



City of Graham Planning Board

Meeting Agenda

April 18th, 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 March 21, 2023, meeting minutes.
6. New Business:
 - a. RZ2301 - 0 S NC 87 Highway - Rogers Spring Phase 4
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, March 21, 2023

The Planning & Zoning Board held its regular meeting on Tuesday, March 21, 2023.

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

Members absent were Jerome Bias and Chad Huffine. Staff members present were Assistant City Manager Aaron Holland, Debbie Jolly Planning and Inspection Technician and Jenni Bost Zoning Enforcement Officer.

1. Chair Ward 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 November 15, 2022 meeting minutes. John Wooten made a motion to approve minutes. Seconded by Eric Crissman. All voted Aye.

6. New Business:

a. Aaron Holland presented the staff report. Chair Ward opened the public hearing. Presentation by Stephen Brock for a request to rezone 1.52 acres at 1952 E Webb Ave for a 48-unit multi-family structure (55 yr old and older). Chair Ward closed the public hearing. The planning board discussed the following items- sidewalks, fences, and parking spaces. Eric Crissman made a motion to approve this conditional re-zoning with these conditions: A 6 foot (Opaque fence) at the back and side of the building, ease setback requirements (allow staff to make decisions), make 18 additional parking spaces (total parking spaces 66) this is based on the 2035 Graham Comprehensive Plan. Michael Benesch made the second. All voted Aye.

Nancy Caudle 1225 Border St Burlington NC

Brian Wagoner 2937 Lowell Dr Burlington NC

7. Public comment on non-agenda items. No comments

8. Staff comments- Aaron Holland did not have any comments. Chair Ward asked if staff could look at ordinance for Boarding houses/ Vacation rentals

9. Adjournment. – Eric Crissman made a motion to adjourn.

Meeting adjourned at 7:37P.M.



Respectfully submitted this 24th day of March,
Jenni Bost
Zoning Enforcement Officer



STAFF REPORT

Prepared by Cameron West, Planner

0 S NC 87 HWY R-9 (RZ2301)

Type of Request: Rezoning

Meeting Dates

Planning Board: April 18, 2023

City Council: May 9, 2023

Contact Information

Clayton Properties Group INC.
10130 Perimeter Parkway, Suite 100
Charlotte, NC 28216

Summary

This is a request to rezone 53.904 acres of property from R-18 (Low-Density Residential) to R-9 (High-Density Residential) for the purpose of extending the 4th phase of Rogers Springs homes into this area. The property is mostly inside of the Suburban Residential future land use zone while the area near the river makes up the Rural Residential area which can't be built upon due to it being in the floodway. The future land use plan notes that principal uses in the Suburban Residential zone predominately are made up with detached single family homes. The appropriate density for this area is 3-6 dwelling units per acre. The maximum number of lots/units you could build with 9,000 square feet according to the Development ordinance is 256 +/- . The max the future land use deems appropriate at 6 units per acre is 318 +/- units.



Location

0 S NC 87 HWY

GPIN:

8882178503

Current Zoning

R-18 (Low Density Residential)

Proposed Zoning

R-9 (High-Density Residential)

Overlay District

N/A

Surrounding Zoning

R-9, R-18, R-12

Surrounding Land Uses

Vacant , Single-Family

Size

53.904 acres

Public Water & Sewer

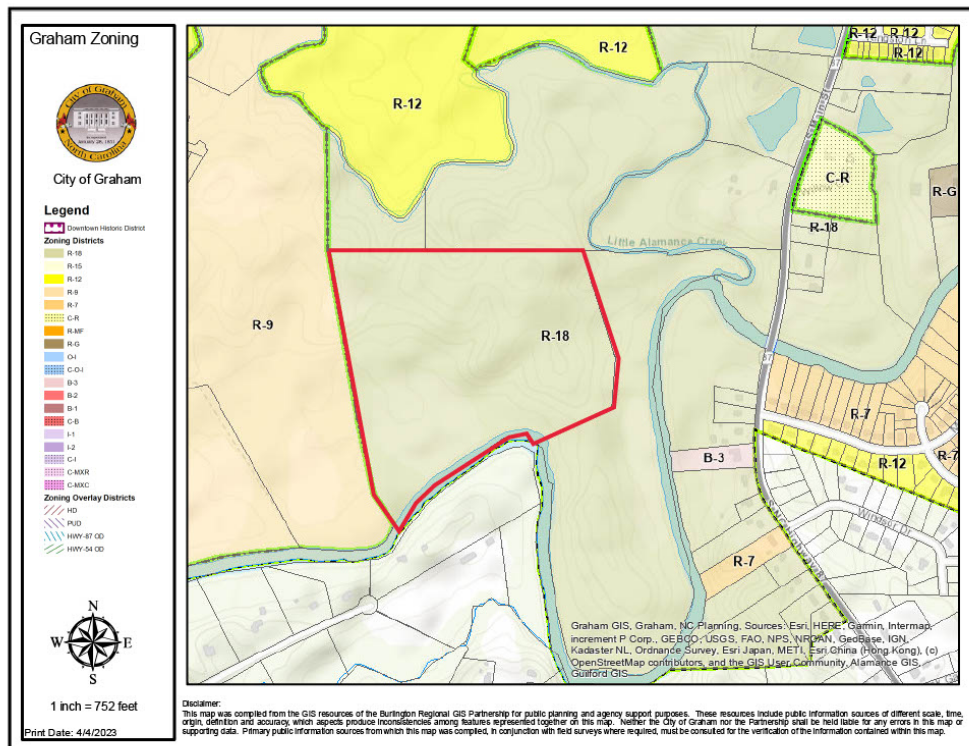
Yes

Floodplain

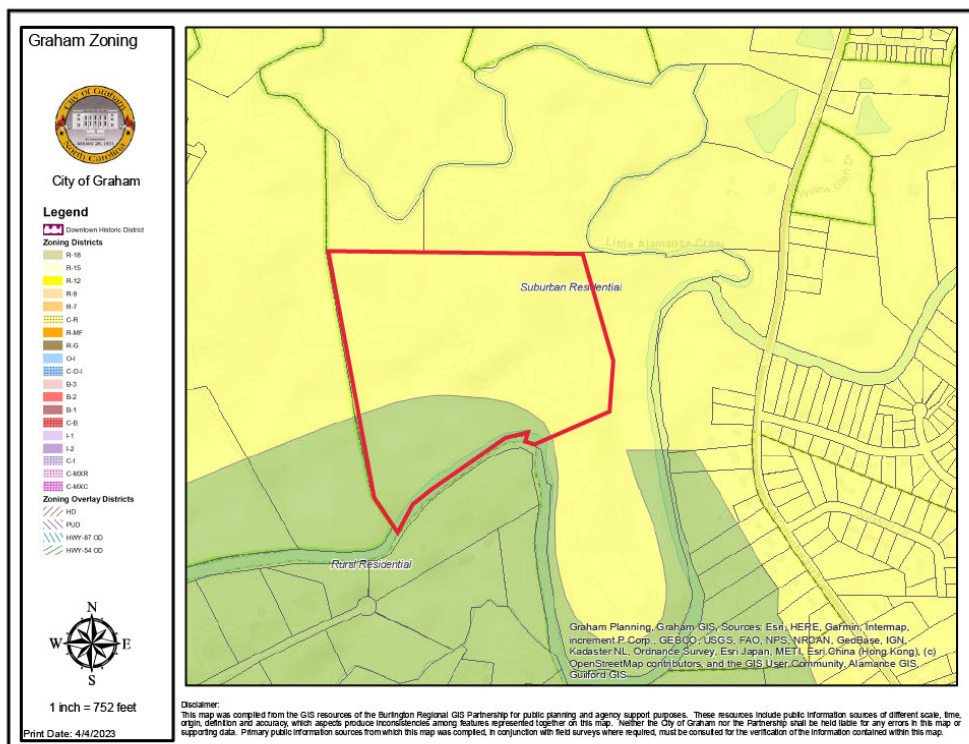
Yes

Staff Recommendation

Approval



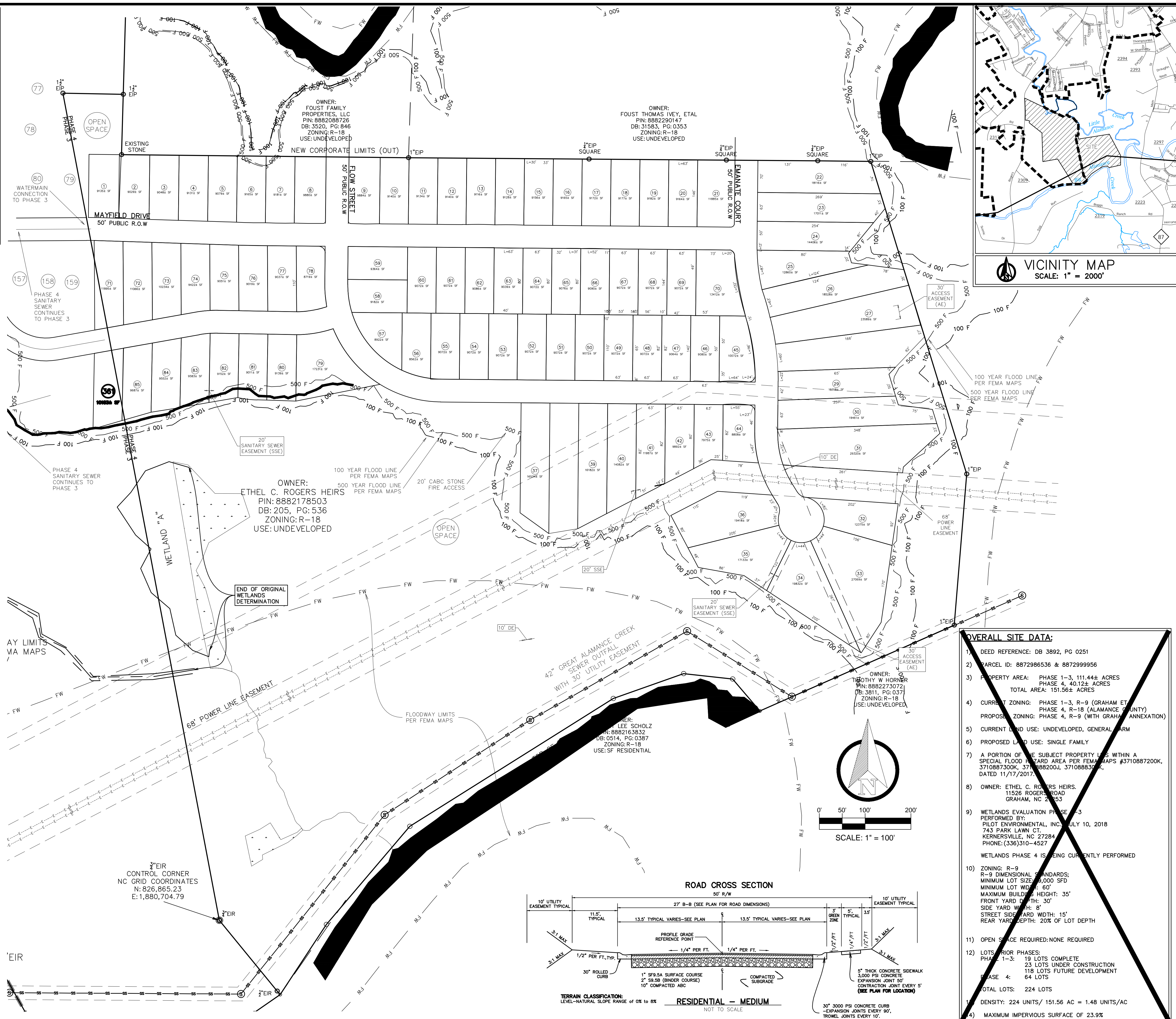
Zoning Map



Future Land Use Map

1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF GRAHAM, PUBLIC WORKS DEPARTMENT AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY:
GREEN MOUNTAIN ENGINEERING, PLLC.
4. NO SUB-SURFACE INVESTIGATION WAS PROVIDED BY GREEN MOUNTAIN ENGINEERING, PLLC.
5. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF GRAHAM/ NCDEQ.
6. ALL UTILITY & ROADWAY CONSTRUCTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF GRAHAM.
7. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF GRAHAM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
9. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NCDEQ.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKMEN AND THE PUBLIC ARE PROTECTED FROM INJURY.

1. UTILITY LOCATIONS
 - WATER LINE SHALL BE LOCATED IN THE ROADWAY SHOULDER 5-FEET OFF EDGE OF PAVEMENT OR BACK OF CURB
 - SEWER MAINS - MIDDLE OF THE 5- FEET OFF EDGE OF PAVEMENT.
 - NATURAL GAS BETWEEN SIDEWALK AND CURB OR GUTTER OR IN ROADWAY SHOULDER.
 - ELECTRIC UNDERGROUND IN 10' UTILITY EASEMENT. UTILITY POLES SHALL BE LOCATED (OR RELOCATED) TO AVOID SIDEWALK OR OTHER INFRASTRUCTURE IMPACTS. COSTS ASSOCIATED WITH RELOCATION SHALL BE BORNE BY THE DEVELOPER AND SHALL BE SHOWN ON DESIGN PLANS.
 - TELEPHONE IN 10' UTILITY EASEMENT
 - CABLE IN RIGHT OF WAY BEHIND SIDEWALK OR IN UTILITY EASEMENT.
2. WATER AND SEWER IMPROVEMENTS
 - ALL WATER LINES ARE TO BE A MINIMUM OF 8" IN SIZE EXCEPT FOR CUL-DE-SACS WHERE 6" IS ALLOWED WHEN LESS THAN 600 FT. AND 4" IS ALLOWED WHEN LESS THAN 400 FT.
 - WATER MAIN IS TO BE DUCTILE IRON PIPE CLASS 50 ONLY.
 - SEWER MAINS ARE TO BE A MINIMUM OF 8" IN SIZE.
 - SEWER MAINS ARE TO BE D.I.P., CLASS 50, PVC SDR-35 MAY BE USED IN RESIDENTIAL AREAS. VOP MAY BE USED WITH SPECIAL PERMISSION.
 - ALL SEWER MAINS AND SERVICES SHALL BE PRESSURE CLEANED AND FLUSHED, AND VIDEOED PRIOR TO ACCEPTANCE BY THE CITY.
3. STORM DRAINAGE
 - ALL STORM DRAINS ARE TO BE A MINIMUM OF 15" IN SIZE.
 - MATERIALS ARE TO BE REINFORCED CONCRETE PIPE. ALTERNATIVE PIPE MATERIAL MAY BE USED AS APPROVED BY THE PUBLIC WORKS DIRECTOR.
 - CATCHER BASINS TO BE LOCATED WHERE NO MORE THAN 1.0 ACRE OF DRAINAGE CONTRIBUTES TO ANY INLET.
 - ALL STORM DRAINS SHALL BE PRESSURE CLEANED AND FLUSHED, AND VIDEOED PRIOR TO ACCEPTANCE BY THE CITY.
 - ALL STORM DRAINS SHALL BE PRESSURE CLEANED AND FLUSHED AND VIDEOED AFTER ROADSC RECEIVE FINAL LAYER OF ASPHALT.
4. CONCRETE SIDEWALKS
 - 3'00" P.S.I.
 - 5' WIDE AND 5" THICK.
5. OTHER
 - ANY CHANGES TO THE GENERAL REQUIREMENTS SHALL BE PRE-APPROVED BY THE PUBLIC WORKS DIRECTOR.
 - CITY OF GRAHAM STANDARD SPECIFICATIONS AND DETAILS ARE TO BE USED.
 - NO BURNING ALLOWED INSIDE THE CITY OF GRAHAM.



**RODGERS SPRING
PHASE 4**

DESIGNED BY: JVO

CHECKED BY: VCT

DATE: 2022--05--17

PROJECT: 7A20--039

REVISION:

ALL CONSTRUCTION MUST CONFORM TO THE
UNDERGROUND UTILITY PROTECTION ACT

811

BEFORE YOU DIG !
CALL 811 N.C. ONE-CALL CENTER
IT'S THE LAW !

JOB. NO.: 7A20-025

SHEET TITLE:

PHASE-4:
PRELIMINARY
SUBDIVISION
PLAN

SCALE: 1" = 100'

SHEET NO.:

C-2.00

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

Applicable Policies;

- **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. *This development utilizes the land which is served by city water and sewer more efficiently than maintaining the existing R-18 zoning. Additionally, the R-9 zoning allows for the construction of more homes in suitable locations than the R-18 current zoning.*

Applicable Strategies;

- **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 infrastructure, with redundant access and water and sewer connections.*

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 the Suburban Residential type and furthers policy 3.3.2, and strategy 4.3.1, as put forth by the *Graham 2035 Comprehensive Plan*.

Planning Board Recommendation:

Planning Type

Neighborhoods

Development Type

Suburban Residential

For single family residential, townhouses, duplexes, accessory dwelling units, and small scale multi-family dwelling of twelve units or less. Buildings should be located near the front of the property line, oriented towards the street, and include front porches and other private outdoor spaces. Recess garages behind the front of buildings to avoid streetscapes dominated by garage doors

Appropriate Form

3-6 Dwelling Units per acre