



Planning Board

Meeting Agenda

November 19, 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 October 15, 2019 meeting

2. Old Business

- a. SUP1902 Moore St Townhomes. Application by Brad Deaton for a Special Use Permit for 61 townhomes at Moore Street, Southwood Drive, and Old Farm Road. GPIN 8883460674, 8883364585, and 8883367692.
- b. Review and potentially update The Graham 2035 Comprehensive Plan.

3. Public comment on non-agenda items

Adjourn

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

PLANNING ZONING BOARD

Tuesday, 15, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, October 15, 2019 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Michael Benesch, Justin Moody, and Rachel McIntyre. Bonnie Blalock was absent. Staff members present were Nathan Page, Aaron Holland, and Debbie Jolly, Zoning and Inspection Technician. Chairman Ward called the meeting to order, gave the Overview of the Board, general meeting rules.

1. Eric Crissman made a motion to move old business item b down to New Business after public comments and non- agenda items seconded by Dean Ward. All voted Aye. Approval of the September 17, 2019 minutes. A motion was made to approve the minutes by Eric Crissman seconded by Nate Perry. All voted in favor.
2. Old Business
 - a. SU1902 Moore St Townhomes. Application by Brad Deaton-Greensboro- for special Use Permit for 61 townhomes. GPIN 8883460674,8883364585 and 8883367692. Nathan Page stated the applicant had requested to table this item until the November meeting. Eric Crissman made a motion to table until next month with decision being made next month. Seconded by Rachel McIntyre. All voted Aye.
3. New Business
 - a. CR1902 Albany Business 109 Albany St- Application by Norman Thomas. Nathan Page gave overview of the project.

Norman Thomas 4205 Alloway Place

Norman Thomas presented his application to the Planning Board and answered questions from the board. The planning board had a brief discussion. Eric Crissman made a motion to approve as presented with the following conditions, the parcel be considered Land Use Classification 3 for purposes landscaping. A safety fence at least 3 feet in height be installed on the Western property line. Seconded by Michael Benesch. All voted Aye

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 - b. SUP 1903 Cherry Charter School Chairman Dean Ward accepted the request to withdraw this item.
 - c. AM1905 Residential Rear Setbacks, Application by Rocky Long for an amendment to Residential Rear Setbacks, to reduce the setback requirements. gave an overview of the project. Nathan Page gave an overview of the request of 20 feet setback from 20 percent.

of rear property line. Mr. Long presented his proposal to the planning board.
Rocky Long 1867 Challenge Dr.

The Planning board discussed about how this would affect different lots and lot sizes and asked Nathan several questions. Michael Benesh made a motion that the amendment be approved, with a note to 10.245 to allow the applicant to request approval from the Planning Department for a 20% rear yard setback in lieu of the 20-foot requirement. The application is consistent with The Graham 2035 Comprehensive Plan. Seconded by Nate Perry. All voted Aye.

Old Business

b. Review and potentially update The Graham 2035 Comprehensive Plan. The Planning Board discussed adding the following underlined language to *The 2035 Comprehensive Plan*

Section 1.2.2 Interstate Signage. Obtain a “State Historic Site” sign along the interstate to recognize the Courthouse Square and North Main Street Historic Districts. Place signs within the Courthouse Square also indicating the importance of the Square and include a sign for Wyatt Outlaw.

Section 1.3.3 Harden Street. Prepare a corridor plan to guide development and public investment in the East Harden/NC54 corridor. Extend the Highway 54 Overlay to W. Elm Street and W. Harden Street. Prepare a corridor plan to guide development and public investment on each of the approaches to the downtown.

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Make education a strong point

An educated population and skilled workforce are critical for promoting economic development. Schools in Graham represent a huge asset for promoting the City and improving the area’s quality of life. Alamance Community College should become a focal point within the City and region. Increase citizen advocacy for school funding.

Policy 2.3.1(b): Downtown Entertainment Zone. Prioritize constructing a downtown entertainment venue to allow for entertainment within the Central Business District.

Strategy 2.3.4: Interstate Interchanges. Develop a plan for the Interstate Interchanges, to present to NCDOT, to include landscaping and pedestrian improvements.

Strategy 3.2.5: Future Transit Options. Consider coordinating within the region to implement a transit system for citizens to access the governmental offices located in downtown Graham, and increase accessibility to Alamance Community College. Prioritize coordinating with PART and Link transit systems for citizens to access the governmental offices located in downtown. This will also allow the City to utilize federal transit funds for pedestrian improvements in the vicinity of transit stops.

Policy 3.3.2: Limit Street Width. Reduce roadway lane widths in order to slow down vehicular traffic in areas where bicycle and pedestrian traffic is encouraged. Paint existing roadways that are wider than necessary, to allow for a multi-use path within the existing pavement.

Strategy 6.1.4.: Stormwater Education. Leverage existing state and federal resources to educate Graham’s residents to the possible dangers and ramifications of stormwater run-off.

d. Board and Commission Roles and Responsibilities for Website/Publications

- i. Board Description (if any changes needed from current website)
 - 1. The Planning Board is a seven member advisory board to the City Council on matters relating to land use planning and development. Five of the seven members are appointed by the City Council while two members are from Graham's Extra-Territorial Jurisdiction (ETJ) and are appointed by the Alamance County Board of Commissioners. Members serve three-year staggered terms. Regular meetings of the Planning Board are held on the third Tuesday of each month at 7:00pm in the Council Chambers of City Hall, 201 South Main Street.
- ii. Volunteer Description (ie. desired skills, knowledge, interests, personality, etc. are best suited to serving on B&C)
 - 1. Planning Board Meetings may last up to 4 hours, and it is anticipated that there will be an additional 4 hours of work prior to each meeting.
 - 2. Applicants should have an interest in current and future development.
 - 3. It will be necessary for a new member to attend training.
- iii. 4 Photos (Horizontal)
 - 1. Neighborhood under construction
 - 2. Public Input Meeting
 - 3. Shot of neighborhood with established trees
 - 4. Shot of public space downtown- include pedestrians (or Pine Street Bike Lane)
- iv. Mission Statement (if applicable)
 - 1. The Graham Planning Board takes pride in furthering the recommendations adopted by The Graham 2035 Comprehensive Plan, in an effort to support planned economic and community development that attempts to curb urban sprawl.
- v. Programs to highlight (if applicable)
 - 1. N/A
- vi. Any FAQ's you would like included on the webpage
 - 1. Planning Board Meetings may last up to 4 hours, and it is anticipated that there will be an additional 4 hours of work prior to each meeting.
 - 2. Applicants should have an interest in current and future development.
- vii. Any resource links (if applicable)
 - 1. Related Links from Planning Department
- viii. Any additional information you would like to see included

4. Public comment on non-agenda items. No items

Michael Benesch made a motion to adjourn, Nate Perry seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Moore Townhomes (SUP1902)

Type of Request: Special Use Permit

Meeting Dates

Planning Board on August 20, October 15, and
November 19, 2019

City Council on December 3, 2019

Contact Information

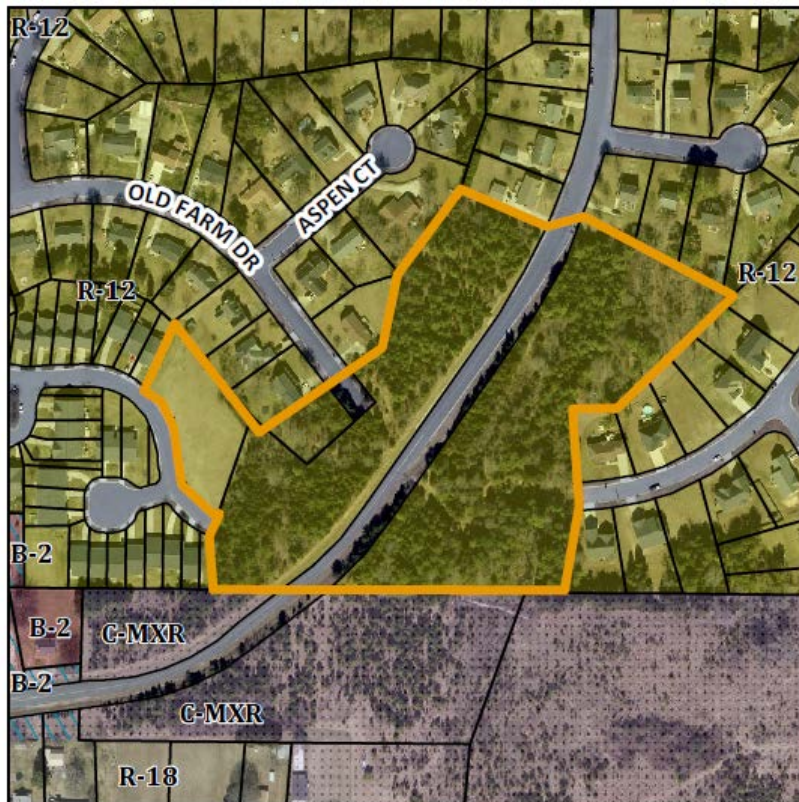
Bradford J. Deaton

1400 Battleground Ave, Suite 201 Greensboro
NC 27408

336-274-2481 brad@trinterrallc.com

Summary

This is a request for a Special Use Permit for Dwelling, Townhouse for property located on Moore St. The site is currently vacant. The site is approximately 9 acres. The plan would permit up to 61 units. The layout would connect Old Farm Road and Old Farm Drive, in an intersection with Moore Street, as well as completing the connection for Southwood Drive. The design includes stormwater control measures. There would be extensions of water and sewer for the new homes, with the installation cost to be borne by the developer.



Location

Moore Street

GPIN: 8883460674, 8883364585,
8883367692

Current Zoning

Residential (medium density)
(R-12)

Proposed Zoning

Residential (medium density)
(R-12)

Overlay District

none

Surrounding Zoning

C-MXR, R-12

Surrounding Land Uses

Single Family, Vacant

Size

8.718 acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

The original plan for Southwood Townhomes was required to leave Right of Way to permit a connection to Moore Street. The plans for Old Farm Road also have always included a connection with an intersection with Moore Street.

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

Planning Type: Neighborhood

Development Type: Suburban Residential

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.

Applicable Policies;

- **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 a townhome development here allow for greater density without lengthening municipal infrastructure.*
- **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 Special Use Permit facilitates additional 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 a neighborhood type which hasn't been widely constructed in recent years.*

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

DRAFT Findings of Fact and Conclusions

In granting a special use permit, the City Council shall find that all of the six conditions listed below have been met, or it shall be denied. Staff has prepared the following DRAFT findings of fact for each of the six conditions. These findings should be modified by the Council as it considers its decision.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.

- *The property is zoned R-12, a townhome is permitted only with a special use permit, or a rezoning to R-MF or R-G.*
- 2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
 - *A preliminary site plan showing the location, dimensions, and sites within the development has been supplied.*
 - *The dimensional requirements for multifamily dwellings has been achieved.*
 - *The provision of off-street parking appears to be compliant, but will be required by the Graham Technical Review Committee (TRC).*
- 3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
 - *Permitting townhomes on this site will not materially endanger the public health or safety.*
- 4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.
 - *Permitting townhomes on this site will not substantially injure the value of adjoining property.*
- 5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.
 - *The plan is located in a neighborhood residential section of Graham, and is in general conformity with The Graham 2035 Comprehensive Plan.*
- 6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.
 - *The sketch plan submitted indicates general compliance with these requirements. The Graham TRC will require conformance with the City of Graham Ordinances prior to the issuance of a Certificate of Occupancy.*

Staff Recommendation

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

- The development furthers goals of *The Graham 2035 Comprehensive Plan* and is in conformance with the Suburban Residential development type.
- The development meets all six conditions required by Section 10.144 of the *Development Ordinance*.

PRELIMINARY
NOT FOR
CONSTRUCTION

1990. ECY.

SPECIAL USE PERMIT
EAST MOORE TOWNHOMES
EAST MOORE STREET EXTENSION
GRAHAM TOWNSHIP, ALAMANCE COUNTY
GREENSBORO, NORTH CAROLINA

OWNER/DEVELOPER:
PHILLIP MANAGEMENT GROUP INC.

1400 BATTLEGROUND AVE.
SUITE 201
GREENSBORO, NC 27406

(536) 214-2481

DRAWN BY: HUN

DATE: 11-1-80

DATE: JUL 12, 2014

REVISIONS:

SHEET TITLE:

PRELIMINARY
SITE PLAN

MYTILUS

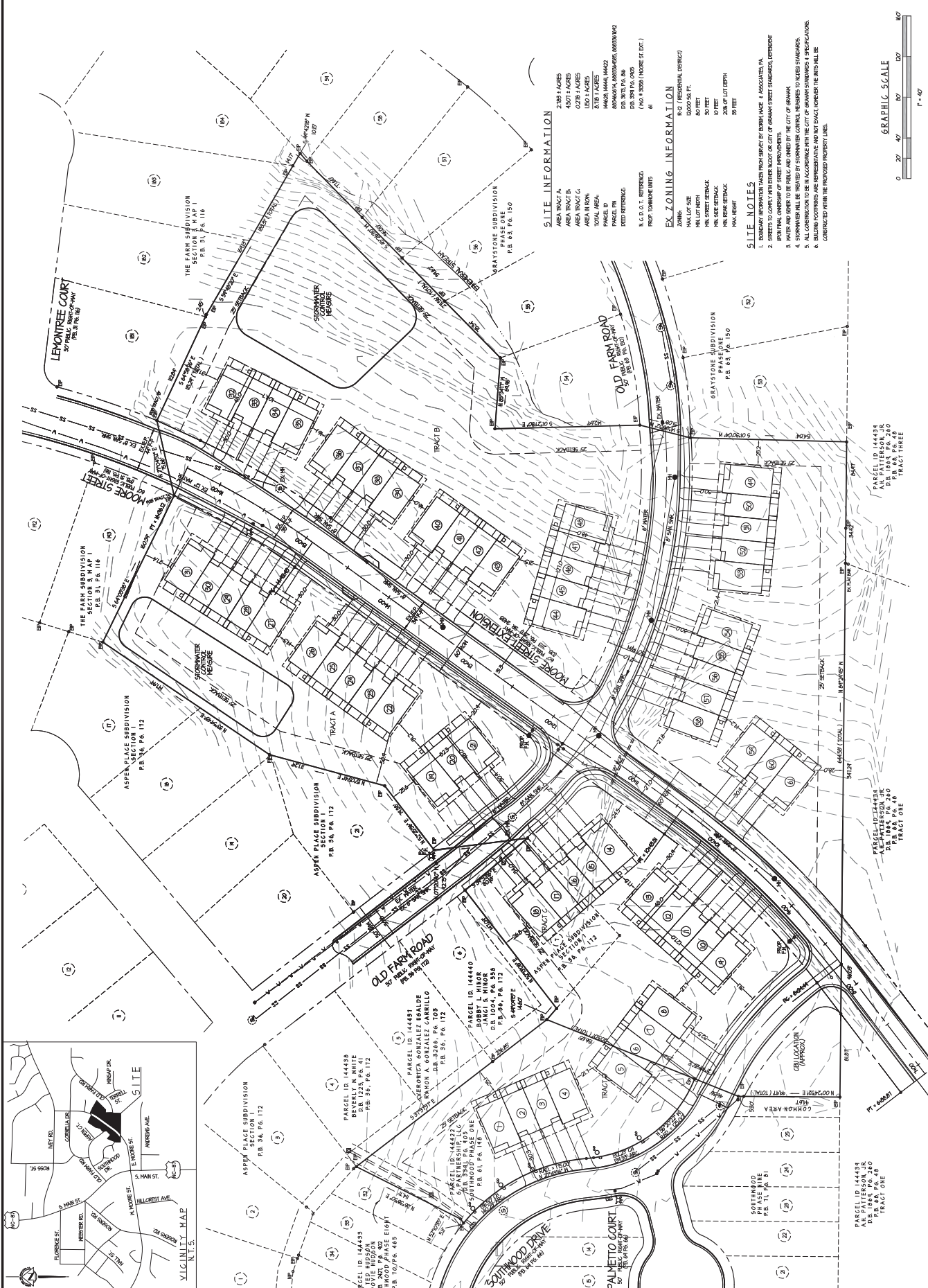
FILE NO. F:\PHILLIPS MINING...\DRAWING\ SPECIAL USE

DRAWING SCALE: 1"=4'

PLAN SHEET NO.

15

GRAPHIC SCALE

 $l^* = 40'$ 



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 "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 "The Graham 2035 Comprehensive Plan" shall not preclude consideration or approval of the proposed amendment by the City Council.

Moore Townhomes (SUP1902)

Type of Request
Special Use Permit

Meeting Dates
Planning Board on August 20, October 15, and November 19, 2019.
City Council on December 3, 2019

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

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

o [Insert additional or other conditions]

☐ I move to **recommend DENIAL.**

☐ I move to adopt the Findings of Fact and Conclusions of Law **as presented in the staff report.**

☐ I move to adopt the Findings of Fact and Conclusions of Law presented in the staff report
with the following revisions:

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

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

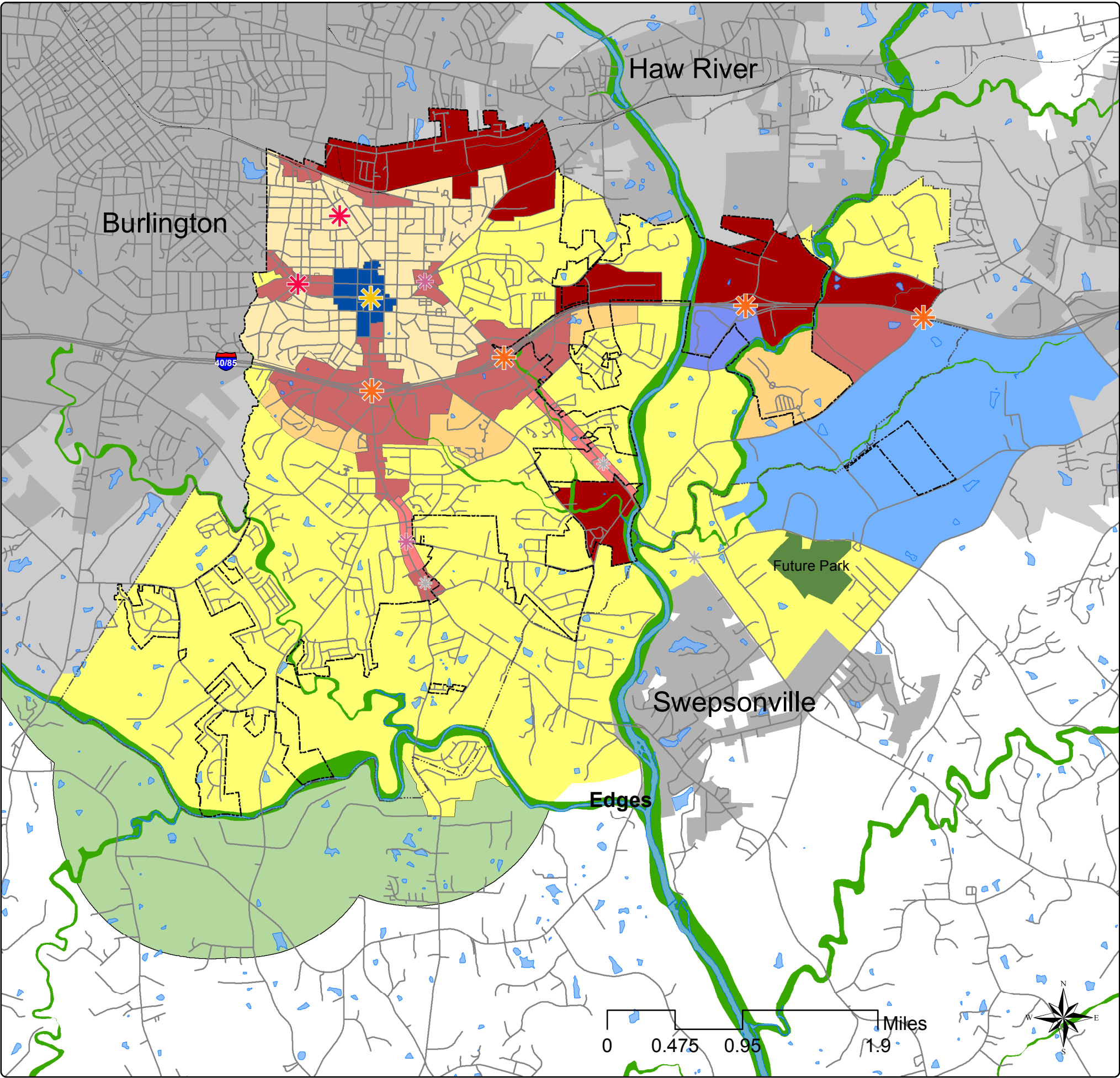
This report reflects the recommendation of the Planning Board, this the 19th day of November, 2019.

Attest:





Dean Ward, Planning Board Chairman



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