



Planning Board

Meeting Agenda

June 16, 2020 at 7:00 PM
Online Zoom Meeting- Details at bottom of agenda.

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

1. Approve minutes of the February 18, 2020 meeting

2. New Business
 - a. RZ2003 Jimmie Kerr B-2. Application by Kansith Sorsengihn for rezoning from I-1 to B-2 for 7.55 (+/-) acres off Jimmie Kerr Road. GPIN 8894522701.
 - b. RZ2004 Rogers R-9. Application by Scott Wallace, Keystone Group for rezoning from R-18 to R-7 for approximately 35 acres on Darrell Drive and Council Road. GPIN 8873608974.
 - c. RZ2005 Service Road Light Industrial. Application by Phil Martin for rezoning from I-2 to I-1 for 5.5 acres (+/-) on East Interstate Service Road. GPIN 8884402904.
 - d. RZ2006 Hanson and Palmer R-9. Application by Martin Shoffner for rezoning from R-12 to R-9 of 71 acres (+/-) off Hanson and Palmer Drive. GPINS 8883100157, 8883000530.
 - e. CR2002 Riley's Meadow. Application by Tony Tate for initiation of zoning for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817.
 - f. S2002 Riley's Meadow. Application by Tony Tate for subdivision for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817.

3. Public comment on non-agenda items

Adjourn

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

<https://us02web.zoom.us/j/84846793059?pwd=TDhxL21ESXRWQ1Z4cGxiUEt2ekt3dz09>

Password: 484257

Or iPhone one-tap :

US: +13462487799,,84846793059# or +16465588656,,84846793059#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 646 558 8656 or +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 848 4679 3059

PLANNING ZONING BOARD
Tuesday, February 18, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, February 18, 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, 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 January 21, 2020 minutes. A motion was made to approve the minutes by Eric Crissman seconded by Michael Benesch. All voted in favor.

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 (and others). Chad Huffines 505 E Davis St. presented the project. Mr. Jerry Smith was present, they are just looking to rezone for future sale. They have no plans as of this time. Mr. Crissman ask what could go in R-MF.

Robert Drumwright 307 Mill St
Jennifer Talley 808 Sideview St
Spoke against the rezoning stating it would not be good for the neighborhood. Chad Huffines spoke on behalf of the applicant with a request to withdraw this project.

 - 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 it has been reduced from 37 townhomes to 19 single family homes. Brandon Martin gave an overview of his project. He answered a few questions for the board. Several neighbors voiced concerned about water issues, road and traffic issues, and density. After Planning Board discussion, Nate Perry made a motion to approve as proposed as it is consistent with The Graham 2035 Comprehensive Plan. Seconded by Eric Crissman. Vote was 6-1 Opposed by Michael Benesch.

Kelly Jones 958 Sunset Dr.
Richard Granja 958 Sunset Dr.
David Wilson 868 Sunset Dr.
Chris Allen 944 Sunset Dr.
Joey Janicki 920 Sunset Dr.

- b. 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 term that staff recommended to have a flexible meeting time. Seconded by Michael Benesch. All vote Aye. The Planning Board also recommended City Council consider additional mailed notice if they desire for the Planning Board meeting to be on the third Tuesday due to the state notice requirements.

Dean Ward made a motion to ask City Council about funds to do an additional mailing for the planning board. Seconded by Nate Perry. All voted Aye.

Mr. Ward made a motion to represent the board at a City Council meeting and ask them for money for an attorney to attend the BOA and Planning Board meetings for Quasi-Judicial Hearings. Seconded by Michael Benesch. All voted Aye

- c. Review and Potentially update The 2035 Comprehensive Plan. The Planning Board made a recommendation to extend the downtown district out to the area of Maple, Market, and Mill discussed earlier. The Planning Board requested that increasing the Historic District and the Gateway Overlays.

3. Public comment on non-agenda items.

Eric Crissman 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

Jimmie Kerr Rd B-2 (RZ2002)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 2020

Contact Information

Kansith Sorsengihn

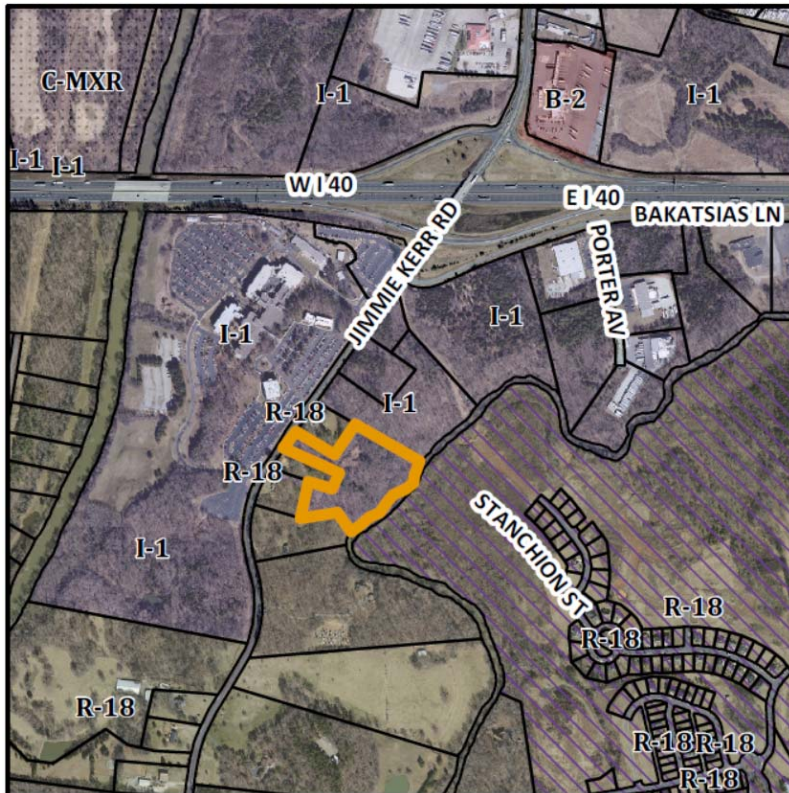
2223 Emerywood Road

Greensboro, NC 27403

919-628-2081; sorsenginhk@gmail.com

Summary

This is a request to rezone the subject property from I-1 to B-2. This lot has been vacant for some time. The rezoning request is to develop for the purpose of building a single family dwelling as a primary residence as well as a retail nursery.



Location

Jimmie Kerr Road

GPIN: 8894428272

Current Zoning

Industrial (Light)
(I-1)

Proposed Zoning

General Business (B -2)

Overlay District

Education

Surrounding Zoning

B-2

Surrounding Land Uses

College, Vacant, Single Family
Homes

Size

7.55 Acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

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

Applicable Policies;

- **2.2.3 Retail Centers** Because of market limitations on the amount of retail space the City can viably support, Graham promotes retail within focused centers of activity that will host a large variety of small retail spaces while generally discouraging sprawling isolated retail that does not promote a cohesive urban fabric. *This lot is adjacent to the Interchange Regional Node. While a nursery may not be highest and best for the location, it would permit future development more in keeping with the Educational District.*
- **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. *The B-2 district allows for a variety of uses which includes a larger mix of uses than the light industrial zoning.*

Applicable Strategies;

- **1.1.5 Discourage Strip Development** Discourage strip development along transportation arteries and proposed interstate interchanges by directing these commercial activities to proposed activity centers. *It may be beneficial for the City Council to consider a land use pattern to include shared driveways and accesses in an effort to prevent what has occurred on Highway 87.*

Description of Development Type

Over time, the education district should be planned to include compact development patterns. Such development should consist of mixed use building that include housing for students, staff, and instructors, commercial uses for daily needs, flex space, and other space for light industry and employment. Parking structures should be placed on the periphery of the campus and behind buildings to allow for centralized green spaces. Buildings within this district should be threaded into a walkable urban fabric.

Appropriate Form 2-6 story buildings

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:

- In keeping with Policy 2.2.1, and 2.2.3, rezoning the subject property would permit development more fitting of the Educational District.



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: 1330 Jimmie Kerr Rd. Haw River, NC 27258

Tax Map#: 152811 GPIN: 8894428272

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 Lot/Land

Total Site Acres: 7.55

Property Owner: Malon Roger and Jay Vance Rogers

Mailing Address: 6370 Wagner Way

City, State, Zip: Dawsonville, GA 30534

Applicant

Property Owner Other Contract - Buyer

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: Kansith Sorsengin

Mailing Address: 2223 Emerywood Rd.

City, State, Zip: Greensboro, NC 27403

Phone # 919-628-2081

Email: sorsenginhk@gmail.com

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

Kansith Sorsengin

05/01/2020

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:

Dear Planning and Board Members,

This rezoning request is initiated from an investment opportunity to acquire a dormant land that has been unusable and vacant for quite some time. The initial intended uses are to develop the raw land for the purpose of building a dwelling, single family detached, for use as a primary residence and as well as a retail nursery per Section 10.135.

Future development plans are to include mixed use buildings such as additional dwellings, located in the second story of a commercial structure that will be used to serve and support the community's needs.

I believe the approval of this rezoning request will not only contribute to the growth of this District, but also serves as the necessary kick start to attract additional investors to other properties (south of I-40), in hope of also rezoning for commercial uses. Such implementations are imperative and directly correlates with moving the community's vision forward for a "Vibrant Future," in accordance to The Graham 2035 Comprehensive Plan. I trust that the members will review my application with your utmost consideration. Thank you.

Sincerely - Kansith Sorsengin

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#



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.

Jimmie Kerr B-2 (RZ2003)
Type of Request
Rezoning
Meeting Dates
Planning Board on June 16, 2020
City Council on July 14, 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 16th day of June, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Rogers R-9 (RZ2004)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 2020

Contact Information

Scott Wallace, Keystone Group

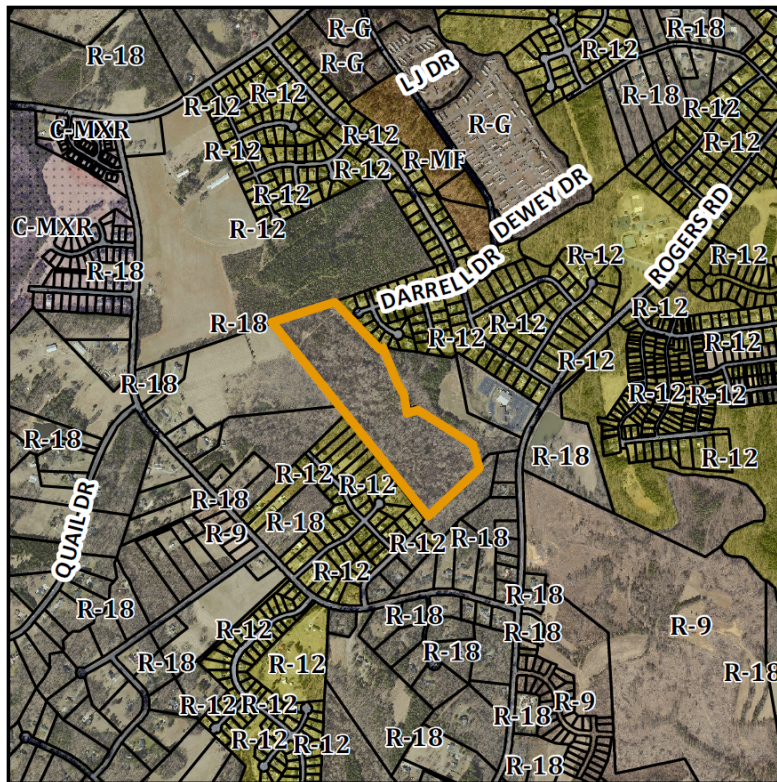
3708 Alliance Drive

Greensboro NC, 27407

336-856-0111; swallace@gokeystone.com

Summary

This is a request to rezone the subject property from R-18 to R-9. The property is currently wooded. This property was crossed by the proposed Southern Loop, which has subsequently been removed. The stated reason for this request is to build a residential subdivision. No sketch plans have been submitted for the subdivision at this time.



Location

Council Rd and Darrell Dr

GPIN: 8873608974

Current Zoning

Residential (low density)
(R-18)

Proposed Zoning

Residential (high density) (R-9)

Overlay District

none

Surrounding Zoning

R-12, R-18

Surrounding Land Uses

Single Family, Religious, Under Cultivation, and Vacant

Size

Approximately 35 acres

Public Water & Sewer

Yes

Floodplain

Yes

Staff Recommendation

Approval

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. *This development utilizes the land which is served by city water and sewer more efficiently than maintaining the existing R-18 zoning. Additionally, the R-9 zoning allows for the construction of more homes in suitable locations than the R-18 current zoning.*

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 infrastructure, with redundant access and water and sewer connections.*

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 the Suburban Residential type and furthers policy 3.3.2, and strategy 4.3.1, as put forth by the *Graham 2035 Comprehensive Plan*.

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



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www.cityofgraham.com

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Site

Street Address: Alamance Co. Tax Parcel 131214

Tax Map#: _____ GPIN: _____

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 Land

Total Site Acres: 36+/-

Property Owner: Coble Investment Limited Partnership

Mailing Address: 409 Harlequin Court

City, State, Zip: Sneads Ferry, NC 28460

Applicant

Property Owner Other Contract Owner

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: Keystone Group, Inc.

Mailing Address: 3708 Alliance Drive

City, State, Zip: Greensboro, NC 27407

Phone # (336) 856-0111

Email: swallace@gokeystone.com

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

W. Scott Wallace - president 5/1/2020

Signature of Applicant W. SCOTT WALLACE - PRES. 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:

Residential Subdivision

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

Office Use Only. DEVID#



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.

Rogers R9 (RZ2004)
Type of Request
Rezoning
Meeting Dates
Planning Board on June 16, 2020
City Council on July 14, 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 16th day of June, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Service Road Light Industrial (RZ2005)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 2020

Contact Information

Phil Martin, Martin Properties

PO Box 100

Haw River, NC 27258

336-395-3632; phil@martinproperties.com

Summary

This is a request to rezone the subject property from I-2 to I-1. This lot has been vacant for some time. The rezoning request is to reduce the building setback requirements.



Location

E Interstate Service Road

GPIN: 8884402904

Current Zoning

Industrial (Heavy, I-2)

Proposed Zoning

Industrial (Light, I-1)

Overlay District

Mixed Use Commercial

Surrounding Zoning

I-2

Surrounding Land Uses

Industrial

Size

5.5 (+/-) Acres

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

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

Applicable Strategies;

- **2.1.5 Reduce Barriers.** Work with local businesses and economic development partners to identify and address unnecessary barriers to local business development. *The adoption of the rezoning would permit a larger development upon this lot, while still being congruous with the adjacent properties.*
- **2.4.2 Promote Industrial Redevelopment.** Encourage reinvestment and intensification at existing industrial sites. Encourage redevelopment of existing buildings and infrastructure for industrial growth. *The reduction in required setbacks may result in additional investment in the site.*

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:

- In keeping with Policy 2.1.5, and 2.4.2, rezoning the subject property would permit a larger building footprint upon the lot.

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.

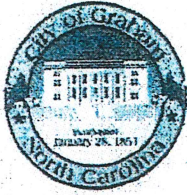
Appropriate Form

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

RECEIVED

MAY 25 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 SERVICE ROAD BOCCO (MEM)

Street Address: East Interstate Service Road

Tax Map#: 146703 GPIN: 8884402904

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-1 C-O-1 I-1 I-2 C-I

Overlay District, if applicable:

- Historic S Main St/Hwy 87 E Harden St/Hwy 54

Current Use: VACANT

Total Site Acres: 5.5 +/-

- Property Owner: MARTIN PROPERTIES AC/NC LLC
- Mailing Address: P.O. BOX 100
- City, State, Zip: HAW RIVER N.C. 27258

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: MARTIN PROPERTIES AC/NC LLC
- Mailing Address: P.O. BOX 100
- City, State, Zip: HAW RIVER N.C. 27258
- Phone #: 336-395-3637
- Email: PAUL@MARTINPROPERTIES.COM

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

Paul A. Martin 5-5-20
Signature of Applicant Date
MANAGER

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-1 C-O-1 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:

Desires to rezone to light industrial in order to reduce building setbacks. Currently zoned as I-1 from Industrial

Also, please report comments to The Local Group for chuffine08@gmail.com Chad Huffin

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#

RZ2005



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.

Service Road Light Industrial (RZ2005)

Type of Request

Rezoning

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 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 16th day of June, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Hanson Palmer R-9 (RZ2006)

Type of Request: Rezoning

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 2020

Contact Information

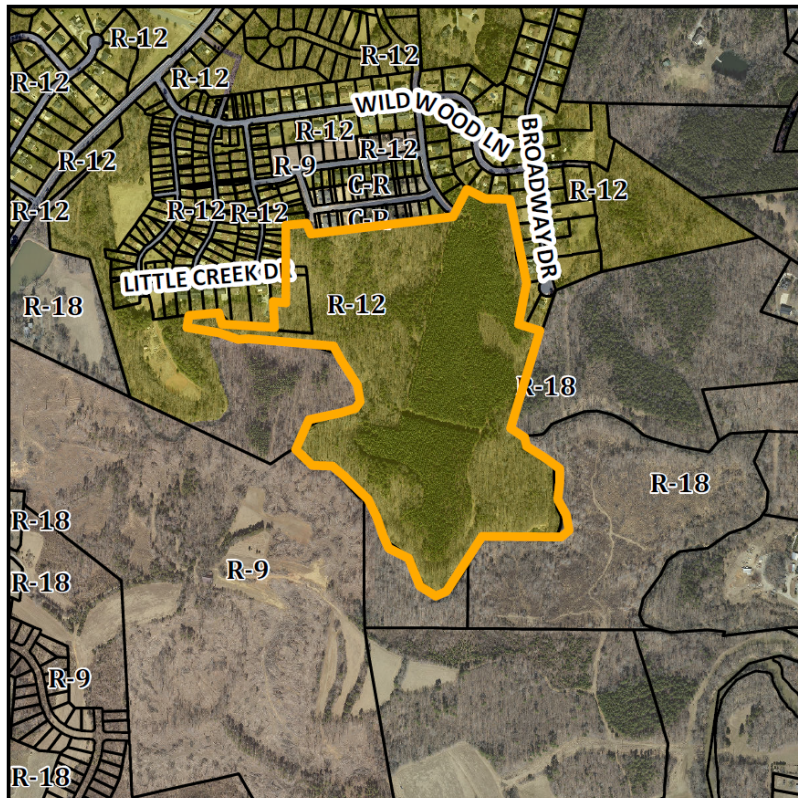
Martin Shoffner

611 Westridge Drive,
Burlington NC, 27215

336-264-9755; martin.shoffner@gmail.com

Summary

This is a request to rezone the subject property from R-12 to R-9. The property is currently vacant, wooded, and under cultivation. The stated reason for this request is to build a subdivision of approximately a maximum of 158 single family residential lots with a density of 2.6 dwelling units per acre, with 15.1 acres of open space.



Location

Palmer Dr. and Hanson Lane

GPIN: 8883100157, 8883000530

Current Zoning

Residential (medium density)
(R-12)

Proposed Zoning

Residential (high density) (R-9)

Overlay District

none

Surrounding Zoning

C-R, R-9, R-12, R-18

Surrounding Land Uses

Single Family and Vacant

Size

Approximately 61 acres

Public Water & Sewer

Yes

Floodplain

Yes

Staff Recommendation

Approval

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. *This development utilizes the land which is served by city water and sewer more efficiently than maintaining the existing R-12 zoning. Additionally, the R-9 zoning allows for the construction of more homes in suitable locations than the R-12 current zoning.*
- **3.2.4 Greenway System.** Promote a greenway system that links together the City’s recreational resources and provides connections to commercial, employment, and residential areas. Greenways along stream buffers should be prioritized in order to protect the stream watershed. *The developer has proposed a few connections, including one to the South Graham Municipal Park.*

Applicable Strategies;

- **3.2.4 Haw River Trail.** Coordinate with NCDOT, Alamance County Recreation and Parks Department, and other entities to build and maintain the Haw River Trail. *This property is contiguous with a property currently undergoing subdivision, and may provide a connector trail to the Haw River Trail.*
- **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 infrastructure, with redundant access and water and sewer connections.*

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 the Suburban Residential type and furthers policies 3.3.2 and 3.2.4, and strategies 3.2.4 and 4.3.1, as put forth by the *Graham 2035 Comprehensive Plan*.



Application for REZONING or CONDITIONAL REZONING

RECEIVED P.O. Drawer 357
201 South Main Street
Graham, NC 27253
MAY 25 2020 (336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com
PLANNING DEPT.

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: Streets: Palmer Dr., Hanson Lane, & Little Creek Dr.

Tax Map#: 143795 & 143471 GPIN: 8883100057 & 88830000530

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: Tree Farm & a Residential lot

Total Site Acres: 69.59ac & 1.52ac lot

Property Owner: Martin L. Shoffner & Luther Shoffner Family LLC

Mailing Address: 611 Westridge Dr

City, State, Zip: Burlington, NC 27215

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: Martin L. Shoffner

Mailing Address: 611 Westridge Dr.

City, State, Zip: Burlington, NC 27215

Phone # (336) 264-9755

Email: martin.shoffner@gmail.com

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

Martin L. Shoffner 5-21-20
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:

To build a subdivision of approximately a maximum of 158 single family residential lots with a density of 2.6ac/ units per acre with 15.1 ac of Open Space.

It is desired that a pathway by the Little Alamance Creek be developed and become part of the Haw River Trail system. I am in conversation about accomplishing this. Our long range goal is to connect back to the South Graham Park trail that is down by this creek on the north side of Rogers Rd. and to also connect to the neighboring property with the proposed trail system along the Little Alamance Creek.

See the accompanying "Concept Plan 1" for a detailed example of how the property could be developed. This is for example only and not to be considered as a Preliminary Site Plan.

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

Office Use Only. DEVID# RZ2006



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.

Hanson Palmer R9 (RZ2006)
Type of Request
Rezoning
Meeting Dates
Planning Board on June 16, 2020
City Council on July 14, 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 16th day of June, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Riley's Meadow (CR2002)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 2020

Contact Information

Tony Tate, TMTLA Associates

5011 Southpark Drive, Suite 200, Durham NC

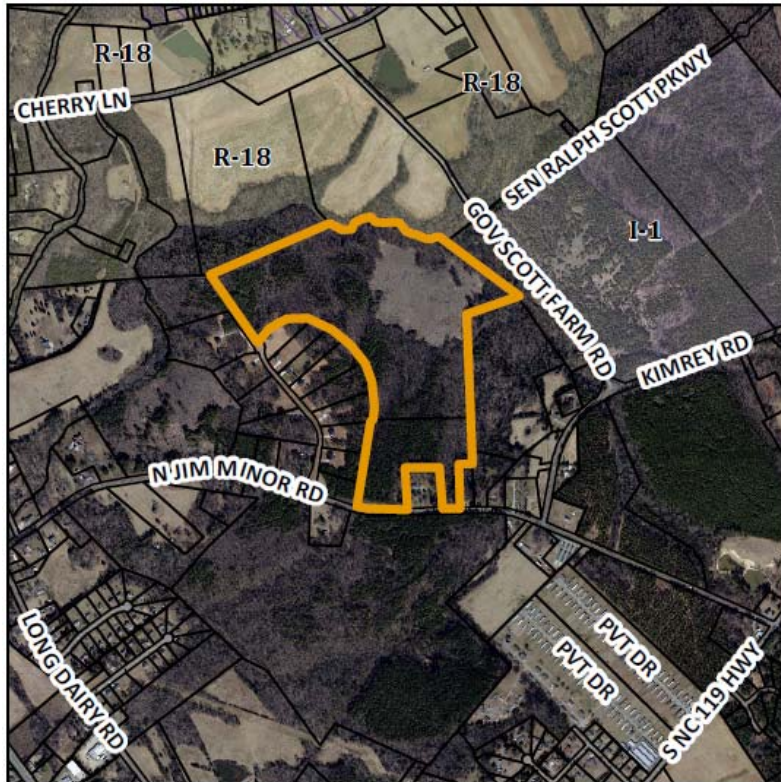
27713; 919-484-8880

tony@tmtla.com

Summary

This is a request to initiate zoning upon the subject property as Conditional Residential. The proposed use of the property is for 393 dwelling units, with a mixture of townhomes and single family detached units. While the site is within the identified NCCP, the location of the park and the existing residential density on Atlas Drive suggest that this location may be better served by residences than an industrial complex.

Open space has been provided internal to the site, as well as to protect the wetlands and streams upon the site. This development is across the street from the Graham Regional Park, which has recently opened the second phase.



Location

Jim Minor Road

GPIN

8893762882, 8893856871

Current Zoning

unzoned

Proposed Zoning

Conditional Residential (CR)

Overlay District

none

Surrounding Zoning

unzoned, R-18, I-1

Surrounding Land Uses

Single Family, Under Cultivation, Vacant, Distribution, City Park

Size

Approximately 77 acres

Public Water & Sewer

To Be Extended by Developer

Floodplain

Yes

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;

- **3.2.4 Greenway System.** Promote a greenway system that links together the City’s recreational resources and provides connections to commercial, employment, and residential areas. Greenways along stream buffers should be prioritized in order to protect the stream watershed. *This neighborhood is across Jim Minor Road from our largest park, and could include a crosswalk to the park, if it is an amenity the City Council desires.*
- **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, as well as single-family-detached to increase housing choice in Graham.*
- **5.2.1 Diverse Neighborhoods.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *The proposed zoning would allow for both townhomes and single-family-detached in the same neighborhood.*

Planning Type

Employment District

Development Type

The employment district should be studied and planned in order to accommodate a range of employers, and provide office space, industrial space, commercial space, institutional space, and residential housing. This should be planned to limit environmental impacts, preserve open space and open corridors, and develop high -quality and adaptable buildings for a variety of companies.

Density of 6 DU/acre

Applicable Strategies;

- **1.1.2 Design Guidelines.** Develop commercial and residential site design guidelines that enhance community character and appearance, to be used with special use permits and conditional rezoning applications. *While the City doesn’t have design guidelines, they could be required as a condition of approval.*
- **4.2.1 Greenways.** Continue to develop a greenway system that links together the City’s recreational resources. *This neighborhood has the potential to have easy access to Graham’s largest park.*
- **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.*

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 3.2.4, 5.2.1, and Strategy 4.3.1 of *The Graham 2035 Comprehensive Plan*.



Application for REZONING or CONDITIONAL REZONING

P.O. Drawer 357
201 South Main Street
Graham, NC 27255
(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: 1430 & 1530 N. JIM MINOR RD.
Tax Map#: 152456 GPIN: 8893762882
152471 8893856871
Current Zoning District(s): ALAMANCE CO.
 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 44
Current Use: VACANT
Total Site Acres: _____
Property Owner: MICHAEL & CAROLYN WHITE TRUSTEE
SCOTT ASSOCIATES
Mailing Address: 5500 TILLEY LANE
City, State, Zip: GASTONIA, NC 28056

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:

CONSTRUCTION OF A RESIDENTIAL NEIGHBORHOOD CONSISTING OF SINGLE FAMILY LOTS AND TOWNHOMES. THE NEIGHBORHOOD SHALL CONTAIN approximately 393 total units.


Applicant

Property Owner Other LANDSCAPE ARCHITECT
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: TMTLA ASSOCIATES
Mailing Address: 5011 SOUTH PARK DR. SUITE 200
City, State, Zip: DURHAM, NC 27713
Phone #: (919) 484-8880
Email: Tony@TMTLA.com

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

Office Use Only. DEVID#

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

Signature of Applicant _____ Date 5.20.20



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.

Riley's Meadow (CR2002)
Type of Request
Conditional Rezoning
Meeting Dates
Planning Board on June 16, 2020
City Council on July 14, 2020

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

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

- A pedestrian crossing to the City's park be provided across Jim Minor Road.
- Sewer, with sufficient depth to serve 10' in on the South side of the road through gravity, is provided at one of the two street stubs, but is not necessary along the street frontage of Jim Minor Road.
- A waterline connection is installed across Jim Minor Road, but is not required to be carried along the street frontage of the property.

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 16th day of June, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Riley's Meadow (S2002)

Type of Request: Major Subdivision

Meeting Dates

Planning Board on June 16, 2020

City Council on July 14, 2020

Contact Information

Tony Tate, TMTLA Associates

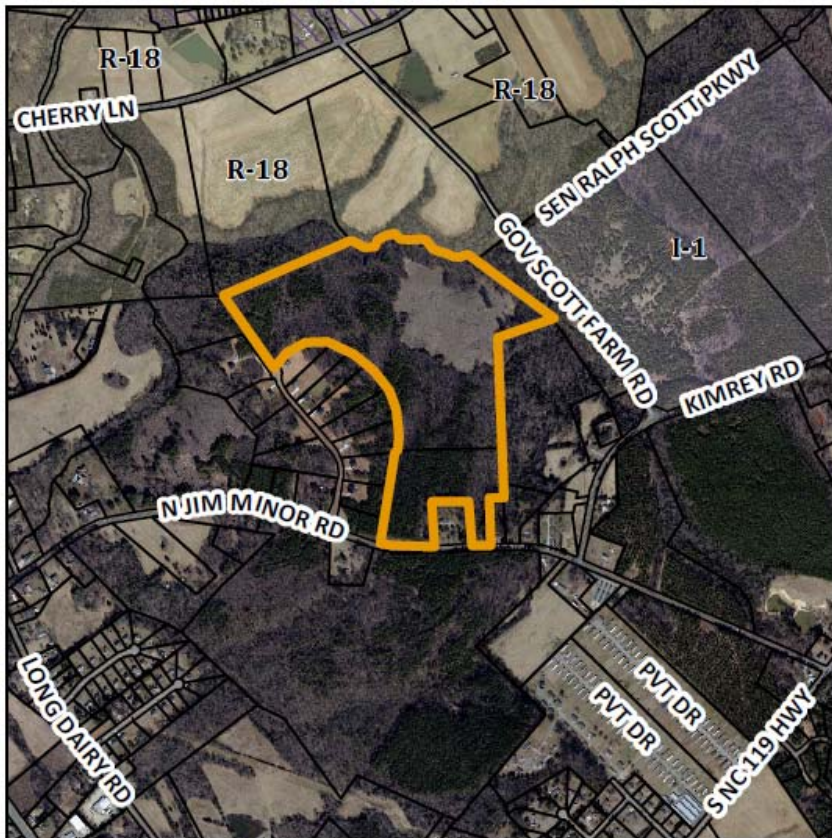
5011 Southpark Drive, Suite 200, Durham NC

27713; 919-484-8880

tony@tmtla.com

Summary

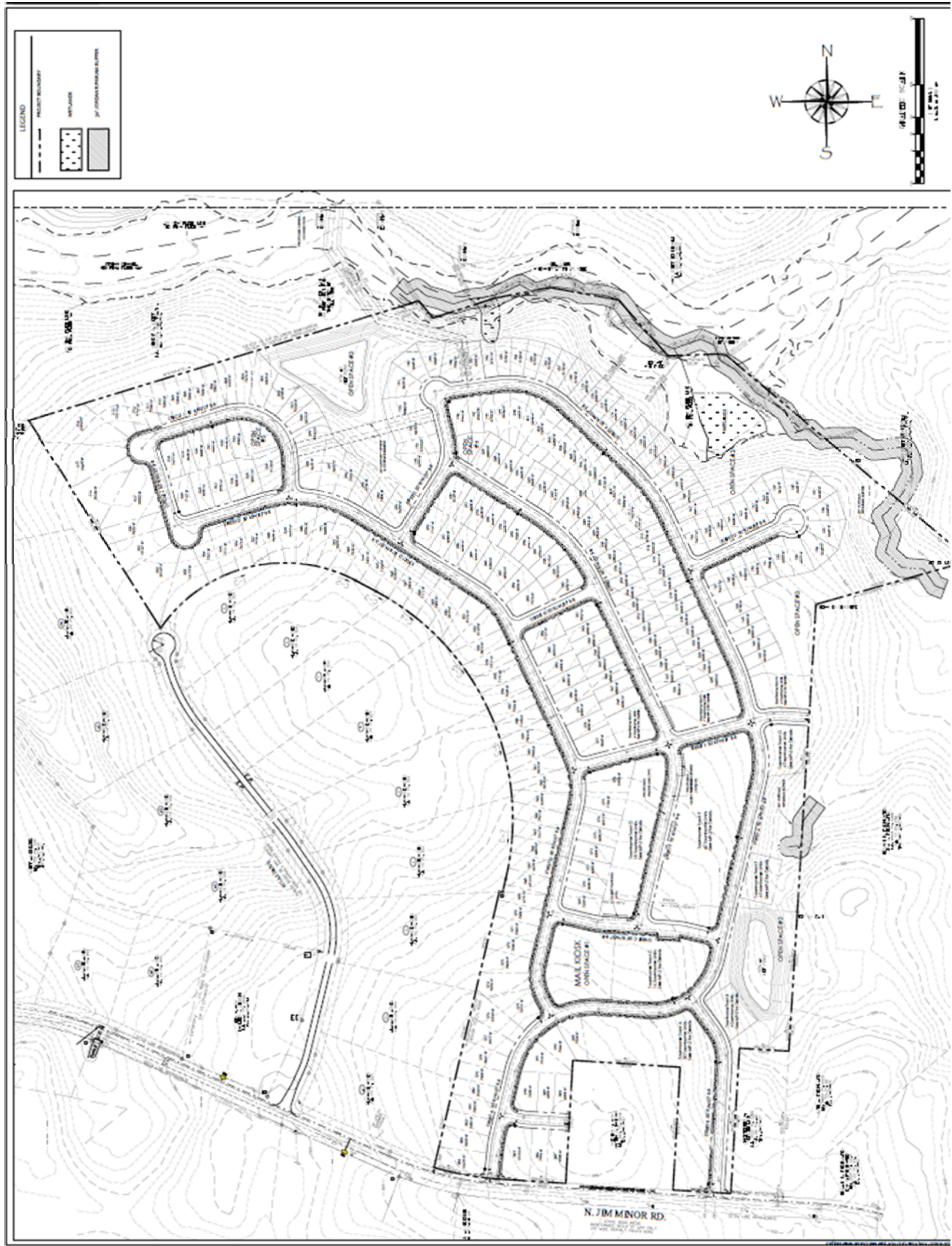
This is a request to subdivide the approximately 77 acres of the subject property for up to 393 residential lots. The properties are currently vacant.



<u>Location</u> Wildwood Lane and Parham Drive
<u>GPIN</u> 8893762882 and 8893856871
<u>Zoning</u> unzoned
<u>Overlay District</u> none
<u>Surrounding Zoning</u> R-18, unzoned
<u>Surrounding Land Uses</u> Single Family, Park, Industrial, and Vacant
<u>Size</u> Approximately 77 acres
<u>Public Water & Sewer</u> In the vicinity
<u>Floodplain</u> Yes
<u>Staff Recommendation</u> 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, but they do not affect the number of proposed lots, nor the access points from Jim Minor Road.



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

Applicable Strategies and Policies

- **Policy 3.2.3 Fewer Dead-end Streets** Discourage or prohibit the development of cul-de-sacs and dead-end streets in new projects. *This proposal permits redundant access to all but a few lots.*
- **Policy 3.2.4 Greenway System** Promote a greenway system that links together the City’s recreational resources and provides connections to commercial, employment, and residential areas. Greenways along stream buffers should be prioritized in order to protect the stream watershed. *This parcel contains land that a pedestrian easement will be required as a condition of TRC approval to connect to the NCCP, and eventually the Haw River Trail.*
- **Strategy 4.2.1 Greenways** Continue to develop a greenway system that links together the City’s recreational resources. *Alamance County Parks and Recreation is attempting to link many of these neighborhoods with the Haw River Trail.*

Policy 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. *This proposal keeps almost all of the development out of the floodplains, and will bring water and sewer infrastructure close to the City of Graham’s park.*

Development Type

Employment District

The employment district should be studied and planned in order to accommodate a range of employers and provide office space, industrial space, commercial space, institutional space, and residential housing. This should be planned to limit environmental impacts, preserve open space and open corridors, and develop high-quality and adaptable buildings for a variety of companies.

Appropriate Density: 6 dwelling units per acre

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff **recommends approval of the subdivision.**

The following supports this recommendation:

Allowing a subdivision in this location removes households from the potential harm from floodways (Policy 4.3.1), and protects greenspace (3.2.4) and promotes a greenway trail system (4.2.1).



Application for SUBDIVISION

RECEIVED
MAY 25 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 major and minor subdivisions, as defined in Article VIII of the *City of Graham Development Ordinances*.

Site

General description of subdivision location, using nearest streets, streams or other identifiable features:

Tax Map#: 152 456 152 471 GPIN: 8893762882 8893856871

Current Zoning District(s): KRAMANCE CO.

Overlay District, if applicable:

Historic S Main St/Hwy 87 E Harden St/Hwy 54

Property Owner: SCOTT ASSOCIATES
MICHAEL & CAROLYN WHITE TRUSTEE

Mailing Address: 5500 TILLEY LANE

City, State, Zip: GASTONIA, NC 28056

Phone # _____

Applicant and Project Contact

Name: TMTLA ASSOCIATES

Property Owner Engineer/Surveyor

Other: LANDSCAPE ARCHITECT

Mailing Address: 5011 SOUTHPARK DRIVE, SUITE 200

City, State, Zip: DURHAM NC 27713

Phone # (919) 484-8880

Email: Tonly@TMTLA.com

I certify that all information furnished is true to the best of my knowledge.

Signature of Applicant: [Signature] Date _____

Submit SUBDIVISION MAPS with this application

Proposed Subdivision

Subdivision Name: RILEY'S MEADOW

Type of Application:
 Preliminary Plat, Major Subdivision **By signing this application, I authorize the City of Graham to record the Final Plat.*
 Final Plat*, Major Subdivision
 Final Plat*, Minor Subdivision

Number of Lots: _____ Total Acreage: _____

Related Development (if any): _____

Subdivision Maps

This application **must be accompanied** by a subdivision map, which may include one or more sheets to provide sufficient detail for review. **See the back of this application for a checklist of items that should be shown on the subdivision map, as applicable.** The following copies of the subdivision map are required to be submitted with this application:

- For Major Subdivision Preliminary Plan, 4 paper copies and an electronic pdf
- For Major Subdivision Final Plats, an electronic pdf for preliminary review, then 2 Mylar and 2 paper copies
- For Minor Subdivision Final Plats, an electronic pdf for preliminary review, then 2 Mylar and 1 paper copy

Other Requirements

- NCDOT Driveway Permit, if a new or relocated driveway is proposed on a NCDOT road, or for existing driveways if the use of the property is changing
- NCDOT 3-Party Encroachment Agreement, if things such as a sidewalk or utility connection are proposed in the right-of-way
- Flood Elevation Certificate, if there is Special Flood Hazard Area near the development
- Floodplain Development Permit, if development is proposed in a Special Flood Hazard Area
- Stormwater Permit, if one or more acres is disturbed
- Erosion Control Permit from the NC Dept. of Environment and Natural Resources if the land disturbing activity exceeds one acre

FOR OFFICE USE ONLY	
DEVID# <u>52002</u>	Fee \$



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.

**Riley's Meadow
(S2002)**
Type of Request
Major Subdivision
Meeting Dates
Planning Board on June 16, 2020
City Council on July 14, 2019

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

I move to **recommend APPROVAL** with the following condition(s);
• [Insert additional comments]

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 16th day of June 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary