



Planning Board

Meeting Agenda

July 21, 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 May 19, 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, May 19, 2015

The Planning & Zoning Board held their regular meeting on Tuesday, May 19, 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, Interim City Planner, Martha Johnson, Zoning/Inspections Technician, 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 April 21, 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. Nathan Page said the Planning Board had requested a joint work session with City Council to discuss the Development Ordinance. Council would like to postpone the meeting until after the budget and the Growth Management Plan have been adopted. Mr. Rumley asked Mr. Page to keep the Board posted and let them know when Council is ready for that session with the Planning Board.
5. New Business
 - a. Alamance Christian School (SUP1502) located at 1336 Townbranch Road. Mr. Page said this is an application for a special use permit for an existing private school to bring the school into compliance for any upgrades in the future which would abide by the rules setup by the Development Ordinance. Mr. Scott Ellingson, 1336 A Townbranch Road represented the school where he is a member of the Board of Directors. Mr. Ellingson said the purpose of the request is to add two modular classrooms for future growth until the school can get to the point to build a permanent facility.

Mr. Teer asked where the modulares would be located. Mr. Ellingson stated one would be east side, and the other would be on the west side of the gymnasium. Mr. Page said there would need to be a site plan done for any improvements and be approved through the TRC procedure. This is not for the current expansion; it is so they can be permitted to expand. Mr. Page said this is to license the school operating on this property. Mr. Hall said it is basically taking it from a nonconforming use to a conforming use.

Mark Teer 1236 Townbranch Road asked why the school is not in compliance at this time. Mr. Page stated a school cannot operate in a residential zoned area without a special use permit. Mr. Benesch read the staff report for clarification to Mr. Teer.

Mr. Hall made a motion to give this favorable review to pass forward to City Council, second by Mr. 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 (\$1501)

Type of Request: Major Subdivision

Meeting Dates

Planning Board on July 21, 2015

City Council on August 4, 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 42 lots. The property is currently vacant. The proposal includes connecting existing road stubs and adding a 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

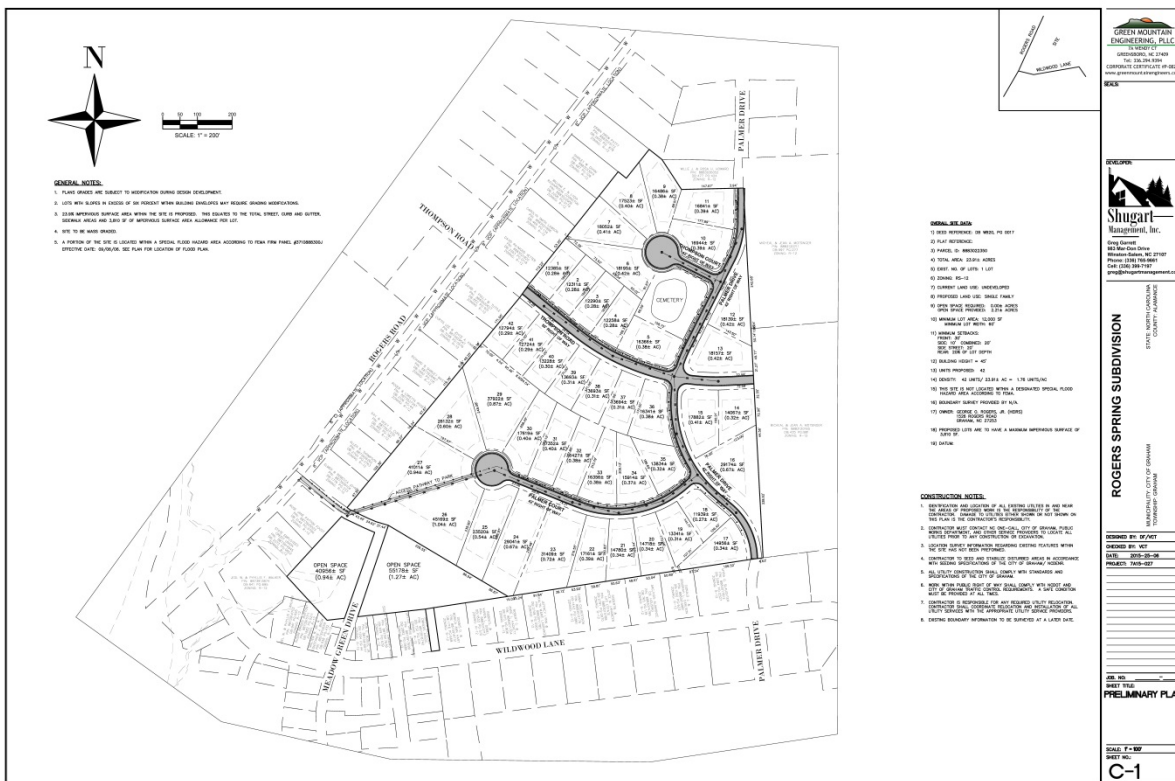
Floodplain

No

Staff Recommendation

Approval

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

- 6.2.1.1. 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.*
- 6.2.1.2. 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.*

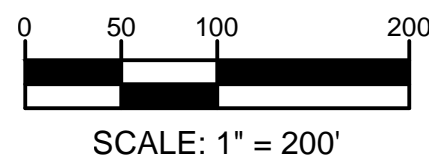
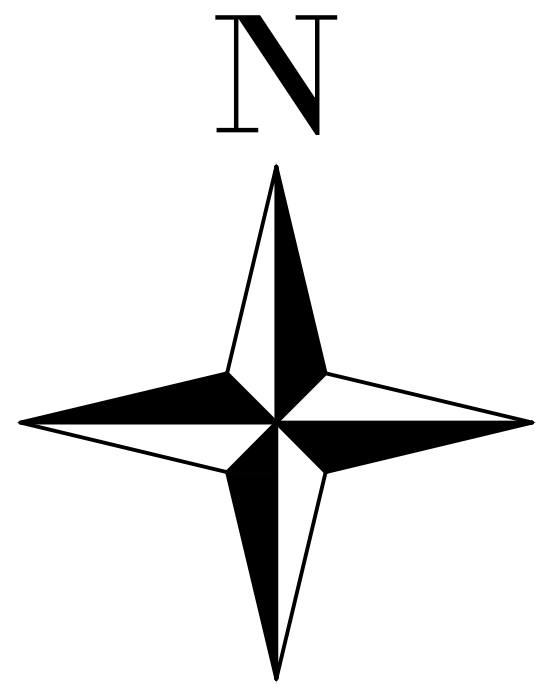
Staff Recommendation

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.

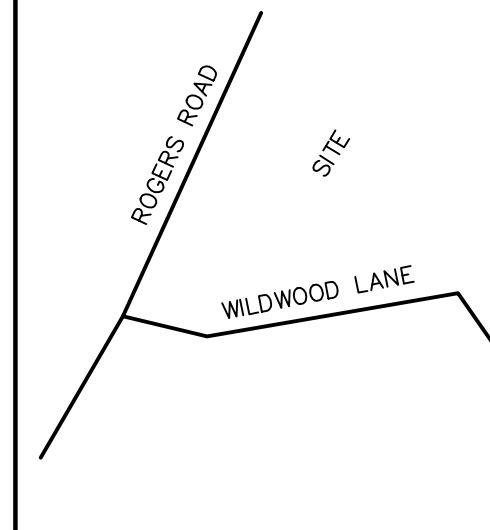
The following supports this recommendation:

- 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.



GENERAL NOTES:

1. PLANS GRADES ARE SUBJECT TO MODIFICATION DURING DESIGN DEVELOPMENT.
2. LOTS WITH SLOPES IN EXCESS OF SIX PERCENT WITHIN BUILDING ENVELOPES MAY REQUIRE GRADING MODIFICATIONS.
3. 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.
4. SITE TO BE MASS GRADED.
5. 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.



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

SEALS:



**PRELIMINARY
PLAN
NOT FOR
CONSTRUCTION**

DEVELOPER:



Greg Garrett
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: 2015-25-06

PROJECT: 7A15-027

JOB. NO:

SHEET TITLE:

PRELIMINARY PLAT

SCALE: 1" = 100'

SHEET NO.:

C-1

OVERALL SITE DATA:

- 1) DEED REFERENCE: DB WB20, PG 0017
- 2) PLAT REFERENCE:
- 3) PARCEL ID: 8883022350
- 4) TOTAL AREA: 23.91± ACRES
- 5) EXIST. NO. OF LOTS: 1 LOT
- 6) ZONING: RS-12
- 7) CURRENT LAND USE: UNDEVELOPED
- 8) PROPOSED LAND USE: SINGLE FAMILY
- 9) OPEN SPACE REQUIRED: 0.00± ACRES
OPEN SPACE PROVIDED: 2.21± ACRES
- 10) MINIMUM LOT AREA: 12,000 SF
MINIMUM LOT WIDTH: 60'
- 11) MINIMUM SETBACKS:
FRONT: 30'
SIDE: 10' COMBINED: 20'
SIDE STREET: 20'
REAR: 20% OF LOT DEPTH
- 12) BUILDING HEIGHT = 45'
- 13) UNITS PROPOSED: 42
- 14) DENSITY: 42 UNITS / 23.91± AC = 1.76 UNITS/AC
- 15) THIS SITE IS NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA.
- 16) BOUNDARY SURVEY PROVIDED BY N/A.
- 17) OWNER: GEORGE O. ROGERS, JR. (HEIRS)
1526 ROGERS ROAD
GRAHAM, NC 27253
- 18) PROPOSED LOTS ARE TO HAVE A MAXIMUM IMPERVIOUS SURFACE OF 3,810 SF.
- 19) DATUM:

CONSTRUCTION NOTES:

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF GRAHAM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
4. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF GRAHAM/ NCDNR.
5. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF GRAHAM.
6. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF GRAHAM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
7. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
8. EXISTING BOUNDARY INFORMATION TO BE SURVEYED AT A LATER DATE.