



City of Graham Planning Board

Meeting Agenda

September 19th, 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 July 18, 2023, meeting minutes.
6. New Business:
 - a. SP2101- Special Use Permit Amendment
 - b. CR2303 -Stonehaven C-R - Phyllis Holt
 - c. AM2301- Board of Adjustment Language Update
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, July 18, 2023

The Planning & Zoning Board held its regular meeting on Tuesday, July 18, 2023. Members present were Tony Bailey, Michael Benesch, John Wooten, Jerome Bias, James Stockert and Chad Huffine. Members absent Dean Ward. Staff members present were Planner Cameron West and Planning and Zoning Technician Debbie Jolly.

1. John Wooten Made a motion to open the meeting. Seconded by Tony Bailey. All voted Aye. Michael Benesch called the meeting to order at 8:20 P.M. Michael Benesch asked for a motion to appoint a Temporary Chair- John Wooten made a motion to appoint Michael Benesch temporary chair. Seconded by Tony Bailey. All voted Aye., Michael Benesch was now the Temporary Chair of the Planning Board for the July 18th, 2023 Meeting.

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 April 18, 2023 meeting minutes. John Wooten made a motion to approve minutes. Seconded by Chad Huffines. All voted Aye. James Stockert ask to be recused since he was not at this meeting.

6. New Business:

A. Cameron West presented the staff report for CR2005 - LeoTerra Development E This is a request by Leoterra Graham LLC and agents thereof to amend the existing Conditional Rezoning to make changes to the site-specific plan to remove street tie-in to Tonewood Drive, Reconfigure Open Space, and Reduce the number of Mail Kiosks. Provided to you all is the original approved plan along with the conditions associated with the approval. The previous conditions were that Wendy Drive would not be connected to the existing street stub-out, but the easements would be given to the City for water, sewer, and other utilities as necessary. Phase 1 of this project has been complete, but this request came from reviewing the phase 2 & 3 plans that showed a removal of open space area and a question regarding removing the Tonewood Drive street connection. John Wooten made motion to open the public hearing. Tony Bailey seconded. All voted Aye. Kat Lyons 110 A Shields Dr. Kernersville. Kat Lyons presented the changes they would like to make to the planning board. Vince Townsend Engineer with Green Mountain 180 Windy Ct. Greensboro. He spoke on behave of this project. He stated they are connecting to Archer St. Wendy Court will not be tied into. Tonewood will not be tied into. Leaving triangle two as open space. The following people spoke about the buffers, flooding under house, taking down all the trees. The board discussed making conditions and addressing the neighbor's concerns. Cameron answered questions from the board. Mr. Townsend and Kat Lyon addressed the concerns on the neighbors and said they are fine with making changing. Jerome Bais made a motion to close the



public hearing. Chad Huffines seconded. All voted Aye. The board discussed the project. Chad Huffine made a motion to approve the plan as submitted in addition to the existing zoning approval they received in 2021 previously held condition as approved in the 2021 conditional rezoning case with the following conditions. The number of mail kiosk be reduced from 3 to 1 as required by the US Postal service. The dead-end at Archer be change to a hammer head turn around in inconformity with fire code with prevision to locate that hammerhead further inland with the project which was previous in the zoning outside the 30 ft buffer previous report in the 30 ft buffer. Condition number one the hammer head turn around at the end of archer be located at further inland and outside the 30 ft buffer. Condition The developer has the flexibility to increase from 1 to 3 by taking advantage of the mail kiosk be removed and lot 85 be included in that 1 to 3 lot and the hammer head be out of the buffer. Tonewood ct triangle 2 be removed form the plan. Jerome Bias Seconded. All vote aye.

Janice Holt Cashion	1820 Lacy Holt Rd.
Lindsey Mckinney	632 Wendy Dr.
Kevin Kreider	1727 Darrell Dr.
Demetrice Curtis	614 Rockwood Dr.

7. Public comment on non-agenda items. None was presented

8. Staff comments- No Staff comments.

9. Adjournment- Jerome Bais made a motion to adjourn. Seconded by Tony Bailey. All vote aye.

Respectfully submitted this day 3rd of August 2023,
Debbie Jolly



STAFF REPORT

Prepared by Cameron West, Planner

Windsor Oakmont Subdivision (SUP2101)

Type of Request: Special Use Permit

Meeting Dates

Planning Board on September 19, 2023

City Council on October 10, 2023

Contact Information

Windsor Investments, LLC

804 Garden Valley Road, Suite 200

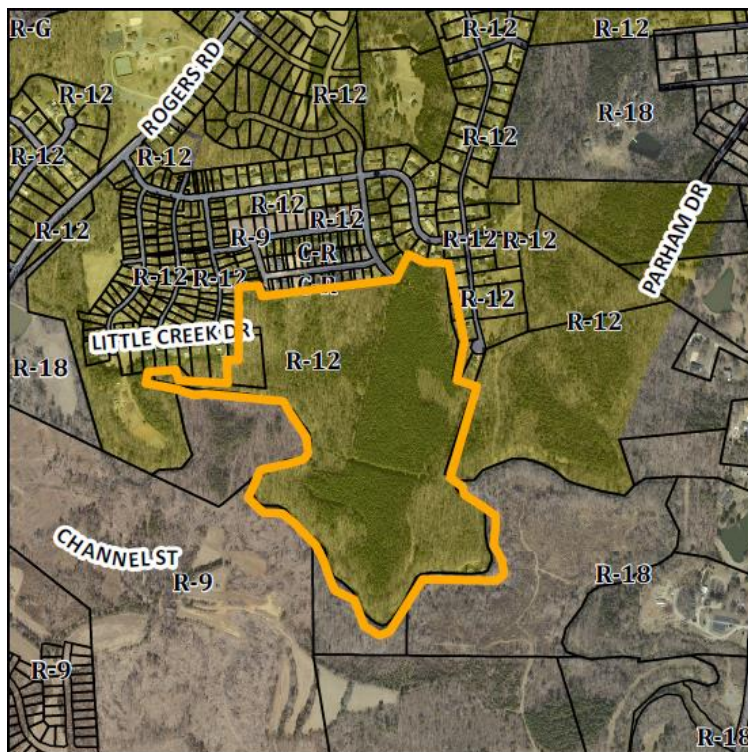
Greensboro, NC 27408

(336) 609-5137,

amanda@isaacsonsheridan.com

Summary

This is a request for a Special Use Permit Amendment for the previous approved Townhouse Development located at 0 Little Creek Drive and 0 Broadway Drive. The amendment is to remove the Hanson Lane street connection. The street connection removal will also shift the location of the townhomes themselves and reduce the number of townhome units from 70 to 68. Both of which are an approvable administrative amendment by Planning staff. The request is specifically for the Hanson Lane removal as the Development Team and City Staff have discussed the connection was not appropriate. The plans are set for TRC approval with no remaining comments, but with the removal of the roadway connection, the amendment must be approved by Council before the plans can be TRC approved.



Location

0 Little Creek Drive,

0 Broadway Drive

GPIN: 8883000530, 8883100157

Current Zoning

Residential (medium density)

(R-12)

Proposed Zoning

Residential (medium density)

(R-12)

Overlay District

None

Surrounding Zoning

R-12, R-18, R-9, C-R

Surrounding Land Uses

Residential, Vacant

Size

59.52 +/- acres

Public Water & Sewer

Yes

Floodplain

Yes

Staff Recommendation

Approval

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

Planning Type: Neighborhood

Development Type: Suburban Residential

Vision: Diverse Housing, Complete Neighborhoods

Graham will be a desirable place to live because of its variety of high quality housing options, providing affordable choices to people of all backgrounds. Neighborhoods will be walkable, safe, and vibrant and will promote private investment and enhancement of existing and future properties.

Issue 2: Maximize Land Use Efficiency

Communities are often tempted to support inefficient development in the name of economic growth. This can end up leading to higher costs to the public in the long term. Graham should plan for the efficient allocation and use of infrastructure over time, especially within employment and industrial areas.

Applicable Policies;

- **2.2.1: Focused Development** In order to maintain Graham's affordability and promote infill development and focused, walkable, and mixed use built environments. *Permitting a townhome development here would allow for greater density without lengthy extensions of municipal infrastructure.*
- **5.1.1 Housing variety** Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multifamily dwelling units, small units, pre-fabricated homes, co-housing, and clustered housing. *This Special Use Permit facilitates additional housing options.*
- **5.2.1 Diverse Neighborhoods** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment allows a neighborhood design which hasn't been widely constructed in recent years, but is increasingly popular for home-buyers.*

Planning Type

Neighborhood

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.

Density of 3 to 6 DU/acre

DRAFT Findings of Fact and Conclusions

In granting a special use permit, the City Council shall find that all of the six conditions listed below have been met, or it shall be denied. Staff has prepared the following DRAFT findings of fact for each of the six conditions. These findings should be modified by the Council as it considers its decision.

1. All applicable regulations of the zoning district in which the use is proposed are complied with.
 - *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.*
 - *A Special Use permit was previously approved for this development. This request is specifically for an amendment to the previously approved site plan.*

2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
 - *The Technical Review Committee has requested the Hansen Lane connection be removed. An administrative amendment could not be requested so the main reason for this special use request is to amend the originally approved site plan.*
3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
 - *Removing the Hansen Lane connection will not materially endanger the public health or safety and was a suggestion by the Technical Review Committee to remove any potential issues with the potential connection.*
4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.
 - *Removing the Hansen Lane connection will not sub 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.
 - *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.
 - *The sketch plan submitted indicates general compliance with these requirements. The Graham TRC asked for the amendment to be made to the site plan due to concerns over the Hansen Lane roadway connection.*

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Special Use Permit Amendment. The following supports this recommendation:

- The development furthers goals of *The Graham 2035 Comprehensive Plan* and is in conformance with the Suburban Residential development type.
- The development meets all six conditions required by Section 10.144 of the *Development Ordinance*.

Graham Zoning



City of Graham

Legend

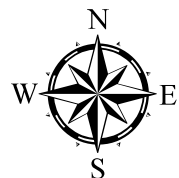
Downtown Historic District

Zoning Districts

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

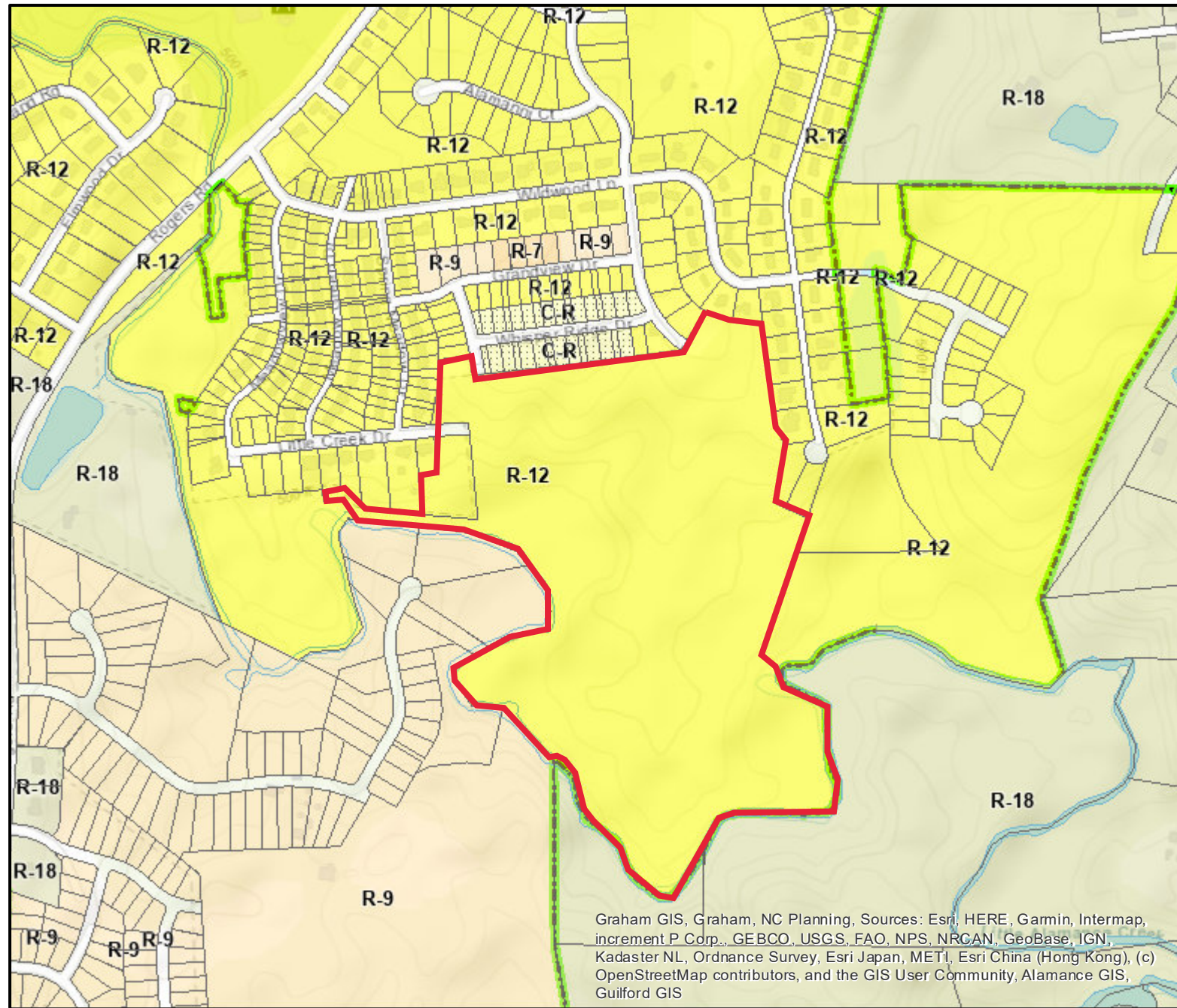
Zoning Overlay Districts

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



1 inch = 752 feet

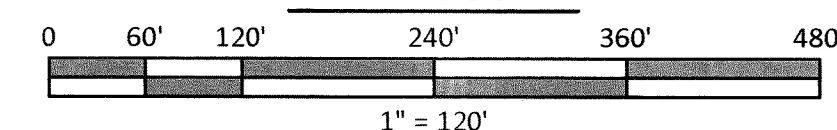
Print Date: 9/6/2023



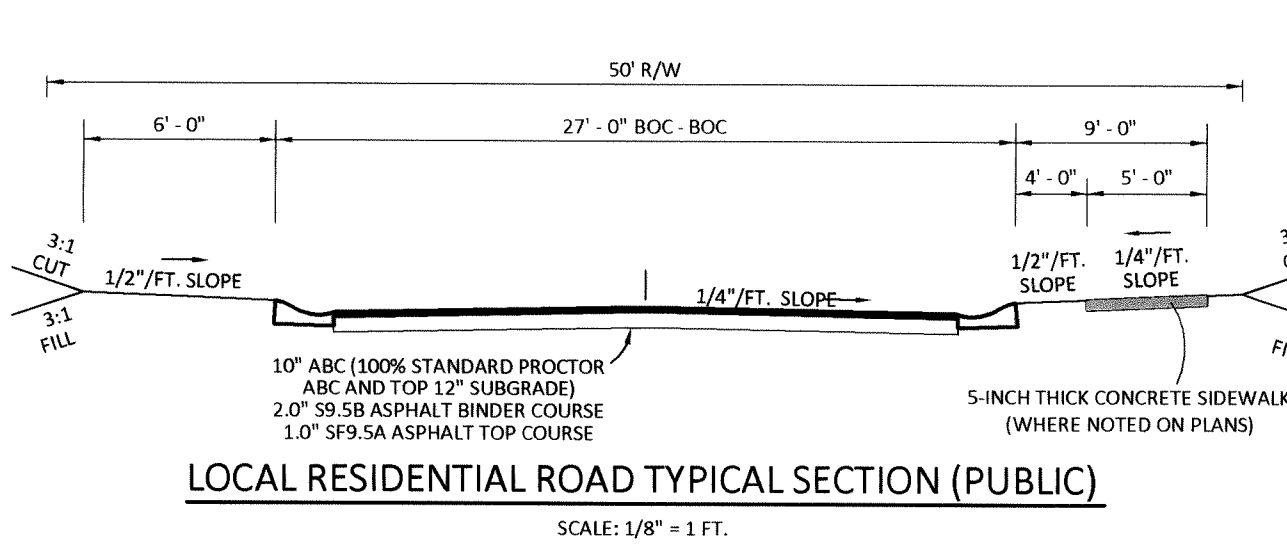
Graham GIS, Graham, NC Planning, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Alamance GIS, Guilford GIS

Disclaimer:

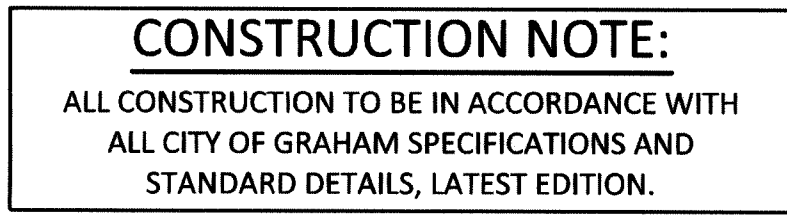
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C-0



1. BOUNDARY TAKEN FROM PARTIAL SURVEY BY BORMI, MADE & ASSOCIATES, P.A. (PRELIMINARY) AND DEEDS OF RECORD.
2. TOPOGRAPHIC INFORMATION TAKEN FROM N.C. LIDAR.
3. POSTED SPEED LIMIT FOR ALL STREETS TO BE 25 MPH.
4. ALL INTERSECTIONS TO BE ALL WAY STOP SIGNS EXCEPT FOR CITY GOVERNMENT COURT AND QUINCY AVE INTERSECTIONS.
5. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF LOUISIANA SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
6. ROADWAY SIGNS (STREET NAMES, STOP SIGN ETC.) TO BE IN PLACE BEFORE FIRST C.C. IS ISSUED.
7. TEMPORARY TRUCK ARROWS TO BE PROVIDED AT END OF PHASES.
8. DUTY-FREE FLOW WILL BE PROVIDED AT PIPE OUTLETS TO STREAMS.
9. FLOOD STUDIES WILL BE COMPLETED ON ALL NON-FEMA DRAINAGEWAYS THAT EXCEED 5 ACRES OF DRAINAGE AREA.



SITE AREA: 59.52 ACS +/-
ZONING: R-12 (OPEN SPACE OPTION)
PROPOSED LAND USE: SINGLE FAMILY/TOWNHOMES
NUMBER OF LOTS: 101 SINGLE FAMILY - 101 TOWNHOMES
DENSITY: 179 LOTS / 5960 ACS. = 3.0 LOTS / ACRE
OPEN SPACE PROVIDED: 8668 ACS +/-
WATERSHED: JORDAN LAKE
RIVER BASIN: LITTLE ALAMANCE CREEK / HAWK RIVER / CAPE FEAR RIVER
FLOOD MAP: R57C0666300M (01/17/2007)
LENGTH OF NEW STREET: 6670 L.F. +/-
PARCEL ID.: 143755, 143414 and 143594

R-12 DIMENSIONAL REQUIREMENTS UTILIZING OPEN SPACE OPTION	
MIN. LOT AREA:	10,000 S.F.
MIN. LOT WIDTH:	60 FT.
MINIMUM SETBACKS:	
FRONT:	30 FT.
SIDE STREET:	20 FT.
SIDE:	10 FT.
REAR:	20 FT.
MAX. BUILDING HEIGHT:	35 FT.

LOTS:	150 ACS. (104 LOTS X 3,000 S.F. PER LOT)
ROADWAY:	436 ACS.
SIDEWALKS:	0.15 ACS.
<u>TOWNHOMES/DRIVES:</u>	<u>265 ACS.</u>
TOTAL:	1546 ACS.
PERCENT OF SITE AREA:	25.97% (1546 ACS. / 5952 ACS.)

EXISTING

RIGHT-OF-WAY -----

STORM SEWER -----

OVERHEAD UTILITY -----

UTILITY POLE -----

WATER -----

WATER VALVE -----

FIRE HYDRANT -----

SAN. SEWER -----

SAN. SEWER MANHOLE -----

PROPOSED

STORM SEWER =====

STORM MANHOLE -----

CATCH BASIN -----

DROP INLET -----

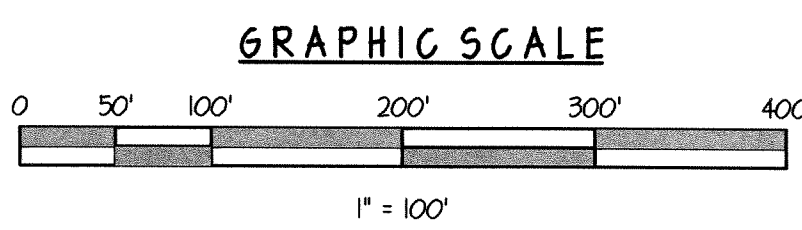
SAN. SEWER =====

SAN. SEWER MANHOLE -----

FIRE HYDRANT -----

WATER VALVE / FITTING -----

WATER & SEWER SERVICE -----





Application for SPECIAL USE PERMIT

P.O. Drawer 357
201 South Main Street
Graham, NC 27253
(336) 570-6705
Fax (336) 570-6703
www.cityofgraham.com

Uses shown as "S" in the *City of Graham Development Ordinance*, Section 10.135 Table of Permitted Uses, require a Special Use Permit before the use will be permitted in the zoning district. Applicants are strongly encouraged to consult with the City Planner to understand the requirements for the proposed special use and the information that will be needed as part of this application.

Site

Street Address: N/A
Tax Map#: 143471 GPIN: 8883100157
Current Zoning District(s): R-12 (Open Space Option)
Overlay District, if applicable:
☐ Historic ☐ S Main St/Hwy 87 ☐ E Harden St/Hwy 54
Current Use: Residential
Property Owner: Land Acquisition and Development Services, LLC
Mailing Address: PO Box 9147
City, State, Zip: Greensboro, NC 27408
Phone # (336) 282-3535
Email: David Michaels <dmichaels@windsorcompanies.us>

Applicant and Project Contact

Name: Amanda Hodierne
☐ Property Owner Other Attorney for Property Owner
Mailing Address: 804 Green Valley Road, Suite 200
City, State, Zip: Greensboro, NC 27408
Phone # (336) 609-5137
Email: amanda@isaacsonsheridan.com

I certify that all information furnished is true to the best of my knowledge. I have provided all information needed to demonstrate that all requirements of the proposed special use will be met.

Amanda P. Hodierne 8/25/23
Signature of Applicant Date
DBall Company 8/24/23
Signature of Property Owner Date
(if other than applicant)

Office Use Only. DEVID#

Proposed Special Use

Proposed Use (from Sec. 10.135 Table of Permitted Uses):
Townhomes

☒ Check if this use is also listed in
Section 10.149 Special uses listed

This application **must include sufficient information** to demonstrate that all requirements of the proposed special use will be met. Check which of the following are submitted with this application:

☒ Preliminary Site Plan
☐ Descriptive Information

Please See Attached TRC Approved Phase 2 Construction Plans.

This Application is for a limited amendment to an existing, approved Special Use Permit for the Townhomes indicated on the attached plans.

☐ Additional sheets of Descriptive Information

Because applications for a Special Use Permit go through the public hearing process, applicants are encouraged to contact neighboring property owners prior to the public hearing.

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

3529
0874

FILED ELECTRONICALLY
ALAMANCE COUNTY NC
HUGH WEBSTER

FILED	Apr 14, 2016
AT	11:43:07 AM
BOOK	03529
START PAGE	0874
END PAGE	0875
INSTRUMENT #	05884
EXCISE TAX	\$0.00

Prepared by/Return to:
Isaacson Isaacson Sheridan Fountain & Leftwich, LLP

CONSENT OF THE MEMBERS AND MANAGERS
OF
LAND ACQUISITION AND DEVELOPMENT SERVICES, LLC

The undersigned, being all of the managers of Land Acquisition and Development Services, LLC, a North Carolina limited liability company (the "Company"), after careful deliberation take the following action and adopt the following resolutions by signing their written consent hereto.

Appointment of Company Agent

WHEREAS, pursuant to NCGS 57D-3-22, the Managers have the authority to appoint company agents ("Company Agent or Company Agents") as additional officers of the Company to act for and on behalf of the Company; and

WHEREAS, the Managers deem it to be in the best interest of the Company that David Michaels be appointed as an additional Company Agent to be authorized to act for and on behalf of the Company in certain limited situations as provided herein or otherwise specified by the Managers.

NOW, THEREFORE, BE IT RESOLVED, that the Managers hereby appoint as an additional Company Agent of the Company, until his or her death, resignation, retirement, removal or disqualification, or until his or her successor is appointed and qualified, the following individual(s):


David B. Michaels

3529
0875

BE IT FURTHER RESOLVED, that the Managers shall be authorized to remove any Company Agent and to appoint replacement or additional Company Agent(s) as the Managers shall deem appropriate in their sole discretion.

BE IT FURTHER RESOLVED, that David Michaels, as a Company Agent, be, and the same hereby is, authorized, empowered and directed, for and on behalf of the Company, to (1) execute and deliver any and all subcontract agreements with the subcontractors supplying materials and services in connection with the development of tracts of real estate being developed by the Company, in the ordinary course of the Company's business, as the David B. Michaels, as Company Agent executing the same may deem appropriate and in the best interest of the Company, (2) execute and deliver any and all agreements with subcontractors for the delivery of materials and performance of services in connection with the construction of residential properties, (3) execute and deliver any and all agreements with utility providers and (4) make application to the appropriate government entity for rezoning, site plan/plat approval, permitting and/or annexation of any property owned or to be owned and developed by Company.

The foregoing action is consented to and shall be effective as of the ____ day of February, 2016.

MANAGER(S): 
Thomas C. Hall

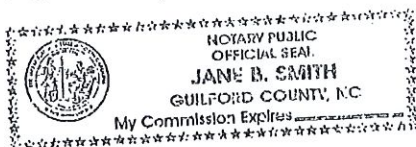

David R. Howard

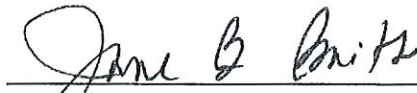
Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Thomas C. Hall and David R. Howard*

Date: MARCH 31, 2016

(Official Seal)




Official Signature of Notary

JANE B SMITH, Notary Public
Printed or typed name

My commission expires: Dec 23, 2018



STAFF REPORT

Prepared by Cameron West, Planner

Stonehave C-R (CR2303)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on September 19, 2023

City Council on October 10, 2023

Summary

This is a request to rezone 19.17 acres at Stonehaven Drive (GPIN: 8872465865) from R-18 (Low-Density Residential to C-R (Conditional Residential) to construct an 8 lot subdivision. The developments intention is to be serviced entirely by well and septic systems. The development will also be accessed via private roadways. Staff was unable to approve the subdivision as a presented due to the fact that the entire subdivision needed to connect to Chartwell Lane, extend city Right of Way throughout the development, and extend public water and sewer throughout the development. The applicant has requested these items be accepted as adequate conditions to develop the property without the financial constraints of having to pay for Right of Way and Utility extensions. This project exceeds the suggested density of 3-6 dwelling units per acre, but a dense development in this area was denied in the past and met with heavy objections from surrounding property owners.

Contact Information

Phylliss Holt

3928 Young Court

Burlington, NC 27215

336-266-0445; phyllissb.holt53@yahoo.com

Location

Stonehaven Drive

GPIN:

8872465865

Current Zoning

R-18 (Single Family Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

R-18, R-12

Surrounding Land Uses

Single Family, Vacant

Size

19.17 acres

Public Water & Sewer

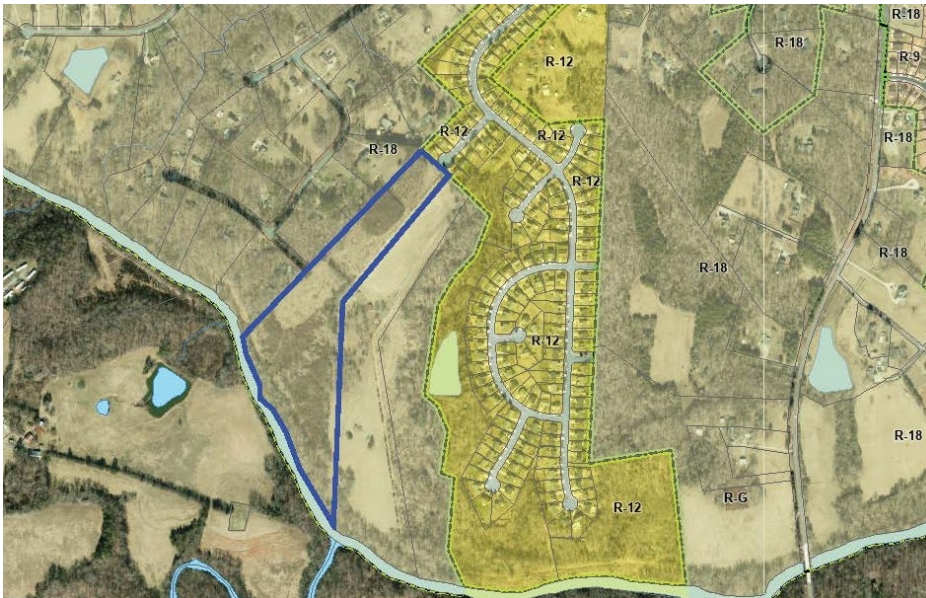
No

Floodplain

Yes

Staff Recommendation

Approval



Zoning 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-I
- C-O-I
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-I
- C-MXR
- C-MXC

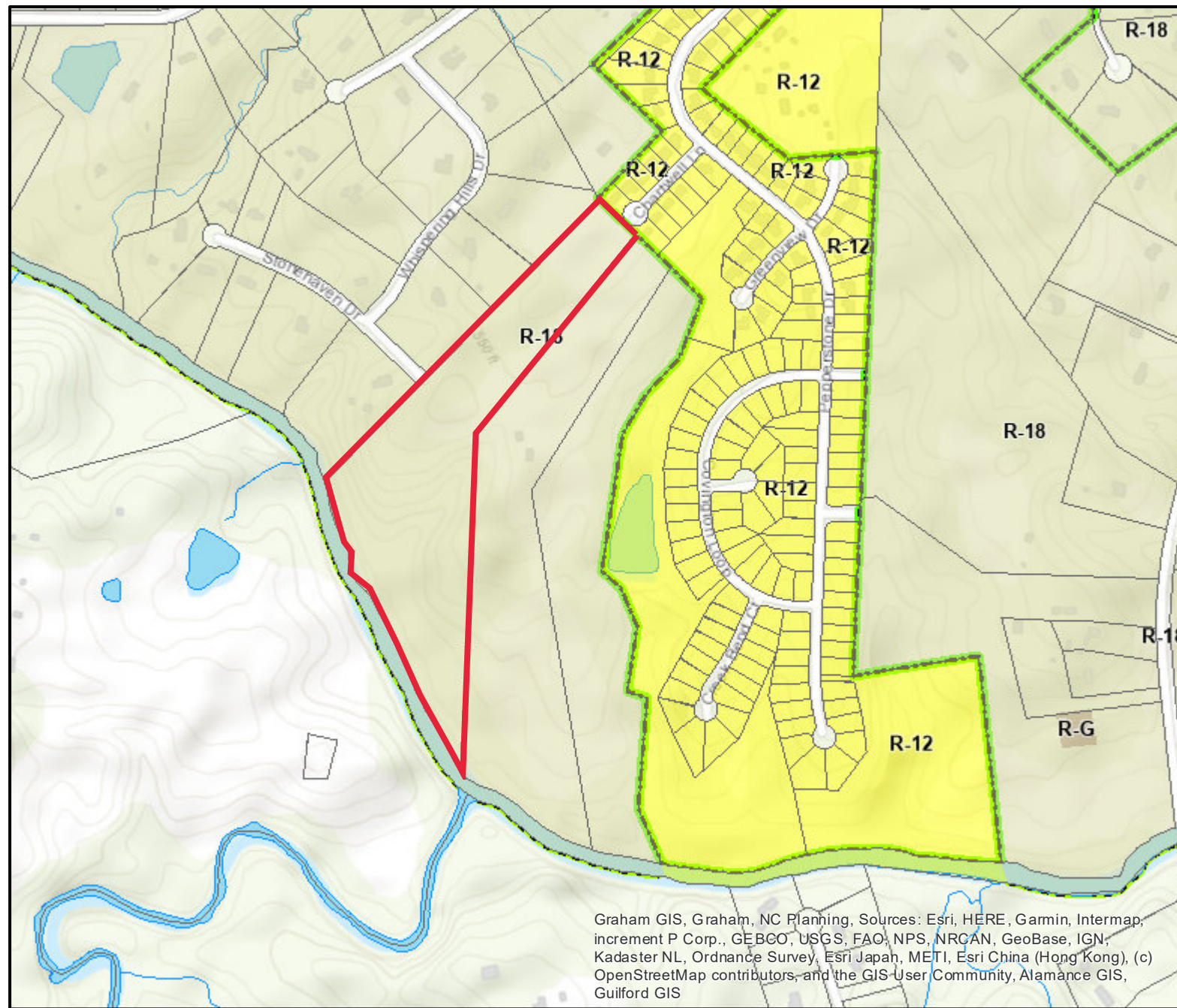
Zoning Overlay Districts

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



1 inch = 752 feet

Print Date: 9/6/2023



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

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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-I
- C-O-I
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-I
- C-MXR
- C-MXC

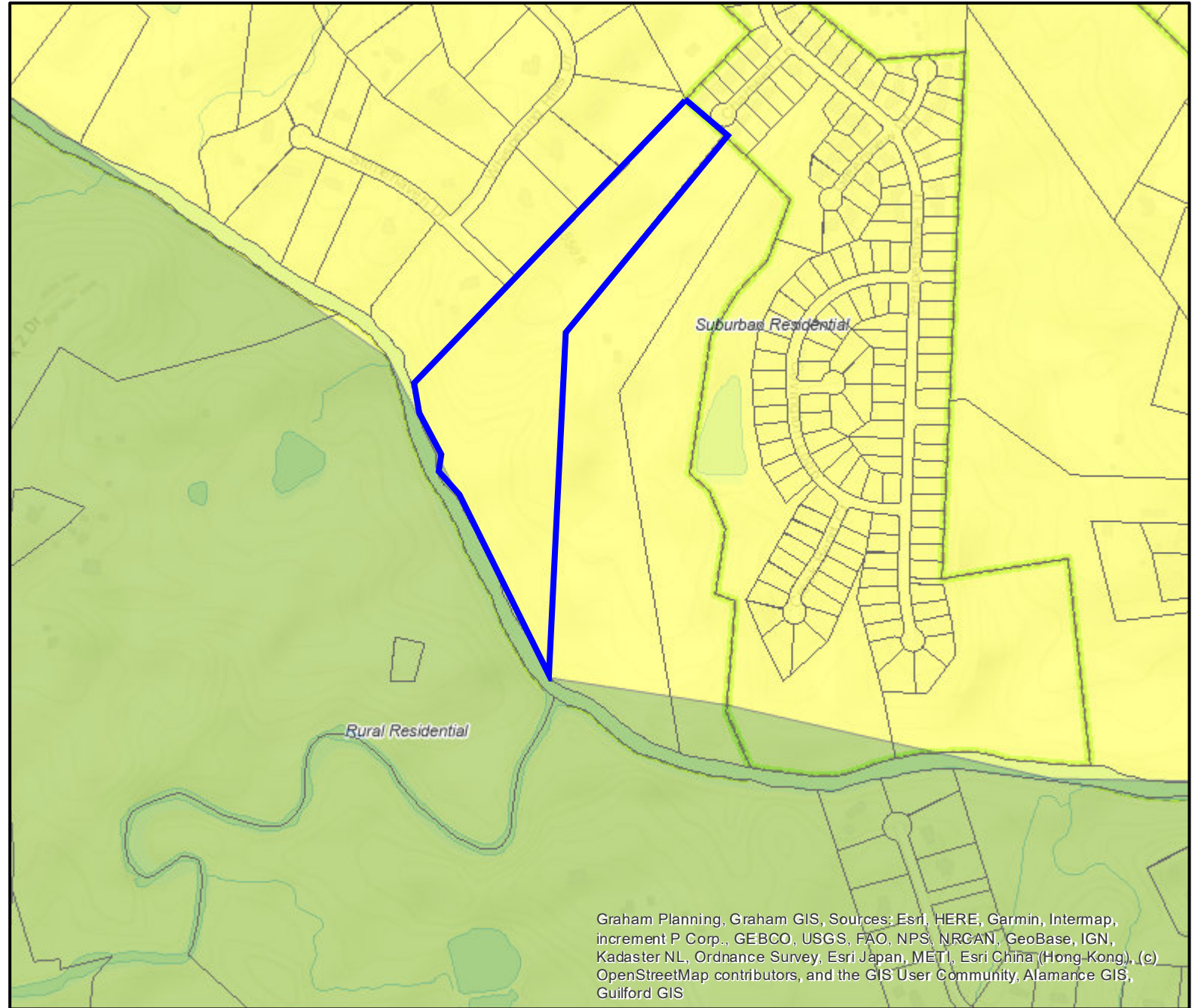
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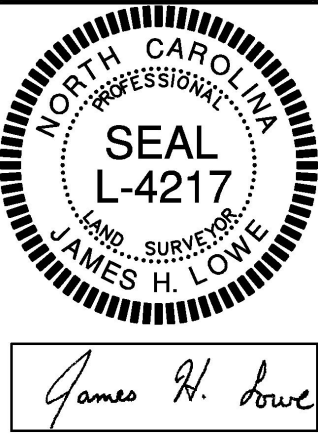
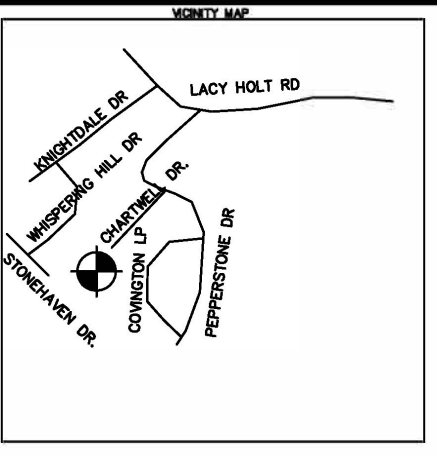
Print Date: 9/12/2023



Graham Planning, Graham GIS, 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

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NOT TO BE USED FOR SALES,
CONVEYANCES, OR RECORDINGS.

LEGEND
Mathematical Point X

SETBACKS
FRONT: 40'
SIDE: 15'
REAR: 20'
SIDE STREET: 20'

RONALD R. KIMREY
LIFE ESTATE
DB 4412 PG 521

DEWEY MAXWELL
DORIS MAXWELL
DB 1219 PG 706

BUDDY G. McREYNOLDS
THOMAS GEORGE
DB 3848 PG 885

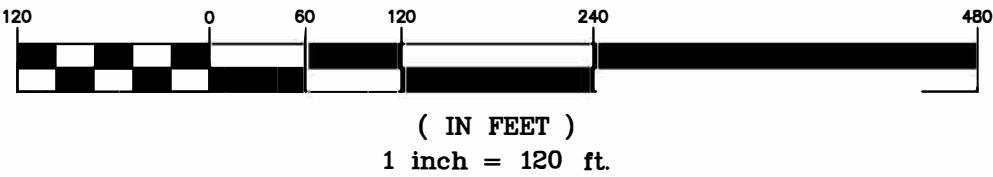
JACQUELINE B. TERRELL
DB 465 PG 577

JONATHAN S. HOLT
DB 3907 PG 410

NOTES:
TOTAL ACREAGE: 19.16 AC.±
TOTAL LOTS: 8
AVERAGE LOT SIZE: 2.40 AC.±
1163' LINEAR FOOTAGE IN PROPOSED STREETS
CURRENT ZONING: R-18
ALL LOTS TO HAVE PRIVATE WELL AND SEPTIC.
NO CONNECTION TO PUBLIC WATER OR SEWER
LOT 1 MUST BE ACCESSED BY PRIVATE DRIVE.

Minimum Road Standards for Class I Private Road:
TYPE DISTANCE
Width 50'
Travelway (minimum)
Class I Road (4" Compacted Gravel) 10'
Shoulder (minimum)
Class I Road 8'
Ditch (typical)
Class I Road 4'
Utilities (typical) 4'
Outside Ditch to Outside Ditch 42'
Maximum Cut or Fill Slope 2:1
Design Speed (per N.C. DOT) 20 MPH
Minimum Sight Distances, Curves 110'
Minimum Centerline Radius 90'
Maximum Grade 12%
Cul-de-Sac Radius, Minimum 50'
Intersection Angle, Minimum degrees 75'
All standards are minimum. The certifying engineer may require higher standards based on site conditions and accepted engineering and construction practices.

PRELIMINARY SITE PLAN
POTENTIAL SUBDIVISION FOR
DAKOTA CAROLINA
INVESTMENT PROPERTIES LLC
GRAHAM TOWNSHIP
ALAMANCE COUNTY, NORTH CAROLINA
GRAPHIC SCALE



CAROLINA CORNERSTONE
SURVEYING, INC.
3028-D ROCK HILL ROAD
BURLINGTON, NORTH CAROLINA 27215
(336) 222-1856 (336) 215-2539
BUSINESS LIC: C-4662 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 120'

DATE: 06/08/23

SURVEY BY:

DWG BY: JHL

APP'D BY: JHL

PARCEL ID: 130028

JOB# 230603PRIVATE ROAD

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 project would allow for efficient land use and not connect to existing services in an area that has been denied in the past for a more dense development.*
- **Policy 5.1.1 Housing Variety.** Encourage a mix of housing types within Graham to increase choice. These can include single family dwellings units, multifamily dwelling units, small units, pre-fabricated homes, co-housing and clustered housing. *This project would construct additional single-family-detached housing.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *The proposed zoning would allow for single-family-detached.*

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:



STAFF REPORT

Prepared by Cameron West, Planner

Text Amendment for: Board of Adjustment Language Update

Type of Request: Text Amendment

Contact Information

N/A

Meeting Dates

Planning Board on September 19, 2023

City Council on October 10, 2023

Summary

Clarification has been requested on the topic of Board of Adjustment Alternates in the Development Ordinance. As it is currently read and interpreted, it states that alternates on the Board of Adjustments can only replace a City members position, and if an ETJ member were to not be present or have to recuse themselves, the alternate would not be able to take their place on the Board. This text amendment will clear up and state the Board of Adjustment Alternates can take the place of all members of the Board.

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable.

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Staff Recommendation

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

- The proposed amendment allows the Board of Adjustment to function without issues in the future.

Project Name

Board of Adjustment Language
Update
(AM2301)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Planning District

All

Development Type

All

CITY OF GRAHAM
P. O. Drawer 357
201 South Main Street
Graham, North Carolina 27253
(336) 570-6700 / Fax: (336) 570-6703

At the request of the Chairman of the Board of Adjustment, I was asked to amend our ordinance so that alternate members of the Board of Adjustment can replace both City Members and ETJ members if said members are absent, temporarily disqualified, or to fill a vacancy.

Proposed amendment to City of Graham Development Ordinance, Division 4. BOARD OF ADJUSTMENT, Section 10.95, "Creation, members; appointment; compensation"

Section 10.95 Creation; members; appointment; compensation

There shall be and is hereby created a board of adjustment, referred to in this division as the "board," consisting of five members of the City of Graham Planning Board. Three members shall be citizens and residents of the City of Graham and shall be appointed by the City Council; two members shall be citizens and residents of the area lying outside the corporate limits of the City of Graham (extraterritorial area) but within the Graham planning area and shall be appointed by the Alamance County Board of Commissioners in accordance with section 160A-362 of the General Statutes of North Carolina. Extraterritorial members shall have equal rights, privileges, and duties with the other members. ~~The Council shall appoint the remaining two members of the City of Graham Planning board as alternate members to serve on the board in the absence or temporary disqualification of any City member or to fill a vacancy pending appointment of a City member.~~ **The Council shall appoint the remaining two members of the City of Graham Planning Board as alternate members to serve on the board in the absence or temporary disqualification of any regular member or to fill a vacancy pending appoint of a regular member.** Alternate members shall be appointed for the same term, at the same time, and in the same manner as City members. ~~Each alternate serving on behalf of any City member has all the powers and duties of a City member.~~ **Each alternate serving on behalf of a regular member has all the powers and duties of a regular member.** The members of the board shall receive no compensation for their services.