



City of Graham Planning Board

Meeting Agenda

August 16, 2022, at 6:30 PM
Council Chambers, Graham City
Hall

1. Meeting called to order.
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the May 17, 2022, meeting minutes.
6. New Business:
 - a. Request by Amanda Hodierne on behalf of Etta Lemons Warren, to rezone approximately 14.03 acres at 1242 Hanford Rd (GPIN: 8873868043) from R-12 (Medium Density Residential) and R-18 (Low Density Residential) to C-R (Conditional Residential) to construct townhomes (CR2203).
 - b. Request by Amanda Hodierne on behalf of NJA Properties LLC and NRS Properties, LLC, to rezone approximately 1.15 acres of property at 302 N. Maple Street and 203, 207, and 213 W. Market Street from R-7 (high-density residential) to C-R (Conditional residential) (GPIN: 8884151515, 8884150571, 8884059566, and 8884058556) to construct up to 40 dwelling units (CR2204).
 - c. Request by James Norris Jr. to rezone approximately 0.25 acres of property at 300 E Elm Street (GPIN: 8884247433) from R-7 (High Density Residential) to B-2 (General Business) for a Beauty Salon (RZ2206).
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, May 17, 2022

The Planning & Zoning Board held its regular meeting on Tuesday, May 17, 2022.

Members present were Dean Ward, Eric Crissman, Michael Benesch and John Wooten.

Members absent were Jerome Bias, Tony Bailey. Staff members present were Planning Director Justin Snyder and Debbie Jolly.

1. Chair Ward called the meeting to order at 6:31 P.M., and he gave the overview of the board and general meeting rules.
2. Welcome new member. Chair Ward welcomed Chad Huffine.
3. Roll Call and confirmation of quorum.
4. Pledge of allegiance and moment of silence or invocation.
5. Overview of board and general meeting rules.
6. Approval of the April 19, 2022, meeting minutes. Wooten made a motion to approve minutes. Seconded by Crissman. Vote 5-0.
7. Old Business:
 - a. Amendment to the Development Ordinance Section 10.16, Definitions, Section 10.135, Table of Permitted Uses, and Section 10.136, Notes to the Table of Permitted Uses, to create standards for arts and crafts studios (AM2206) (Tabled from the March 15, 2022, Planning Board meeting). Snyder presented the changes the board. Ward opened the public hearing. Cameron Maricle 101 E Harden St. ask why is it so hard to do business in Graham? Several board members addressed this and told him this is to help him and not make it hard to do business here, they are glad to have his business here in Graham. The board discussed the language. Hugo Kreuscher 2005 Cherry Lane ask about education classes. Closed public hearing.

Crissman moved to approve with the addition of “significant” after the word “no” in subsections a,b,c, and h of number 25, and to define the word significant as “having or likely to have influence or effect.”

2nd: Wooten. Vote: 5-0
 - b. Amendment to the Development Ordinance Section 10.16, Definitions, Article X, Signs, Section 10.442, Signage, and Section 10.467, Signage, to revise the standards for flags and feathered flags and banners (AM2207) (Tabled from the March 15, 2022,



Planning Board meeting). The board had a few questions for Snyder. Open public hearing. Ricky Hall 2501 Pepperstone Dr., co-author of this amendment, stated that this is to help business that suffered during COVID. Ward closed the public hearing. Board discussed this amendment.

Motion: Ward to approve with changes to include the exemption of American flags and to have the language on page 34 match that of page 36 in the packet regarding flags being stored at close of business. Consistent with the 2035 plan.

2nd: Benesch

Vote: 4-1 (Crissman opposed)

Before going to new business item A, Chair Ward made a motion to recuse Huffine as this would be a conflict of interest. Seconded by Crissman. Vote 4-0

8. New Business

a. Request by Chad Huffine on behalf of Square Miler Holdings, LLC, to rezone approximately 0.65 acres at 206 E Elm Street (GPIN: 8884243495) and 105 N Marshall Street (GPIN: 8884243516) from B-1 (Central Business) and B-2 (General Business) to C-R (Conditional Residential) to construct townhomes and C-B (Conditional Business) to construct a live-work building (CR2201)

Motion: Crissman moved to approve with the condition of using architect's rendering A only, along with City parking signage on the fence adjacent to the development to discourage overnight guest parking, and to add a mirror and signage warning exiting motorists of pedestrians in the crosswalk.

2nd: No second, motion failed.

Motion: Wooten moved to approve with the condition that the developer adds a convex mirror and signage at the Elm Street exit warning motorists of pedestrians in the crosswalk.

Ward re-opened the public hearing. Diane Foust 211 E. Harden St. was asking about the fence height and where the fence was going. Did they buy both houses beside her? Chad Huffines address her concerns. Hugo Kreuscher 2005 Cherry Ln. asked how many units there would be? He is interested in this project. Huffines answered. Ward again closed the public hearing. The board discussed this project.



Motion: Crissman moved to approve with the condition of using architect's rendering A only along with City parking signage on the fence adjacent to the development to discourage overnight guest parking, and to add a mirror and signage warning exiting motorists of pedestrians in the crosswalk.

2nd: No second, motion failed.

Motion: Wooten moved to approve with the condition that the developer adds a convex mirror and signage at the Elm Street exit warning motorists of pedestrians in the crosswalk. 2nd: Benesch. Vote: 3-1 (Crissman opposed because the proposed architecture was incompatible with Downtown).

Huffine re-joined the planning board.

9. Public comment on non-agenda items- Hugo Kreuscher made a public comment about making sure decisions reflected that of the entire community, and he asked to be kept in the loop for the future land use plan and UDO updates to protect the residents of Cherry Lane.

10. Staff comments. No staff comments

11. Adjournment. - Wooten made a motion to adjourn. Seconded by Benesch. 5-0 vote.

Meeting adjourned at 9:08 P.M.

Respectfully submitted this 25th day of May 2022,
Debbie Jolly
Planning and Inspection Technician



STAFF REPORT

Prepared by Cameron West, Planner

Hanford Landing Townhomes (CR2203)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on August 16, 2022

City Council on September 13, 2022

Contact Information

Amanda Hodierne

804 Green Valley Rd. Ste. 200

Greensboro, NC 27408

336-609-5137; amanda@isaacsonsheridan.com

Summary

This is a request to rezone 14.03 acres of property from R-12 and R-18 (Medium and Low-Density Residential) to C-R (Conditional Residential) for the purpose of constructing up to 72 two-story townhomes. Nearly all of the land nearby is zoned and used for single family residential, with either R-12 or R-18 zoning. The proposed density with the 72 townhomes on 14 acres of land is nearly five units per acre of the total lot area. This property is listed on the Future Land Use Map as Suburban Residential, which according to the future land use plan suggests the appropriate density of the area is between 3-6 dwelling units per acre. The future land use plan also alludes to the Suburban Residential District's principal uses are Predominantly detached singlefamily homes; new neighborhoods may include a range of duplexes, townhomes, and small scale multi-family dwellings of twelve units.

With the update to the previous Conditional Rezoning request, the applicant has decreased the density of the lot by utilizing the full area of the property past the creek location.

Location

1242 Hanford Road

GPIN:

8873868043

Current Zoning

R-12 and R-18 (Single Family Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

R-12, R-18

Surrounding Land Uses

Single Family, Vacant

Size

14.03 acres

Public Water & Sewer

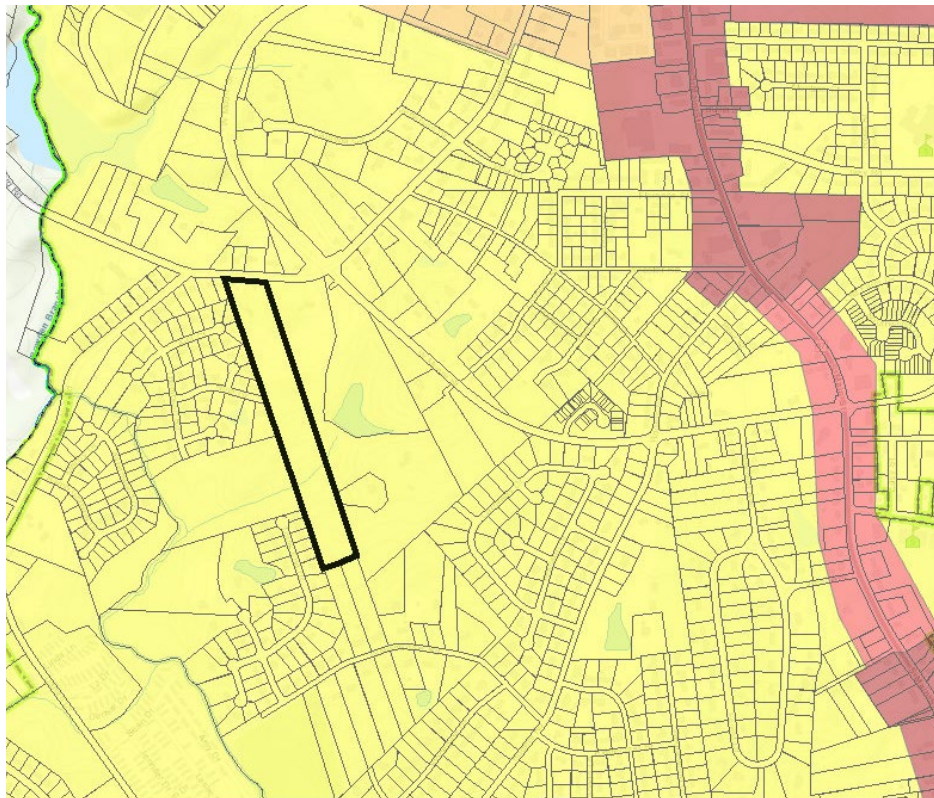
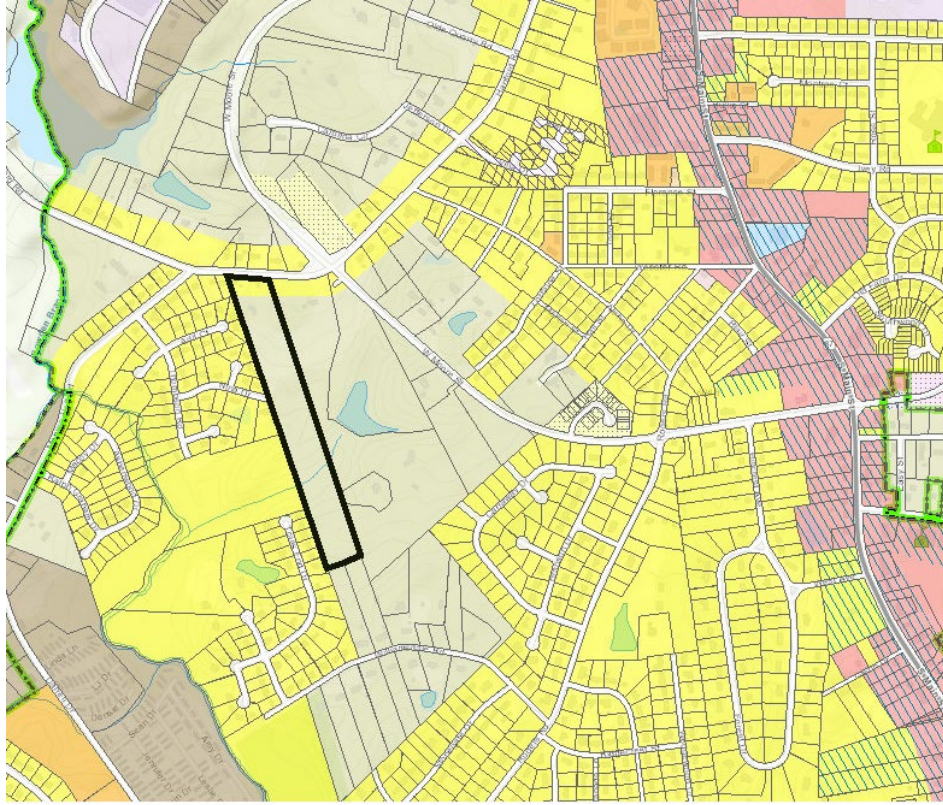
Yes

Floodplain

No

Staff Recommendation

Approval



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

Future Land Use Suburban Residential Principal Uses: Suburban residential neighborhoods are primarily settings for existing and future single family detached housing, but may also contain additional housing typologies and low-impact supporting uses in neighborhood activity centers. Affordable detached homes within attractive walkable neighborhoods will continue to make Graham an attractive place to live for people who work in Graham and surrounding communities.

Applicable Policies:

- **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 amendment would allow for efficient land use and connection to existing services.*
- **Policy 5.1.2: Variety of ownership opportunities.** Encourage a variety of homeownership opportunities and choices by supporting the development of condominiums, cooperatives, and land trusts. *This amendment will offer flexibility in home ownership by presenting options for rental and/or owned residential units.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment will diversify the City's residential housing stock and support the downtown landscape.*

Planning Type

Neighborhoods

Development Type

Suburban Residential

The term neighborhood refers to the idea of a compact, walkable, diverse, and connected community. As the building blocks of City urban fabric, neighborhoods should be organized around small-scale activity centers that provide civic and commercial functions within a five to ten-minute walk for residents to meet their daily needs.

Neighborhoods should be well connected internally and externally for bicyclists, pedestrians, and commuters. Small blocks and high connectivity ratios should be established and maintained both within and between neighborhoods.

Appropriate Density

3-6 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 rezoning per Applicable Policies above.

Planning Board Recommendation:

1242 Hanford Road

Proposed Conditions:

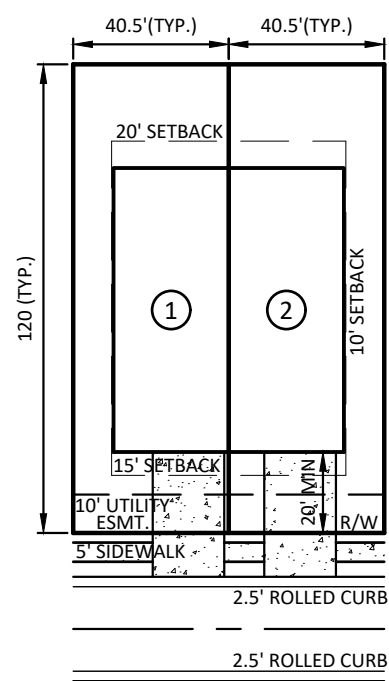
1. The maximum number of units shall be 72.
2. Building shall be no more than two (2) stories.
3. Uses shall be limited to single family attached twin homes and detached homes and associated amenities and accessory uses.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER.

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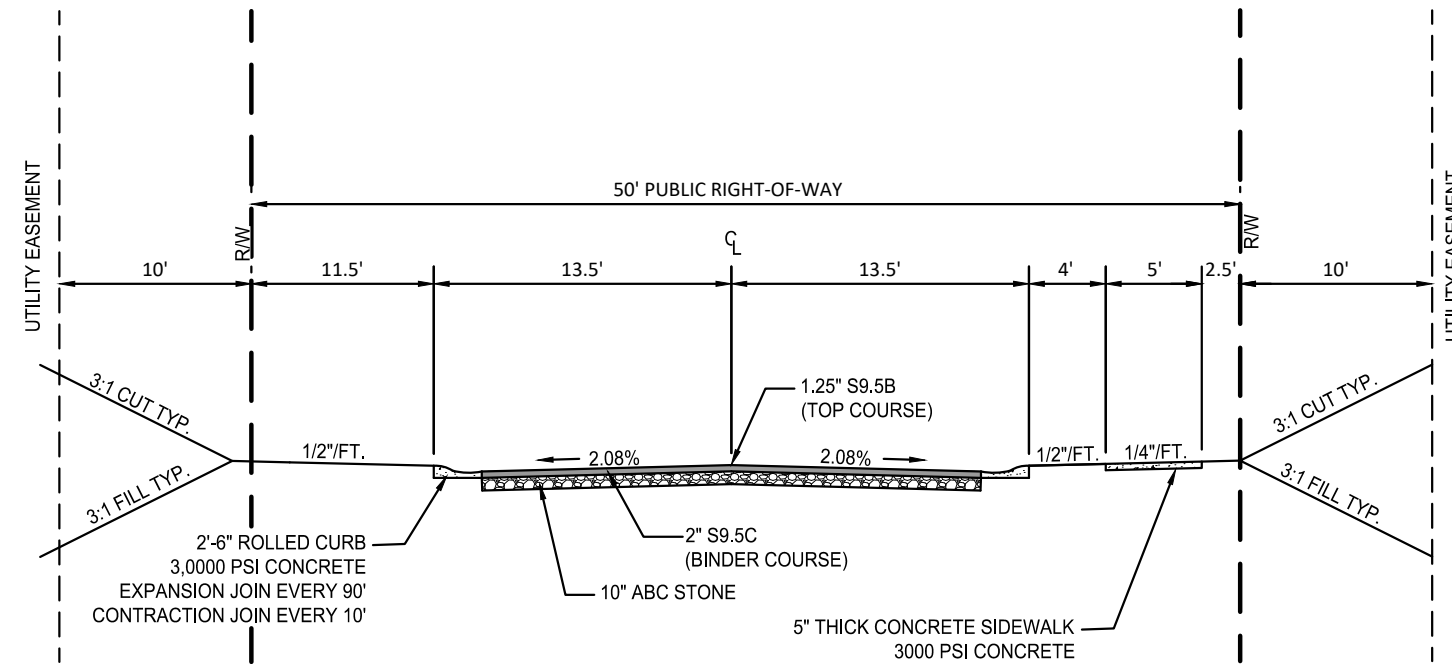
PRELIMINARY PLAN NOTE:

FINAL TWIN HOME FOOTPRINTS AND LOT LINES MAY VARY FROM THIS PRELIMINARY PLAN. DRIVEWAYS, PARKING, SITE STORMWATER DEVICES AND OTHER SITE FEATURES TO BE FINALIZED DURING CONSTRUCTION DESIGN AND PERMITTING OF THIS PROJECT.



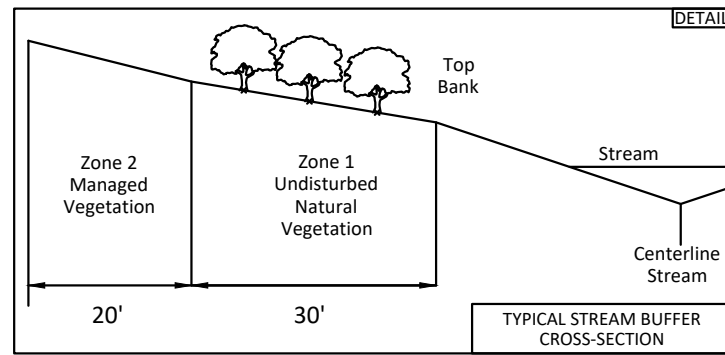
**TYPICAL TWIN HOME LAYOUT
SCALE 1"=50'**

NOTE:
1. SEE PROPOSED C-R BUILDING SETBACK DATA THIS SHEET.

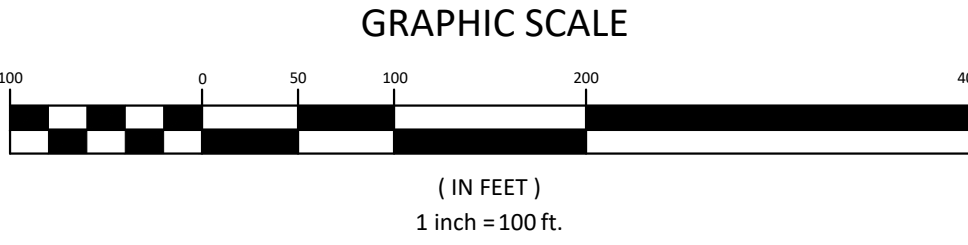


**27' BOC TO BOC TYPICAL SECTION
N.T.S.**

NOTES:
1. CONTRACTOR MUST PRESENT INSPECTOR WITH ASPHALT TICKETS
2. REFER TO THE CITY OF GRAHAM DEVELOPMENT ORDINANCE FOR APPROPRIATE DIMENSIONS, ALTERNATIVE STREET WIDTHS AND PAVEMENT SECTIONS MAY BE APPROVED PER THE LDO AND CITY OF GRAHAM TRC.
3. ALL ASPHALT CEMENT PLANT MIX AND METHOD OF PLACEMENT SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS.
4. ALL WORK SHALL COMPLY WITH N.C. DOT STANDARD SPECIFICATIONS.
5. TOP COURSE TO BE PLACED WITHIN 12 MONTHS OF ASPHALT BINDER COURSE.
6. ALL ROADWAYS SHALL BE PROOFROLLED PRIOR TO PLACEMENT OF THE ABC STONE. BINDER COURSE AND TOP COURSE. ALL DEFECTS IN SUBGRADE AND/OR PAVEMENT SHALL BE REPAIRED.



LEGEND	
	WATER METER BOX (WM)
	WATER VALVE (WV)
	STORM MANHOLE (STMH)
	UTILITY POLE
	LIGHT POLE
	GROUND LIGHT
	GUY WIRE
	YARD INLET (YI)
	GAS VALVE
	OVERHEAD POWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND ELECTRICAL
	FENCE LINE
	WOODED AREA (TYP.)
	FIRE HYDRANT (HYD)
	SANITARY SEWER MANHOLE (SSMH)
	CLEAN OUT
	DEED BOOK
	PLAT BOOK
	PAGE
	RIGHT-OF-WAY
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	CONCRETE
	REINFORCED CONCRETE PIPE
	DROP INLET
	CURB INLET
	FINISH FLOOR ELEVATION
	BASMENT
	TELEPHONE PEDESTAL
	TELEPHONE HAND HOLD
	DRAINAGE MAINTENANCE & UTILITY EASEMENT



DRAWN BY: JCB
CHECKED BY: ARS
DATE: 06/24/2022
PROJECT NO.: 703-01
REF. NO.:
SCALE: 1"=100'

NO.	DATE	REVISION NOTE
1	07/21/22	CITY OF GRAHAM TRC

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: ALAMANCE
TOWNSHIP: GRAHAM

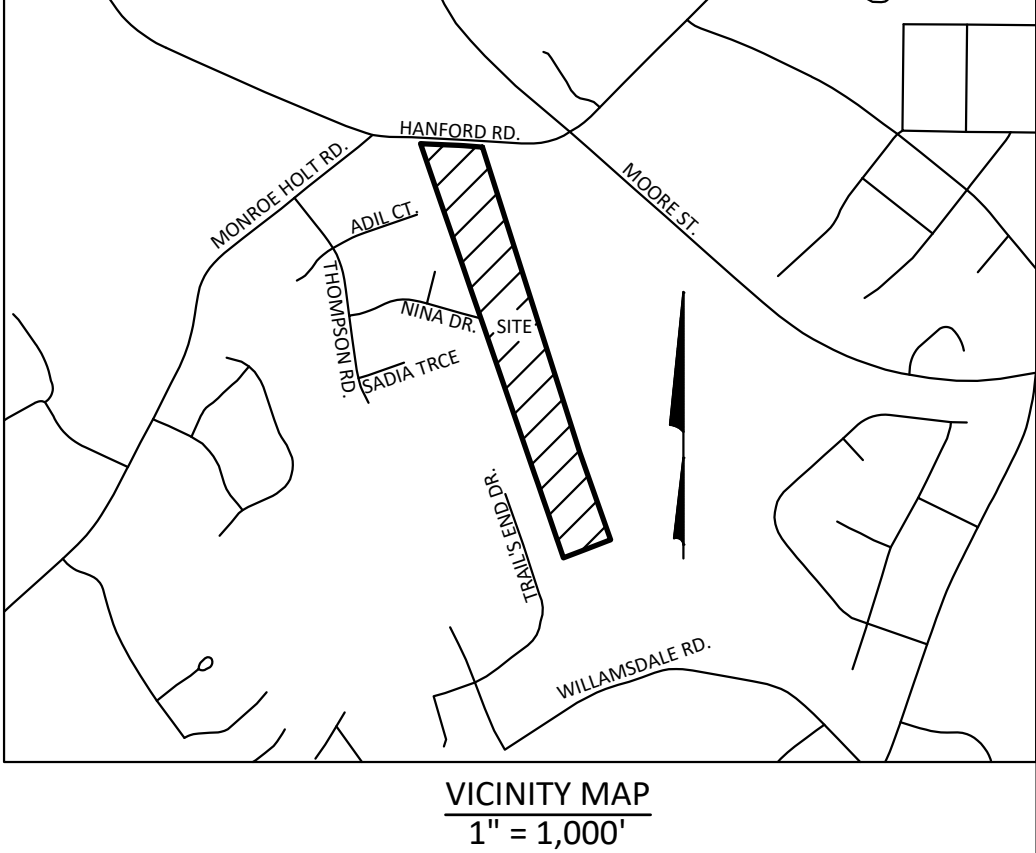
DEVELOPER INFORMATION:
WBYA, INC.
P.O. BOX 29341
GREENSBORO, NC 27429

**HANFORD LANDING
PRELIMINARY PLAN**

PROPERTY OWNER INFORMATION:
WARREN T. LEMMONS
420 TRAIL ONE
BURLINGTON, NC 27215



Aden R. Stoltzfus, PE C-3812
aden@seengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284



PARCEL DATA:
PARCEL ID: 131611
TOTAL ACREAGE: 14.773 AC. +/-
DEED REF: DB. 0428 PG. 0875
PLAT REF: P.B. 3 PG. 85 (LOTS 10 & 11)
EXISTING ZONING: R-12 & R-18
PROPOSED ZONING: C-R
EXISTING USE: RESIDENTIAL/VACANT
PROPOSED USE: RESIDENTIAL
LF PUBLIC STREET: 2,300 LF
NO. OF LOTS: 72

PROPOSED C-R BUILDING SETBACKS:
FRONT: 15'; GARAGE SETBACK TO BE A MIN. OF 20' FROM RIGHT OF WAY
SIDE STREET: 15'
PERIMETER SETBACK: 20'
MIN. BUILDING SEPARATION: 20'
COMMON OPEN SPACE: MIN. 10% = 1.477 +/- AC. MIN.
SHOWN: 135,936 SF, 3.121 AC +/-, FINAL COMMON AREA TO BE 10% OF SITE OR GREATER

MAXIMUM BUILDING HEIGHT: 2-STORY

PARKING REQUIREMENTS:
REQUIRED PARKING: 2 SPACES/UNIT = 72x2 = 144 SPACES REQ'D.
148 SPACES PROVIDED

WATERSHED INFORMATION:

THIS PROPERTY IS NOT LOCATED IN A WATERSHED PER NC ONE MAP.

FLOOD INFORMATION:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER NCFRIS MAP #3710887300K, DATED 11/17/2017, PANEL #8873.

NOTES:

THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.

THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.

BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM ALAMANCE COUNTY GIS

NO SURVEYS OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZTUS ENGINEERING, INC.

STREAMS/WETLANDS AS SHOWN WERE DELINEATED BY PILOT ENVIRONMENTAL, PROJECT # 7363 ON 11/18/2021. REVIEWS/PERMITS FOR STREAM DISTURBANCE TO BE OBTAINED PRIOR TO CONSTRUCTION.

ALL CONSTRUCTION TO MEET CITY OF GRAHAM/NC DOT STANDARDS AND SPECIFICATIONS LATEST ADDITIONS. AN NCDOT DRIVEWAY PERMIT AND ENCROACHMENT AGREEMENTS ARE REQUIRED PRIOR TO CONSTRUCTION.

SIGN NOTE:

ENTRANCE MONUMENT LOCATION SHOWN MAY BE MOVED TO LOT 1 SIDE OF STREET DEPENDING UPON SITE CONSTRUCTION PLANS AND MARKETING RECOMMENDATIONS.

OPEN SPACE/COMMON ELEMENTS NOTE:

OPEN SPACE/COMMON ELEMENTS TO BE DEEDED TO THE HOA.

ROLL-OUT CONTAINER NOTE:

ROLL-OUT CONTAINERS ARE PROPOSED TO SERVICE THE SITE.

STORMWATER NOTE:

PROPOSED IMPERVIOUS SURFACE AREAS TO BE ROUTED TO THE PROPOSED BMP LOCATIONS FOR WATER QUALITY AND QUANTITY TREATMENT PER CITY OF GRAHAM STORMWATER REGULATIONS.

STORMWATER DETENTION TO INCLUDE A POST DEVELOPMENT RUNOFF PEAK FLOW LESS THAN OR EQUAL TO PRE-DEVELOPMENT FLOW FOR THE 10 YEAR STORM EVENT.

PROJECT PHASING NOTE:

PROJECT MAY BE PHASED AND PHASING LIMITS SUBJECT TO DESIGN CONSTRUCTION DRAWINGS.





















STAFF REPORT

Prepared by Cameron West, Planner

Maple and Market C-R (CR2204)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on August 16, 2022

City Council on September 13, 2022

Contact Information

Jason Cox

200 N. Main Street, #302

Graham, NC 27253

336-263-1180;

jason@themonroecompanies.com

Summary

This is a request to rezone approximately 1.15 acres of property at 302 N. Maple Street and 203, 207, and 213 W. Market Street from R-7 (high density residential) to C-R (Conditional Residential) (GPIN: 8884151515, 8884150571, 8884059566, and 8884058556). The general area subject to this potential rezoning is comprised of numerous older homes, mostly in poor to fair condition, as well as a mixture of vacant buildings and vacant lots. Because mixed-use residential uses are permitted in the Downtown Residential Future Land Use Plan classification, this rezoning request presents a rather intriguing redevelopment scenario to try to spur infill and redevelopment that ties to the downtown business district and the City's desire to be walkable, to have a diversity of housing types near downtown, and to have higher residential density clustered near downtown to serve downtown businesses. The biggest challenges will be to address off-street parking and to ensure that buildings proposed are compatible with the surrounding residential. The applicant appears to have mostly addressed these items in his conceptual site plan and narrative. The density would be akin to that of the multifamily zoning directly across the street, yet the urban center feel of the site will help it blend in with the surrounding neighborhood and downtown.

Given the location and the likely development patterns in this area, high density residential would be a compatible use in staff's opinion.

Location

302 N. Maple Street and 203, 207, and 213 W. Market Street

GPIN:

8884151515, 8884150571, 8884059566, and 8884058556

Current Zoning

R-7 (High Density Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

B-1, B-2, R-7, R-MF

Surrounding Land Uses

Single Family, Office, Vacant, and Business

Size

1.15 acres

Public Water & Sewer

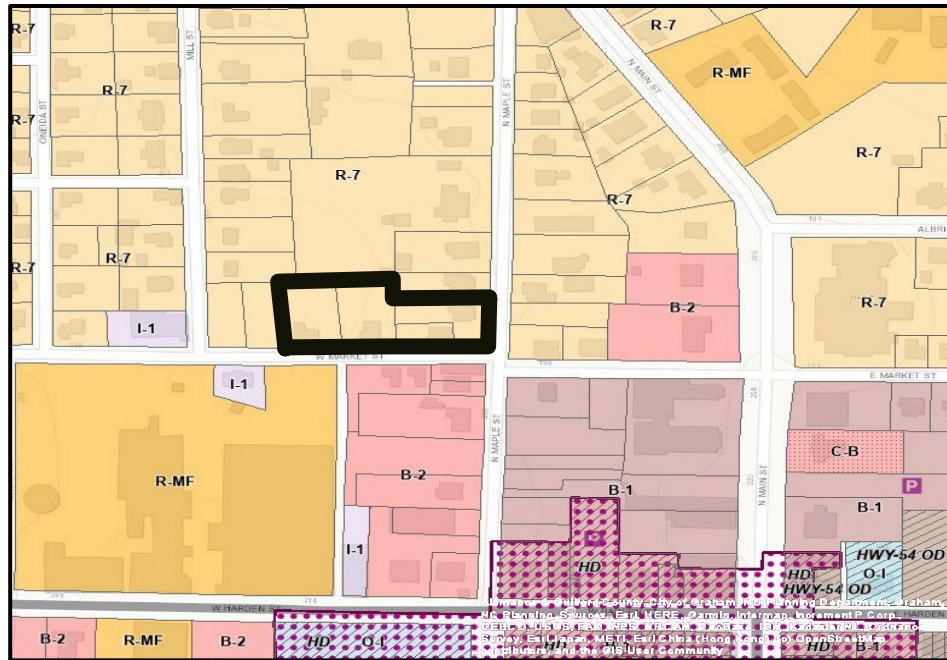
Yes

Floodplain

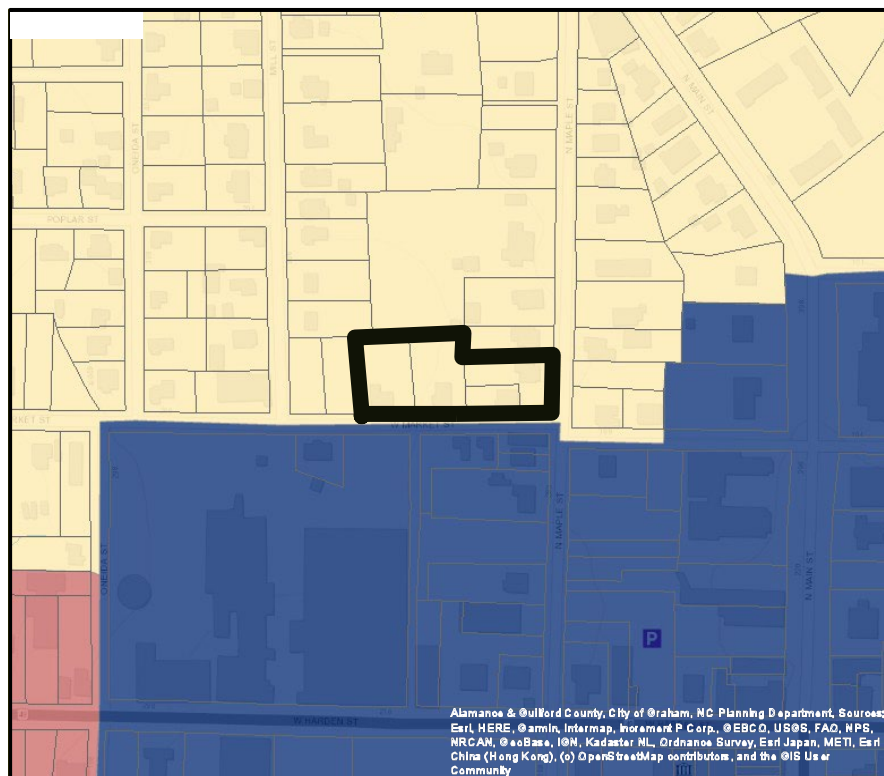
No

Staff Recommendation

Approval



Zoning Map



Future Land Use map

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

Applicable Policies:

- **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 amendment would allow for efficient land use and connection to existing services.*
- **Policy 5.1.2: Variety of ownership opportunities.** Encourage a variety of homeownership opportunities and choices by supporting the development of condominiums, cooperatives, and land trusts. *This amendment will offer flexibility in home ownership by presenting options for rental and/or owned residential units.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment will diversify the City's residential housing stock and support the downtown landscape.*

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 this property would further Policies 4.3.1, 5.1.2, and 5.2.1, creating a diverse housing stock that is connected to the downtown area with a variety of home ownership options and an efficient land use development pattern.

Planning Board Recommendation:

Planning Type

Neighborhoods

Development Type

Downtown Residential

The term neighborhood refers to the idea of a compact, walkable, diverse, and connected community. As the building blocks of City urban fabric, neighborhoods should be organized around small-scale activity centers that provide civic and commercial functions within a five to ten-minute walk for residents to meet their daily needs.

Neighborhoods should be well connected internally and externally for bicyclists, pedestrians, and commuters. Small blocks and high connectivity ratios should be established and maintained both within and between neighborhoods.

Appropriate Density

3-6 dwelling units per acre

Proposed Uses

All uses permitted under R-G except any which are not residential in nature, specifically:

- Ambulance, Fire, Police, Rescue Station
- Day Care Center, Adult or Child
- Family Care Facility
- Manufactured Dwelling
- Nursing Home, Rest Home, Convalescent Home
- Roadside stands, temporary, for sale of agricultural products produced on premises, not in right-of-way

Proposed Conditions:

- Building Height: Maximum height of 45'
- Total Dwellings: No more than 40 dwelling units
- Off Street Parking: Approval to utilize the Downtown area residential parking permit process.
 - As noted in prior City Council meeting, subject property is a lesser distance from public parking than primary Main Street locations such as Graham Cinema, Green & McClure Furniture, and others.
 - BENEFITS of DECOUPLED PARKING
 - FOR CITY: 1) Increased tax value, tax base per acre by eliminating redundant parking. 2) Reduction in water runoff and stormwater management by reducing amount of impervious surfaces. 3) Meets city growth plan to foster walkability, 4) Reduces heat sink effect of added asphalt/concrete.
 - Directly supports Policy 3.1.4: Shared Automobile Parking
 - FOR PEDESTRIANS: Benefits neighbors and pedestrians alike with lesser vehicle traffic, which was a concern prior raised with increased density being requested.
 - FOR NEIGHBORS: 1) Reduces amount of vehicle traffic as noted, 2) Increases green space, and 3) Benefits neighbors with a more pleasant outcome than parking lots.
- Building Scale: Project will be spread across at least 4 separate buildings.
 - Assures multiple smaller buildings to reduce individual scale of any one building
- Building Spacing: Shared alleys, walkways, stairs or similar shall be allowed between separate buildings to allow for clustering of buildings.
 - Allowing shared pedestrian walkways, etc allows for clustering of buildings, improving both the quantity and quality of usable open space, as well as improving walkability through and to site.
- Site Development: Site plan proposed consists of two developments as noted and defined within. Subject plan is designed to allow a reduced impact on surrounding neighbors by being developed incrementally. Parcels will be re-platted in accordance with final plan. Final site plan is subject to engineering, architectural design, and governed by TRC approval within the conditions as set forth and agreed to.

CURRENT SITE CONDITIONS

CURRENT CONDITIONS: MAPLE ST

APPROACHING FROM SOUTH, WEST FACING SIDE



CURRENT CONDITIONS: MAPLE ST

FROM CORNER, FACING NW



CURRENT CONDITIONS: MAPLE ST

NE CORNER



CURRENT CONDITIONS: MAPLE ST

SE CORNER



CURRENT CONDITIONS: MARKET ST

FACING SW



CURRENT CONDITIONS: MARKET ST

FACING NW



CURRENT CONDITIONS: MARKET ST

FACING SE



CURRENT CONDITIONS: MAPLE ST

SUBJECT PARCELS, NW CORNER



CURRENT CONDITIONS: MAPLE ST

SUBJECT PARCELS, N MAPLE



CURRENT CONDITIONS: MARKET ST

SUBJECT PARCELS, EASTERN PORTION



CURRENT CONDITIONS: MARKET ST

SUBJECT PARCELS, CENTER PORTION

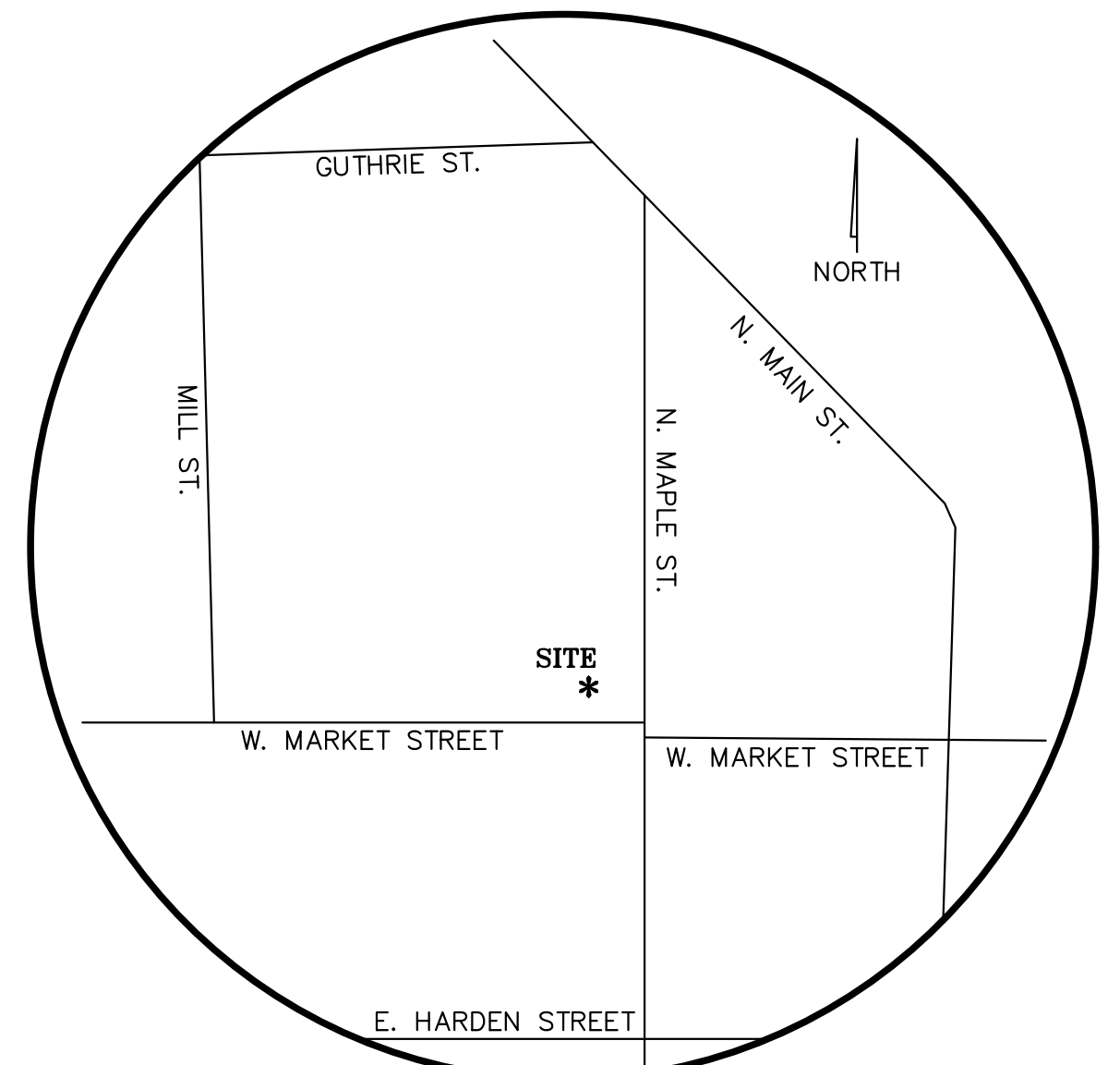
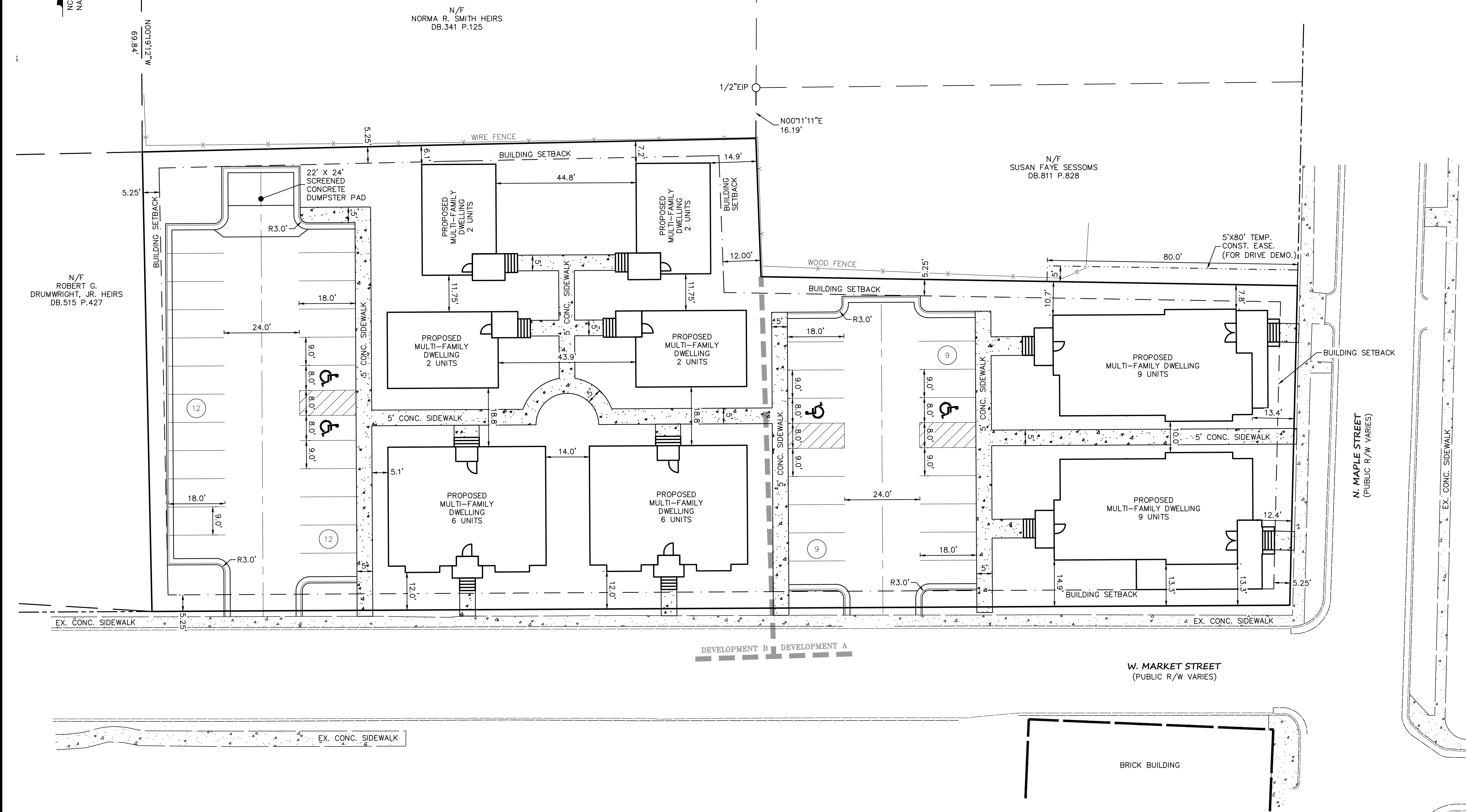


CURRENT CONDITIONS: MARKET ST

SUBJECT PARCELS, WESTERN PORTION



CONCEPTUAL PLANS

VICINITY MAP
(NOT TO SCALE)

PROJECT INFORMATION & NOTES:

PROPERTY OWNER	NJA PROPERTIES, LLC & NRS PROPERTIES, LLC
OWNER ADDRESS	2059 GARDNER HILL ROAD
	BURLINGTON, NC 27215
OWNER AGENT	JASON COX, THE MONROE COMPANIES
PHONE	336-263-1180
EMAIL	JASON@THEMONROECOMPANIES.COM
PARCEL #	145900
PIN#	8884-15-1515
OLD TAX ID #	159-647-102
SITE ADDRESS	302 N MARLE ST
SIZE	0.27 ACRES (11,847 SF)
PARCEL#	145897
PIN#	8884-15--0571
OLD TAX ID #	159-647-103
SITE ADDRESS	203 W MARKET ST
SIZE	0.13 ACRES (5,648 SF)
PARCEL#	145570
PIN#	8884-05-9566
OLD TAX ID #	159-647-104
SITE ADDRESS	207 W MARKET ST
SIZE	0.34 ACRES (14,699 SF)
PARCEL#	145567
PIN#	8884-05--8556
OLD TAX ID #	159-647-105
SITE ADDRESS	213 W MARKET ST
SIZE	0.33 ACRES (14,565 SF)
COUNTY & TOWNSHIP	ALAMANCE COUNTY, GRAHAM TOWNSHIP
DEED REFERENCES	DB.2375 P.827, DB.2275 P.831 DB.3517 P.766, DB.811 P. 828
ZONING CODE	R-7
ADJACENT ZONES	R-7 (NORTH, WEST, EAST) R-MF & B-2 (SOUTH ACROSS MARKET)
SIZE	1.07 ACRES (46,758 SF) BY SURVEY
RIVER BASIN	CAPE FEAR RIVER BASIN
WATERSHED	NO OVERLAY
SOILS (2017)	CUb2, CULLEN-URBAN, 2-6% SLOPES, GROUP B UE, ENON-URBAN, 2-6% SLOPES, GROUP C
FEMA	MAP PANEL #371086800Q, EFFECTIVE 11/17/17 ZON X, MINIMAL FLOOD RISK
CURRENT USE	4X SINGLE-FAMILY HOMES
PROPOSED USE	MULTIFAMILY RESIDENTIAL
PROPOSED UNITS	38 UNITS
PROPOSED SETBACKS	5.25' ALL SIDES EXCEPT ONE 12.00' AGAINST REAR OF PARCEL 145901
PROPOSED PARKING	38 STANDARD SPACES (9'X18') 4 VAN ACC. HANDICAP SPACES (8'X18', 8' ISLE

CALL BEFORE YOU DIG... IT'S THE LAW.

CALL N.C. ONE-CALL 811 (1-800-632-4949)
FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST
3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.
NORTH CAROLINA GENERAL STATUTE ARTICLE 8A, 87-122

P:\22-20\22-20 Drawings\ Working\22-20 Working.dwg, C3.0 - Site Plan, 6/23/2022 4:03:02 PM

EarthCentric Engineering, Inc.
License # C-2638

License # C-2630

204 W. Clay Street
Mehane NC 27302

Phone: (919) 563-9041

Fax: (919) 304-3234



PRELIMINARY
NOT FOR
CONSTRUCTION

PHIL KOCH - NCPE #22634

MAPLE & MARKET
213 W MARKET ST & 302 N

203, 207, 213 W MARKET ST & 302 N MAPLE ST
GRAHAM, NC 27253

SITE PLAN

[illegible]

DATE:	JUNE 23, 2022
HORIZONTAL SCALE:	1" = 20'
VERTICAL SCALE:	N/A
PROJECT MANAGER:	CPK
DRAWN BY:	CPK
PROJECT NO:	22-20
DRAWING NAME:	22-20 WORKING

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SHEET NO.

C3.0

PRELIMINARY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Maple and Market



Maple and Market



Maple and Market



Maple and Market



DESIGNED TO MEET CITY GROWTH PLAN

WALKABILITY

PRETTIER, SAFER STREETS BENEFITS EVERYONE.

CITY GOALS

- **Safe Access (3.1.2)**
- **Connectivity (3.2.1)**
- **Street Design (3.3)**
- **More Sidewalks (3.3.4)**
- **Street Trees (3.3.1)**
- **Increase Safety (3.3.5)**

BENEFITS

- **increases property values**
- **furtheres economic development**
- **improves personal health**
- **improved public realm with wider sidewalks, addition of street trees**

FUTURE OPPORTUNITIES

Policy 3.3.1: Complete Streets - provide access to all users, including pedestrians, cyclists & automobiles.

Policy 3.3.2: Limit Street Width - reduce roadway lane widths in order to slow down vehicular traffic in areas where bicycle and pedestrian traffic is encouraged

RESILIENT ECONOMY

FOCUSED, COMPACT DEVELOPMENT PROVIDES ECONOMIC BENEFITS

CITY GOALS

- **Maximize land use efficiency**
- **Attractive compact built form**
- **Growing sustainably**
- **Create vibrant centers, especially downtown**
- **Locally owned businesses (2.1.6)**
- **Focused Development (2.2.1)**

BENEFITS

- **avoids sprawl**
- **reduces traffic**
- **increases tax base**
- **no added infrastructure**
- **increased revenue to local businesses**

IMPROVED LAND USE

REDUCES COSTS AND PROTECTS OUR NATURAL ENVIRONMENT

CITY GOALS

- **Increase travel choice**
- **Compact, focused pattern of growth**
- **Reduce emissions**
- **Making places**
- **Low impact development**

BENEFITS

- **increased access and mobility for all**
- **improved public realm**
- **reduced demand on public services**
- **more green space**
- **improved natural environment**

DIVERSE HOUSING, COMPLETE NEIGHBORHOODS

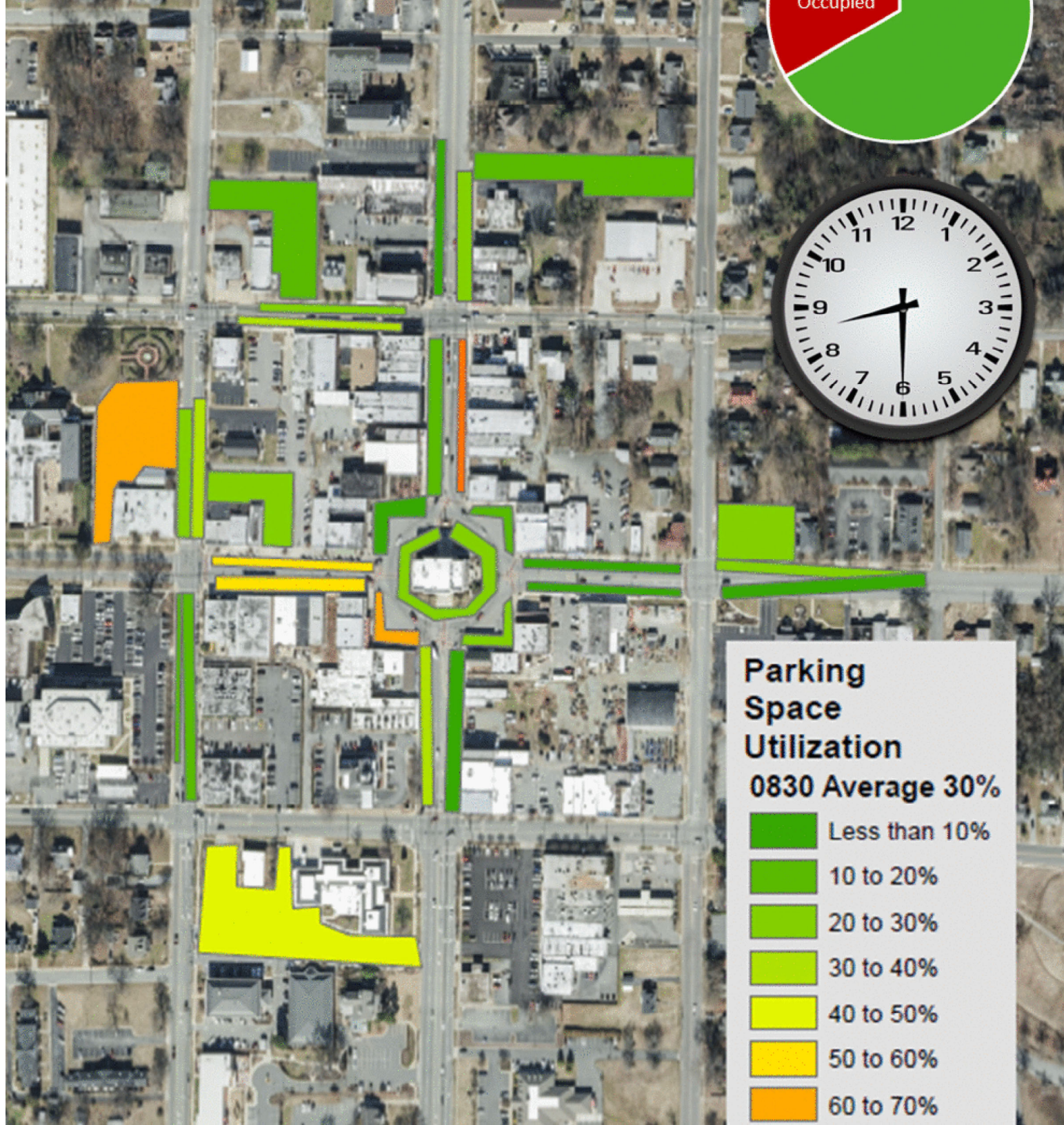
CITY GOALS

- **Promote private investment**
- **Housing Variety (5.1.1)**
- **Diverse Neighborhoods (5.2.1)**
- **Multigenerational Housing (5.2.2)**

BENEFITS

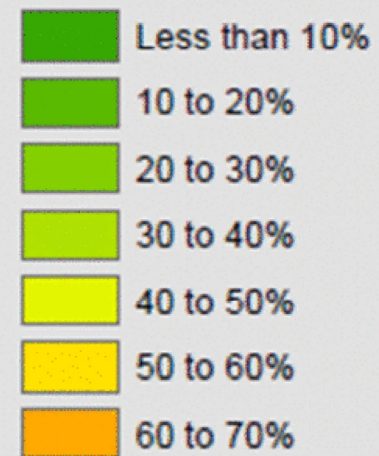
- **increased housing choices**
- **close proximity to needed
services & job centers**
- **reduced transportation
costs**

REDUCES COSTS AND PROTECTS OUR NATURAL ENVIRONMENT



Parking Space Utilization

0830 Average 30%





STAFF REPORT

Prepared by Cameron West, Planner

300 E Elm B-2 (RZ2206)

Type of Request: Rezoning

Meeting Dates

Planning Board: August 16, 2022

City Council: September 13, 2022

Contact Information

James Norris

P.O. Box 800

Graham, NC 27253

Summary

This is a request to rezone 0.25 acres of property from R-7 (High-Density Residential) to B-2 (general business) for the purpose of utilizing the existing home structure as a hair salon. The entirety of this block is zoned R-7, and this request would allow for all B-2 permitted uses to utilize this property. The future land use plan notes that supporting uses in the Downtown Residential zone supports the uses of neighborhood-oriented commercial facilities. So the request as presented coincides with both the FLU plan and our Development Ordinance.



Location

300 E Elm St

GPIN:

8884247433

Current Zoning

R-7 (High Density Residential)

Proposed Zoning

B-2 (General Business)

Overlay District

N/A

Surrounding Zoning

B-2, R-7, O-I

Surrounding Land Uses

General business uses,
Single-Family, Office

Size

0.25 acres

Public Water & Sewer

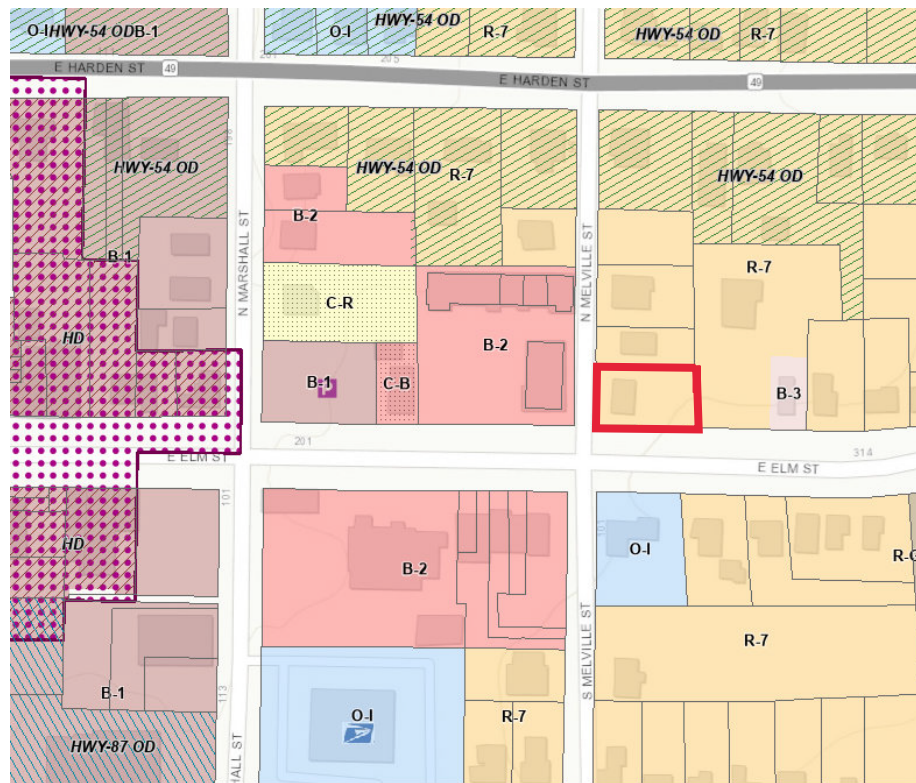
Yes

Floodplain

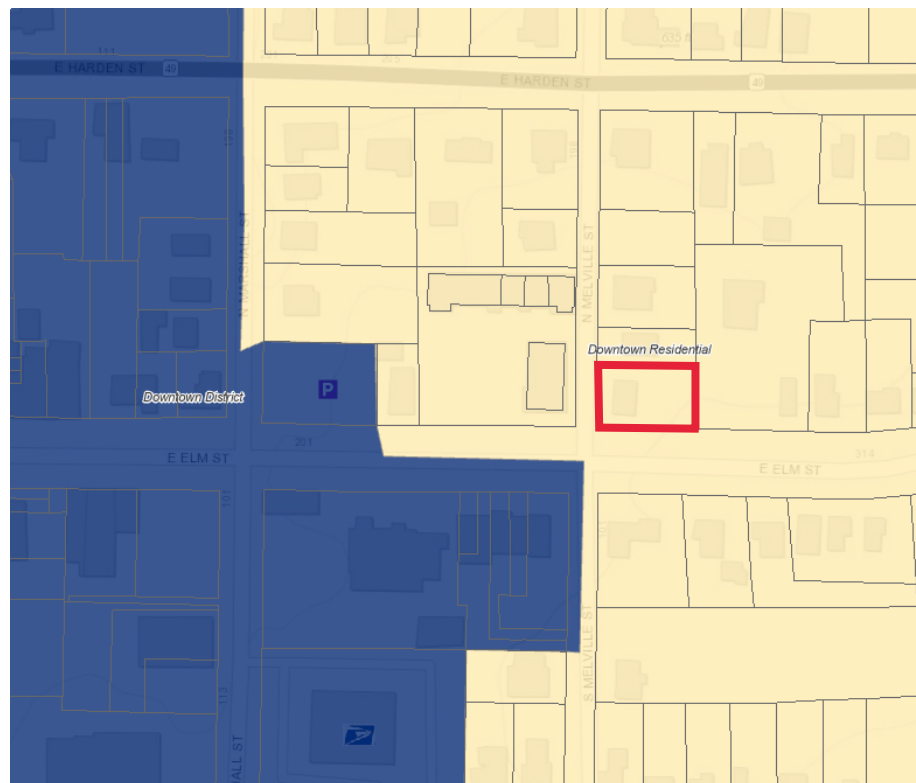
No

Staff Recommendation

Approval



Zoning Map



Future Land Use Map

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

Applicable Policies:

- **2.2.1: 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. *This amendment creates an opportunity for focused infill development that ties in with the downtown.*
- **2.3.2: Innovative spaces, spaces of innovation.** Graham promotes the development of flex space, live-work units, and adaptive structures for office, retail, and light industry. *This parcel is located in an area ripe for infill commercial development. The proposed zoning category lends itself to these types of uses.*

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:

- The proposed zoning is consistent with surrounding zoning and future land use of supporting neighborhood-oriented commercial practices.

Planning Board Recommendation:

Planning Type

Neighborhoods

Development Type

Downtown Residential

Neighborhoods include compact, walkable, diverse, and connected community. As the building blocks of City urban fabric, neighborhoods should be organized around small scale activity centers that provide civic and commercial functions within a five to ten minute walk for residents to meet their daily needs.

Appropriate Form

3-6 Dwelling Units per acre