

Special Meeting City of Graham Planning Board

Meeting Agenda

May 4th, 2021 at 6:00 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 April 20, 2021 meeting

2. Old Business

a. 160D Update- A comprehensive update to the Development Ordinance, as required by the North Carolina General Assembly.

3. Public comment on non-agenda items

Adjourn

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

When: May 4, 2021 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board Zoom Meeting 5/4/2021

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81802771364?pwd=c1BqMk02TFBCQWZFYlFtUIY5UVpUUT09>

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PLANNING ZONING BOARD

Tuesday, April 20, 2021

The Planning & Zoning Board held their regular meeting on Tuesday, April 20, 2021 as a hybrid in person and online via Zoom meeting at 7:00 p.m. Board members present were Justin Moody, Eric Crissman, Tony Bailey, Dean Ward. Nate Perry, Bobby Chin and Michael Benesch were absent. Staff members present were Nathan Page, Debbie Jolly, and Jeff Wilson. Chair Ward called the meeting to order, gave the Overview of the Board, and general meeting rules.

1. Approval of the March 16, 2021 minutes. A motion was made to approve the minutes by, Justin Moody seconded by Tony Bailey. All voted in favor.

2. New Business

- a. S2101-Huntington Hills. Request by Don Sever for single family detached subdivision for 95 lots on 34 acres. GPIN 8894032541. Don Sever presented the project to the planning board.

Nathan Page gave an overview of the staff report. Don Sever spoke on this project. Mr. Sever answered a few questions for the board. Eric Crissman made a motion to approve as presented, in conformity with The Graham 2035 Comprehensive Plan 3.2.3, 3.2.4, 4.2.1 and 4.3.1. Seconded by Dean Ward. All voted Aye.

Don Sever- 1110 Navaho Dr. Raleigh
Tom Boney- The Alamance News

- b. CR2002a Riley's Meadow. Request to change access drive location for Riley's Meadow based on NCDOT request. GPIN 8893856817 Mr. Page gave an overview on the project. Tony Tate gave a brief description of the changes made for NCDOT. Eric Crissman made a motion to approve rezoning the property would be in consistence with the Policy 3.2.4, 5.2.1 and Strategy 4.3.1 of The Graham 2035 Comprehensive Plan. Justin Moody seconded. All voted Aye.
- c. RZ2104 Jimmie Kerr Multi-Family. Request by Travers Webb for rezoning to R-MF from I-1 for approximately 11 acres on Jimmie Kerr Road. GPINs 8894469497 and 8894469816. Nathan Page gave an overview of the staff report. Travers Webb presented his project to the board. George Webb also spoke on this project. Mr. Webb answer a few questions from the board. Chairman Dean Ward made a motion to approve it is consistent with the Graham 2035 Comprehensive Plan Strategy 2.3.1,4.3.1 and 5.1.1. Seconded by Justin Moody. Vote was 3-1 Eric Crissman voted Nay.

Travers Webb 619. E. Harden St

George Webb --129 Hudson St
Tom Boney-The Alamance News

SUP2101 Winsor Oakmont. Request for Special Use Permit by Amanda Hodierno, Windsor Investments for townhomes on R-12 lots. GPINS8883100157, 8883000530. Nathan Page presented the staff report to the planning board. Amanda Hodierno, Esq. AICP, represented Windsor Investments- 804 Green Valley Rd- Presented this special use permit proposal to the planning board. The planning board took a 7 minute recess. Meeting called back to order. Amanda answered questions from the board and the neighbors. Public hearing was closed. Eric Crissman made a motion based The Graham 2035 Comprehensive Plan 2.2.1,5.1.1 and 5.2.1 the six condition have been met and we recommend approval.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.
 - o *The property is zoned R-12, a townhome is permitted only with a special use permit, or a rezoning to R-MF or R-G.*
2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
 - o *A preliminary site plan showing the location, dimensions, and sites within the development has been supplied.*
 - o *The dimensional requirements for multifamily dwellings has been achieved.*
 - o *The provision of off-street parking appears to be compliant, but will be required by the Graham Technical Review Committee (TRC).*
3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
 - o *Permitting townhomes on this site will not materially endanger the public health or safety.*
4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.
 - o *Permitting townhomes on this site will not substantially injure the value of adjoining property.*
5. The location and character of the use if developed according to the plan as submitted will be in harmony with the area in which it is to be located and in general conformity with the plan of development for the Graham planning area.
 - o *The plan is located in a neighborhood residential section of Graham, and is in general conformity with The Graham 2035 Comprehensive Plan.*
6. Satisfactory provision has been made for the following, when applicable: vehicle circulation, parking and loading, service entrances and areas, screening, utilities, signs and lighting, and open space.
 - o *The sketch plan submitted indicates general compliance with these requirements. The Graham TRC will require conformance with the City of Graham Ordinances prior to the issuance of a Certificate of Occupancy.*

Seconded by Tony Bailey. All voted Aye.

Eugene Wade, P.E., P.L.S. - 621 Eugene Ct, Greensboro.
Lisa Lundeen, P.E. – Exult Engineering, P.O. Box 99277, Raleigh NC
Glenn Patterson North Carolina Certified General Real Estate Appraiser-
885 Cheeks Lane, Graham

The following neighbors spoke against this project

William Holmes – 576 Hanson Ln.
Paul Smart- 556 Little Creek Dr.
Justin Kiger- 501 Grandview Dr.
Cynthia Thompson- 1904 Palmer Dr.
Joann Henry- 504 Grandview Dr.
Angela Parson-506 Wildwood Ln.
Ann Collins- 546 Grandview Dr.
James Peck- 617 Whisper Ridge Dr.
Conrad Cowan- 648 Whisper Ridge Dr.
Larry Durham-1904 Palmer Dr.
Robin Ferguson- 592 Grandview Dr.
Charlie Smith- 616 Whisper Ridge Dr.
LaJune Moore- 525 Wildwood Ln.
Margaret Muegge- 1802 Meadowview Dr.

- d. S2101 Windsor Oakmont. Request for major subdivision by David Michaels, Windsor Investments. Approximately 179 homes on 59.35 acres. GPINS 8883100157,8883000530. Nathan presented the staff report. Eric Crissman made a motion to approve base on Graham The 2035 Compressive Plan. Tony Bailey seconded. All voted Aye.

3. Old Business

- a. 160D Update- A comprehensive update to the Development Ordinance, as required by the North Carolina General Assembly. Planning Board will have a special meeting on May 4th at 6:00PM.

4. Public comment on non-agenda items- None

Dean Ward made a motion to adjourn. 2nd by Justin Moody.

No further business the meeting was adjourned at 10:09

Respectfully Submitted,
Debbie Jolly



STAFF REPORT

Prepared by Nathan Page, Planning Director

Text Amendment for: 160D Update

Type of Request: Text Amendment

Contact Information

N/A

Meeting Dates

Planning Board on March 16, 2021

City Council on April 13, 2021

Summary

The North Carolina General Assembly has changed the enabling legislation for all municipalities and counties. As this is the law from which all of our authority is delegated, we are required to update our regulations, or be at risk of not being in compliance with state law.

The following amendments to the Development Ordinance are proposed:

As the text for this has hundreds of changes over more than 250 pages, it has been included as a separate addendum with a “track-changes” version. There are a few additional changes that have been made since staff first started working on this draft, which also appear as changes here, for example, the 20ft front yard setback for R-7. While this shows as a “change”, it is a change from the draft version being worked on previously, and is already adopted by the City Council.

Project Name

160D Update
(AM2101)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

A full copy of the proposed changes is available at this link: https://www.cityofgraham.com/wp-content/uploads/2021/03/PB_AgendaPacket_Mar2021forWeb.pdf

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable.

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

Development Type

All

Staff Recommendation

Based on the comprehensive plan, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The proposed amendment brings us into alignment with the new 160D regulations.



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.

160D Update (AM2101)

Type of Request

Text Amendment

Meeting Dates

Planning Board on March 16, 2021

City Council on April 13, 2021

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

☐ I move to **recommend DENIAL**.

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

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

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

This report reflects the recommendation of the Planning Board, this the 16th day of March, 2021.

Attest:

Dean Ward, Planning Board Chair

Debbie Jolly, Secretary