



Planning Board

Meeting Agenda

January 21, 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 November 19, 2019 meeting

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.
- 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 8883100157.
- c. 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.

3. Old Business

- a. 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, November 19, 2019

The Planning & Zoning Board held their regular meeting on Tuesday, November 19, 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, Rachel McIntyre and Bonnie Blalock. 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. Approval of the October 15, 2019 minutes. A motion was made to approve the minutes by Justin Moody seconded by Nate Perry. All voted in favor. Chairman Ward ask to hold election for Chair and Vice Chair Eric Crissman made a motion to accept the current Chair and Vice Chair, seconded by Nate Perry. All vote Aye. Eric Crissman made a motion to move old business item b down to after public comments and non-agenda items and review and update The Graham Comprehensive Plan be tabled until the December Planning Board Meeting. Seconded by Nate Perry. 5-2 vote Dean Ward and Michael Benesch opposed.
2. Old Business
 - a. SU1902 Moore St Townhomes. Application by Brad Deaton of Greensboro for Special Use Permit for 61 townhomes. Southwood Drive and Old Farm Road GPIN 8883460674,8883364585 and 8883367692. The Board opened up the hearing for testimony. Nathan Page presented the project to the Planning Board and explained the developer has voluntarily reduced to 54 units to address some concerns of the neighbors. Brad Deaton of 1400 Battleground Drive presented the new plan to the Board. The following people voiced their concern about the retention ponds being dangerous, parking and traffic safety being an issue, and the schools being over crowded. They were also concerned with stormwater issues on their property and if this would cause more problems. Several neighbors wanted the townhomes to match what had been constructed in Southwood.

Jacqueline Dunkle	510 Winesap Dr.
Chuck Sirko	510 Winesap Dr.
Dana Scott	412 Old Farm Rd.
Bobby Minor	315 Old Farm Dr.
Dawnaly Dax	110 Palmetto Ct.
Laurie Pickard	101 Southwood Ct.
Steve Sumner	414 Old Farm Rd.
Nate Gainey	413 Old Farm Rd.
Kristen Trowbridge	604 Old Farm Rd.
Luanne Lowe	403 Aspen Ct.
Marty Unger	514 Winesap Dr.

Deborah Wagner
Colleen Walsh
Scott Pickard

411 Old Farm Rd.
404 Aspen Ct.
101 Southwood Ct.

The Planning Board asked Mr. Deaton if he would like to address the concerns of the public. Mr. Deaton went down the list of concerns one by one. The public hearing was closed and the board discussed amongst themselves. Professional Engineer Gene Mustin of 621 Eugen Ct. Suite 100 from Borum, Wade, and Associates, was called to answer questions on the retention ponds and the lay out of the ponds. Michael Benesch made a motion to deny based on the primary fact of setback on the ponds and buffers, units being purposed, I feel like this does not meet the 2035 Comprehensive Plan. Seconded by Justin Moody. The vote failed 3 to 4, Opposed by Dean Ward, Nate Perry, Rachel McIntyre, and Eric Crissman. Eric Crissman made a motion to approve the SUP1902 as proposed in alignment with the 2035 Graham Comprehensive Plan strategies 2.2.1 Focused Development, 5.1.1 Housing Variety, and 5.2.1 Diverse Neighborhoods, he would take suggestions for restrictions on the projects. Rachel McIntyre, Nate Perry and Dean Ward made recommendations. Mr. Crissman withdrew his motion. Eric Crissman made a motion to accept the plan as presented with the 2035 Comprehensive Plan in alignment with strategies 2.2.1, 5.1.1 and 5.2.1 with the condition of sidewalks on both sides of road and proper vegetation landscaping type C, and a six foot high fence around the stormwater control measures. Seconded by Rachel. The vote failed 3 to 4. Opposed by Dean Ward, Bonnie Blalock, Justin Moody and Michael Benesch. Eric Crisman made a motion to approve as presented 2035 Comprehensive Plan 2.2.1, 5.1.1 and 5.2.1 with the conditions Nathan Page read off and Mr. Deaton agreed too.

- Sidewalk, curb, and gutter on both sides of the street for the whole development.
- Planting Buffer between the existing and proposed townhomes.
- Accommodate construction times from 7 AM to 5PM.
- White PVC railings, doors, blinds, and windows for townhomes on Southwood Dr
- Trim, Gutters, garage doors and fascia to match the existing townhomes on Southwood Dr
- Gables are ok with Southwood as long as they match existing
- Southwood rooves have same color and are architectural shingles
- Appropriate draining and water control piped in were reasonable
- Parking pads to accommodate 2 cars in addition to garage space(s)
- Planting on border to show divisions between Moore Street and space to accommodate placement of 2nd Southwood Townhomes sign on the new build site
- Construction traffic to come through Moore Street

Seconded by Nate Perry. The vote failed 3 to 4, opposed by Dean Ward, Bonnie Blalock, Justin Moody and Michael Benesch. Dean made a motion to deny based on it not being in accordance with 2035 Comprehensive Plan. Seconded by Michael Benesch. 4-3 opposed Rachel McIntyre, Nate Perry and Eric Crissman.

3. 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

The Reserve on 54 (CR2001)

Type of Request: Rezoning

Meeting Dates

Planning Board on January 21, 2020

City Council on February 11, 2020

Contact Information

Brandon Martin

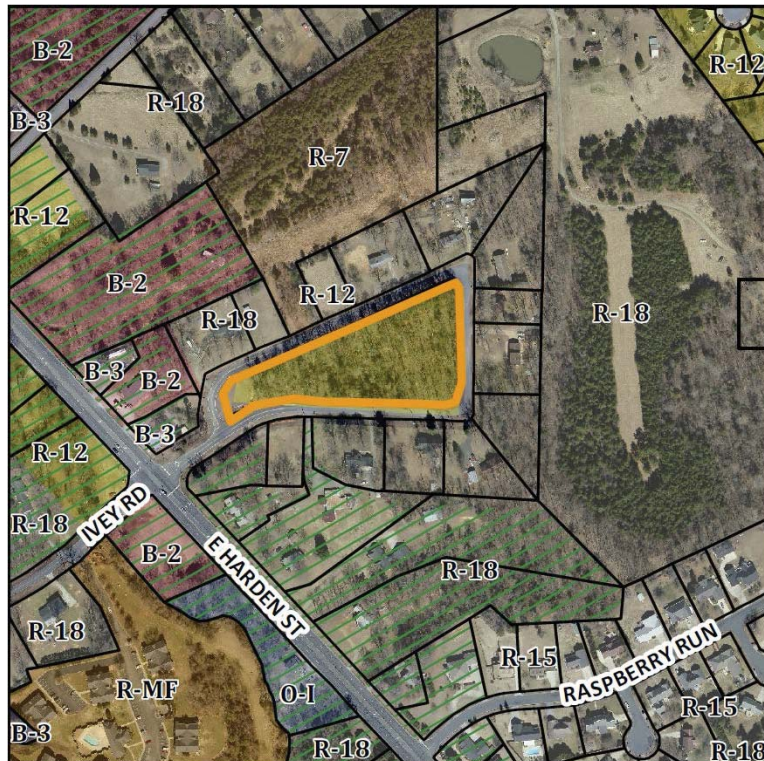
1430 Raspberry Run

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*.



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#





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

Valor Ridge (S2001)

Type of Request: Major Subdivision

Meeting Dates

Planning Board on January 21, 2020

City Council on February 11, 2020

Contact Information

David Michaels, Windsor Investments, LLC

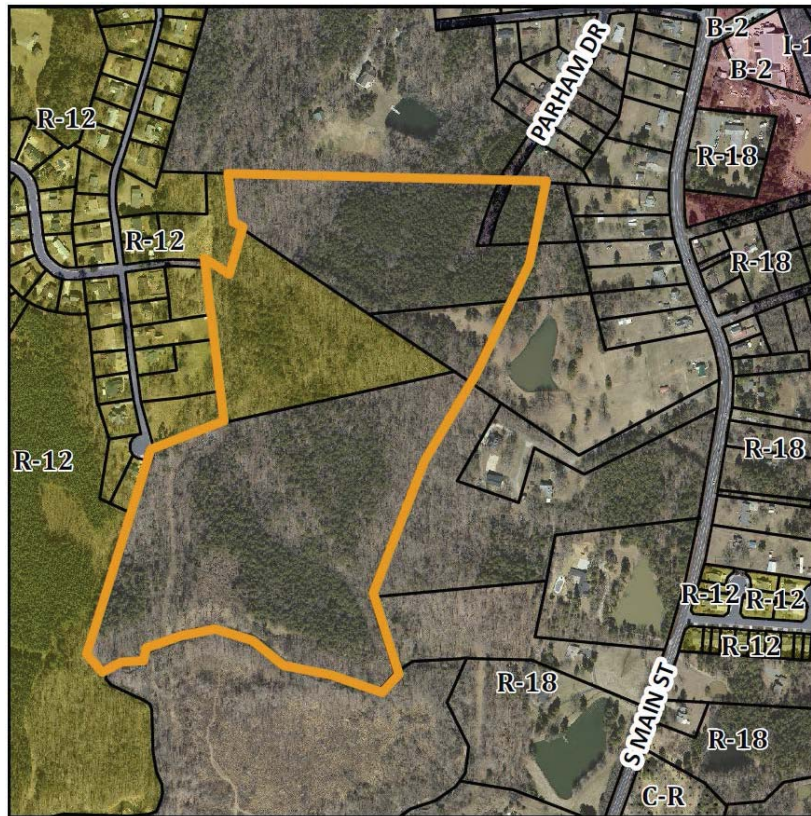
PO Box 9147 Greensboro NC, 27429

336-282-3535

dmichaels@windsorinvestments.com

Summary

This is a request to subdivide the approximately 52 acres of the subject property for up to 114 single family residential lots. The properties are currently vacant.



Location

Wildwood Lane and Parham Drive

GPIN

8883100157, and portions of
8883312515, 8883216464,
8883204297, 8883303914.

Zoning

Residential
(R-12)

Overlay District

none

Surrounding Zoning

R-18, R-12

Surrounding Land Uses

Single Family and Vacant

Size

Approximately 52 acres

Public Water & Sewer

Yes

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, but they do not affect the number of proposed lots, nor the access points from Wildwood Ln. or Parham Dr.

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

From Our Vision

- **A Healthy Environment** New growth in Graham will occur sustainably, with minimal impact on the natural environment. Conservation efforts will maintain the health of the watershed, preserve habitat for native plants and animals, as well as reduce pollution through investments in renewable energy sources, clean transportation options, and resource conservation. *This subdivision proposes approximately 15.6 acres of open space (approximately 30% of the total parcels), mostly in the floodplain. This protection of existing floodplain will reduce downstream flood events and protect habitat. The common areas are identified in our Future Land Use Map as areas to protect. Additionally, it will begin to lay out a greenway connection to the MST/HRT along Big Alamance Creek.*

Development Type

Suburban Residential

Located near a major thoroughfare

For single family residential

Characteristics include sidewalks on both sides, street trees at 30-40 feet intervals, and block lengths less than 600 feet

Density of 3 to 6 DU/acre

Infrastructure includes water, sewer, street connectivity and underground utilities

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, and will allow for a second way to Parham Drive as well as Wildwood Drive.*
- **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.*
- **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 connects to stubs from the north and west.*

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

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:

Located south of the terminus of Parham Drive and east of the terminus of Wildwood Drive

Tax Map#: See attached GPIN: See attached

Current Zoning District(s): R-12

Overlay District, if applicable:

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

Property Owner: See attached

Mailing Address: See attached

City, State, Zip: See attached

Phone # _____

Applicant and Project Contact

Name: Windsor Investments, LLC

☐ Property Owner ☐ Engineer/Surveyor

Other contract land purchaser

Mailing Address: PO Box 9147

City, State, Zip: Greensboro, NC 27429

Phone # (336) 282-3535

Email: dmichaels@windsorinvestments.com

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

 1/2/20
Signature of Applicant DAVID B. MICHAELS Date

Submit SUBDIVISION MAPS with this application
COMPANY AGENT

Proposed Subdivision

Subdivision Name: Valor Ridge

Type of Application:

☒ Preliminary Plat, Major Subdivision

☐ Final Plat*, Major Subdivision

☐ Final Plat*, Minor Subdivision

**By signing this application, I authorize the City of Graham to record the Final Plat.*

Number of Lots: 114 Total Acreage: 52.16

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#

Fee \$

Application for Rezoning

Street Address:

Parham Dr.; Broadway Dr.; 1855 S Main St.; 1843 S Main St.

Tax Map #:

6-16-35 (part)

6-16-34 (part)

6-14-6

6-14-4 (part)

6-16-29 (part)

GPIN:

8883312515 (part)

8883216464 (part)

8883100157

8883204297 (part)

8883303914 (part)

Property Owners:

Martin & Shadra Shoffner – 1468 Trollingwood-Hawfields Rd., Mebane, NC 27302

Foust Family Properties, LLC – 906 Hanford Rd., Graham, NC 27253

Randy & Theresa Williamson – 1843 S. Main St., Graham, NC 27253





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.

**Lacy Acres
(S2001)**

Type of Request
Major Subdivision

Meeting Dates
Planning Board on January 21, 2020
City Council on February 11, 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 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 January 21, 2020

City Council on February 11, 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.

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

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)*

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~~ July meeting of the Board. (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 January 21, 2020
City Council on February 11, 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:

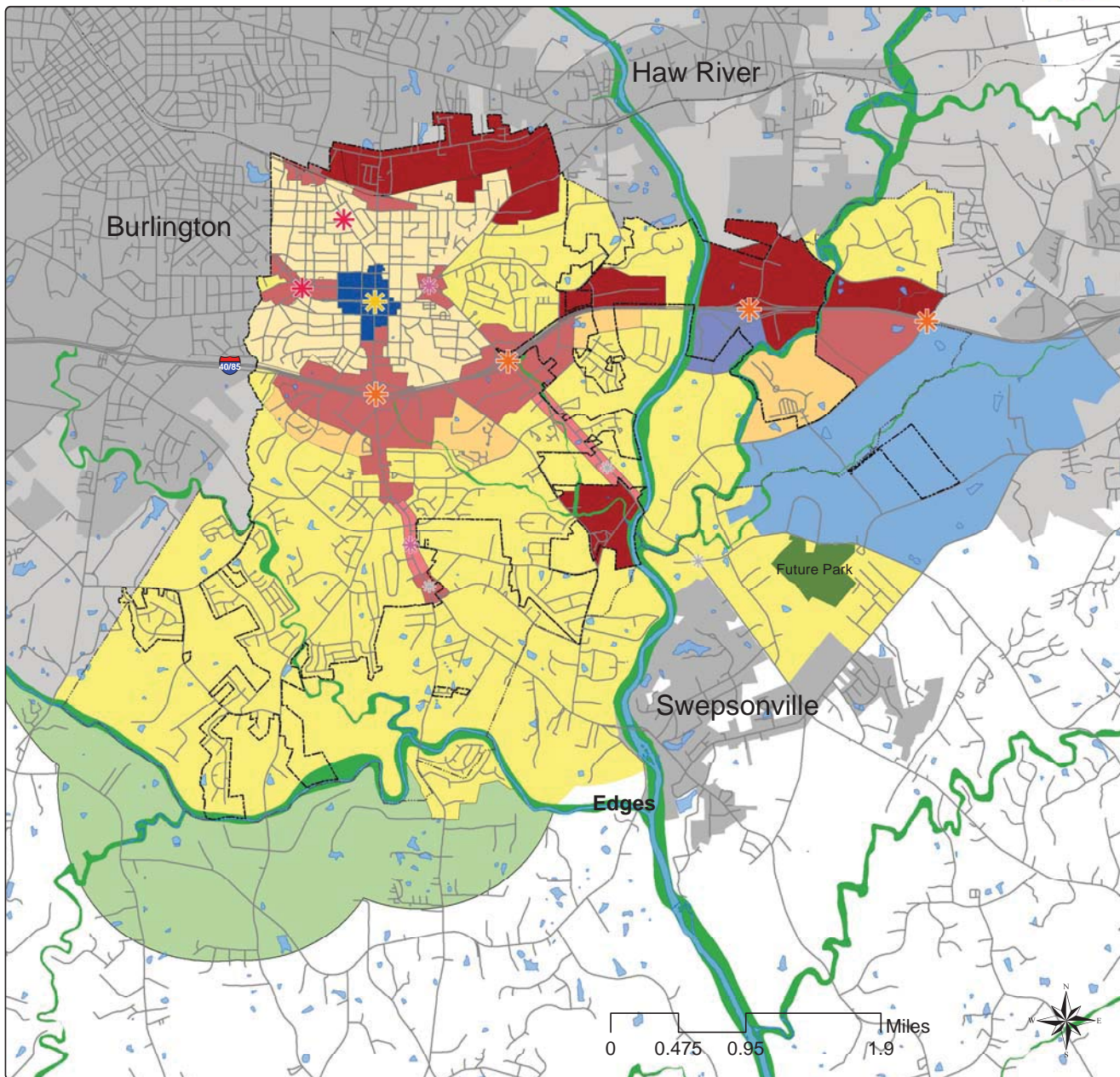
This report reflects the recommendation of the Planning Board, this the 21st day of January, 2020.

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
- Commercial Corridor
- Rural Residential

Adopted September 1, 2015