



# City of Graham Planning Board

## Meeting Agenda

March 21, 2023, 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 November 15, 2022, meeting minutes.
6. New Business:
  - a. CR2301 - W Elm Apartments - Whitford Cove
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



## PLANNING BOARD MINUTES

Tuesday, November 15, 2022

The Planning & Zoning Board held its regular meeting on Tuesday, November 15, 2022. Members present were Eric Crissman, Jerome Bias, Chad Huffine, Tony Bailey and John Wooten. Members absent were Dean Ward and Michael Benesch. Staff members present were Planner Cameron West.

1. Vice Chair Crissman called the meeting to order at 6:30 P.M., and he gave the overview of the board and general meeting rules.
  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 October 18, 2022 meeting minutes. Jerome Bias made a motion to approve minutes. Seconded by Tony Bailey. All voted Aye.
  6. New Business:
    - a. Presentation by Chad Huffine for a proposed Overlay District along the Cherry Lane Corridor. Cameron West presented the staff report. Chad Huffines presented proposal for the Overlay District along Cherry Lane Corridor. The planning board discussed the many things including how the overlay would impact the current projects for review. West provided staff's recommendation for the overlay discussion stating the overlay could possibly be handled with simple text amendments to the development ordinance and the future land use plan update. West discussed how the currently overlays are laid out inside of the current ordinance and how the Cherry Lane road itself could have specific notes inside the notes to the table of permitted uses and area, height, table, yard requirements. The board questioned interest in the properties along Cherry Lane. Vice Chair Crissman noted we would wait on Council direction until the item was brought back for discussion.
  7. Public comment on non-agenda items. No comments
  8. Staff comments- West discussed the progress being made on the future land use plan and noted the members to be on the lookout as they may be selected to be a part of the steering committee for this update.
  9. Adjournment. – Jerome Bias made a motion to adjourn. Seconded by John Wooten. All vote Aye.
- Meeting adjourned at 7:15P.M.



Respectfully submitted this 16th day of November,  
Debbie Jolly  
Planning and Inspection Technician



# STAFF REPORT

Prepared by Cameron West, Planner

## Whitford Cove (CR2301)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on March 21, 2023

City Council on April 11, 2023

### Summary

This is a request to rezone 1.52 acres at 1952 E Webb Ave (GPIN: 8874766479) from R-7 (High-Density Residential to C-R (Conditional residential) to construct a 48-unit multi-family structure. This rezoning request only encompasses the region that falls within the Graham Zoning Jurisdiction and City limits. The proposed density is nearly ten units per acre of the total site. The future land use plan states appropriate density in the Downtown Residential zone is 3-6 dwelling units per acre. Furthermore, the Future Land Use Plan suggests detached housing as the most appropriate housing type, and may include duplexes. The developer is proposing a 1 parking space per unit condition on the site. Of the 48 units, 16 will be one bedroom and 32 will be two bedroom.

As mentioned, this property is listed on the Future Land Use Map as Downtown Residential, which are primarily settings for existing and future single-family detached housing but also mentions a desired pattern of a variety of housing choices. The Downtown Residential area also discusses human-scale buildings oriented toward the public realm, attractive architectural features, and porches and stoops that facilitate social interaction and provide eyes on the street. While the apartment building may not meet this criteria, this structure will provide a diverse housing use that this complex mix zoned lot can hold. This lot faces away from any City Streets and will be accessed via a portion of the lot that is in the Burlington City limits.

### Contact Information

Stephen Brock

893 Holly Drive W

Annapolis, MD 21409

336-813-3697; [stephen@brockvi.com](mailto:stephen@brockvi.com)

#### Location

1952 E Webb Ave

#### GPIN:

8874766479

#### Current Zoning

R-7 (Single Family Residential)

#### Proposed Zoning

C-R (Conditional Residential)

#### Overlay District

N/A

#### Surrounding Zoning

R-7, B-2, R-MF

#### Surrounding Land Uses

Single Family, Vacant

#### Size

1.52 acres (in city)

4.63 whole

#### Public Water & Sewer

Yes

#### Floodplain

No

#### Staff Recommendation

Approval

# Graham Zoning



City of Graham

## Legend

Downtown Historic District

### Zoning Districts

- R-18
- R-15
- R-12
- R-9
- R-7
- C-R
- R-MF
- R-G
- O-1
- C-O-1
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-1
- C-MXR
- C-MXC

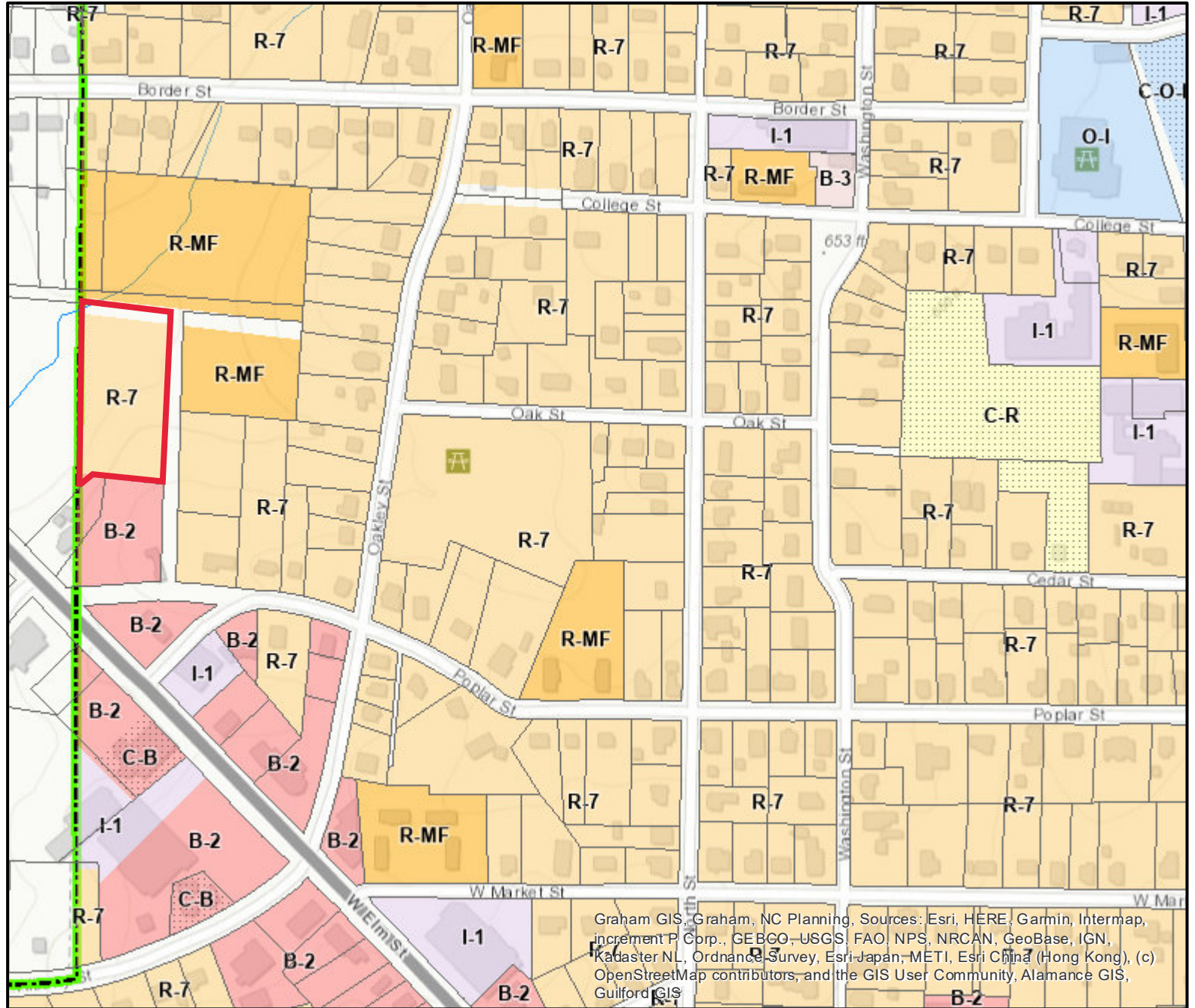
### Zoning Overlay Districts

- HD
- PUD
- HWY-87 OD
- HWY-54 OD



1 inch = 376 feet

Print Date: 3/2/2023



Graham GIS, Graham, NC Planning, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri-Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Alamance GIS, Guilford GIS

**Disclaimer:**

This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the City of Graham nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.

# Graham Zoning



City of Graham

## Legend

Downtown Historic District

### Zoning Districts

R-18

R-15

R-12

R-9

R-7

C-R

R-MF

R-G

O-1

C-O-1

B-3

B-2

B-1

C-B

I-1

I-2

C-1

C-MXR

C-MXC

### Zoning Overlay Districts

HD

PUD

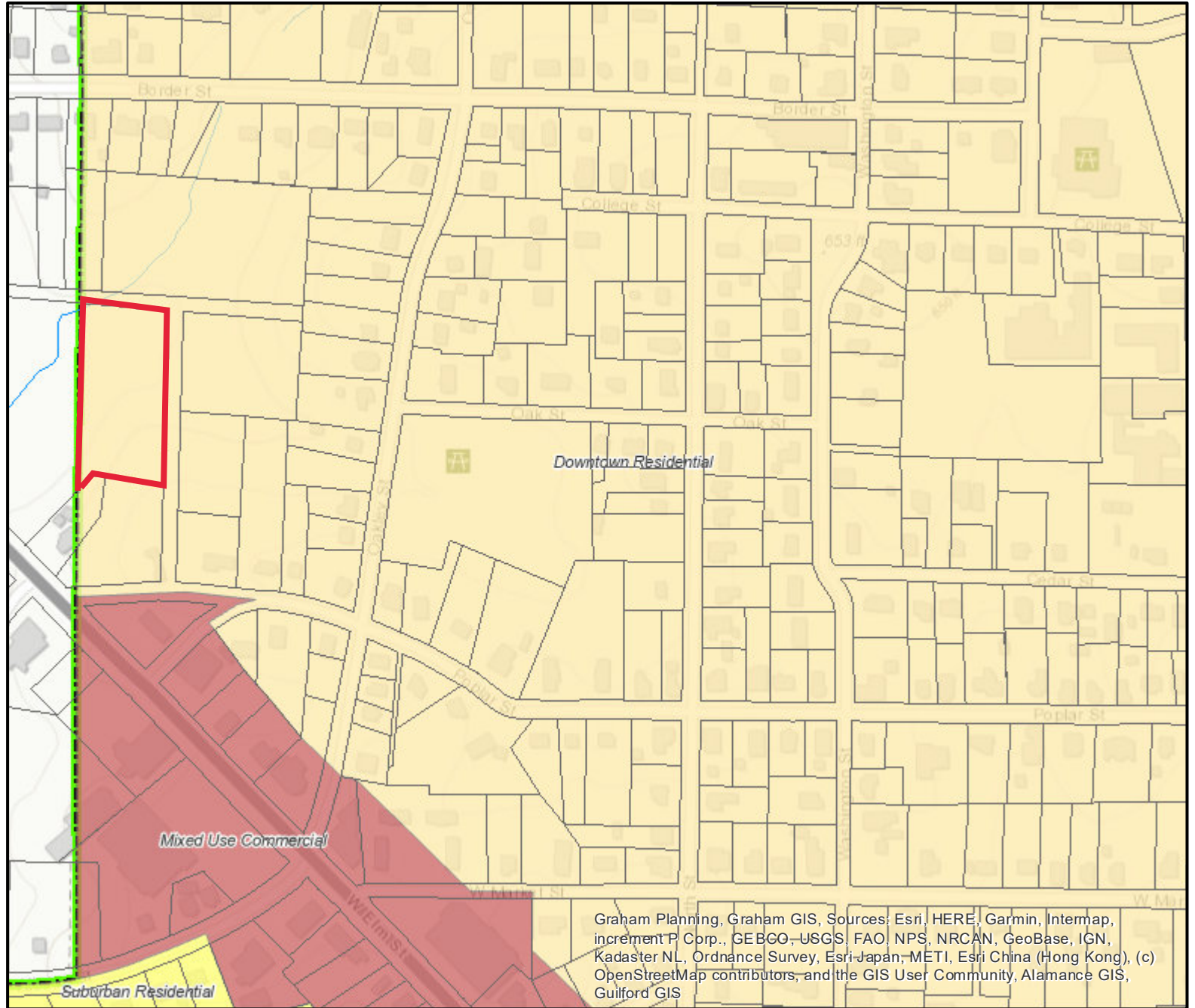
HWY-87 OD

HWY-54 OD



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## 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

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

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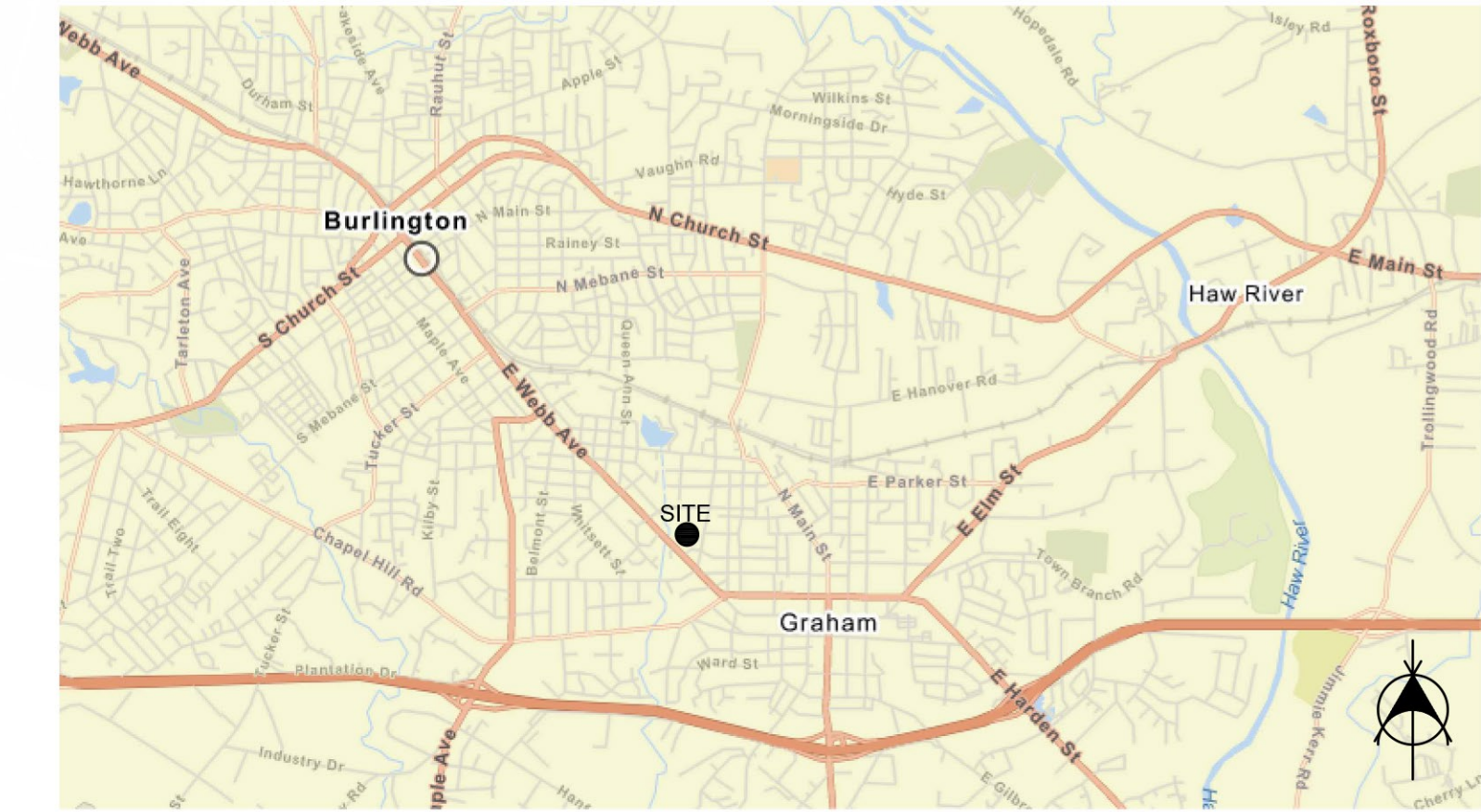
### Staff Recommendation

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:

# WHITFORD COVE

## BURLINGTON/GRAHAM, NC



VICINITY MAP N.T.S.

### SITE INFORMATION:

**OWNER:** BSJD, LLC  
C/O BRIAN WAGONER  
2937 LOWELL DR.  
BURLINGTON, NC 2721

**DEVELOPER:** BROCK VENTURES, INC. OR ASSIGNS  
893 HOLLY DR. W  
ANNAPOLIS, MD 21409

**ARCHITECT:** MARTIN RILEY ASSOCIATES  
215 CHURCH ST.  
SUITE 200  
DECATUR, GA - 30030

**ADDRESS:** 1952 E WEBB AVENUE  
**TMS#:** 134517  
**ZONING:** GB, HDR (BURLINGTON) / R7 (GRAHAM)  
**SITE AREA:** 4.6 +/- ACRES  
**DENSITY:** 10.4 UNITS/ACRES  
**SETBACKS:** FRONT = 40' MINIMUM  
REAR = 25' MINIMUM  
SIDES = 15' MINIMUM

**BUILDINGS:** (1) 4-STORY SENIOR APARTMENT BUILDING  
**SPRINKLERS:** 13R  
**PARKING SPACES:** 48 SPACES REQUIRED @ 1.0 PER UNIT  
48 SPACES PROVIDED

### SITE NOTES:

- NO RETAINING WALLS ANTICIPATED  
- 24' DRIVEWAY

### BUILDING SQUARE FOOTAGE BREAKDOWN

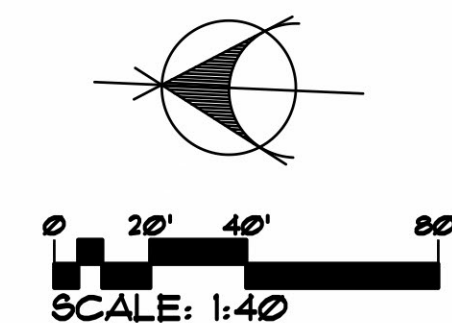
(a) OUT-TO-OUT OF BUILDING PERIMETER STUDS	=	59,744 S.F.
(b) UNIT PAINT-TO-PAINT	=	41,856 S.F.
(c) UNIT NET OUT-TO-OUT OF PERIMETER STUDS	=	44,176 S.F.
(d) COMMON AND COMMUNITY OF PERIMETER STUDS	=	12,957 S.F.

### UNIT INFORMATION:

UNIT MIX	SPCS/UNIT	PAINT TO PAINT SQ. FT.
1-BR (A UNITS)	= 16	668 SQ. FT.
2-BR (B UNITS)	= 32	974 SQ. FT.
<b>TOTAL</b>	<b>= 48 UNITS</b>	

### ACCESSIBLE UNITS "(a)" OR "(as)": TOTAL OF (6) UNITS

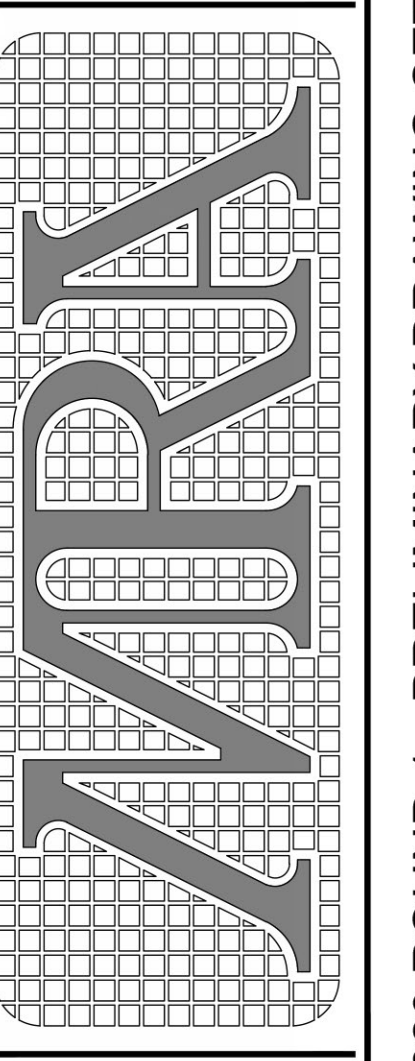
- (1) 1-BEDROOM UNIT WITH TUB
- (1) 1-BEDROOM UNIT WITH ROLL-IN SHOWER
- (2) 2-BEDROOM UNIT WITH TUB
- (2) 2-BEDROOM UNIT WITH ROLL-IN SHOWER AND EQUIPPED FOR THE SIGHT AND HEARING IMPAIRED



- REQUIRED AMENITIES:**
- A.** INDOOR/OUTDOOR SITTING AREAS - (W/ MIN. 1 BENCH, 3 LOCATIONS)
  - B.** MULTI-PURPOSE ROOM (MIN. 250 SQ. FT.)
  - C.** GAZEBO
- ADDITIONAL AMENITIES:**
- D.** RAISED BED GARDEN PLOTS
  - E.** COVERED PATIO WITH SEATING - (MIN. 150 SQ. FT.)
  - F.** RESIDENT COMPUTER CENTER - (MIN. 2 COMPUTERS)



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**WHITFORD COVE**  
 BURLINGTON/GRAHAM, NC  
 ARCHITECTURAL SITE PLAN



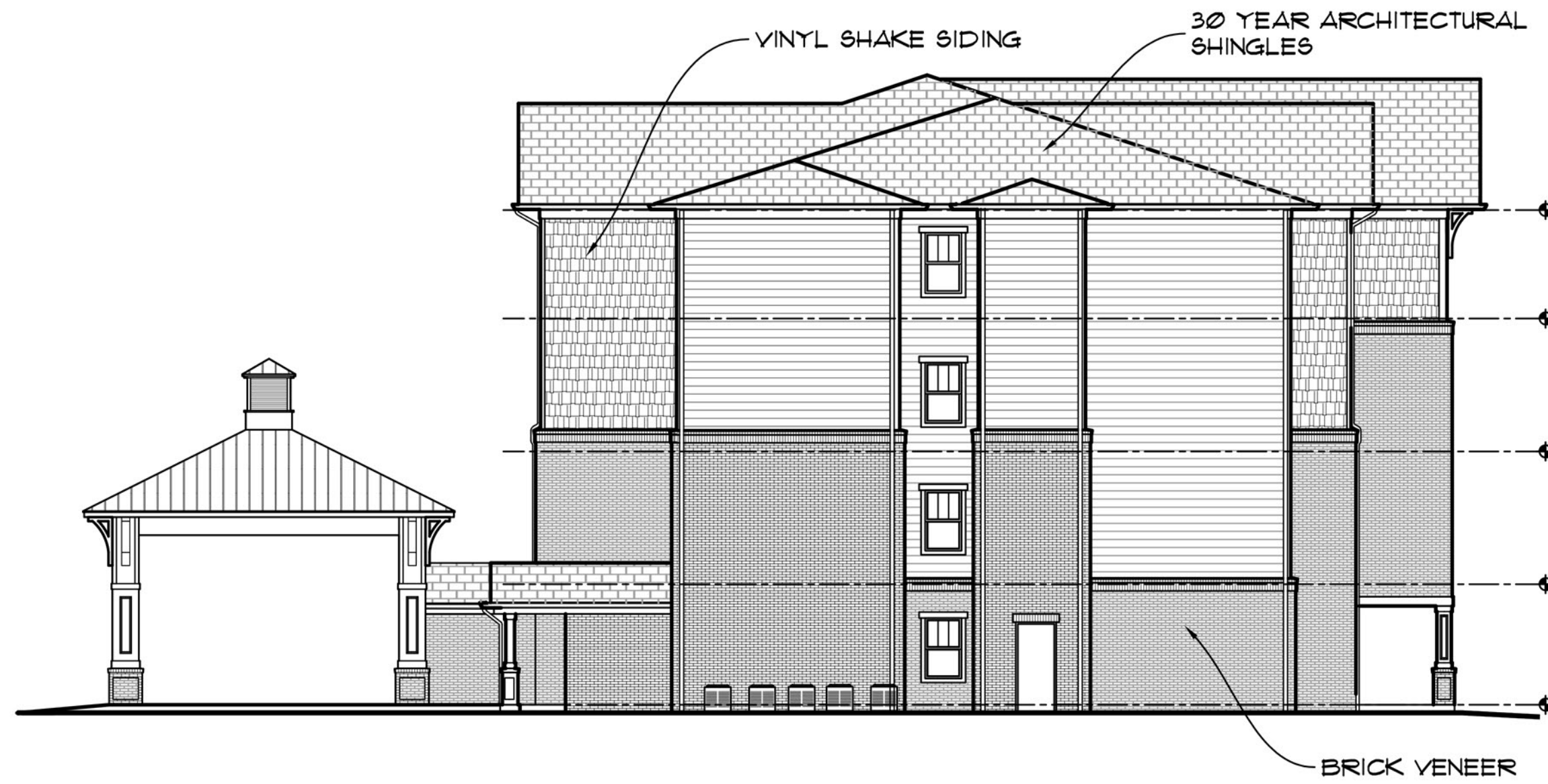
**CSP.1**



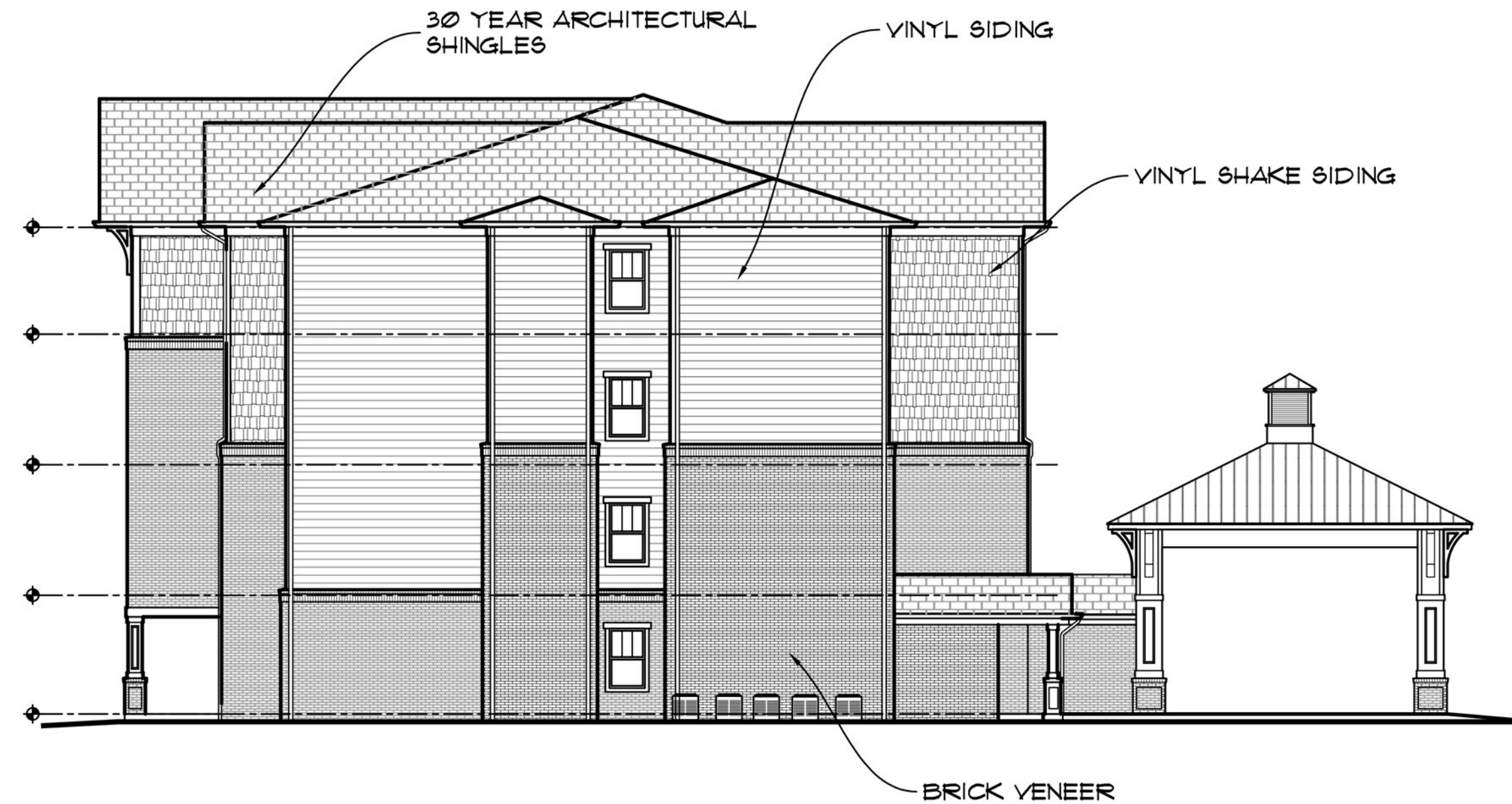
PLOTTED: 1/19/2023 3:00:37 PM - DRAWING: P:\BROCK\2022-077 BURLINGTON, NC\DRAWINGS\PRELIM\2023\SHEETS\A3.1.DWG - PLOTTED BY: VINIL JOHN THOMAS - COPYRIGHT 2023



4 BUILDING 100 - REAR ELEVATION  
3/32" = 1'-0"



3 BUILDING 100 - SIDE ELEVATION  
3/32" = 1'-0"



2 BUILDING 100 - SIDE ELEVATION  
3/32" = 1'-0"



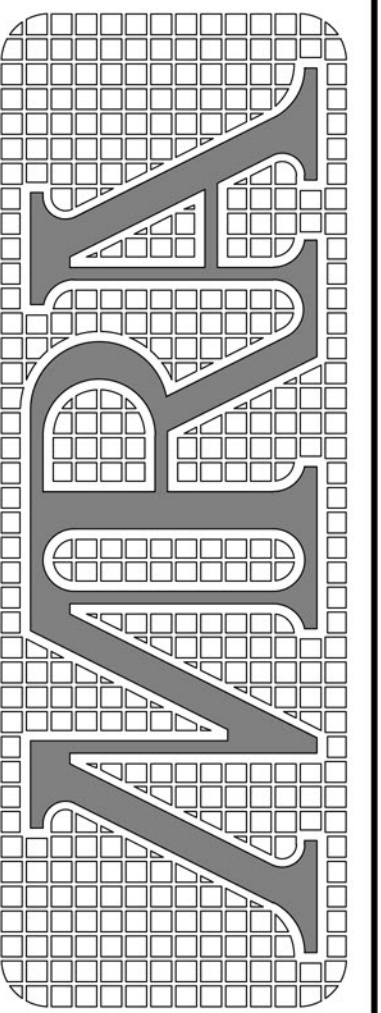
1 BUILDING 100 - FRONT ELEVATION  
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"  
SCALE: 3/32" = 1'-0"

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WHITFORD COVE  
BURLINGTON/GRAHAM, NC

BUILDING 100 - ELEVATIONS



A3.1

2023 ROUND 1 - PRELIMINARY DRAWING SET