Planning Board

Meeting Agenda

December 19, 2017 at 7:00 PM
Council Chambers, 201 S Main St

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

1. Approve minutes of the October 17, 2017 meeting

2. New Business

   c. AM1709 Duplex Dwellings. Request by Jim Albright to permit duplex dwellings as use-by-right in medium and high density zones.

4. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD
Tuesday, October 17, 2017

The Planning & Zoning Board held their regular meeting on Tuesday, October 17, 2017 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Ricky Hall, Nate Perry, Dean Ward, and Justin Moody. Bonnie Blalock, Michael Benesch and Eric Crissman were absent. Staff members present were Nathan Page Planning Director, Alexa Powell Planner, Martha Johnson and Debbie Jolly Zoning & Inspection Technicians. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the August 15, 2017 meeting minutes. Dean Ward made a motion for approval, second by Ricky Hall. All voted in favor. Nathan Page introduced new Planner Alexa Powell and Zoning and Inspection Technician Debbie Jolly.

2. New Business: **AM1708 Overlay Access.** Request from the Planning Board to address cross-access agreements for commercial development within the Overlay Districts. Currently, it is recommended to have internal connections and shared driveways within the Highway 54 and Highway 87 Overlays. This amendment will require internal connections for commercial development within the Overlays, without requiring shared driveways. Dean Ward had stated some businesses might have deliveries by tractor trailers. Nathan Page referred to **Section 10.444 (b)(8) Property Owner Cooperation** Applicants are not required to seek cooperation or permission from the adjacent property owner for use by vehicles whose total weight is 5 tons. Nate Perry made a motion to approve as presented, seconded by Ricky Hall. All voted aye.

3. Old Business: **a. Comprehensive Plan Update.** Discussion regarding ideas. Potentially making a recommendation to City Council.

Strategy 1.3.3 ~~East~~ Harden <u>Street</u>
Prepare a corridor plan to guide development and public investment in the East Harden/NC54 corridor. <u>Extend the Highway 54 Overlay to W. Elm Street and W. Harden Street</u>. (Suggested: Mid-Term) The removal of the Southern Loop has been already adopted and has taken place. Ricky Hall made a motion to adopt this amendment to the Comprehensive Plan and move it to near term not mid-term, seconded by Nate Perry. All voted aye.

Strategy 2.3.3 Create Overlays at Exit 150
Due to the unique site characteristics on Jimmie Kerr Road just to the north and south of the interstate, Overlays which control road access to the north, and foster a walkable built environment to the south should be pursued.(Suggested: Mid-Term) Dean Ward expressed concern about problems with traffic, which wasn't caused by businesses in Graham. Ricky Hall stated we need to look at it from a public health and safety standpoint and Nate Perry agreed with the overlay. Ricky Hall made a motion to accept and create over lay for mid-term goal with traffic study. Nate Perry second the motion. Vote was 3 to 1 with Dean Ward dissenting.

Policy 2.3.1(a) Downtown Gathering Place
Consider constructing a downtown gathering place to allow for retail outdoor sales within the Central Business District. (Suggested: Near-Term) Ricky Hall made a motion to adopt to the Comprehensive Plan for near term, Nate Perry seconded the motion. Vote was 3 to 1 with Dean Ward dissenting.

4. Public comment on non-agenda items: there were none.

5. Ricky Hall mentioned backing the next Planning Board meeting to November 14 instead of November 21 due to the Thanksgiving holiday. Ricky Hall made a motion to change the date, Nate Perry seconded the motion. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly

STAFF REPORT

Prepared by Nathan Page, Planning Director

Text Amendment for: Section 10.135 Table of Permitted Uses

Type of Request: Text Amendment

Meeting Dates
Planning Board on December 19, 2017
City Council on January 2, 2018

Contact Information
Jim Albright, jim@internaleyes.com
231 S Marshall St, Graham NC 27253

Summary

Jim Albright has requested an amendment to permit duplex dwellings as use by right in our medium and high density residential zones.

Project Name
Duplex Dwellings (AM1709)

Location
city-wide

Current Zoning
not applicable

Proposed Zoning
not applicable

Overlay District
not applicable

Staff Recommendation
Approval

The following amendments to the Development Ordinance are proposed:

Existing Language:

Section 10.15 Definitions
Dwelling, two-family - A detached building designed for occupancy exclusively by two (2) families living independently of each other.

Section 10.135 Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	I-2 (Note 19)	C-I	C-MXR	C-MXC	LUC
Dwelling, Duplex					S		X	X												1

Section 10.149 Special Uses Listed

Use: **Duplex Dwelling Unit**

Special Use District: **R-7**
Minimum of 11,000 square feet for each two dwelling units required.
Minimum of 80 feet road frontage required. On corner lots this frontage shall be measured on the side with the shortest width.

Proposed Language:

Section 10.15 Definitions

Dwelling, ~~two-family~~ duplex - A detached building designed for occupancy exclusively by two (2) families living independently of each other. All duplexes shall maintain sufficient parking for residents on a concrete, asphalt or permeable substitute surface, not to include gravel, in the rear yard.

Section 10.135 Table of Permitted Uses

Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	I-2 (Note 19)	C-I	C-MXR	C-MXC	LUC
Dwelling, Duplex			X	X	X~~S~~		X	X												1

Section 10.149 Special Uses Listed

~~**Use: Duplex Dwelling Unit**~~

~~**Special Use District: R-7**~~
~~Minimum of 11,000 square feet for each two dwelling units required.~~
~~Minimum of 80 feet road frontage required. On corner lots this frontage shall be measured on the side with the shortest width.~~

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Vision: Diverse Housing, Complete Neighborhoods

Graham will be a desirable place to live because of its variety of high quality housing options, providing affordable choices to people of all backgrounds. Neighborhoods will be walkable, safe, and vibrant and will promote private investment and enhancement of existing and future properties.

Issue 2: Maximize Land Use Efficiency

Communities are often tempted to support inefficient development in the name of economic growth. This can end up leading to higher costs to the public in the long term. Graham should plan for the efficient allocation and use of infrastructure over time, especially within employment and industrial areas.

- **2.2.1: Focused Development** In order to maintain Graham's affordability and promote infill development and focused, walkable, and mixed use built environments. *Permitting duplex structures in Graham will incentivize infill development and allow for greater density without lengthening municipal infrastructure.*

- **2.3.1: Facilitate focused development** Incentivize pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development. The City could choose to utilize some of the following methods: Expedited permit review… flexible and innovate regulations… *The switch from requiring a special use permit to use by right would require only the building inspector review plans for duplexes, reducing the three month lead time, public hearings and City Council approval currently required.*
- **5.1.1 Housing variety** Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multifamily dwelling units, small units, pre-fabricated homes, co-housing, and clustered housing. *This amendment facilitates a diversity of housing options.*
- **5.2.1 Diverse Neighborhoods** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment allows additional neighborhood choices.*
- **5.2.2 Multigenerational Housing** Promote buildings and neighborhood designs that serve multiple age groups simultaneously and meet the needs of young people, families, older adults, and people with disabilities, especially in focus areas and in close proximity to services. *Permitting the construction of additional duplex would allow for multi-generational housing, as well as smaller units for families without children living at home.*

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District
All

Development Type
All

Staff Recommendation

Based on the comprehensive plan, staff **recommends approval** of the text amendment. The following supports this recommendation:

- Permitting duplex dwellings in high density areas will allow for a more efficient utilization of City infrastructure and services.

PLANNING BOARD
Recommendation & Statement of Consistency

Per NCGS 160A-383, zoning regulations shall be made in accordance with an adopted comprehensive plan and any other officially adopted plan that is applicable. The Planning Board shall advise and comment on whether the proposed amendment is consistent with "The Graham 2035 Comprehensive Plan" and any other officially adopted plan that is applicable. The Planning Board shall provide a written recommendation to the City Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.

Duplex Dwellings (AM1709)

Type of Request
Text Amendment

Meeting Dates
Planning Board on December 19, 2017
City Council on January 2, 2018

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

☐ I move to **recommend DENIAL**.

☐ The application **is consistent** with *The Graham 2035 Comprehensive Plan*.

☐ The application **is not fully consistent** with *The Graham 2035 Comprehensive Plan.*

The action is reasonable and in the public interest for the following reasons:

_____

_____

_____

This report reflects the recommendation of the Planning Board, this the 19th day of December, 2017.

Attest:

_____
Ricky Hall, Planning Board Chair

_____
Debbie Jolly, Secretary