



Planning Board

Meeting Agenda

January 15, 2019 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 November 20, 2018 meeting
2. New Business
 - a. CR1803 Signature Woody. Application by Brian Wise, GPIN 8884821071 and 8884825405. Application to rezone from R-18 to CR to construct up to 288 multifamily units.
3. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD
Tuesday, November 20, 2018

The Planning & Zoning Board held their regular meeting on Tuesday, November 20, 2018 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Bonnie Blalock, Ricky Hall and Michael Benesch. Justin Moody and Eric Crissman was absent. Staff members present were Nathan Page, Planning Director, Alexa Powell, Planner and Debbie Jolly, Zoning and Inspection Technician. Chair Hall called the meeting to order, gave the Overview of the Board, general meeting rules and gave the invocation.

1. Approval of the October 16, 2018 meeting minutes. Dean Ward made a motion for approval with correction to made that Ricky Hall was absent last month seconded by Bonnie Blalock. All voted in favor.
2. New Business
 - a. Election of Chair and Vice-Chair- Dean Ward Nominated Ricky Hall for Chair seconded by Bonnie Blalock. All voted aye. Ricky Hall nominated Dean Ward for Vice-Chair Bonnie Blalock seconded. All voted Aye.
 - b. RZ1807- Sizemore Main/Moore Rezoning of parcels on the SE corner of the interstate- Nathan Page gave an overview of the request. Joseph Sizemore- 5648 Mt Herman Rock Creek Rd Explained why they wanted to rezone and they do have a potential buyer. Mr. Sizemore answered several questions from the board. Ricky Hall made a motion to approve RZ1807 seconded by Michael Benesch. All voted Aye.
3. Public comment or non- agenda items

Ricky Hall made a motion to adjourn. All vote Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Woody Signature (CR1803)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on January 15, 2019

City Council on February 5, 2019

Contact Information

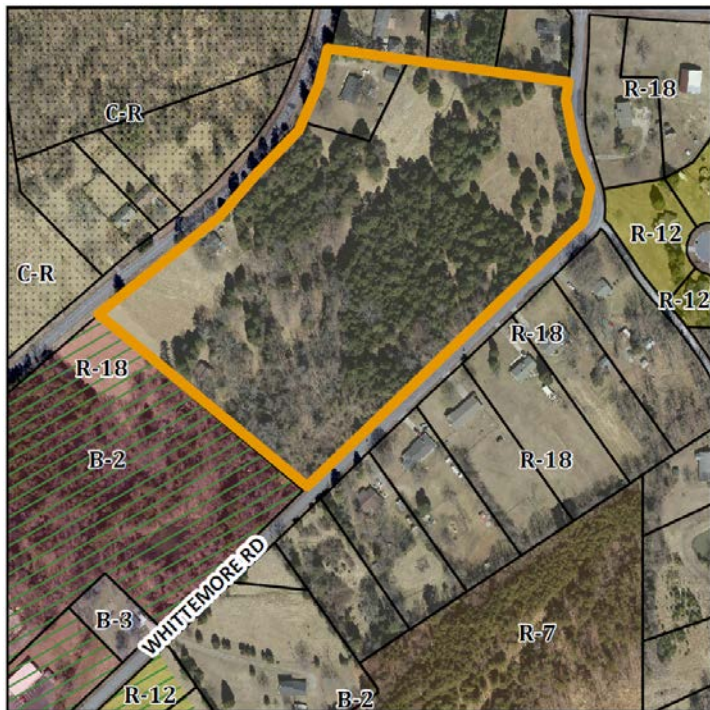
Brian Wise, bwise@signaturepropertygroup.com

Signature Properties (336) 294-9199

305 Blandwood Ave, Greensboro NC 27401

Summary

This is a request to rezone the subject property from R-18 to C-R, with a proposed use classified as Dwelling, Multi-Family. The project will include apartment buildings with up to 264 residential units as well as up to 24 townhome units. Amenities including a clubhouse, office, and pool are also included. Developer is requesting alternative compliance for building spacing as shown on preliminary site plan. While outside of the Highway 54 Overlay District, the developer is proposing a mix of surfaces including brick and/or hardiplank or similar composite product. Approval of the project as requested would not permit vinyl construction at this location. Access to the site will be provided via Woody Drive and Whittemore Road.



Project Name

Woody Signature (CR1803)

Location

919 and 957 Woody Drive

GPIN: 8884821071,
8884825405

Size

13.72 acres

Proposed Density

20 DU/acre

Current Zoning

R-18

Proposed Zoning

Conditional Residential (C-R)

Surrounding Zoning

B-2, R-18, C-R

Surrounding Land Uses

Low and medium density -
single family and multifamily
residential, vacant land.

Staff Recommendation

Approval with conditions

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

Development Type:

Applicable Policies and Recommendations

Strategy 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, deferred tax payments, covering some building expenses, Low-interest loans, providing infrastructure, flexible and innovative regulations, Small area plans. *The granting of approval for this rezoning would be an example of flexible and innovative regulations and potentially positively affect future development by making the adjacent parcel, zoned B-2, more attractive for commercial development.*

Strategy 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. *Water and sewer services already exist in this area. There may be a small extension of public sewer main, however this would be installed by the developer and be a small fraction of the maintenance costs for a single-family residential development of comparable size.*

Policy 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 multifamily development will provide additional housing choice for those residing or wishing to reside in Graham.*

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, and the developments compliance with the Graham Development Ordinance, staff **recommends Approval** of the Conditional Rezoning, **with the following conditions(s):**

- **A final site plan must be approved by the Technical Review Committee (TRC) prior to the issuance of any multi-family building permits.**
- **A TRC approved sidewalk connection to Highway 54 shall be installed.**

The following supports this recommendation:

The proposed project is in general conformity with the Graham Comprehensive Plan 2035 and aligns with the Mixed Use Commercial Districts permitted uses.

Description of Development Type

Mixed Use Commercial District

Located adjacent to the HWY 54 Overlay Corridor.

These areas provide a mix or retail, commercial, office, multifamily residential and institutional uses. Buildings are multiple stories, with architectural details, surface textures, and should be built at a human scale.

Appropriate Form

2 – 5 story buildings

Desired Pattern

This land use area currently includes strip and other low density commercial developments. These should be redeveloped over time into pedestrian oriented nodal centers of activity. New buildings should be located no further than 15 feet from the front lot line.

Automobile parking should be located on the street or behind buildings. Bicycle racks should be located in front of all new buildings and street development should include 8-15 foot wide sidewalks with street trees planted at 30 foot intervals.



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

Site

Street Address: 919 & 957 Woody Drive

Tax Map#: 147616; 147620 GPIN: 8884821071; 8884825405

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: Single family; undeveloped

Total Site Acres: 13.72+/-

Property Owner: Smith Family - Terry Lynn Smith, Et. al

Mailing Address: 10 Rockview Court

City, State, Zip: Springboro, OH 45066

Applicant

Property Owner Other FA Develop, LLC

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: Brian Wise, Vice President

Mailing Address: 305 Blandwood Ave.

City, State, Zip: Greensboro, NC 27401

Phone # 336-294-9199

Email: bwise@signaturepropertygroup.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*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:

Multifamily & Townhomes

Multifamily - Twelve 3-story, 24-unit buildings, 264 units in total; facade to include mix of surfaces including brick and hardiplank or similar composite product, with appearances similar to the photograph attached hereto; will include clubhouse, leasing office and amenity center with pool;

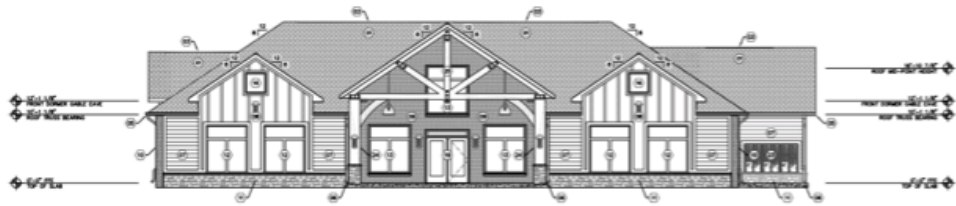
Townhomes - Up to 24 townhome units, 2 or 3 story in height; facade to include mix of surfaces including brick and hardiplank or similar composite product;

Townhomes and Multifamily developments to have separate entrances and access to public ROW's

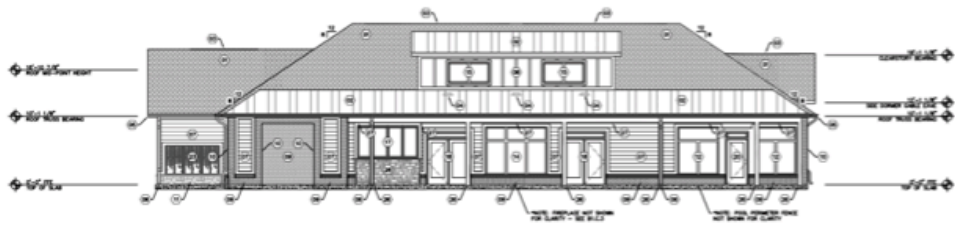
For Conditional Rezonings, this application must be accompanied by a Preliminary Site Plan and supporting information specifying the actual use(s) and any rules, regulations or conditions that, in addition to predetermined ordinance requirements, will govern the development and use of the property.

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

Office Use Only. DEVID#



1 FRONT ELEVATION - CLUBHOUSE
1/8" = 1'



2 REAR ELEVATION - CLUBHOUSE
1/8" = 1'

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1975
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8800 - FAX: (336) 812-8780

PRELIMINARY

SKETCH PLAN
957 WOODY DRIVE
GRAHAM, ALAMANCE COUNTY
NORTH CAROLINA

SCALE: 1" = 60'
DATE: 11-30-18
PROJECT: 1581-18
DRAWN BY: TM

SHEET **C**

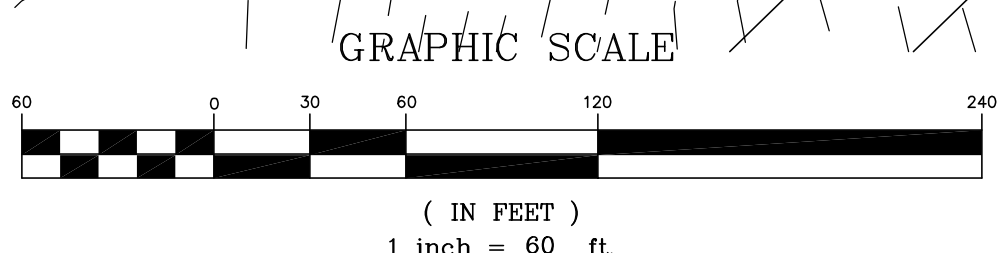


- SITE INFORMATION:**
1. SITE ADDRESS: 919 & 957 WOODY DR
 2. OWNER: SMITH WALTER FREEMAN IRREV TR
 3. PARCEL: 147616 & 147620
 4. PIN: 8884821071 & 8884825405
 5. DEED REFERENCE: DB 3203 PG 064 & DB 3203 PG 062
 6. PLAT REFERENCE: PB 40 PG 150 - LOT 2
 7. CURRENT ZONING: R-18
 8. SITE AREA: 12.526 AC± (PLAT) + 0.69 AC± = 13.216 AC±
 9. THIS SITE IS NOT LOCATED IN A FLOOD RISK AREA PER FIRM PANEL 3710888400K EFFECTIVE DATE NOV. 17, 2017.
 10. NUMBER OF EXISTING LOTS: 2

- SKETCH INFORMATION**
1. NUMBER OF APARTMENT BUILDINGS: 11
 2. NUMBER OF GARAGE BUILDINGS: 3
 3. NUMBER OF APARTMENT BUILDING UNITS: 264
132 - 1 BEDROOM UNITS
132 - 2 BEDROOM UNITS
 4. NUMBER OF REQUIRED PARKING SPACES:
1.5 SP / UNIT = 264 UNITS X 1.5 SP = 396 SPACES
 5. NUMBER OF PROVIDED PARKING SPACES: 399 SPACES (INCL. 18 GARAGE SP.)
 6. NUMBER OF TOWNHOME UNITS: 24

OWNER/DEVELOPER:
OWNER:
ADDRESS:
CITY, NC 00000
CONTACT:
PHONE: (336)
FAX: (336)

ENGINEER:
OPT ENGINEERING & SURVEYING, INC.
4400 TYNING STREET
HIGH POINT, NC 27265
CONTACT: STEVE WEBB
PHONE: (336) 812-8800 ext310
FAX: (336) 812-8780



THIS IS NOT A SURVEY. NO WORK HAS BEEN PERFORMED BY OPT ENGINEERING & SURVEYING, INC. TOPOGRAPHIC BASEMAP INFORMATION WAS TAKEN FROM GIS. BOUNDARY TAKEN FROM PB 40 PG 150 DATED DEC. 14, 1999

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 11/30/2018 4:23:34 PM, 11
 P:\Projects\1581-18\GIS\1581-18 GIS BASEMAP_11-30-18.dwg, 24x36, 11/30/2018 4:23:34 PM, 11



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.

Woody Signature (CR1803)
Type of Request
Conditional Rezoning
Meeting Dates
Planning Board on January 15, 2019
City Council on February 5, 2019

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 15th day of January, 2019.

Attest:

Ricky Hall, Planning Board Chairman

Debbie Jolly, Secretary