

City of Graham Planning Board

Meeting Agenda

December 15, 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 November 17, 2020 meeting
 2. New Business
 - a. CR0502b Stillhouse Farms Cheeks. Application for amending the approved townhome development for an alternative townhome development with an updated façade for 15.44 acres on Cheeks Lane, by Glenn Patterson. GPIN 8883552739.
 - b. CR2005 Colonial Heights. Application for a new single family detached subdivision. Development has up to 200 lots, for 57.29 acres off Lacy Holt Road. Application by Kye Bunker, LeoTerra Development. GPINs 8873512978, 8873625474.
 - c. S2006 Colonial Heights. Application for subdivision for up to 200 lot for 57 acres off Lacy Holt Road. Application by Kye Bunker, LeoTerra Development. GPINs 8873512978, 8873625474.
 3. Old Business
 - a. 160D Update Review and Discussion
 4. Public comment on non-agenda items
- Adjourn

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

When: Dec 15, 2020 07:00 PM Eastern Time (US and Canada)

Topic: Planning Board Zoom Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85634678460?pwd=UC9tNHVOSGJSZXBjcHYyTmpDelZldz09>

Passcode: 484257

Or iPhone one-tap :

US: +12532158782,,85634678460# or +13017158592,,85634678460#

Or Telephone:

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

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

Webinar ID: 856 3467 8460

International numbers available: <https://us02web.zoom.us/j/kdejoXUmHh>

Planning Board Meeting
November 17, 2020 – 7:00 PM

Virtual Zoom Meeting called to order by Dean Ward at 7:00 PM.

Members present include: Justin Moody, Tony Bailey, Dean Ward, Nate Perry, and Bobby Chin

Members absent include: Michael Benesch and Eric Crissman.

Staff members present: Planning Director Nathan Page and Debbie Jolly Zoning & Inspection Technician.

Approval of minutes from meeting on October 20, 2020 motion made by Bobby Chin. Seconded by Dean Ward. Item was unanimously approved. Elections for Chair and Vice Chair. Justin nominated Dean Ward for chair seconded by Mr. Bailey. All voted Aye. Chairman Dean Ward nominated Justin Moody seconded by Nate Perry. All voted aye.

2. New Business

a. RZ2008 Scott Industrial. Application for a rezoning from Low Density Residential to Light Industrial for 70 acres (+-) on Cherry Lane, By Nathan Page. GPIN 8893686572.

Nathan Page presented the project to the board. The follow people spoke on this topic.

Mr. Ward ask if anyone from the public would like to speak. The following people spoke on the topic both for and against it.

Patty Allen	265 W Shannon Dr.
Stephanie Ward	Jimmie Kerr Rd.
Tom Boney	The Alamance News
Andrew Cagle	1322 N. Jim Manor Rd.

The board members had questions for Nathan then had a discussion between themselves.

Nate Perry made a motion to approve the plan as presented in accordance with the Graham 2035 Comprehensive Plan. The action is reasonable and in the public interests based on Policy 2.4.1, 4.3.1, 2.2.1. Motion seconded by Justin Moody. All voted aye.

b.CR2004 Business W Elm Street. Application for Conditional Rezoning from Light industrial for 0.4 (-+) acres at 618 West Elm Street. Application by Jeffrey Duggins. GPIN 8874756782.

Nathan Page presented the project to the board. Chairman Dean Ward notified the board he did Work for and with Mr. Duggins and ask the member if they wanted him to recuse himself from hearing this rezoning. The board had no issues with him staying.

Ryan Moffitt Vernon Law Firm 524 S. Lexington Ave
Mr. Moffitt spoke on Mr. Duggins behalf this is a request to rezone the subject property From I-1 to C-B. He wants to bring the property up to date and more useable.
The property is currently vacant, but he has plans to be used as a Contractors Office, no outdoor storage. This will open up parking in the back.

Mr. Ward ask if anyone from the public would like to speak. Mr. Boney questions what the address was for this project. The board had no question for Mr. Moffitt.

Tom Boney

The Alamance News

Nate Perry made a motion to approve as present the application is consistent with The Graham 2035 Comprehensive Plan. This action is reasonable and in the public interest based on Policy 2.1.5, 2.3.1 and 2.4.2. Seconded by Dean Ward. All voted Aye.

c. SUP2001 Bethany Townes. Application for Special Use Permit for townhomes for 6.2 acres (-+) at South Main Street, by Glenwood Homes LLC. GPINS 8883332335, 8883332545.

Nathan Page gave an overview of the project to the board. Penny presented the projected for the Special Use Permit for Townhouses for property located at 1501 S Main Street. She addressed the items on the staff report. They had question on the buffers and if this was Single family homes. The public stated that traffic is an issue already in this area. Dean closed the public hearing. The board had questions for Mr. Page, and had a brief discussion about the project.

Penny Sekadlo	9220 Fairbanks Dr.
Carla Sevilla	1015 Pinehurst Dr.
Thurmandy Smith	309 Forest Dr.
Glen Patterson	885 Cheeks Ln.
Patty Allen	265 W. Shannon Dr.

Nate Perry made a motion to approve with the following conditions all roads in and out are public, mark points of egress. This application is consistent with The Graham 2035 Comprehensive Plan policy 2.2.1,5.1.1 and 5.2.1. Bobby Chin seconded. All voted Aye.

3. Old Business

a. 160D Update Review and Discussion

Discussion: 160D Update by Nathan Page, Planning Director. No update from the attorneys, received no question from the board prior to the meeting.

Chair Dean Ward asked if there were any other questions from the board regarding 160D.

Chair Dean Ward ask about having one board member go to the next City Council meeting. The board had a brief discussion on this topic. The Board came to a consensus to allow Mr. Moody to represent the Planning Board at the City Council Meeting.

4. Public comment on non-agenda items –

Dean Ward asked if anyone from the audience wanted to speak.

Dean Ward asked if anyone from the board had any comments on none agenda items.

There were no further comments.

Motion made to adjourn by Nate Perry. Second by Dean Ward. All vote Aye.

Meeting adjourned at 8:33 PM.

Respectfully Submitted:

Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Patterson Place Cheeks (CR0502b)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on December 15, 2020

City Council on January 12, 2021

Contact Information

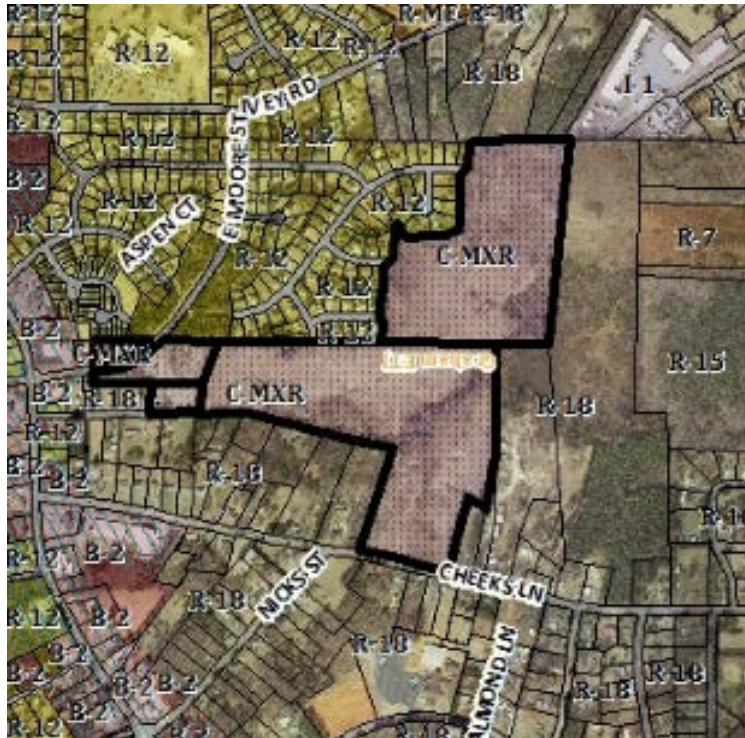
Glenn Patterson

1910 Maple Ave Burlington, NC 27215

(336)226-6999 glenn@pattersonappraisal.net

Summary

This is a request to amend the initial Conditional Mixed-Use-Residential (C-MXR) that was approved May 3, 2005, and amended on April 14, 2015. The site remains vacant today. The intention is to redesign the townhome section from 90 to 110 townhomes.



The applicant is proposing to amend the conditional zoning to allow for a different style of construction for the Cheeks Lane portion of the property. The preliminary site plans, completed by Summit Engineering and Design on 11/3/2020, is enclosed to provide additional information regarding site layout and design.

The proposal is for a townhome development consisting of seventeen residential buildings. The applicant also proposes to provide large areas of open space and exterior buffering.

Location

Cheeks Lane

GPIN: 8883552739

Current Zoning

Conditional Mixed Use Residential (C-MXR)

Proposed Zoning

Conditional Mixed Use Residential (C-MXR)

Overlay District

None

Surrounding Zoning

R-18, R-12, B-2 & I-1

Surrounding Land Uses

Single Family Houses, General Businesses, Light Industrial and Undeveloped

Size

approximately 70 acres

Density

3.0 DU/acre

Public Water & Sewer

Water and Sewer will need to be extended by developer

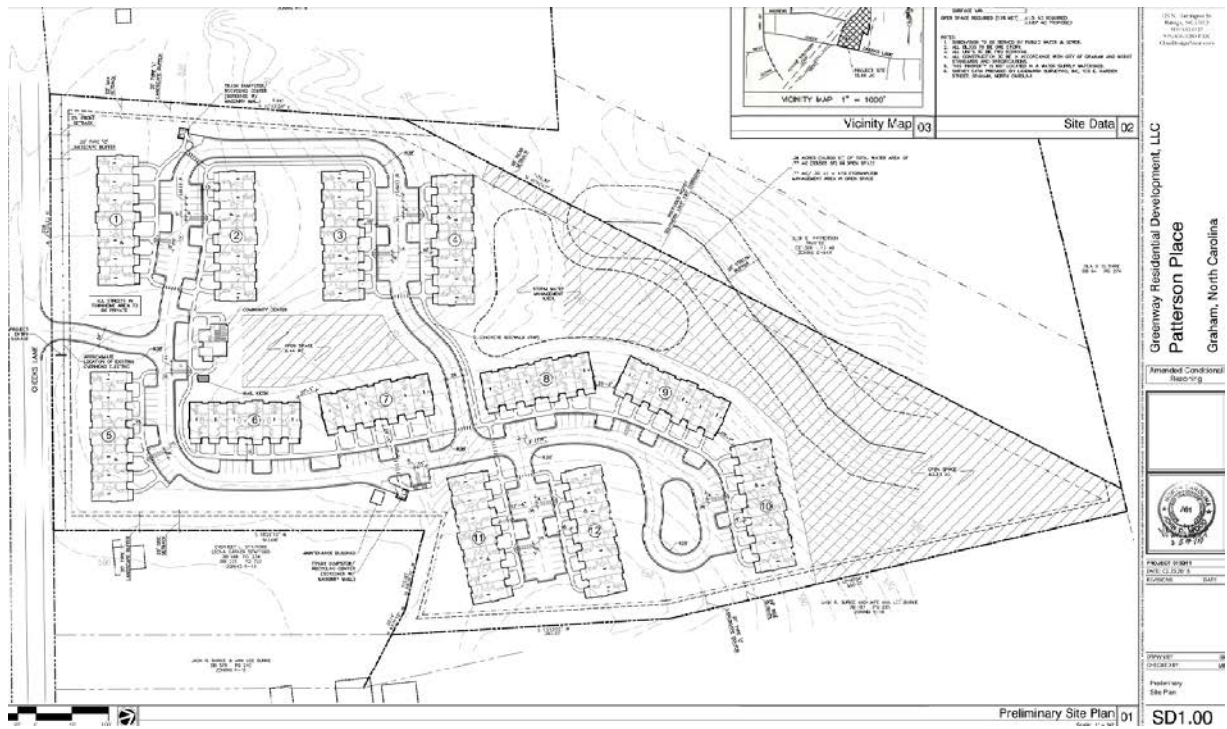
Floodplain

Yes, across portion of property

Staff Recommendation

Approval with conditions

The previously approved site plan:



The proposed site plan:



Technical Review Committee

The TRC is reviewing the original preliminary site plan and will meet with the applicant on December 21, 2020. The following TRC comments have not been addressed on the preliminary site plan:

- Due to the quantity of dwelling units, the Fire Department and Planning Department are requiring a secondary access. How does the developer expect to address this?
- Cheeks Lane is identified as a priority corridor in our pedestrian plan. Please provide a sidewalk along Cheeks Lane.
- Stream determination points will need to be field verified.

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

Development Type: Suburban Residential

- **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 single family townhomes 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 townhomes.*

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.*
- **4.3.1 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 proposed layout protects a riparian structure which would allow for better stormwater quality. It also creates loops of our existing water lines, which improves drinking water quality.*

Description of Development Type

Suburban Residential

Development Toolkit Checklist

Located near a major thoroughfare

Predominantly detached single-family homes

Characteristics include porches, sidewalks, street trees, and garages setback from the front of the home

Density of 3-6 DU/acre

New neighborhoods should consider a variety of lot sizes with consistent setbacks along the same street

Graham Pedestrian Plan

- Recommends a sidewalk on this section of Cheeks Lane as a high priority project.

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Conditional Rezoning, **with the following conditions:**

- The project will supply a sidewalk along Cheeks Lane.
- The final site plan must be submitted to and approved by the TRC before a building permit and/or certificate of occupancy will be issued.

The following supports this recommendation:

- The approval for an alternative design that retains the existing approval for the quantity of townhomes doesn't materially affect the vicinity. The approval of CR0502b is in alignment with policy 5.1.1 and 5.2.1, as well as strategies 1.1.2 and 4.3.1.



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.

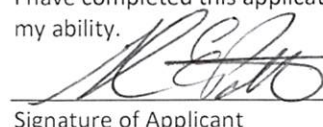
Site

Street Address: VA Cheeks Lane
Tax Map#: 6-15-75 GPIN: 8883552739
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
Total Site Acres: 15.44
Property Owner: Glenn E Patterson, Trustee
Mailing Address: 1910 Maple Avenue
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: Glenn Patterson
Mailing Address: 1910 Maple Avenue
City, State, Zip: Burlington, NC 27215
Phone # (336) 226-6999
Email: glenn@pattersonappraisal.net

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


Signature of Applicant

11-23-2020
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 Rezonings*, 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:

Between 90 and 110 townhome units are proposed within the Stillhouse Farms subdivision off Cheeks Lane.

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 Rezonings*

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.

Stillhouse Farms Cheeks (CR0502b)

Type of Request

Conditional Rezoning

Meeting Dates

Planning Board on December 15, 2020
City Council on January 12, 2021

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

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

- [Insert additional conditions]

☐ I move to **recommend DENIAL**.

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

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

The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 15th day of December, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Colonial Heights (CR2005)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on December 15, 2020

City Council on January 12, 2021

Contact Information

Kye Bunker, LeoTerra Development Inc

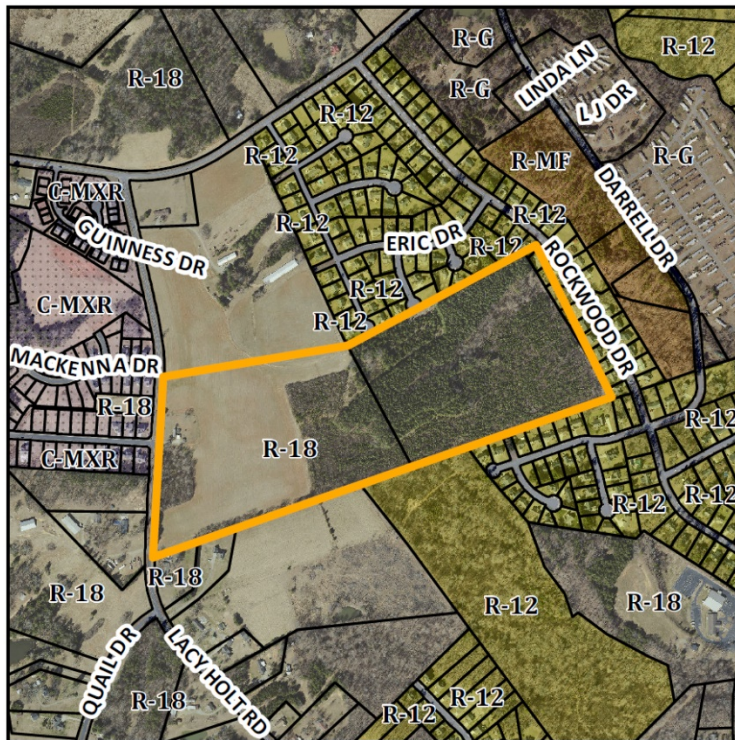
110 A Shields Park Drive

Kernersville NC 27284 (336) 486-3653

Kye.bunker@leoterradevelopment.com

Summary

This is a request to rezone the two subject properties to C-R, Conditional Residential. The proposal is for single family residential and associated accessory uses. This property was originally reserved for the proposed Southern Loop. The proposed rezoning includes a "Maximum number of dwelling units = 200" which would come to a maximum density of 3.5 dwelling units per acre. The developer has suggested a 30' evergreen screen along the Northern, Eastern, and Southern perimeters of the property.



Location

Monroe Holt and Lacy Holt Rd

GPIN: 8873512978/8873625474

Current Zoning

Conditional Residential (C-R)

Proposed Zoning

Conditional Residential (C-R)

Overlay District

none

Surrounding Zoning

R-18, R-12, C-MXR, Vacant

Surrounding Land Uses

Single Family Houses

Size

57 acres

Density

3.5 DU/acre

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

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

Development Type: Suburban Residential

Applicable Policies and Recommendations

- **1.1.3 Tree Planting** Expand public and private tree planting initiatives in appropriate locations. *The proposed development would have privately maintained trees, which would be the responsibility of the HOA. Staff believes that street trees, adjacent to and visible from the ROW, would be a better fit for this proposal.*
- **3.2.3 Fewer Dead-end Streets** Discourage or prohibit the development of cul-de-sacs and dead-end streets in new projects. *The proposed development connects to existing street stubs and only proposes cul-de-sacs where constrained by access requirements or stream buffers.*
- **3.2.1 Improve Connectivity** Encourage maximum block lengths and minimum right-of-way connectivity ratios. *This development proposes to skip one of the accesses at Wendy and Natalie Drive, but meets the other standards for access and does not exceed the maximum block length standard.*
- **5.2.1 Diverse Neighborhoods** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This proposal includes a front setback of 20', which should differentiate it from many of the surrounding neighborhoods.*

Description of Development Type

Suburban Residential

Development Toolkit Checklist

Located near a major thoroughfare

Predominantly detached single-family homes

Characteristics include porches, sidewalks, street trees, and garages setback from the front of the home

Density of 3-6 DU/acre

New neighborhoods should consider a variety of lot sizes with consistent setbacks along the same street

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends approval of the conditional rezoning:

The following supports this recommendation:

- The absence of the Southern Loop's corridor has allowed the City of Graham to permit additional development at this location, in alignment with policies 3.2.3, 3.2.1, and 5.2.1.



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: Lacy Holt Road

Tax Map#: 175818/175819 GPIN: 8873512978/8873625474

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: General Farm

Total Site Acres: 57.29

Property Owner: Kendrick Peggy Holt

Mailing Address: 453 NW Emerald Lakes Drive

City, State, Zip: Lake City FL 32055

Applicant

☐ Property Owner Other LeoTerra Development Inc.

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: Kye Bunker LeoTerra Development Inc

Mailing Address: 110 A Shields Park Drive

City, State, Zip: Kernersville NC 27284

Phone #: (336) 486-3653

Email: kye.bunker@leoterradevelopment.com

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

Kye Bunker
Signature of Applicant

dotloop verified
11/24/20 9:36 AM EST
WGQ-GPWE-WQJY-RTUF

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:

Uses restricted to single family residential and associated accessory uses

Maximum number of dwelling units = 200

Minimum lot width = 50 feet

Side street minimum setback = 10 feet

Front setback = 20 feet

Rolled curb and gutter street profile

30 foot evergreen screen required along the northern, eastern and southern perimeter of property

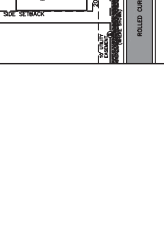
Representative/Contact: Judy Stalder
336-688-2204 jstalder@northstate.net

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

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C-1.00

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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.

Colonial Heights (CR2005)

Type of Request

Conditional Rezoning

Meeting Dates

Planning Board on December 15, 2020
City Council on January 12, 2021

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

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

- [Insert additional conditions]

☐ I move to **recommend DENIAL**.

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

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

The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 15th day of December, 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary



STAFF REPORT

Prepared by Nathan Page, Planning Director

Colonial Heights (S2006)

Type of Request: Major Subdivision

Meeting Dates

Planning Board on December 15, 2020

City Council on January 12, 2021

Contact Information

Kye Bunker, LeoTerra Development Inc

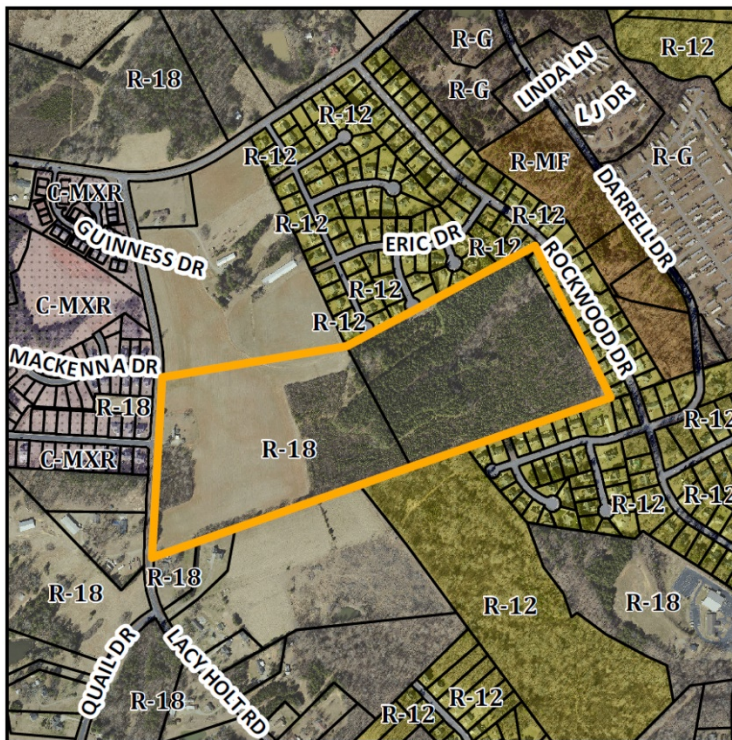
110 A Shields Park Drive

Kernersville NC 27284 (336) 486-3653

Kye.bunker@leoterradevelopment.com

Summary

This is a request to subdivide the approximately 57 acres of the subject property for up to 200 residential lots. The properties are currently vacant. The lots on the end of Wendy and/or Natalie Drive have cul-de-sacs which will need to be returned to straight street, or left alone, at the discretion of the property owners.



Technical Review Committee

The Technical Review Committee has reviewed the application prior to the Planning Board meeting. All items were satisfactorily addressed for a sketch review. After Council's approval, the applicant will provide more detailed construction drawings for TRC.

Location

Monroe Holt and Lacy Holt Rd

GPIN: 8873512978/8873625474

Current Zoning

Conditional Residential (C-R)

Proposed Zoning

Conditional Residential (C-R)

Overlay District

none

Surrounding Zoning

R-18, R-12, C-MXR, Vacant

Surrounding Land Uses

Single Family Houses

Size

57 acres

Density

3.5 DU/acre

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

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 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 loops existing water line stubs, and will connect to existing sewer lines.*

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

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 allows for improved water quality (Policy 4.3.1) and provides additional neighborhood connections (Policy 3.2.3).



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:

A single family subdivision with 193 lots and 30% open space north of Big Alamance Creek, just south of the intersection of Monroe Holt Rd and Lacy Holt Rd.

Tax Map#: 175818 175819 GPIN: 8873512978 8873625474

Current Zoning District(s): R-18

Overlay District, if applicable:

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

Property Owner: Peggy Holt Kendrick (175818) David Alan Holt(175819)

Mailing Address: 453 NW Emerald Lakes Dr. 1246 Monroe Holt Rd.

City, State, Zip: Lake City, FL 32055 Burlington, NC 27215

Phone # (336)260-2189

Applicant and Project Contact

Name: Buddy Lyons

☐ Property Owner ☐ Engineer/Surveyor

Other Developer

Mailing Address: 110 Shields Park Dr., Suite A

City, State, Zip: Kernersville, NC 27410

Phone # (336)486-3653

Email: buddy.lyons@leoterradevelopment.com

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

[Signature] 11/24/2020
Signature of Applicant Date

Submit SUBDIVISION MAPS with this application

Proposed Subdivision

Subdivision Name: Colonial Heights

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: 193 Total Acreage: 57.29±

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

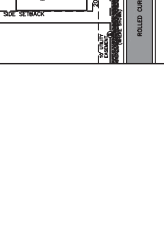
☐ Stormwater Permit, if one or more acres is disturbed

☐ 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 \$
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C-1.00

[illegible]



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.

Colonial Heights (S2006)

Type of Request
Major Subdivision

Meeting Dates
Planning Board on 12/15/20
City Council on 1/12/21

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

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

☐ I move to **recommend DENIAL**.

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

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

The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 15th day of December 2020.

Attest:

Dean Ward, Planning Board Chairman

Debbie Jolly, Secretary