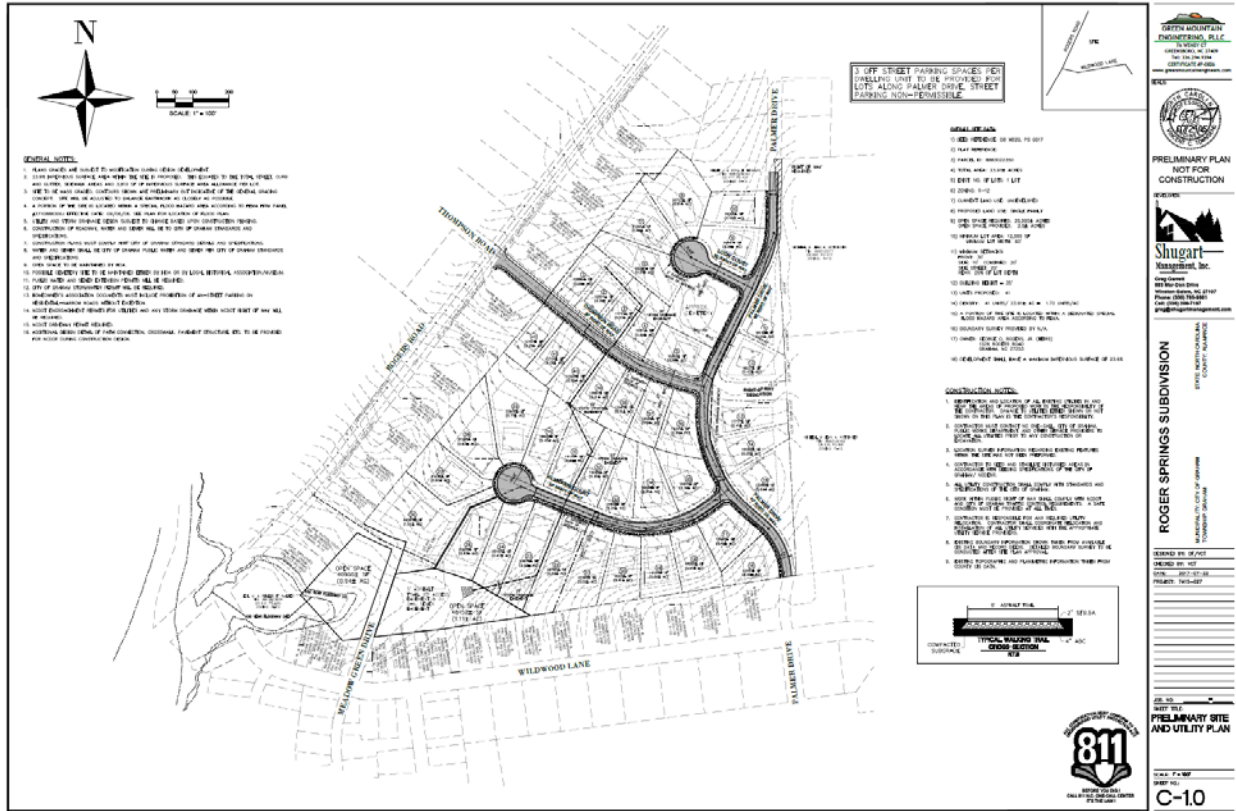
No

Staff Recommendation

Approval

Technical Review Committee

The Technical Review Committee reviewed the application and provided comments to the applicant via the City Planner. As of the publishing of this agenda packet, the applicant had not responded to the comments. There are substantial required revisions to the plans, but they do not affect the number of proposed lots, nor the access points from Palmer Drive and Thompson Road.



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

Applicable Goals to Guide Us into the Future

- 6.2.1. Encourage the creation and use of alternative forms of transportation regionally and within the planning area. *An access pathway is planned with the developed that will connect the cul-de-sac of Palmer Court to Rogers Road. This pathway can be used as a bicycle and walking path that connects Roger Springs to South Graham Park.*
- 6.2.1 Require interconnectivity between subdivisions. *This development proposes to reduce the number of dead-end streets, and will connect portions of Palmer Street, as well as continue to build out and protect space for the fragmented Thompson Road.*

Planning District
South

Development Type
Suburban Residential

Located near a major thoroughfare

For single family residential

Characteristics include open space; parks within developments, pedestrian orientation, automobile orientation, sidewalks, street trees, and landscaping

Density of 1 to 5 DU/acre

Infrastructure includes water, sewer, street connectivity and underground utilities

- 6.2.2. Water and sewer service shall be encouraged in areas where it is economically feasible and beneficial to the city and residents. *Roger Springs subdivision will tap into existing water and sewer lines in the vicinity. The developer will put in the infrastructure for water and sewer and at the developers expense connect to the existing lines.*
- 6.3.1. Continue to promote single family homes. *Roger Springs will place 42 residential housing units within the area. Due to their fulfillment of the open space requirements, the houses are allowed to be on lots less than 80' in width, which makes the use of the land more efficient.*
- 6.3.7 Promote a greenway system that links together the City's recreational resources. *The provision of sidewalks and a path to the South Graham Municipal Park will assist residents to the north, within the development, and to the south of the development in accessing the nearby park.*

Applicable Planning District Policies and Recommendations

- 7.5.4.1.7. Include neighborhood residential development in the district to compliment existing residential areas and encourage interconnectivity between neighborhoods. *The subdivision will connect the two dead end streets of Palmer Drive into one road, as well as provide a connection to Thompson Rd. The developer will also provide sidewalks on one side of the street, which will promote pedestrian access to Rogers Road and the residents located on the existing Palmer Drive.*

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval of the subdivision, with the following conditions;**

- 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.
- The applicant will construct a sidewalk along the road connection to Rogers Road, as well as provide at minimum a 5' paved path connecting the southernmost cul-da-sac to Rogers Road across from the South Graham Municipal Park.

The following supports this recommendation:

- Allowing a medium density subdivision in this location would permit current street stubs to be connected, potentially reducing EMS response times, waste collection times, and would permit higher utilization of the South Graham Municipal Park.



Application for SUBDIVISION

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 major and minor subdivisions, as defined in Article VIII of the *City of Graham Development Ordinances*.

Site

General description of subdivision location, using nearest streets, streams or other identifiable features:

NEAR ROGERS ROAD BETWEEN PAUMON ROAD AND WILDWOOD LANE. APPROX 23.9 AC.

Tax Map#: 143563 GPIN: 8883022350

Current Zoning District(s): R-12

Overlay District, if applicable:

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

Property Owner: HEIRS OF GEORGE O. ROGERS JR.

Mailing Address: 1526 ROGERS RD.

City, State, Zip: GRAHAM, NC 27253

Phone # 336.

Applicant and Project Contact

Name: GREEN Mtn. Eng., PLLC

Property Owner Engineer/Surveyor

Other _____

Mailing Address: 7A WENDY CT

City, State, Zip: GREENSBORO, NC 27409

Phone # 336.294.9394

Email: dfitz@greenmountainengineers.com

I certify that all information furnished is true to the best of my knowledge.

[Signature] 6/25/15
Signature of Applicant Date

Submit SUBDIVISION MAPS with this application

Proposed Subdivision

Subdivision Name: ROGER SPRING

Type of Application:

- Preliminary Plat, Major Subdivision *By signing this application, I authorize the City of Graham to record the Final Plat.
 Final Plat*, Major Subdivision
 Final Plat*, Minor Subdivision

Number of Lots: 42 Total Acreage: 23.9

Related Development (if any): _____

Subdivision Maps

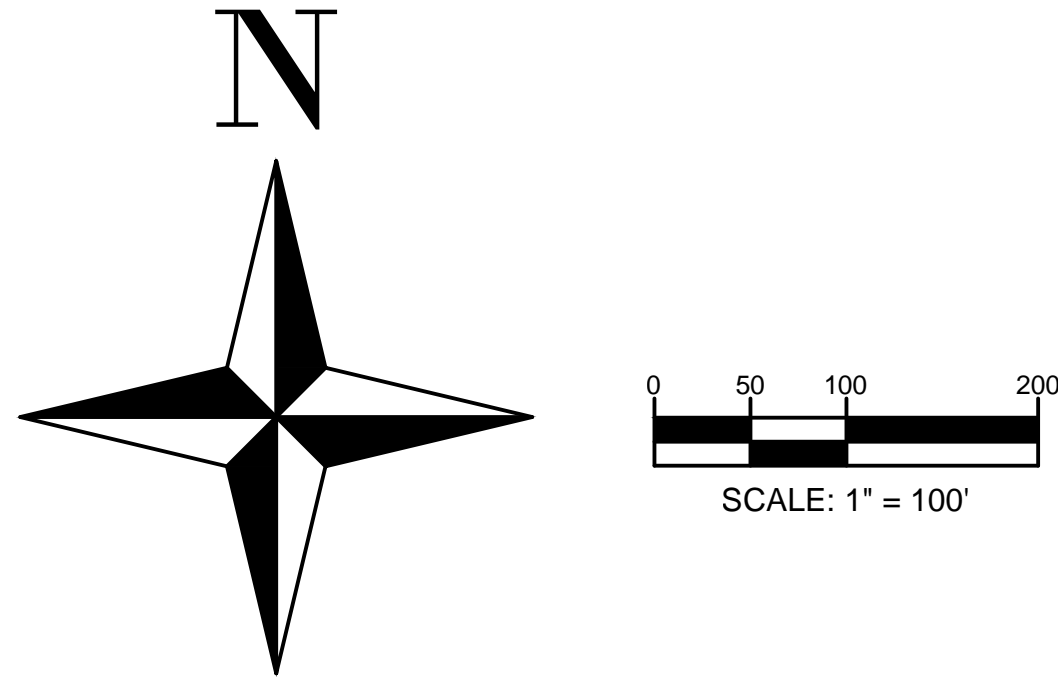
This application **must be accompanied** by a subdivision map, which may include one or more sheets to provide sufficient detail for review. **See the back of this application for a checklist of items that should be shown on the subdivision map, as applicable.** The following copies of the subdivision map are required to be submitted with this application:

- For Major Subdivision Preliminary Plan, 4 paper copies and an electronic pdf
 For Major Subdivision Final Plats, an electronic pdf for preliminary review, then 2 Mylar and 2 paper copies
 For Minor Subdivision Final Plats, an electronic pdf for preliminary review, then 2 Mylar and 1 paper copy

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 are proposed in the right-of-way
 Flood Elevation Certificate, if there is Special Flood Hazard Area near the development
 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

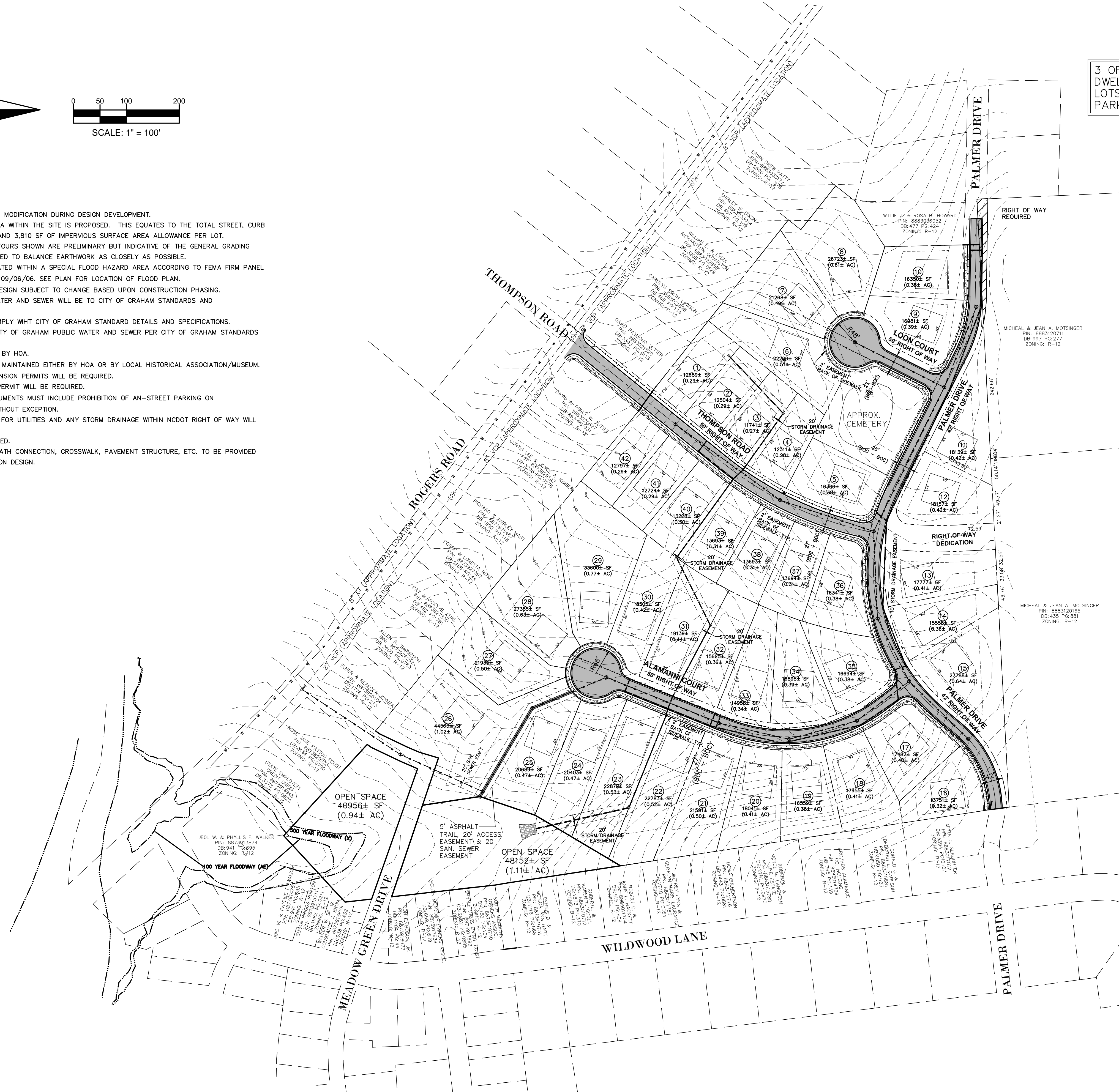
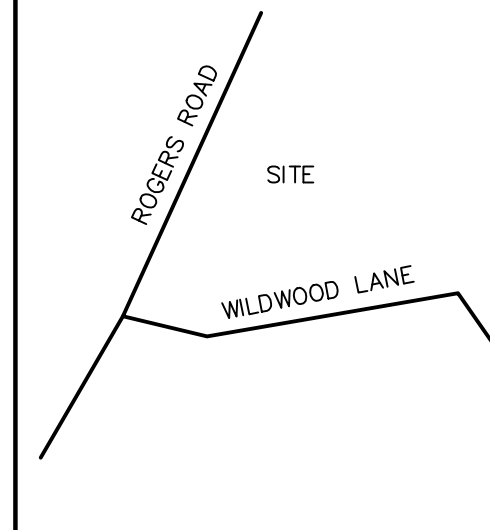
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GENERAL NOTES:

- PLANS GRADES ARE SUBJECT TO MODIFICATION DURING DESIGN DEVELOPMENT.
- 23.9% IMPERVIOUS SURFACE AREA WITHIN THE SITE IS PROPOSED. THIS EQUATES TO THE TOTAL STREET, CURB AND GUTTER, SIDEWALK AREAS AND 3,810 SF OF IMPERVIOUS SURFACE AREA ALLOWANCE PER LOT.
- SITE TO BE MASS GRADED, CONTOURS SHOWN ARE PRELIMINARY BUT INDICATIVE OF THE GENERAL GRADING CONCEPT. SITE WILL BE ADJUSTED TO BALANCE EARTHWORK AS CLOSELY AS POSSIBLE.
- A PORTION OF THE SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM PANEL #371088300J EFFECTIVE DATE: 09/06/06. SEE PLAN FOR LOCATION OF FLOOD PLAN.
- UTILITY AND STORM DRAINAGE DESIGN SUBJECT TO CHANGE BASED UPON CONSTRUCTION PHASING.
- CONSTRUCTION OF ROADWAY, WATER AND SEWER WILL BE TO CITY OF GRAHAM STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION PLANS MUST COMPLY WITH CITY OF GRAHAM STANDARD DETAILS AND SPECIFICATIONS.
- WATER AND SEWER SHALL BE CITY OF GRAHAM PUBLIC WATER AND SEWER PER CITY OF GRAHAM STANDARDS AND SPECIFICATIONS.
- OPEN SPACE TO BE MAINTAINED BY HOA.
- POSSIBLE CEMETERY SITE TO BE MAINTAINED EITHER BY HOA OR BY LOCAL HISTORICAL ASSOCIATION/MUSEUM.
- PUBLIC WATER AND SEWER EXTENSION PERMITS WILL BE REQUIRED.
- CITY OF GRAHAM STORMWATER PERMIT WILL BE REQUIRED.
- HOMEOWNER'S ASSOCIATION DOCUMENTS MUST INCLUDE PROHIBITION OF AN-STREET PARKING ON RESIDENTIAL-NARROW ROADS WITHOUT EXCEPTION.
- NCDOT ENCROACHMENT PERMITS FOR UTILITIES AND ANY STORM DRAINAGE WITHIN NCDOT RIGHT OF WAY WILL BE REQUIRED.
- NCDOT DRIVEWAY PERMIT REQUIRED.
- ADDITIONAL DESIGN DETAIL OF PATH CONNECTION, CROSSWALK, PAVEMENT STRUCTURE, ETC. TO BE PROVIDED FOR NCDOT DURING CONSTRUCTION DESIGN.

3 OFF STREET PARKING SPACES PER DWELLING UNIT TO BE PROVIDED FOR LOTS ALONG PALMER DRIVE, STREET PARKING NON-PERMISSIBLE.

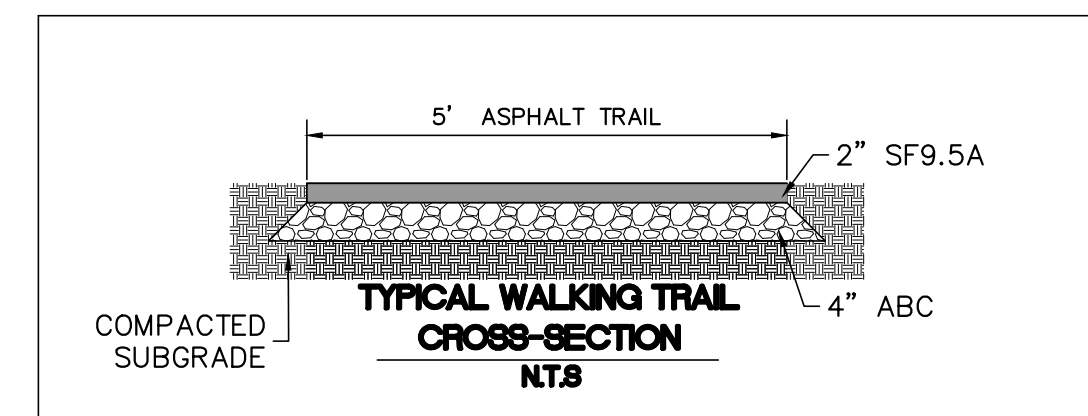


OVERALL SITE DATA:

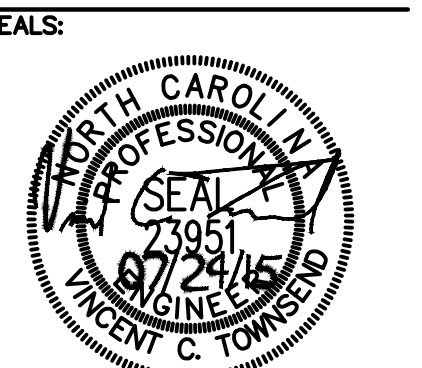
- DEED REFERENCE: DB WB20, PG 0017
- PLAT REFERENCE:
- PARCEL ID: 8883022350
- TOTAL AREA: 23.91± ACRES
- EXIST. NO. OF LOTS: 1 LOT
- ZONING: R-12
- CURRENT LAND USE: UNDEVELOPED
- PROPOSED LAND USE: SINGLE FAMILY
- OPEN SPACE REQUIRED: 20,000± ACRES
OPEN SPACE PROVIDED: 2.0± ACRES
- MINIMUM LOT AREA: 12,000 SF
MINIMUM LOT WIDTH: 60'
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FRONT: 30'
SIDE: 10' COMBINED: 20'
SIDE STREET: 20'
REAR: 20% OF LOT DEPTH
- BUILDING HEIGHT = 35'
- UNITS PROPOSED: 41
- DENSITY: 41 UNITS/ 23.91± AC = 1.72 UNITS/AC
- A PORTION OF THE SITE IS LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA.
- BOUNDARY SURVEY PROVIDED BY N/A.
- OWNER: GEORGE O. ROGERS, JR. (HEIRS)
1526 ROGERS ROAD
GRAHAM, NC 27253
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CONSTRUCTION NOTES:

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- EXISTING TOPOGRAPHIC AND PLANIMETRIC INFORMATION TAKEN FROM COUNTY GIS DATA.



GREEN MOUNTAIN ENGINEERING, PLLC
7A WENDY CT
GREENSBORO, NC 27409
Tel: 336.294.9394
CERTIFICATE #P-0826
www.greenmountainengineers.com



PRELIMINARY PLAN
NOT FOR
CONSTRUCTION

DEVELOPER:
Shugart Management, Inc.
Greg Garrott
983 Mar-Don Drive
Winston-Salem, NC 27107
Phone: (336) 765-9661
Cell: (336) 399-7197
greg@shugartmanagement.com

ROGER SPRINGS SUBDIVISION

STATE: NORTH CAROLINA
COUNTY: ALAMANCE

MUNICIPALITY: CITY OF GRAHAM
TOWNSHIP: GRAHAM

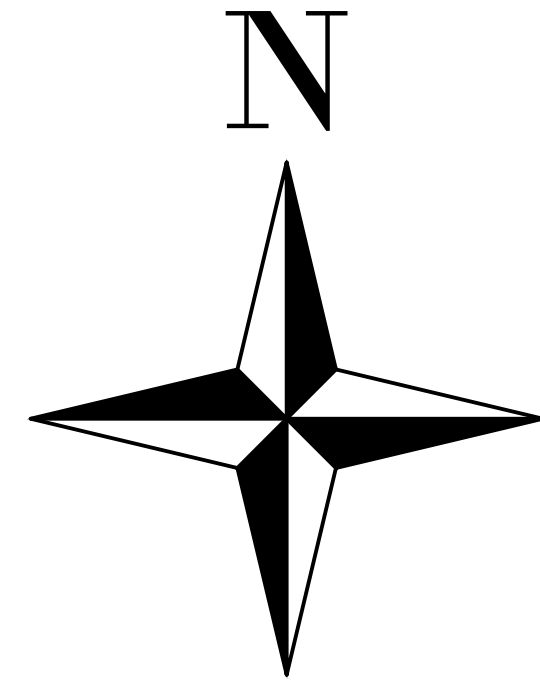
DESIGNED BY: DF/VCT
CHECKED BY: VCT
DATE: 2017-07-22
PROJECT: 7A15-027

JOB NO.:
SHEET TITLE:
PRELIMINARY SITE AND UTILITY PLAN

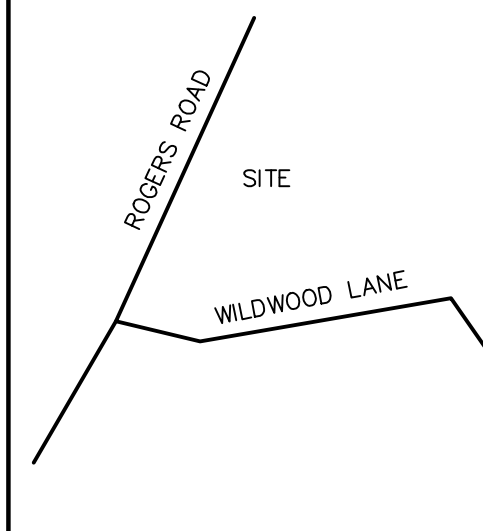
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SHEET NO.:

C-1.0





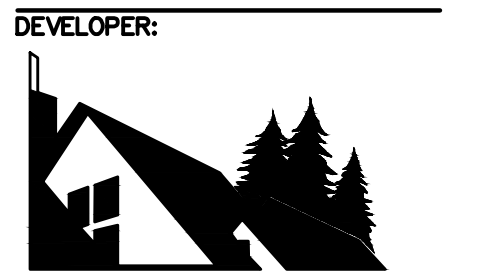
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COUNTY: ALAMANCE

ROGER SPRINGS SUBDIVISION
MUNICIPALITY: CITY OF GRAHAM
TOWNSHIP: GRAHAM

DESIGNED BY: DF/VCT
CHECKED BY: VCT
DATE: 2017-07-22
PROJECT: 7A15-027

Table with 2 columns: Job No. and Sheet Title. Job No. is blank. Sheet Title is PRELIMINARY GRADING PLAN.

SCALE: 1" = 100'
SHEET NO.: C-2.0



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1526 ROGERS ROAD
GRAHAM, NC 27253
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