



Planning Board

Meeting Agenda

February 18, 2020 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 January 21, 2020 meeting

2. New Business

- a. RZ2001 Maple, Mill, Market. Application by Jerry Smith for rezoning from R-7 to R-MF for 5 acres on Maple, Mill, and Market Streets. GPIN 8884059880.

3. Old Business

- a. CR2001 Reserve on 54. Application by Brandon Martin for Rezoning from R-12 to Conditional Residential (C-R) for 37 townhomes on Sunset Drive, GPIN 8884809576.
- b. AM2001 Planning Board Meeting Times. An amendment to the existing Planning Board Meeting date Ordinance, and to set voting for officers at the meeting following appointments.
- c. Review and potentially update The Graham 2035 Comprehensive Plan.

4. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD
Tuesday, January 21, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, January 21, 2020 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Bonnie Blalock and Justin Moody. Absent were Rachel McIntyre and Michael Benesch. Staff members present were Nathan Page and Debbie Jolly, Zoning and Inspection Technician. Chairman Ward called the meeting to order, gave the Overview of the Board, general meeting rules.

1. Approval of the November 19, 2019 minutes. A motion was made to approve the minutes by Bonnie Blalock seconded by Nate Perry. All voted in favor.

2. New Business

- a. CR2001 Reserve on 54. Application by Brandon Martin for rezoning from R-12 to Conditional Residential (C-R) for 37 townhomes on Sunset Drive. GPIN 8884809576. Nathan Page presented the project to the Planning Board. Brandon Martin gave an overview of his project. He answered a few questions for the board. Several neighbors, listed below, voiced concerned about stormwater issues, road and traffic issues, and density. The board had questions for Mr. Martin. Eric Crissman ask about changing the plan to 18 town homes to help the density and the water issues. Nate Perry ask when stormwater infrastructure is required. Eric Crissman made a motion to table until The February meeting, seconded by Bonnie Blalock. All voted aye.

William Moore	1116 E. Harden St.
Kelly Jones	958 Sunset Dr.
Richard Granja	958 Sunset Dr.
Chris Dunnagan	902 Sunset Dr.
David Wilson	868 Sunset Dr.
Chris Allen	944 Sunset Dr.
Ricky Apple	884 Sunset Dr.
Joey Janicki	920 Sunset Dr.

- b. S2001 Valor Ridge. Application by David Michaels for subdivision of R-12 lots. Application for 114 lots on Parham Drive and Wildwood Lane. Various GPINs including 8883100187. Mr. Page gave an overview of the project for the subdivision. Mr. David Michaels presented his project to the board. The following neighbors spoke about their concerns; traffic opening up through Parham Drive, losing part of their yard for the widening of the roads, open space area, the average size house on the lot, cars being parked on the side of the road, and kids playing in the street. The board had a brief discussion about the project. Eric Crissman made a motion to approve the plan as presented as it meet the Graham Comprehensive plan 3.2.3, 3.2.4 and 4.2.1. Seconded by

Justin Moody. Vote was 4-1 with Dean Ward opposing.

Mark Jones	1701 Parham Dr.
Patty Allen	265 W. Shannon Dr.
Byron Bullis	500 Wildwood Ln.
Tom Hall	5603 New Garden Rd.
Kevin Cook	1735 Parham Dr.
Homer Wade	5603 New Garden Rd
Neal Gann	1923 Broadway Dr.
Mike Allen	265 W. Shannon Dr.

- c. AM2001 Planning Board Times. An amendment to the existing Planning Board Meeting date Ordinance, and to set voting for officers at the meeting following appointments. Eric Crissman made a motion to approve the draft language for section 10.18, and to amend section 10.20 to read “If an officer of the Board leaves the board, election shall occur at the next scheduled meeting.” Seconded by Nate Perry. All vote Aye.
3. Public comment on non-agenda items. Mr. Ward ask the board about going to City Council and asking them for money for an attorney to attend the BOA and Planning Board meeting as needed.

Eric Crissman made a motion to adjourn, Nate Perry seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly



Application for REZONING or CONDITIONAL REZONING

RECEIVED

JAN 21 2020

PLANNING DEPT.

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 25th of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

Site

Street Address: 312 North Maple and Others

Tax Map#: 145571 GPIN: 8884059880

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: Residential SF

Total Site Acres: Please see attached

Property Owner: Please see attached

Mailing Address: 312 North Maple Street

City, State, Zip: Graham, NC 27253

Applicant

☒ Property Owner Other Please see attached

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: Mr. Jerry Smith

Mailing Address: 312 North Maple Street

City, State, Zip: Graham, NC 27253

Phone # (919) 667-4222

Email: jerry@wlbishop.com

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

Signature of Applicant

Date

Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

☐ R-7 ☐ R-9 ☐ R-12 ☐ R-15 ☐ R-18

☒ R-MF ☐ R-G ☐ C-R ☐ C-MXR

☐ B-1 ☐ B-2 ☐ B-3 ☐ C-B ☐ C-MXC

☐ O-I ☐ C-O-I ☐ I-1 ☐ I-2 ☐ C-I

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

Please see attached

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

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

Office Use Only. DEVID#

City of Graham

Rezoning Request for the following Parcels

<u>Parcel ID No.</u>	<u>GPIN</u>	<u>Owner</u>	<u>Acreage</u>
145560	8884057506	Drumwright	0.22
145561	8884057576	Drumwright	0.24
145562	8884057647	Drumwright	0.26
145563	8884057744	Drumwright	0.29
145564	8884057842	Drumwright	0.30
145567	8884058556	NRS Properties LLC	0.36
145570	8884059566	NJA Properties LLC	0.36
145897	8884150571	NJA Properties LLC	0.13
145900	8884151515	NJA Properties LLC	0.30
145902	8884151700	Hasenmiller	0.38
145901	8884151602	Sessoms	0.24
145571	8884059880	Norma R Smith	1.89



STAFF REPORT

Prepared by Nathan Page, Planning Director

Maple, Mill, Market (RZ2001)

Type of Request: Rezoning

Meeting Dates

Planning Board on February 18, 2020

City Council on March 10, 2020

Contact Information

Jerry Smith

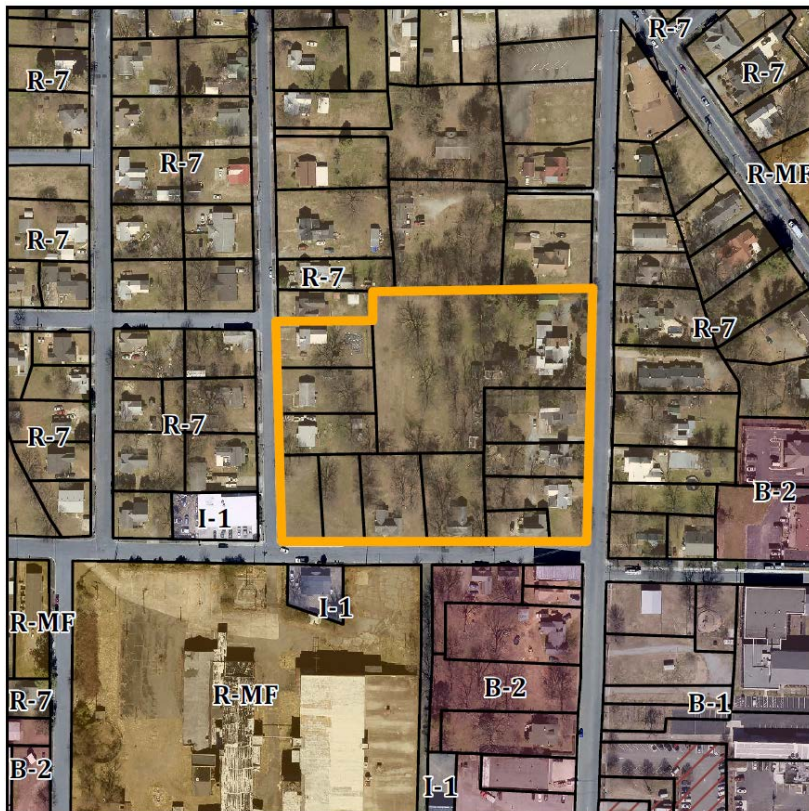
312 North Maple Street

Graham NC 27253

919-667-4222; jerry@wlbishop.com

Summary

This is a request to rezone the subject property from R-7 to R-MF. The property currently has a few detached single family homes, some of which are rentals and some are owner-occupied. The homes are served by city streets, water, and sewer. The site is approximately 5 acres.



Location

Maple, Mill, and Market Streets

GPIN:

8884057506, 8884057576,
8884057647, 8884057744,
8884057842, 8884058556,
8884059566, 8884150571,
8884151515, 8884151700,
8884151602, 8884059880

Current Zoning

Residential (high density) R-7

Proposed Zoning

Residential (multifamily) R-MF

Overlay District

none

Surrounding Zoning

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

Surrounding Land Uses

Single Family, Multi Family,
Vacant, and Business

Size

5 acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

Conformity to the *Graham 2035 Comprehensive Plan (GCP)* and Other Adopted Plans

Applicable Policies;

- **2.2.1 Focused Development.** In order to maintain Graham's affordability and promote growth, the City will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use built environments. *This amendment will allow for greater density adjacent to our downtown properties, creating additional walkable homes within a walkable distance.*
- **2.3.1 Downtown.** A vibrant downtown is critical for Graham's economic success. Graham's downtown is a priority when considering incentives, investments, regulations, and marketing. Encourage entertaining options to locate within Graham's downtown. *Permitting this rezoning would relax some of the regulations regarding lot size and setbacks for these properties.*
- **2.3.1 Facilitate Focused Development.** Incentive pedestrian-oriented nodal development consistent with this plan by incentivizing smart growth development... *This rezoning would allow pedestrian oriented development adjacent to the Downtown node.*
- **4.3.1 Land Use Patterns.** Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The use of this parcel for more homes would allow us to protect more of our valuable green space and agricultural land. It would also allow more efficient use of the existing water and sewer lines, without an additional maintenance burden.*
- **5.1.1 Housing Variety.** Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multi family dwelling units, small units, prefabricated homes, cohousing, and clustered housing. *Given the proximity to the downtown, this is an ideal location for additional housing units.*
- **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. *This location is walkable to multiple pharmacies, a grocer, restaurants, and many other businesses. It may allow multiple households to age in place without having to move if they have mobility issues as they age.*

Planning Type

District

Development Type

Downtown District

New buildings in downtown should be located no further than 10 feet from the front lot line and should include transparent windows on at least 50% of the first floor façade. Multiple stories and a mix of uses are desirable. The building design should also consider the existing historic architecture throughout downtown.

The downtown district should foster vibrant activity day and night by including diversity in land use, including offices, homes, restaurants, entertainment venues, high quality public gathering spaces, and cultural opportunities. In this way, downtown Graham will be the focal point of the community.

Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **approval** of the rezoning. The following supports this recommendation:

- Rezoning this property would further Policy 2.3.1 and 5.2.2, creating focused development near our downtown that would increase accessibility to amenities to people of all ages and ability levels.



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.

MapleMarketMill (RZ2001)

Type of Request

Rezoning

Meeting Dates

Planning Board on February 18, 2020

City Council on March 10, 2020

☐ 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 18th day of February, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



Application for REZONING or CONDITIONAL REZONING

RECEIVED

JAN 03 2020

PLANNING DEPT.

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 25th of each month. Applicants are encouraged to consult with the *City of Graham Development Ordinances* and the City Planner.

Site

Street Address: 0 Sunset Dr

Tax Map#: 147607 GPIN: 8884809576

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 Raw land

Total Site Acres: 3

Property Owner: The Reserve on 54, LLC

Mailing Address: 1430 Raspberry Run

City, State, Zip: Graham NC 27253

Applicant

☒ Property Owner ☐ Other _____

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: Brandon Martin

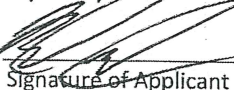
Mailing Address: 1430 Raspberry run

City, State, Zip: Graham NC 27253

Phone # (336) 684-8829

Email: Brandon@EpicConstructionNC.com

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


Signature of Applicant

1/2/20

Date

Proposed Rezoning or Conditional Rezoning

Proposed Zoning District(s):

☐ R-7 ☐ R-9 ☐ R-12 ☐ R-15 ☐ R-18

☐ R-MF ☐ R-G ☒ C-R ☐ C-MXR

☐ B-1 ☐ B-2 ☐ B-3 ☐ C-B ☐ C-MXC

☐ O-I ☐ C-O-I ☐ I-1 ☐ I-2 ☐ C-I

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

37 Townhouse with a mixture of quads,triples,doubles and single units. 33 2 story units, 4 single story units.

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

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

Office Use Only. DEVID#



STAFF REPORT

Prepared by Nathan Page, Planning Director

The Reserve on 54 (CR2001)

Type of Request: Rezoning

Meeting Dates

Planning Board on Jan 21, Feb 18, 2020

City Council on Feb 11, Mar 10, 2020

Contact Information

Brandon Martin

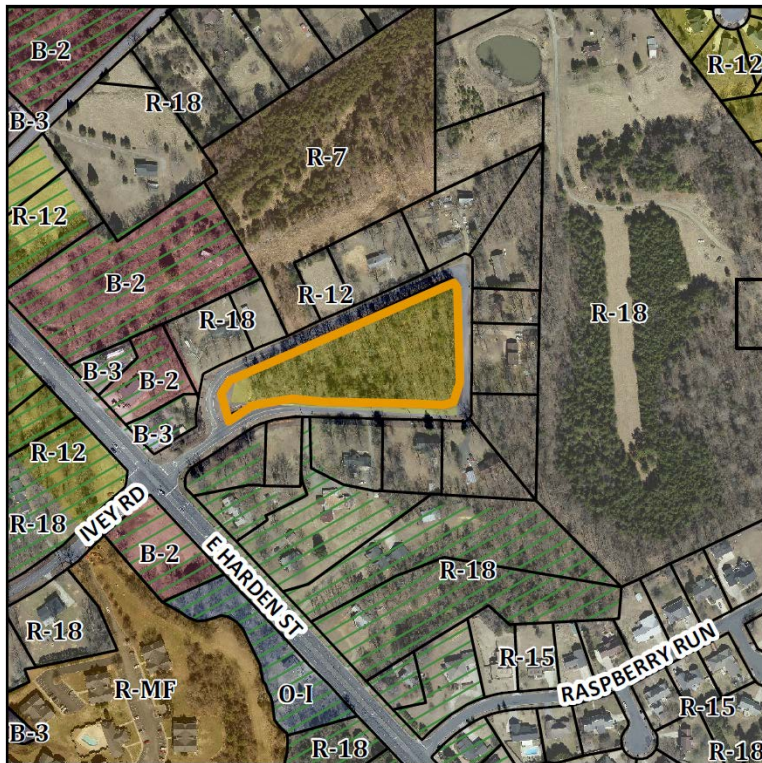
1430 Raspberry Run

336-684-8829;

brandon@epicconstructionNC.com

Summary

This is a request to rezone the subject property from R-12 to CR. The proposed use of the property is for 37 townhomes, with a mixture of quads, triples, doubles, and single units.



Location

Sunset Drive

GPIN

8884809576

Current Zoning

Residential (R-12)

Proposed Zoning

Residential (CR)

Overlay District

none

Surrounding Zoning

R-18, B-2, B-3, R-7

Surrounding Land Uses

Single Family, Vacant, and Light Commercial

Size

Approximately 3 acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

Technical Review Committee

The Technical Review Committee reviewed the application and provided comments to the applicant via the Planning Director. As of the publishing of this agenda packet, the applicant had not responded to the comments. There are substantial required revisions to the plans, which may result in the loss of a few units for stormwater control, but would not require a new roadway be constructed.

Conformity to the *Graham 2035 Comprehensive Plan* (GCP) and Other Adopted Plans

Applicable Policies;

- **3.3.2 Focused Development.** In order to maintain Graham's affordability and promote growth, the city will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use built environments. *The Graham 2035 Comprehensive Plan expects a continuation of the Interchange Regional Node to develop within the half-mile walkable radius of this neighborhood.*
- **5.1.1 Housing Variety.** Encourage a mix of housing types within Graham to increase choice. These can include single family dwellings units, multifamily dwelling units, small units, pre-fabricated homes, co-housing and clustered housing. *This project would construct additional townhomes to increase housing choice in Graham.*

Applicable Strategies;

- **4.3.1 Land Use Patterns.** Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *The site would connect to existing city sewer and water with only a short extension. The road network already installed by NCDOT would be used at this location.*

Planning Type

Neighborhood

Development Type

Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less.

Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces.

Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors.

Density of 3 to 6 DU/acre

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **approval** of the rezoning. The following supports this recommendation:

- Rezoning the property would be in consistence with Policy 3.3.2, 5.1.1, and Strategy 4.3.1 of *The Graham 2035 Comprehensive Plan*.

The Reserve on 54, LLC

Sunset Drive – Graham, NC



Price: \$249k-\$275k

Bedrooms: 3+bonus

Baths: 2-3

Heated Sqft – 1,650 to 2,100

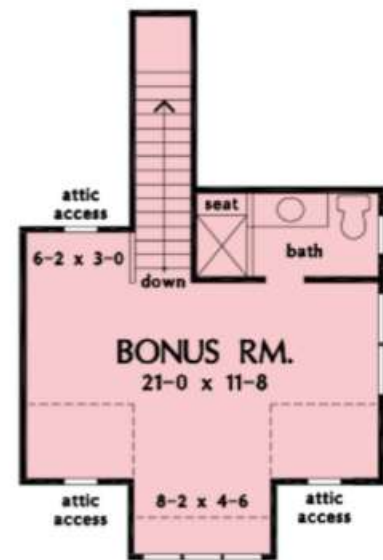
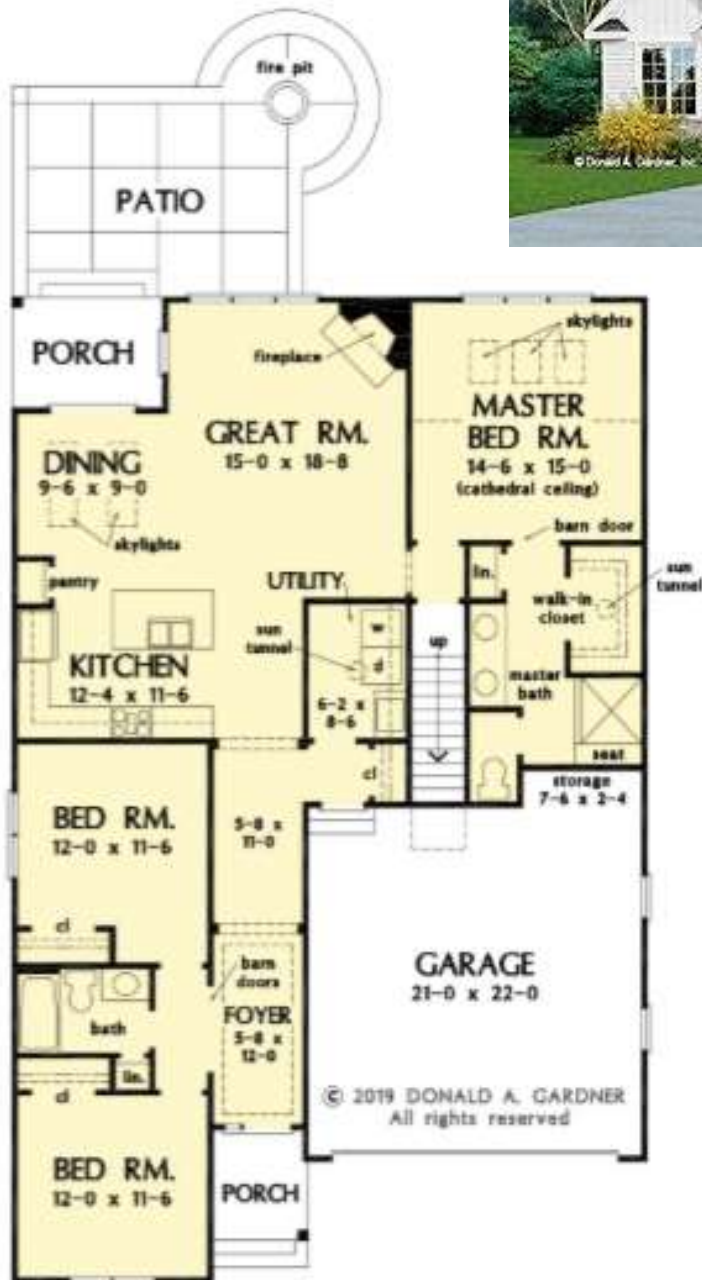
- Single story home per plan with unfinished upstairs
- Covered front porch
- Slab foundation
- Architectural shingle roof -Black
- Smooth finished ceilings 8' minimum or per plan
- Mechanical, electric and plumbing to NC state code (ceiling vents)
- Insulation: per NC code
- All (White or Gray) vinyl siding combination of standard D5, board and batten, stone and vinyl shake (White or Gray) per plan
- Vinyl energy efficient windows per plan at builder discretion (white)
- Insulated entry doors with satin nickel deadbolts
- 16' steel overhead garage door per plan with electric opener (White)
- Heat Pump heating and central air (first floor only)
- 40gal electric water heater
- City Water & Sewer
- Mailbox provided
- Clearing and grading of the home site to be done by developer
- Concrete front porch
- Rear porch to be concrete
- Gutters and downspouts (black)
- Single exterior hose bibs (cold)
- One exterior flood light
- Two exterior weatherproof GFI outlets (front & rear porch)
- Wired box for ceiling fan for covered porch
- Walls painted Grey sheen to be picked out by homeowner- eggshell, ceiling- flat, trim
- Ceiling to be painted flat white
- LVP flooring all flooring except bedrooms
- Carpet in all bedrooms
- All interior trim to be painted gloss white, 1x4 casings and baseboard
- Interior doors- continental Primed 2-Panel Round Top Hollow Core
- Lighting package picked based on lighting budget
- One ceiling fan/light for master at \$100 value, all other bedrooms excluded
- Smoke detectors provided per NC state code
- Custom kitchen cabinets per plan, wood grain with level 1 granite counter tops
- Bathroom vanities per plan
- All faucets, water valves and door hardware (Brushed nickel)
- Standard undermount SS sink
- Fiberglass tub insert
- Standard wire closet built per builder discretion
- Washer and Dryer connection
- ADA Elongated chair height toilets
- Appliances provided: Stainless steel oven or range top & dishwasher
- Black 2 panel shutters on front elevation
- Concrete drive with 20'x20' parking pad
- Minimal landscaping, shrubs and a Bradford pear

Additional Add-On Features: Bonus Room w/ bath (437sqft), Backsplash, Crown molding, Pot-Filler, Bedroom lighting, Cable & Phone outlets, Hardwoods, Colored cabinets, Exterior Color, Rear patio, Custom Bath Title

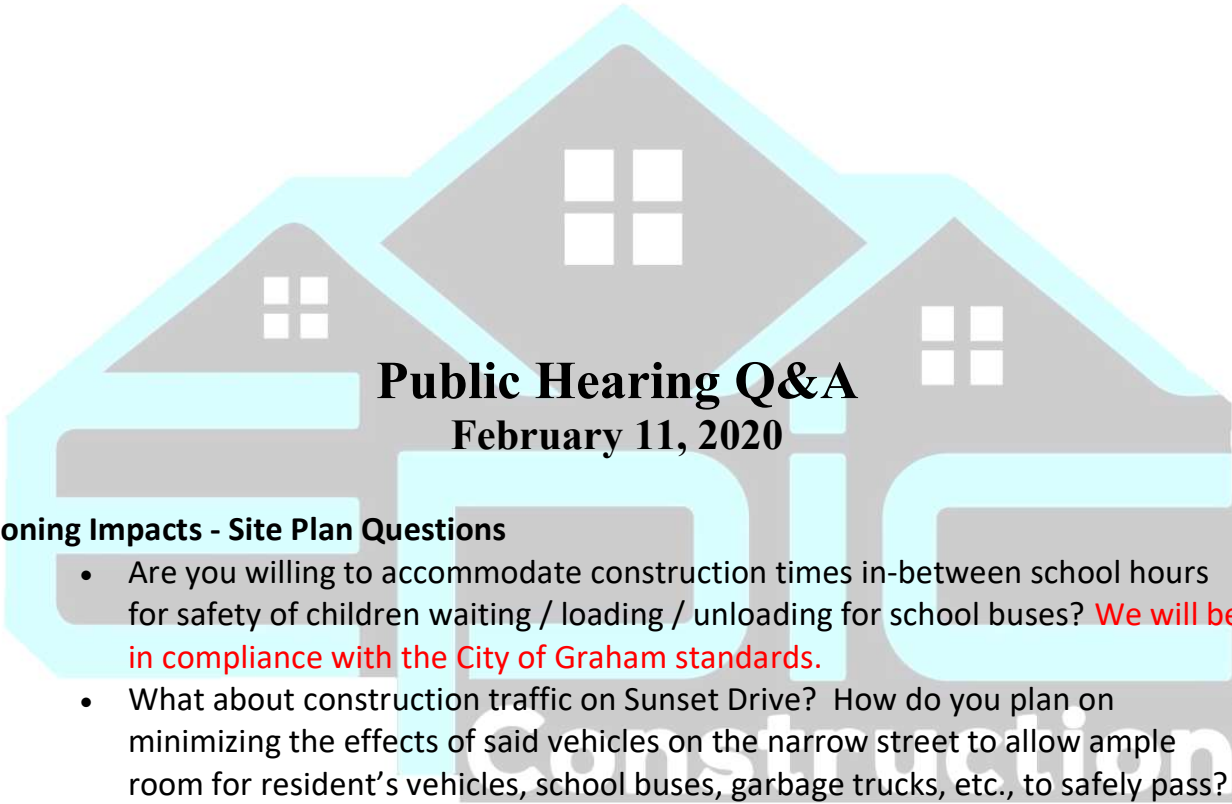
All features are subject to change, at builder discretion, based on change orders or availability of items from suppliers, within budget.

The Reserve on 54, LLC

*Sunset Drive
Graham, NC*







Public Hearing Q&A

February 11, 2020

Zoning Impacts - Site Plan Questions

- Are you willing to accommodate construction times in-between school hours for safety of children waiting / loading / unloading for school buses? **We will be in compliance with the City of Graham standards.**
- What about construction traffic on Sunset Drive? How do you plan on minimizing the effects of said vehicles on the narrow street to allow ample room for resident's vehicles, school buses, garbage trucks, etc., to safely pass? **We will be in compliance with the City of Graham standards.**
- What about construction parking and loading / unloading of building supplies. Will you have a designated spot or will it be random on the street? What about service entrances and areas for construction crew? Will this be on street or off street? **We will be in compliance with the City of Graham standards. Vehicles and machinery will be stored on the property. We will be building in phases therefore space will be available. Unloading of trusses may occur temporarily from the street, within guidelines of the City of Graham.**

Zoning Impacts - Housing Questions

- What is the length of the driveways and how many parked cars would that length accommodate? **Driveways will be approximately a 20x20 pad. Additional parking spots will be available near the mailbox kiosk.**
- What is the square footage of the single, double and triple units? **All units will be single-family homes, please see home features list.**
- Are they rentals or buy-to-own (fee simple)? **Single-family homes for sale**
- Is housing build-to-suit or will model templates be used? **Spec house with additional add-on features and customizations available.**
- Will affordable, market rate or workforce housing be included? Is there federal or special financing involved (Section 8, Section 42, etc.)? **No, conventional financing.**
- What are the yard setbacks? **Each lot will be sold individually, varying in size. See site map.**
- What is the price point for each home? How did you come up with that price point? Did you do a market analyzes? Is there a marketing plan (website, pre-sales) for the development? If so, please explain? **We have partnered with a realtor to market and sell each home. She will be preselling and marketing all the homes/lots. Based on new construction costs and comps in the area the price per square foot was established. Additional fees will be incurred for add-on features.**

Public Safety & Transportation Impacts - Traffic Questions

- Has a traffic study been done? **No, the DOT doesn't require personal traffic studies.**
- Will traffic calming devices be added to the street (speed bumps, etc.)? **No, it is a public DOT serviced street, speed bumps cannot be installed.**
- Will there be suitable amount of parking spaces available per unit? **Each home will have its own driveway. Nineteen additional parking spaces will be available at the mailbox kiosk.**
- Are there entry gates? **No, they are personal properties, each with exterior entrances to sunset drive.**
- How many curb-cuts or entry points are there? **N/A each driveway has their own exterior driveway.**
- Can a firetruck or school bus turnaround safely on the street? **Yes, the street is already in compliance with the DOT.**

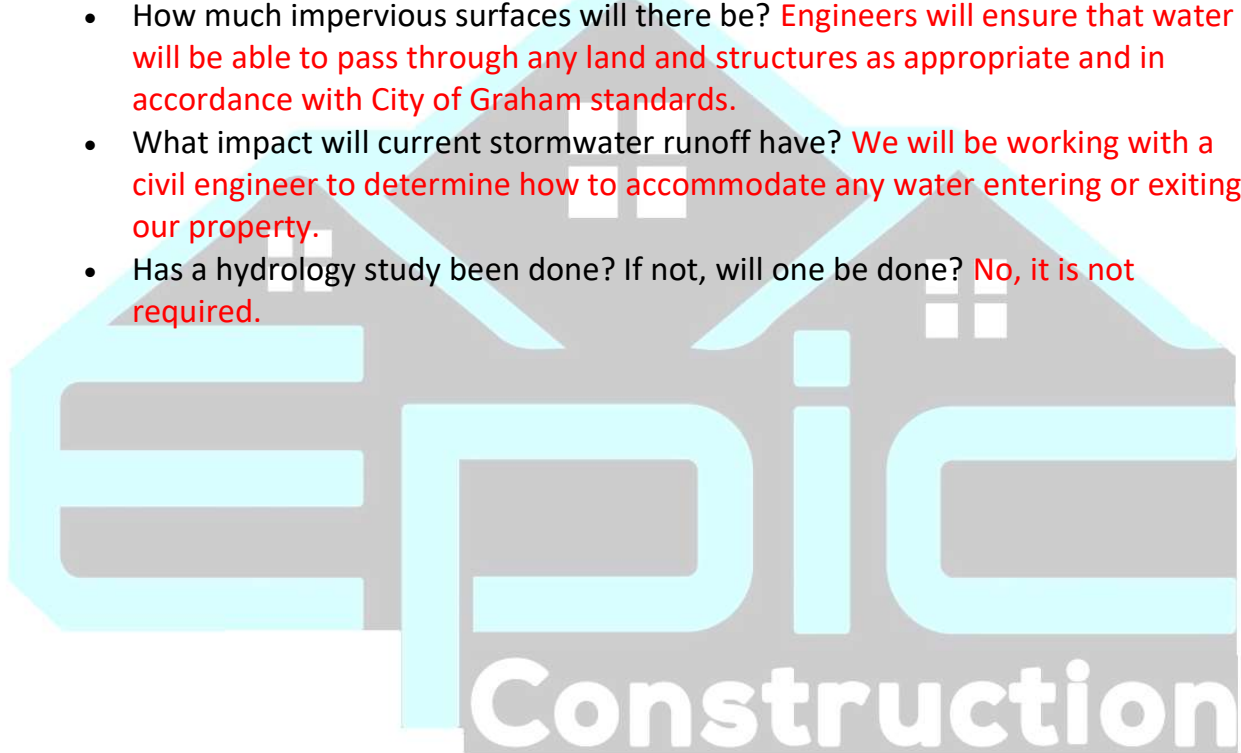
Public Safety & Transportation Impacts - Public Safety / Works

- What type of street lighting (upwards or downwards, LED or sodium vapor) will be installed? **City of Graham may contract with Duke Energy to provide light poles.**

- Will dumpsters or rolling bins be used for refuse? If so, where will they be housed? **Each home will be in the city limits and will be subject to trash pick up and recycling. Each homeowner will house the cans as they see fit.**
- Will refuse / recycle containers be screened or hidden? **See above.**
- Are bicycle racks or storage lockers included? **No.**
- Will fencing be constructed or allowed for security or privacy? **No, it will be at each homeowner's discretion.**
- Is sewer capacity sufficient for the size of development? **Yes, we will be in compliance with City of Graham standards.**

Environmental Impacts - Water Impacts

- How will you contain the water? Underground - Detention Pond - Retention Pond? **Underground infrastructure will be part of the land development.**
- How much impervious surfaces will there be? **Engineers will ensure that water will be able to pass through any land and structures as appropriate and in accordance with City of Graham standards.**
- What impact will current stormwater runoff have? **We will be working with a civil engineer to determine how to accommodate any water entering or exiting our property.**
- Has a hydrology study been done? If not, will one be done? **No, it is not required.**





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.

Reserve on 54 (CR2001)

Type of Request

Conditional Rezoning

Meeting Dates

Planning Board on January 21, 2020

City Council on February 11, 2020

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

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

- [insert additional conditions]

☐ 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 21st day of January, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Text Amendment for: Planning Board Meeting Times

Type of Request: Text Amendment

Meeting Dates

Planning Board on Jan 21, Feb 18, 2020

City Council on Feb 11, March 10, 2020

Contact Information

N/A

Summary

The City Council has changed their meeting time to the second Tuesday of the Month. As such, it is staff's recommendation that the Planning Board move their meeting to the fourth Tuesday of the month, and reserve flexibility to change the date at some point in the future through notice and vote of the Planning Board. If the meeting isn't held where notice within the 10 to 25 day period would be timely, would the Planning Board recommend additional notice for their meeting?

If the Planning Board meets before the 4th Tuesday of the month, most of the time the mailed notice for City Council will be sent out **after** the Planning Board meeting. For example, the March 10th date, with 25 days notice requires that the mailings not go out before February 14th. This would be before the Planning Board Meeting on the third Tuesday (Feb 18th). However, the City Council meeting on April 14th requires that we send out the notices 25 days before the meeting, no earlier than March 21st, with the 3rd Tuesday of the month occurring on March 17th, before the date of notice.

Project Name

Planning Board Meeting Times
(AM2001)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

FEBRUARY

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MARCH

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
						2
						3
						4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Existing Language:

Section 10.18

Compensation of members

The members of the board shall serve without pay, except that the city council may provide a per diem for attendance at meetings. The planning board, as soon as practicable after its appointment, shall meet and organize by electing one of its members chairman, and shall also elect a secretary, who may be a

member of the board, and shall meet thereafter at some designated place on the third Tuesday in each month for the transaction of its business, and more often if necessary.

Section 10.20 Terms; vacancies; removal

- (a) The term of office of the members of the planning board shall be for overlapping terms of three years, notwithstanding appointments in effect at the time of adoption of this amendment. Vacancies occurring for any reason other than expiration of term shall be filled as soon as is reasonably possible after such vacancy occurs by the proper board making the appointment. Such appointment shall be for the period of the unexpired terms, or for a term that is up to two years longer if needed to prevent the termination of four or more terms in the same year. The Board shall elect a Chair and a Vice-Chair, each of whom will serve for one year or until he/she is re-elected or his/her successor is elected. Elections shall occur at the regularly scheduled November meeting of the Board. *(Amended 9/4/2001, 1/8/2013)*

Planning Board Proposed Language:

Section 10.18 Compensation of members

The members of the board shall serve without pay, except that the city council may provide a per diem for attendance at meetings. The planning board, ~~as soon as practicable after its appointment, shall meet and organize by electing one of its members chairman, and shall also elect a secretary, who may be a member of the board, and shall meet thereafter at some designated place on the third Tuesday in each month for the transaction of its business, and more often if necessary.~~ in the Council Chambers of Graham City Hall with a monthly meeting time adopted by the Planning Board.

Section 10.20 Terms; vacancies; removal

- (a) The term of office of the members of the planning board shall be for overlapping terms of three years, notwithstanding appointments in effect at the time of adoption of this amendment. Vacancies occurring for any reason other than expiration of term shall be filled as soon as is reasonably possible after such vacancy occurs by the proper board making the appointment. Such appointment shall be for the period of the unexpired terms, or for a term that is up to two years longer if needed to prevent the termination of four or more terms in the same year. The Board shall elect a Chair and a Vice-Chair, each of whom will serve for one year or until he/she is re-elected or his/her successor is elected. Elections shall occur at the regularly scheduled November meeting of the Board. If an officer of the Board leaves the board, election shall occur at the next scheduled meeting. *(Amended 9/4/2001, 1/8/2013)*

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

Development Type

All

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan*, other jurisdictions and best practices, **staff recommends approval of the text amendment.** The following supports this recommendation:

- NCGS 160A-384 requires notice be sent out at least 10 but not more than 25 days



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.

Planning Board Meeting Times (AM2001)

Type of Request
Text Amendment

Meeting Dates
Planning Board on Jan 21, Feb 18, 2020
City Council on Feb 11, Mar 10, 2020

- ☐ I move to **recommend APPROVAL** of the application as presented.
- ☐ I move to **recommend APPROVAL** of the alternative language, as proposed by the Planning Board.
- ☐ 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:

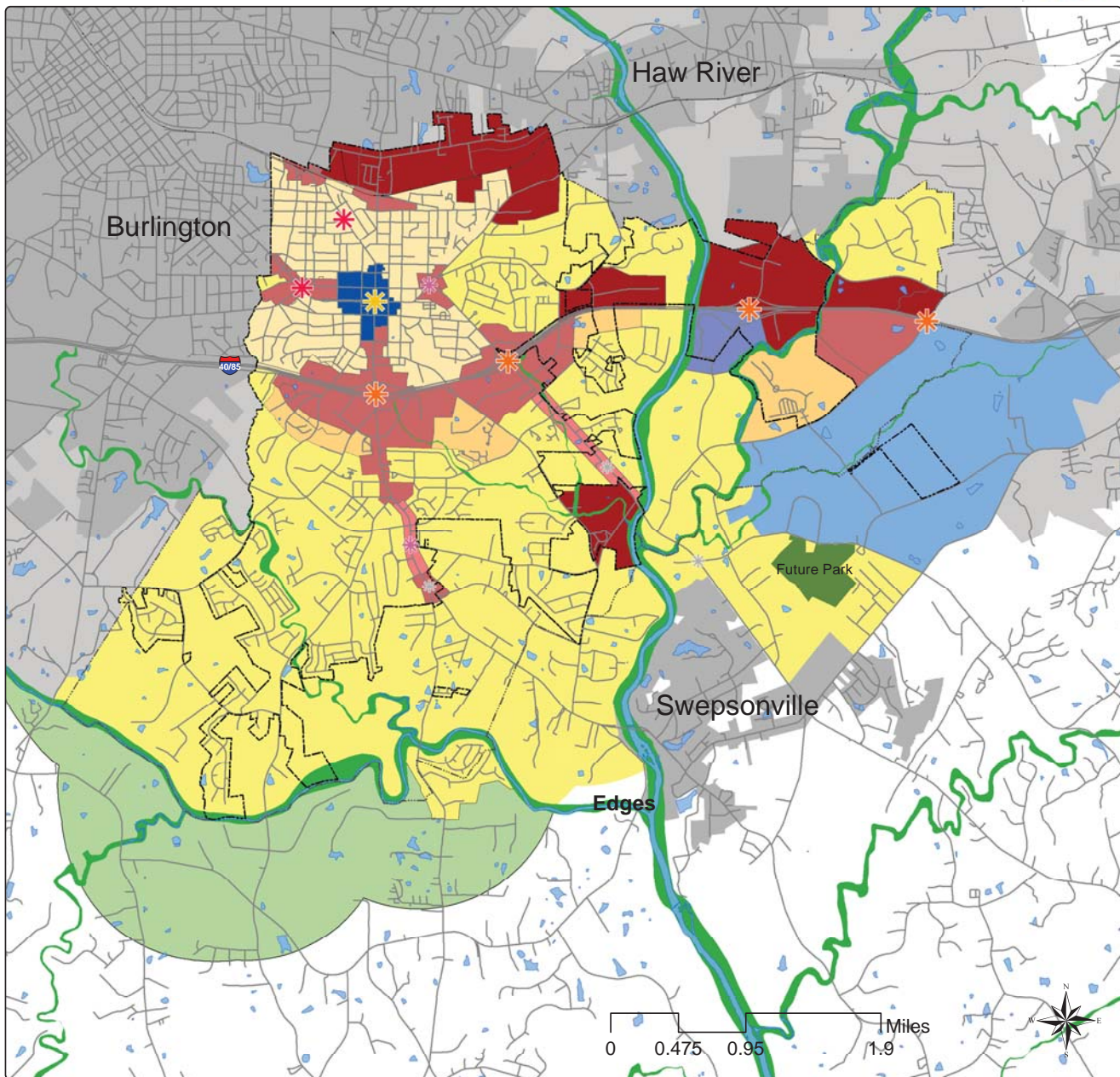
This report reflects the recommendation of the Planning Board, this the 18th day of February, 2020.

Attest:

Dean Ward, Planning Board Chair

Debbie Jolly, Secretary

Future Land Use Map



Boundaries

- Graham City Limits
- Graham ETJ
- Planning Area
- Bike/Ped Corridors

- Floodway
- Parks & Open Space

Districts

- Downtown District
- Mixed Use Commercial
- Education District
- Employment District
- Industrial

Centers

- Downtown Regional Node
- Interchange Regional Node
- Community Activity Center
- Neighborhood Activity Center
- Potential Activity Center

Neighborhoods

- Mixed Use Residential
- Downtown Residential
- Suburban Residential

Corridors

- Commercial Corridor
- Rural Residential

Adopted September 1, 2015