

City of Graham Planning Board

Meeting Agenda

October 20, 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 August 18, 2020 meeting
 2. New Business
 - a. S2005 Council Creek. Application by Chuck Truby, CPT Engineering, for Subdivision for 92 lots on 34 +/- acres off Council Drive. GPIN 8873608974.
 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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88498159149?pwd=b3I1UGw2MmlvYWlkTkZOOXpHTFQ1QT09>

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PLANNING ZONING BOARD

Tuesday, August 18, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, August 18, 2020 as an Online Zoom Meeting at 7:00 p.m. Board members present were Dean Ward, Justin Moody, Nate Perry, Eric Crissman, Bobby Chin, Tony Bailey, and Michael Benesch. Staff members present were Nathan Page, Debbie Jolly, and Jeff Wilson. Chairman Ward called the meeting to order, gave the Overview of the Board, and general meeting rules.

1. Approval of the July 21, 2020 minutes. A motion was made to approve the minutes by Bobby Chin, Seconded by Eric Crissman. All vote Aye.
2. New Business
 - a. AM2003 Multifamily Setback. Application by Dennis Euliss to remove the triangle setbacks for multifamily structures. Mr. Page gave an overview of the request. Mr. Euliss was not present. The board had a brief discussion about the set guidelines. Eric Crissman made a motion to approve text amendment it is consistent with the 2035 Comprehensive Plan of 2.3.1, 4.3.1. Seconded by Michael Benesch. 6-1 Bobby Chin voted Nay.
 - b. AM2004 Residential Setback- Nathan gave an overview of this request- Mike Campbell 405 N Maple St. requested setback be moved from 20 ft. to 15 ft. it's an older neighborhood and he would like to add a rear bedroom on. Mr. Campbell's communications stated that rear setbacks were an issue for many of the lots in his neighborhood. The planning board had a few questions for the applicant. After a brief discussion with the board, Mr. Chin made a motion to deny the setback request this application is not fully consistent with The Graham 2035 Comprehensive Plan. Not reasonable to change setback should request a variance. Seconded by Dean Ward. 5-2 Nate Perry and Eric Crissman voted Nay.
 - c. CR2003 Cherry Creek. Application by Tony Tate for rezoning and initiation of zoning for 70(+/-) acres off Sugar Ridge and Jimmie Kerr Roads. GPINS's 8893465385 88993762882, 8893587021, 893682433 and .889358808. Nathan Page presented the project to the board. This is 70 acres with 175 units purposed, single family homes. Tony Tate, 5011 S Park Dr. Durham, the site Landscape Architect gave an overview of his project, and stated they left a large area for open space 47% which is 32.97 acres. The following people spoke against the rezoning, citing traffic concerns and density and the size of house on the lots, as well as changing the country setting.

Stephanie Ward
Kim Minter
Michelle Morris
Angela Willis

2072 Jimmie Kerr Road
1906 Jimmie Kerr Road
1800 Cherry Lane
1408 N. Jim Minor Road

Christie Wood

2038 Jimmie Kerr Road

The following people spoke in favor of the rezoning, citing the lack of housing on the market in Graham, as well as the previous development plans for this parcel.

Andrew Cagle
Michael White

1677 Cherry Lane
5500 Tillary Lane, Gastonia

The board had several questions for Mr. Tate. They had a discussion between the board members. Mr. Chin made a motion to approve with the following conditions, 1. Street stubs to the east, connecting to the NCCP be prohibited. Density of portions within the identified NCCP be no less than 5 dwelling units per acre, to protect the City's investment in the water and sewer extensions to the area. Lot sizes no less than 12,000 square feet. The application is consistent with the 2035 Comprehensive Plan Strategy 3.3.2. Seconded by Michael Benesch. The motion passed 5-2, Eric Crissman and Nate Perry voted Nay.

3. S2004 Cherry Creek Application by Tony Tate for subdivision for 70 (+/-) acres off Sugar Ridge and Jimmie Kerr Roads. GPINs 8893465385, 8893762882, 8893587021, 8893682433 and 8893585808. Nathan Page presented the subdivision project. The board had a brief discussion. Nate Perry made a motion to approve the application as it is consistent with the 2035 Comprehensive Plan and to increase available housing. Seconded by Eric Crissman. All vote Aye. Old Business

- a. Fee for rezoning Application-Nathan Page gave a slide showing the fee for zoning fees around our area. Chairman Ward ask what it cost each month to do the mailings each month. Mr. Ward ask for the fees coming in and going out. The board asked several questions about the fees and cost we spend each month. Nathan agree to get a cost on advertisement, paper, envelopes and stamps before the next meeting.
- b. Open Space Subdivision –Nathan gave an overview of what this consist of An example of 28,000 square feet open space diagram. Chairman Ward Thanked Mr. Page for this and stated it was very helpful.

4. Public comment on non-agenda items. There were no public comments.

Eric Crissman made a motion to adjourn, Bobby Chin seconded. All voted Aye.

No further business the meeting was adjourned at 9:22 PM.

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Council Creek (S2005)

Type of Request: Major Subdivision

Meeting Dates

Planning Board on October 20, 2020

City Council on November 10, 2020

Contact Information

Chuck Truby, CPT Engineering

440 Tying St, High Point NC 27265

(336) 812-8800, chuckt@cptengineering.com

Summary

This is a request to subdivide the approximately 34 acres of the subject property for up to 92 residential lots. The properties are currently vacant. The lots on the end of Darrell Drive have a cul-de-sac that the City of Graham can require the developer remove, or leave, as the City Council desires.



Location

Council Road and Darrell Drive

GPIN

8873608974

Zoning

R-12

Overlay District

none

Surrounding Zoning

R-12, R-18

Surrounding Land Uses

Single Family, and Vacant

Size

Approximately 34 acres

Public Water & Sewer

In the vicinity

Floodplain

Yes

Staff Recommendation

Approval, with condition

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.

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.*

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).

Development Type: North

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

Development Type: South

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



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:

92 lot subdivision that connects to Council Rd and Darrell Dr

Tax Map#: _____ GPIN: 131214

Current Zoning District(s): R12

Overlay District, if applicable:

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

Property Owner: Keystone Group, Inc

Mailing Address: 3708 Alliance Dr

City, State, Zip: Greensboro NC 27407

Phone # (336) 369-1336

Applicant and Project Contact

Name: Chuck Truby-CPT Engineering

☐ Property Owner ☒ Engineer/Surveyor

Other _____

Mailing Address: 4400 Tynning St

City, State, Zip: High Point, NC 27265

Phone # (336) 812-8800

Email: chuckt@cptengineering.com

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

Signature of Applicant

Date

Submit SUBDIVISION MAPS with this application

Proposed Subdivision

Subdivision Name: Council Creek

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: 92 Total Acreage: 34.441

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 \$

Subdivision Map Checklist

Title Block and Data

- ☒ Plat title
- ☒ Owner's name with address and daytime phone number
- ☒ Developer's name, address and daytime phone number, if different from owner
- ☒ Surveyor's name and address
- ☒ Location (township, county, state)
- ☒ Name, address and telephone number of map preparer
- ☒ Dates map prepared or revised
- ☒ Scale of drawing in feet per inch and bar scale
- ☒ North arrow and orientation (north arrow shall not be oriented towards the bottom of the map)
- ☒ Zoning and overlay districts in the area
- ☐ Proposed land use on the property and existing land use on adjacent properties
- ☒ Plat book references
- ☒ Tax map, block and lot numbers
- ☒ Acreage of all proposed lots and of total tract
- ☒ Total number of lots proposed
- ☒ Subdivision location shown on small-scale vicinity map
- ☐ Surveyor's Certificate
- ☐ Statement of Land Use Regulation
- ☐ Statement of Planning Agency Approval
- ☐ Statement of Review Officer Approval
- ☐ An index sheet, if more than two sheets

Planimetric

- ☐ City limits and other jurisdiction lines
- ☒ Boundaries of the tract, with bearings, distances and control corners
- ☐ Existing property lines on the tract to be subdivided; show any property lines to be changed as dashed lines
- ☒ Proposed lot lines and dimensions
- ☐ Addresses of all lots
- ☒ Proposed minimum building setback lines
- ☐ Label all existing and proposed structures
- ☐ Railroad lines and rights-of-way
- ☒ Locations designated as common areas or open space
- ☐ Existing and proposed topography of the tract and beyond showing contour intervals of no greater than 5ft (2ft preferred) and labeling at least two contours per map
- ☒ Location, dimension and type of any easements, existing or proposed
- ☐ Proposed phasing, if any

Utilities

- ☒ Preliminary water and sanitary sewer layouts (final to be provided with Utility Construction Plans)

Landscaping

- ☐ Location, dimensions and type of required planting yards and opaque screens/buffers
- ☐ Location of proposed plantings with a description of the species to be used
- ☐ Approximate height, species and method of tree protection where existing vegetation is to be preserved
- ☒ 10'x70' site triangle at all street and driveway intersections

Transportation and Parking

- ☒ Existing and proposed right-of-way lines
- ☒ Existing and proposed streets showing pavement or curb lines, width, and existing and proposed street names
- ☐ Profile of any proposed new street
- ☒ Width of driveways and internal circulation roadways
- ☐ Driveways adjacent to or across the street from the site and the distance between driveways
- ☒ Existing and proposed sidewalks and handicap ramps, including dimensions
- ☐ Dimensions and location of all parking, queuing and loading areas, including spaces and maneuvering areas
- ☐ Calculation of minimum required off-street parking spaces and total spaces provided

Stormwater Control, Stream Buffers and Floodplains

- ☒ Location and type of existing and proposed stormwater controls, including location of inlets
- ☐ Layout of stormwater control, grading and significant components
- ☒ Location of all streams and drainageways
- ☒ Location of stream buffers on all USGS and NRCS Soil Survey mapped streams
- ☐ Indicate that all buffers are to remain in an undisturbed state
- ☒ Location of jurisdictional waters and wetlands (Note 1)
- ☐ Location of proposed stream crossings showing the proposed grading and overall stream impact, including culvert and outlet protection length
- ☐ Identify any FEMA regulated floodway or floodplain on the property and locate and label the 100-year Base Flood Elevation
- ☐ Extent and size (in acres) of area to be disturbed (Note 2)
- ☐ Location and type of proposed erosion control devices

Note 1. The US Army Corps of Engineers and the NC Division of Water Quality regulate wetlands and waters of the United States through the 404 Corps Permit and 401 State Water Quality Certification process. Site designers and developers are responsible for obtaining all applicable local, state and federal permits, certifications or approvals as necessary for proposed site development activities.

Note 2. If the proposed land disturbing activity exceeds one (1) acre, an Erosion Control Permit from NCDENR Land Quality is required.



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.

Council Creek (S2005)

Type of Request
Major Subdivision

Meeting Dates
Planning Board on 10/20/20
City Council on 11/10/20

- ☐ I move to **recommend APPROVAL** of the application as presented.
- ☐ I move to **recommend APPROVAL** with the following condition(s);
- The developer obtain written consent from tax ID lots 131216 and 131218 to maintain the existing cul-de-sac at Darrell Drive, or remove it when they construct that phase of the development, as the lot owners desire.
- ☐ I move to **recommend DENIAL**.

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- ☐ The application is **consistent** with *The Graham 2035 Comprehensive Plan*.
- ☐ The application is **not fully consistent** with *The Graham 2035 Comprehensive Plan*.
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The action is reasonable and in the public interest for the following reasons:

This report reflects the recommendation of the Planning Board, this the 20th day of October 2020.

Attest:

Dean Ward, Planning Board Chairman

Laura Millsaps, Secretary