



Planning Board

Meeting Agenda

July 21, 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 June 16, 2020 meeting

 2. Old Business
 - a. CR2002 Riley's Meadow. Application by Tony Tate for initiation of zoning for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817.
 - b. S2002 Riley's Meadow. Application by Tony Tate for subdivision for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817.

 3. New Business
 - a. Planning Board Meeting Times
 - b. 160D Update

 4. Public comment on non-agenda items
- Adjourn

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85068802378?pwd=M2c5eDJwNW9xb1I3YWxMNS9VSVXUzZz09>

Password: 484257

Or iPhone one-tap :

US: +16465588656,,85068802378# or +13017158592,,85068802378#

Or Telephone:

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

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

Webinar ID: 850 6880 2378

International numbers available: <https://us02web.zoom.us/j/kdm37NnGSE>

PLANNING ZONING BOARD

Tuesday, June 16, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, June 16, 2020 as an Online Zoom Meeting at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Bonnie Blalock and Justin Moody 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, and general meeting rules.

1. Approval of the February 18, 2020 minutes. A motion was made to approve the minutes by Michael Benesch seconded by Nate Perry. All voted in favor.

2. New Business
 - a. RZ2003 Jimmy Kerr B-2. Application Kansith Sorsengihn for rezoning from I-1 to B-2 for 7.55 (+/-) acres off Jimmy Kerr Road. GPIN 8894522701
Nathan Page presented the project to the board. Kansith Sorsengihn gave a brief overview of the project, and answered questions from the board. No public comments were received. The board had a brief discussion about the project. Nate Perry made a motion to approve as presented, and the project is consistent with the Graham 2035 Comprehensive Plan. Seconded by Michael Benesch. All voted Aye.

 - b. RZ2004 Rogers R-9. Application by Scott Wallace, Keystone Group for rezoning from R-18 to R-9 for approximately 35 acres on Darrel Drive and Council Road. GPIN 8873608974. Nathan Page presented the project to the Planning Board. Scott Wallace gave an overview of his project. He answered a few questions for the board. No public comments or questions. After the Planning Board discussion, Eric Crissman made a motion to approve as proposed as it is consistent with The Graham 2035 Comprehensive Plan 3.3.2 and 4.3.1. Seconded by Nate Perry. Vote was 6-1 Opposed by Bonnie Blalock.

 - 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. Mr. Ward and Mr. Moody stated they had done business with Mr. Martin and asked if they needed to be recused. The board voted against recusal. Mr. Page gave an overview of the project. Chad Huffines 505 E. Davis St spoke on behalf of Mr. Martin and answered questions from the board about the project. Michael Benesch made a motion to approve as it was in line with the 2035 Comprehensive plan. Seconded by Nate Perry. All voted Aye.

 - d. RZ2006 Hanson and Palmer Drive 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. Nathan Page gave a summary of the request. Martin Shoffner presented the

plan to the board. The board had several question for Mr. Shoffner. The following people spoke against the project.

Larry Durham	1904 Palmer Dr.
Paul Smart	556 Little Creek
Joann Henry	504 Grandview
Jennifer Stokes	139 Collonwood Dr.
Steve Van Pelt	580 Grandview Dr.
Charlie Smith	616 Whisper Ridge Rd.
Cynthia Thompson	1904 Palmer Dr.
Angela Parson	506 Wildwood Ln.

The board had a brief discussion on the project. Mr. Crissman made a motion to approve as it is consistent with The Graham 2035 Comprehensive Plan 3.3.2, 3.2.4 and 4.3.1. seconded by Nate Perry. Vote was opposed 4-2 Dean Ward, Bonnie Blalock Michael Bensch and Justin Moody. Nathan Page asked if the Planning Board wanted to pass a different motion, but no other motion was made. The chair moved on to the next item on the agenda.

- e. CR2002 Riley’s Meadow. Application by Tony Tate for initiation of zoning for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817. Nathan Page presented the project to the board. This is 77 acres with 398 units purposed, townhomes and single family homes. Chris Rurkowski of 5011 S. Park Dr. gave an overview of his project. The following people spoke against it.

Scott Gollnick	2001 Atlas Dr
Anthony Pierce	2009 Atlas Dr.
Brent Gonet	2033 Atlas Dr.
Tina Pierce	2009 Atlas Dr.
Nathan Woody	2065 Atlas Dr.
Lindsey Roten	2088 Atlas Dr.
Stephen Roten	2088 Atlas Dr.
Wendy McElfresh	2049 Atlas Dr.
Janelle Woody	2065 Atlas Dr.
Don Freeman	2025 Atlas. Dr.

The board members had questions for Mr. Rurkowski and then had a brief discussion between themselves. They ask Mr. Rurkowski if he would look at the density and make the lots bigger boarding Atlas Dr. property. Michael Benesch made a motion to table this item until July 21st meeting. Seconded by Eric Crissman. All voted Aye.

- f. S2002 Riley’s Meadow. Application by Tony Tate for subdivision for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817. Dean Ward made a motion to table

this item until next month meeting. Seconded by Bonnie Blalock. All voted aye.

3. Public comment on non-agenda items. No public comments

Michael Benesch made a motion to adjourn, Dean Ward seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly



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

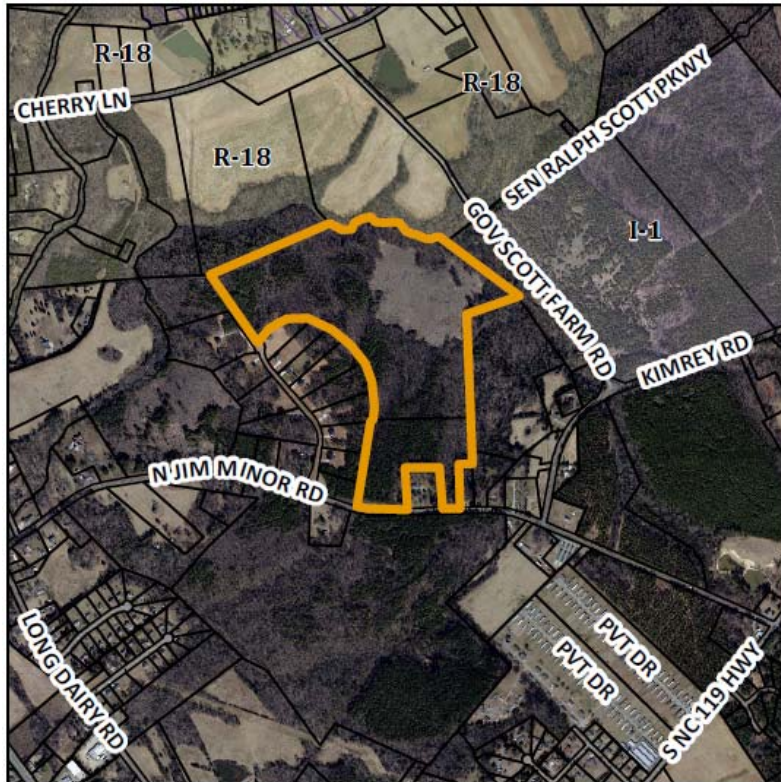
27713; 919-484-8880

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

Riley's Meadow

PRELIMINARY SUBDIVISION PLAN

MELVILLE TOWNSHIP, GRAHAM, NORTH CAROLINA



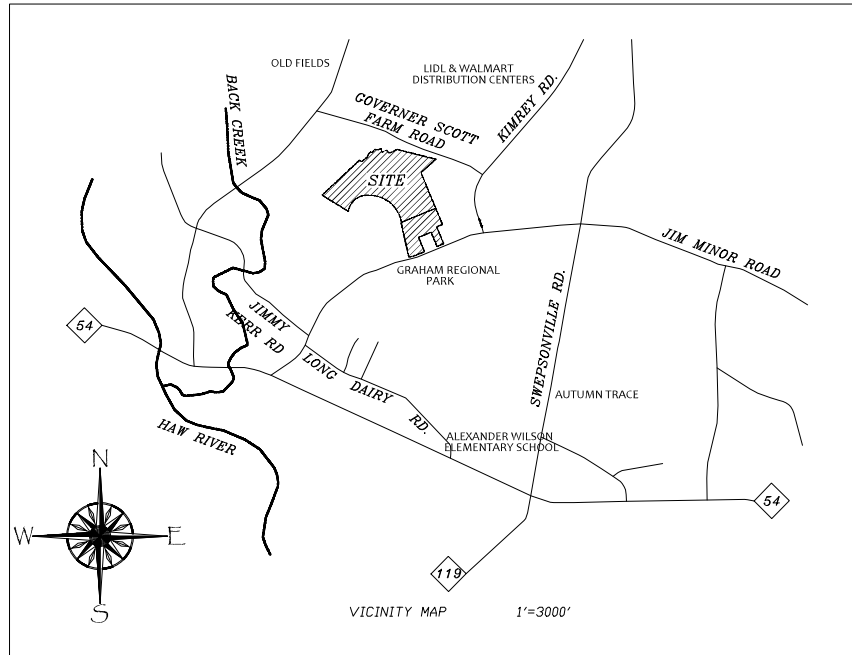
TMTLA ASSOCIATES
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
P: (919) 484-8888 E: info@tmtla.com



B & F
CONSULTING
2805 Tobermory Lane
Raleigh, NC 27608
Phone No. (919) 618-0180
License No. C-2149

SUBMITTALS

FIRST SUBMITTAL _____ 5/25/2020
SECOND SUBMITTAL _____ 6/12/2020
THIRD SUBMITTAL _____ 6/18/2020



INDEX

COVER SHEET _____
PRELIMINARY SITE PLAN _____ MP-1
DETAILS _____ MP-2
PRELIMINARY UTILITY PLAN _____ C-1
WATERLINE EXHIBIT _____ C-2

developer:
CAROLINA LAND GROUP
341 Kilmayne Drive, Suite 201
Cary, North Carolina 27511
(704) 608-3085

landscape architect:
TMTLA Associates
5011 Southpark Drive, Ste. 200
Durham, North Carolina 27713
(919) 484-8880

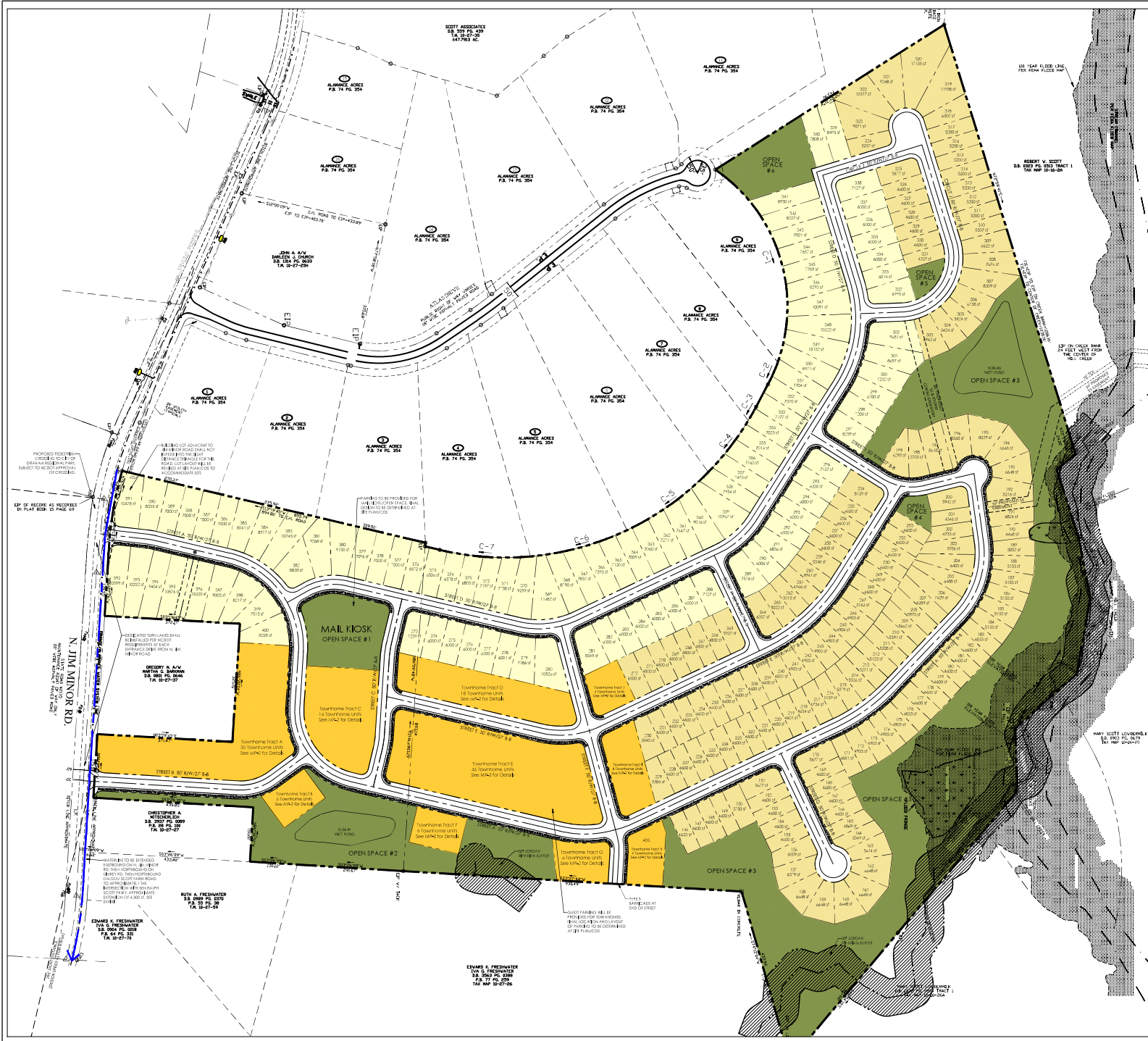
civil engineer:
B&F Consulting Engineering
2805 Tobermory Lane
Raleigh, NC 27606
919-618-0180

surveyor:
Evans Engineering
4609 Dundas Drive
Greensboro, NC 27407
(336) 854-8877

COVER
Riley's Meadow
JIM MINOR ROAD, GRAHAM, NC
CAROLINA LAND GROUP, CARY, NC

SCALE: _____
1"=100'
DRAWN BY: _____
CDR _____
PROJECT # _____
19190
DATE: _____
6/12/2020
SHEET _____
COVER
OF 5

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 6/12/2020 3:22:36 PM AutoCAD 2019 (General Documentation) p3



SITE DATA

TOTAL AREA	77.08 AC
TOWNSHIP	MEVILLE
EXISTING ZONING	ALAMANCE COUNTY CONDITIONAL RESIDENTIAL
PROPOSED ZONING	RS-40P S.F.
MINIMUM LOT SIZE	4,300 S.F.
TOTAL TOWNHOMES PROPOSED	145 UNITS
TOTAL SINGLE FAMILY PROPOSED	254 UNITS
TOTAL UNITS	600 UNITS
LINEAR FEET OF PUBLIC STREET	8,571 LF
OPEN SPACE REQUIRED	7.20 AC
OPEN SPACE PROVIDED	(23) 13.63 AC

FEAS MAP # 372089001.dwg 03/20/20

SINGLE FAMILY LOTS

MINIMUM LOT SIZE	4,300 SF
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	10'
MINIMUM CORNER SETBACK	10'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35'

TOWNHOME LOTS

MINIMUM LOT SIZE	2,000 SF
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	10'
MINIMUM CORNER SETBACK	10'
MINIMUM REAR SETBACK	10'
MAXIMUM BUILDING HEIGHT	35'

OPEN SPACE

OPEN SPACE REQUIRED	7.20 AC
OPEN SPACE PROVIDED	13.63 AC
OPEN SPACE AREA #1	49,594 S.F.
OPEN SPACE AREA #2	19,930 S.F.
OPEN SPACE AREA #3	540,944 S.F.
OPEN SPACE AREA #4	6,735 S.F.
OPEN SPACE AREA #5	36,318 S.F.
TOTAL	769,529 S.F.

1. The survey and topographic information taken from data files by Green Engineering, dated April 18, 2020.
 2. All dimensions and bearings are given in feet and angles in degrees, minutes and seconds.
 3. The site location and address of Riley's Meadow are as shown on the zoning map of Alamance County, North Carolina.
 4. The owner of the site is Alamance County, North Carolina, and the project is being developed by Riley's Meadow LLC.
 5. The site is located within the Alamance County Conditional Residential Zoning District.
 6. The site is located within the Alamance County Conditional Residential Zoning District.
 7. All lots shall be owned by Riley's Meadow LLC and shall be subject to the provisions of the deed.
 8. All proposed developments shall be subject to the provisions of the deed.
 9. The owner of the site is Alamance County, North Carolina, and the project is being developed by Riley's Meadow LLC.
 10. The site is located within the Alamance County Conditional Residential Zoning District.
 11. The site is located within the Alamance County Conditional Residential Zoning District.
 12. The site is located within the Alamance County Conditional Residential Zoning District.
 13. The site is located within the Alamance County Conditional Residential Zoning District.
 14. The site is located within the Alamance County Conditional Residential Zoning District.
 15. The site is located within the Alamance County Conditional Residential Zoning District.

LEGEND

- PROJECT BOUNDARY
- 50' LOTS (SEE DETAILS ON MP-1)
- 40' LOTS (SEE DETAILS ON MP-2)
- TOWNHOMES (SEE DETAILS ON MP-1)
- OPEN SPACE
- WETLANDS
- 50' JORDAN RIPARIAN BUFFER
- 50' JORDAN RIPARIAN BUFFER

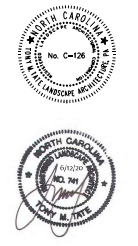
GRAPHIC SCALE

1" = 100'

PROJ. BY: CDR

DATE: 6/12/2020

SHEET: MP-1 of 5



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 Raleigh, NC 27608
 Phone No. (919) 618-0180
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Know what's below.
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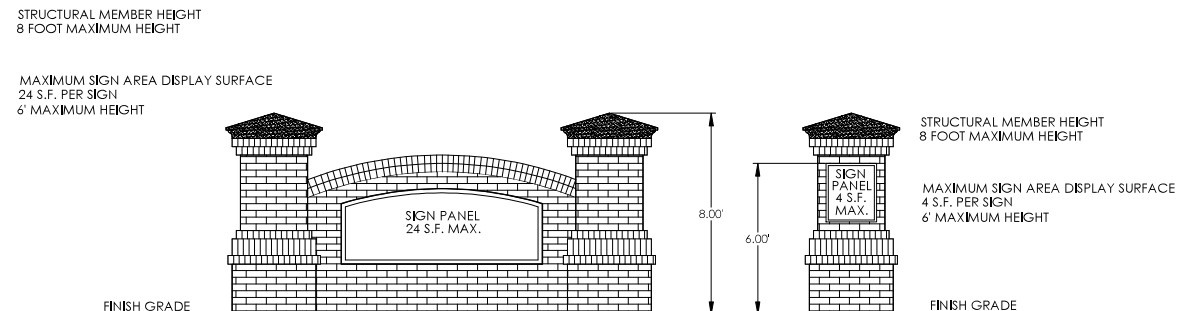
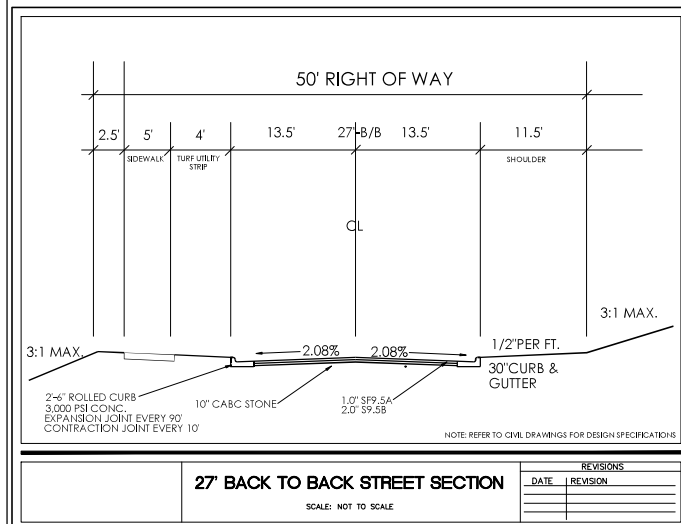
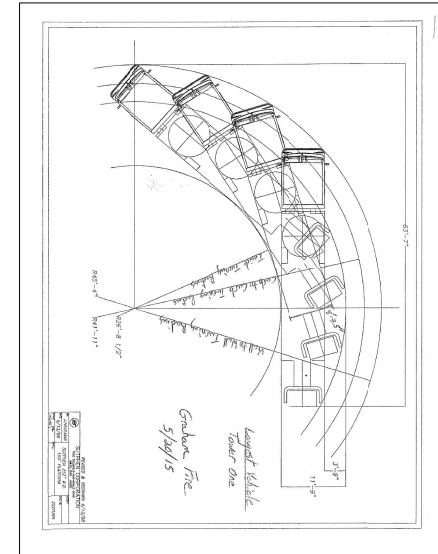
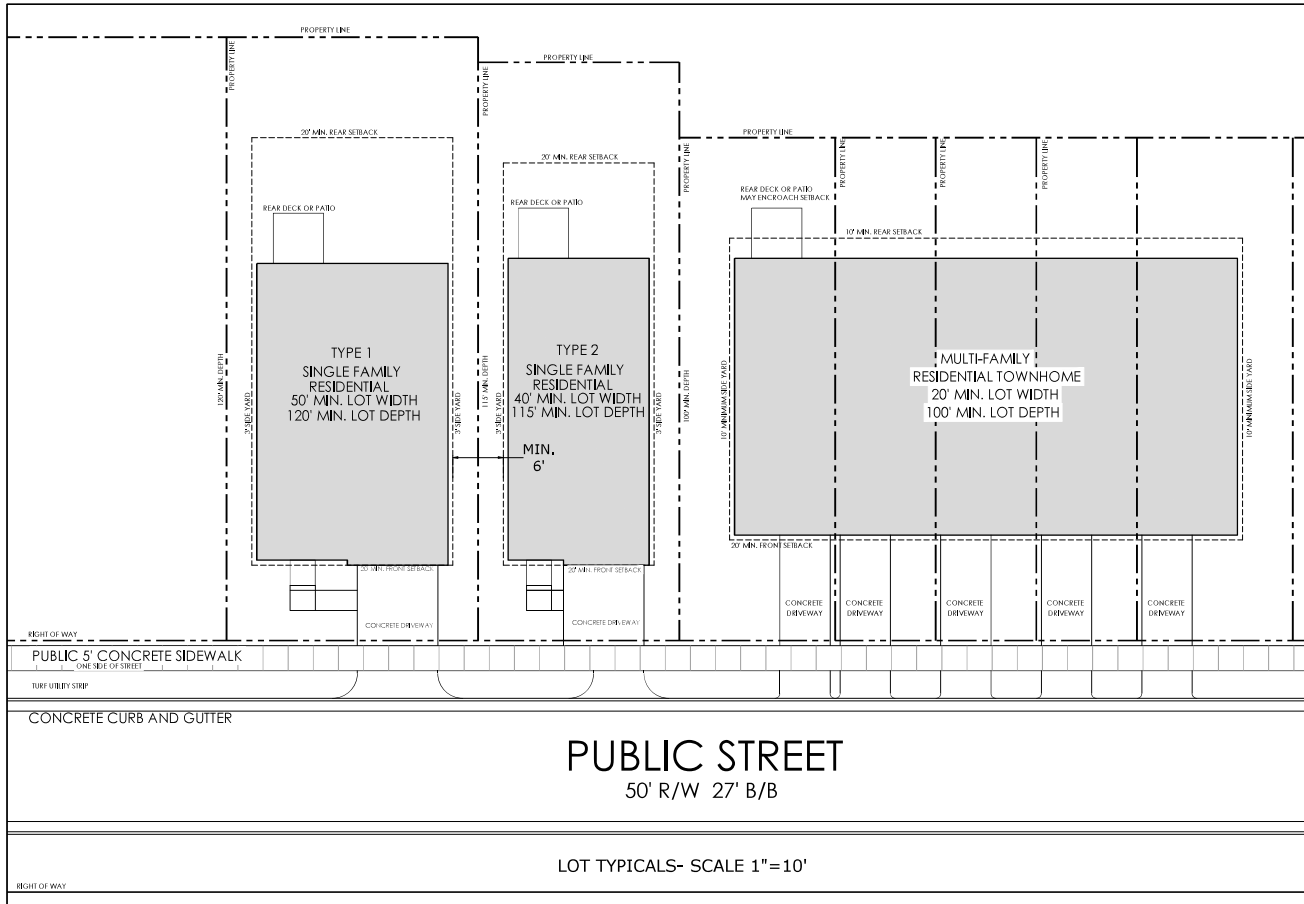
PRELIMINARY MASTER PLAN
 Riley's Meadow
 JIM MINOR ROAD, GOSHAM, NC
 CAROLINA LAND GROUP, CARY, NC

SCALE: 1" = 100'

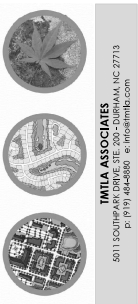
PROJ. BY: CDR

DATE: 6/12/2020

SHEET: MP-1 of 5



MAJOR ENTRANCE MINOR ENTRANCE
FREESTANDING RESIDENTIAL DEVELOPMENT IDENTIFICATION SIGNAGE

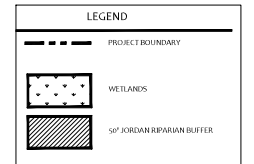
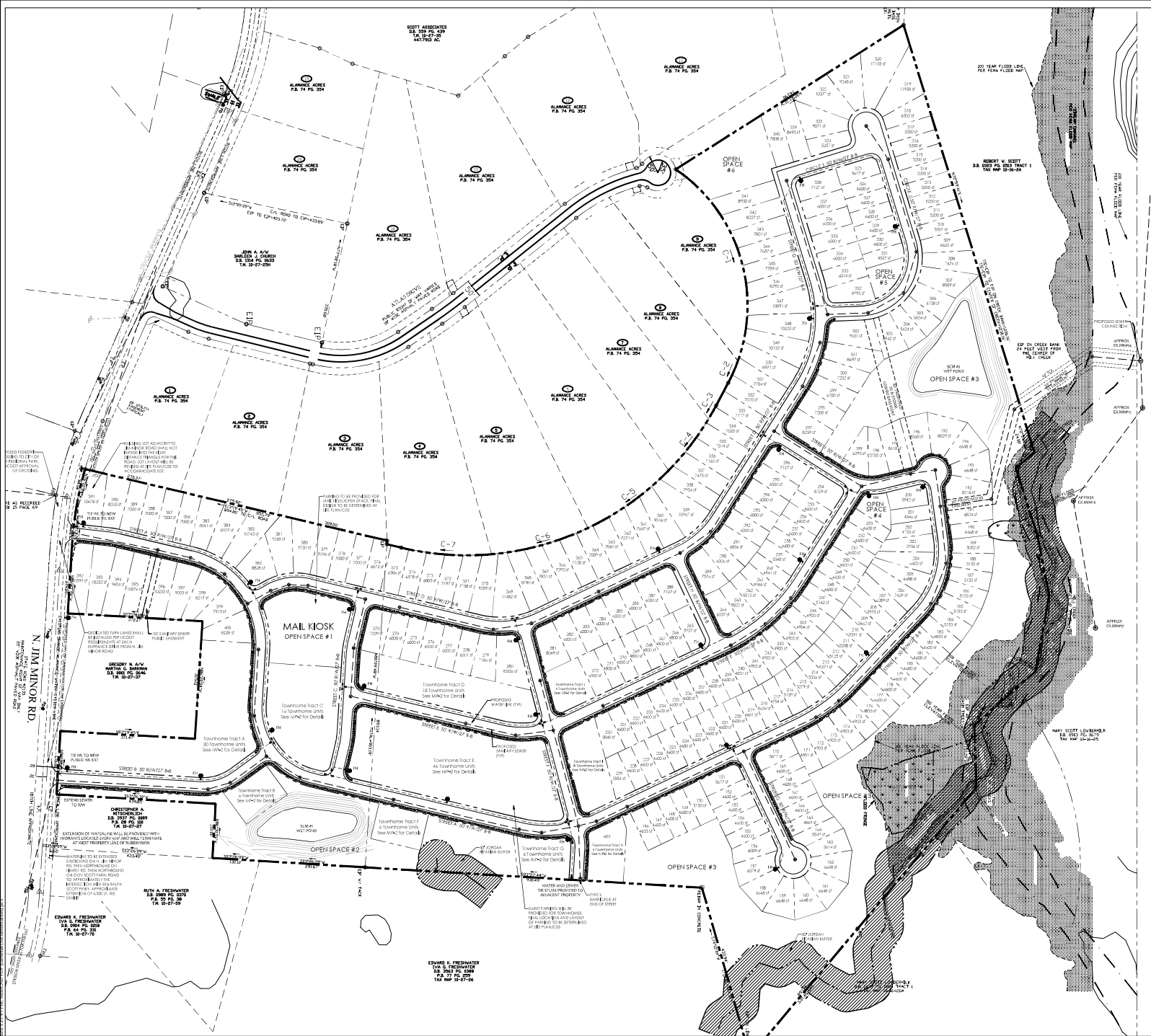


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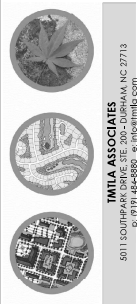


DETAILS
Riley's Meadow
JIM MARR ROAD, GEAHAM, NC
CAROLINA LAND GROUP, CARY, NC

SCALE:
1"=100'
DRAWN BY:
CDR
PROJECT #
19190
DATE:
6/12/2020
SHEET
MP-2
OF 5



- NOTES:**
1. PROJECT WILL BE A HIGH DENSITY STORMWATER DEVELOPMENT AND WILL COMPLY WITH CITY OF GRAHAM'S STORM DRAINAGE DESIGN MANUAL.
 2. PROJECT WILL REQUIRE COMPLIANCE WITH CITY OF GRAHAM ENGINEERING PLANS CHECKLIST.
 3. PROJECT WILL REQUIRE COMPLIANCE WITH RIPARIAN BUFFER ORDINANCE.
 4. REQUIRED FLOW WILL BE AT LEAST 500 GPM FOR SINGLE FAMILY HOMES AND 1500 GPM FOR MULTIFAMILY AREAS.
 5. WATERLINE DESIGN, HYDRANT AND VALVE SPACING WILL ADHERE TO CITY OF GRAHAM STANDARDS AND SPECIFICATIONS.
 6. MANHOLE AND SEWER LINE DESIGN WILL ADHERE TO CITY OF GRAHAM STANDARDS AND SPECIFICATIONS.
 7. PUBLIC WATERLINE WILL BE EXTENDED (SIZE PENDING DISCUSSION WITH THE CITY) FROM THE TERMINUS AT GOVERNOR SCOTT FARM ROAD SOUTH OF RALPH SCOTT PARKWAY AND WILL CONTINUE ALONG GOVERNOR SCOTT FARM ROAD TO RIMNEY ROAD, N. JIM MINOR ROAD AND TERMINATE AT WEST PROPERTY LINE OF SUBDIVISION.
 8. SEWER SERVICE WILL BE PROVIDED BY OFF-SITE EASEMENT FROM THE NORTH SIDE OF THE PROJECT.
 9. 50' RIPARIAN BUFFER ELEVATION WILL BE CALCULATED ON SECONDARY STREAMS TO ENSURE THAT ALL PROPOSED FINISHED FLOORS WILL BE LOCATED A MINIMUM OF 2' ABOVE THE 100-YEAR FLOOD ELEVATION.



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 2805 Tebberry Lane
 Raleigh, NC 27606
 Phone No. (919) 618-0160
 License No. C-2149

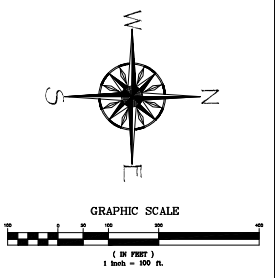


PRELIMINARY - DO NOT USE FOR CONSTRUCTION

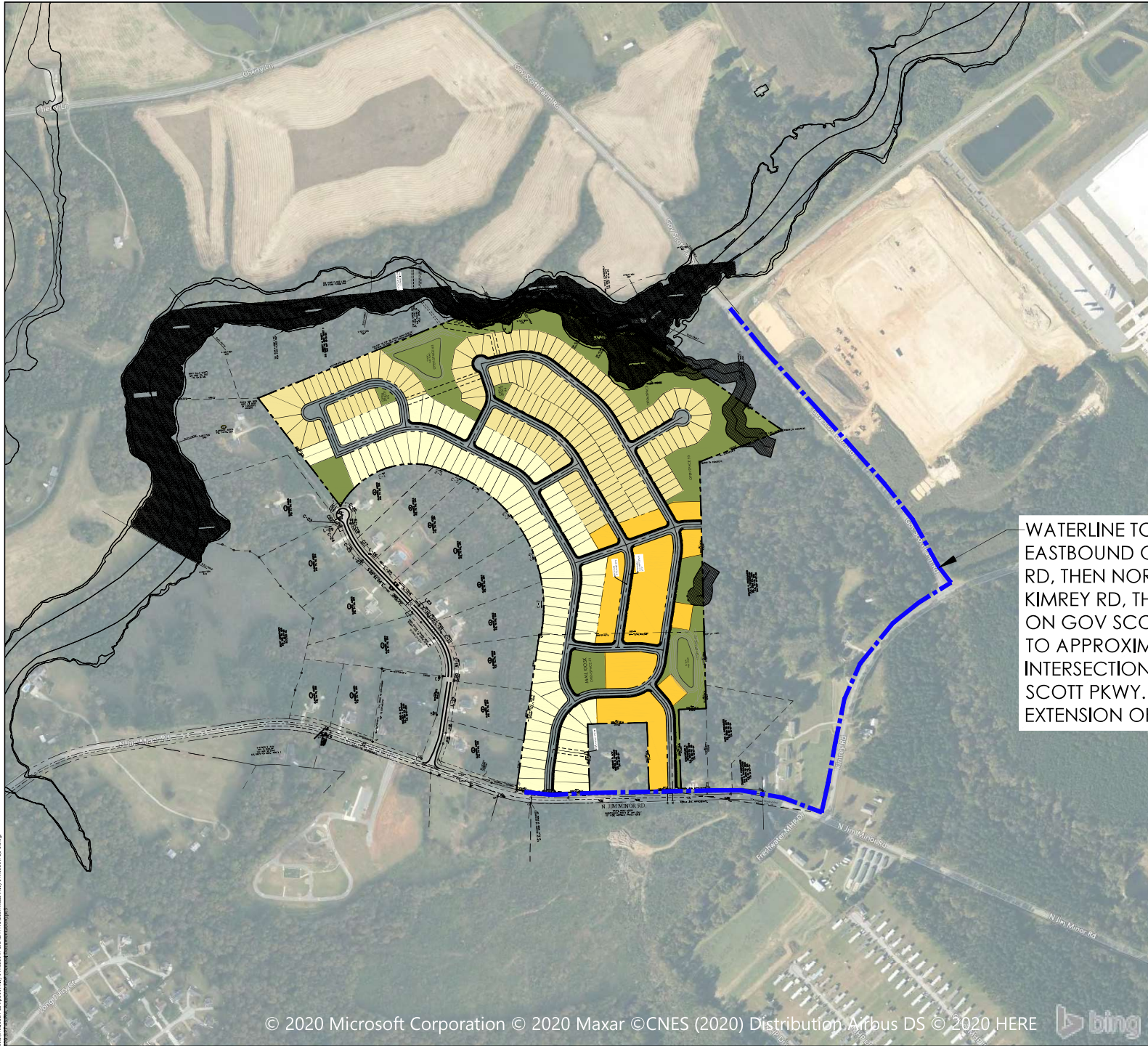


UTILITY PLAN
 Riley's Meadow
 JIM MINOR ROAD, GRAHAM, NC
 CAROLINA LAND GROUP, CARY, NC

SCALE: 1"=100'
 DRAWN BY: AF
 PROJECT #: 19190
 DATE: 6/12/2020
 SHEET: C-1 OF 5

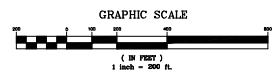
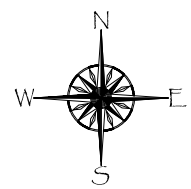


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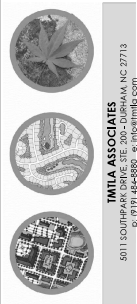


LEGEND	
	PROJECT BOUNDARY
	WETLANDS
	30' JORDAN RIPARIAN BUFFER

WATERLINE TO BE EXTENDED EASTBOUND ON N. JIM MINOR RD, THEN NORTHBOUND ON KIMREY RD, THEN NORTHBOUND ON GOV SCOTT FARM ROAD TO APPROXIMATELY THE INTERSECTION WITH SEN RALPH SCOTT PKWY. APPROXIMATELY EXTENSION OF 4,300 LF.



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WATERLINE EXHIBIT
Riley's Meadow
 JIM MINOR ROAD, GRAHAM, NC
 CAROLINA LAND GROUP, CARY, NC

SCALE:
 1"=200'
 DRAWN BY:
 CDR
 PROJECT #:
 19190
 DATE:
 6/12/2020

SHEET
C-2
 OF 5

Z:\Projects\Queen Campbell\811\811_Meadow_Graham_NC\Submittal\811_Riley's Meadow_S2.dwg
 6/12/2020 10:58:58 AM



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

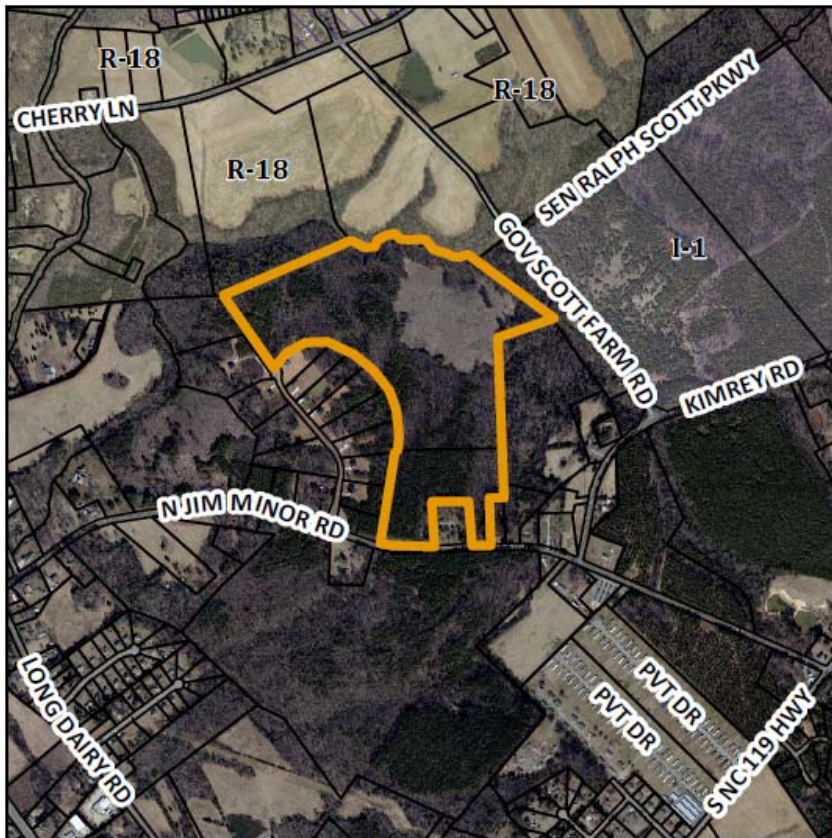
5011 Southpark Drive, Suite 200, Durham NC

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 SOUTH PARK 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 \$



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**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.

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Debbie Jolly, Secretary