



# City of Graham Planning Board

## Meeting Agenda

October 17th, 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 September 19, 2023, meeting minutes.
6. New Business:
  - a. CR2303 - Sunset Landing
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



## PLANNING BOARD MINUTES

Tuesday, September 19, 2023

The Planning & Zoning Board held its regular meeting on Tuesday, September 19, 2023. Members present were Tony Bailey, Dean Ward, John Wooten, Jerome Bias, James Stockert. Members absent Michael Benesch and Chad Huffine. Staff members present were Planner Cameron West and Planning and Zoning Technician Debbie Jolly.

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 April 18, 2023 meeting minutes. John Wooten made a motion to approve minutes. Seconded by Tony Bailey. All voted Aye. Dean Ward ask for nomination for vice chair. Dean Ward nominated John Wooten as Vice chair. Seconded by Dean Ward. All voted Aye.

### 6. New Business:

- A. SP2101- Special Use Permit Amendment- Cameron West presented the staff report for SP2101 - 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. Amanda Hodierne 804 Green Valley Dr St.200. spoke on the changes made to the special use permit. Neighbors spoke about parking and overgrown area. Chair Ward closed the public comments. Chair Ward made motion to move the item to council without a recommendation for their review. John Wooten seconded. All voted Aye.

Joann Henry	504 Grandview Dr.
William Holmes	576 Hanson Ln.

b. CR2302 -Stonehaven C-R - Phyllis Holt- Cameron presented the staff report 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. Mike Davis 4633 Otter Ct Burlington presented his project to the board. The follow people spoke about this project for and against. Chair Ward closed the public hearing. John Wooten made a motion to approve with the condition that the Chartwell Lane not be used for access into the subdivision, and based again on the policy in the staff report. Tony Baily seconded. All voted Aye.

Thomas George	2498 Whispering Hill Dr.
Katherine Wetherington	2333 Lacy Holt Rd.
Vito Santoro	2423 Pepperstone Dr.
Seth Garrepy	2451 Pepperstone Dr.
Mary Taylor	974 Stonehaven Dr.
Steven Byrd	2421 Chartwell Dr.
Tommy Brown	2408 Whispering Hill Dr.
Stacy Garrepy	2451 Chartwell Dr.

c. AM2301- Board of Adjustment Language Update Cameron went over the updated the language- Dean Ward made a recommendation to approve to send to council for further review. John Wooten seconded. All voted Aye.

7. Public comment on non-agenda items. Cameron introduced Evan to the planning board.

8. Staff comments- No Staff comments.

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

Respectfully submitted this day 4th of October 2023,  
Debbie Jolly



# STAFF REPORT

Prepared by Cameron West, Planner

## Sunset Drive C-R (CR2303)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on October 17, 2023

City Council on November 14, 2023

### Summary

This is a request to rezone 7.8 acres at Sunset Drive (GPINs: 8884806770, 8884818184, & 8884808737) from R-7 (High-Density Residential) and R-18 (Low-Density Residential) to C-R (Conditional Residential) to construct 42 Town homes. The Site plans to connect to public water and sewer through Sunset Drive. The development plans to have one access point, a private drive connected to Sunset Drive. This project is within the recommended density of 3 to 6 dwelling units/ acre. TRC has noted the piece of land abutting parcel 147609 should be a type B landscaping buffer rather than the D noted on the plans and to show the distances between buildings to ensure the 25 feet requirement is being met. TRC has also required the utilities in the roadways throughout the development be public and not private as noted on the plans and a sidewalk is to be installed along the full frontage of Sunset Drive.

### Contact Information

Client Representative: Amanda Hodiern  
804 Green Valley Road, Ste. 200  
Greensboro, NC 27408  
336.609.5137  
amanda@isaacsonsheridan.com

### Location

Sunset Drive

### GPINs:

8884806770, 8884818184,  
8884808737

### Current Zoning

R-7 (High-Density  
Residential) & R-18 (Single  
Family Residential)

### Proposed Zoning

C-R (Conditional Residential)

### Overlay District

N/A

### Surrounding Zoning

R-18, B-2 (Hwy 54 OD), and  
a previously approved CR  
(CR 2001, still undeveloped)

### Surrounding Land Uses

Single Family, Vacant

### Size

7.8 Acres

### Public Water & Sewer

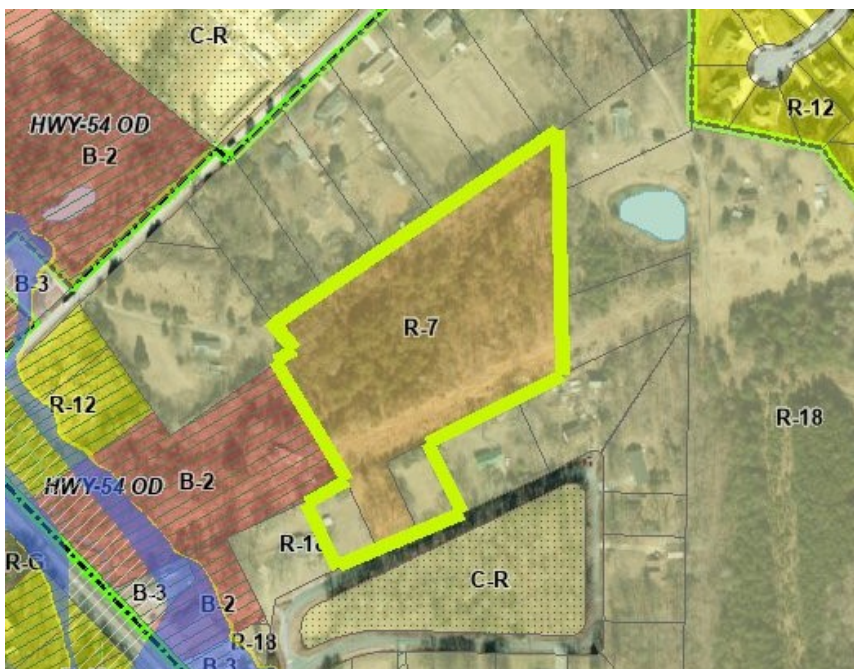
Yes

### 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
- C-1
- C-C-1
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-1
- C-MDR
- C-MDC

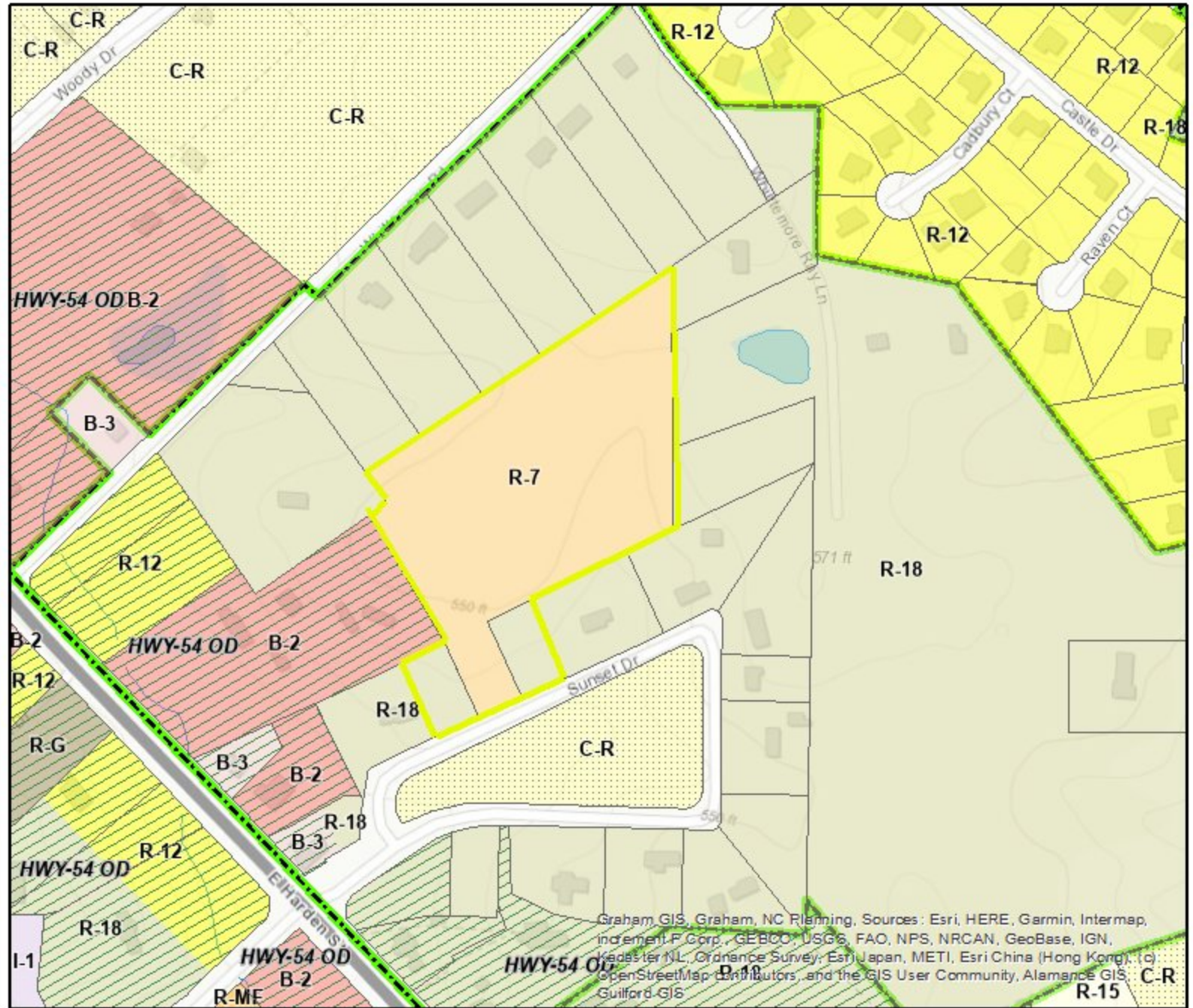
### Zoning Overlay Districts

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



1 inch = 374 feet

Print Date: 10/2/2023



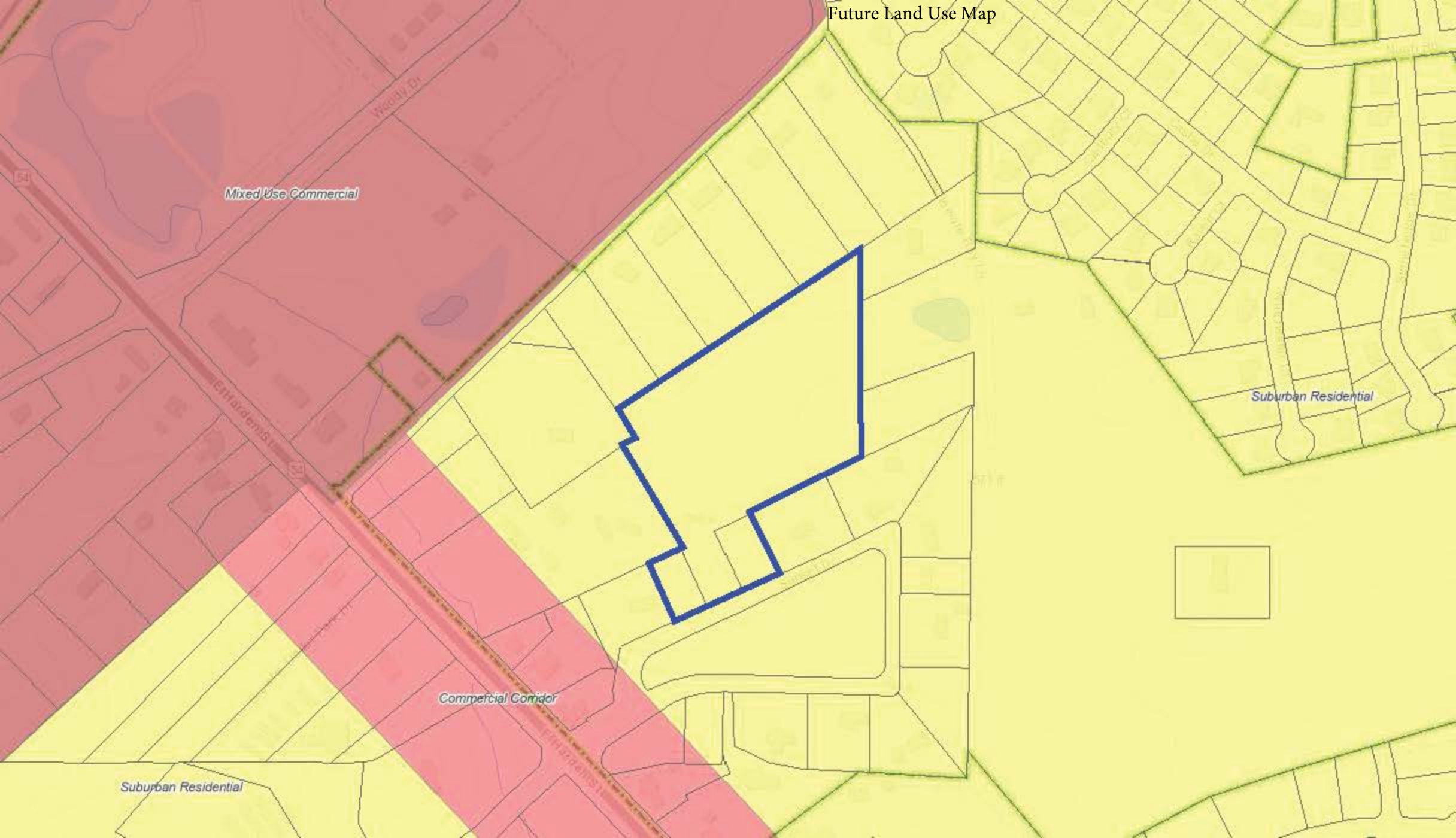
Graham GIS, Graham, NC Planning, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community, Alamance GIS, Guilford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

### Disclaimer:

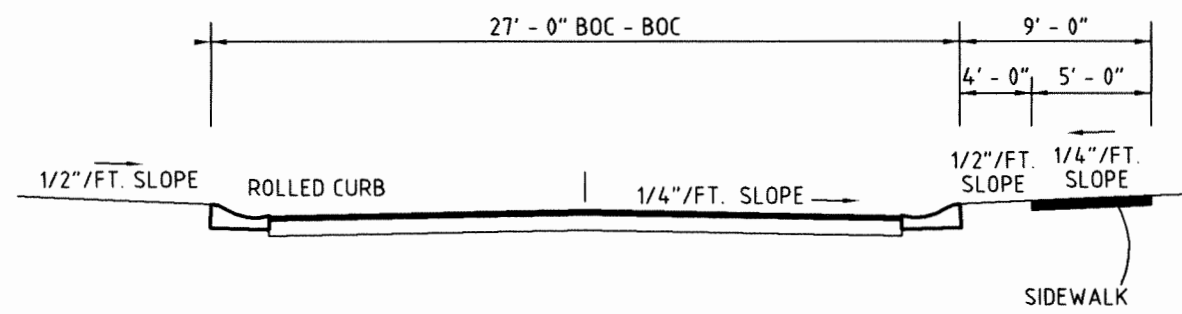
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# Future Land Use Map







PRIVATE ACCESS DRIVE TYPICAL SECTION (PUBLIC)  
SCALE: 1/8" = 1 FT.

SYMBOLS LEGEND

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	---
YARD INLET	---
SAN SEWER	---
SAN SEWER MANHOLE	---
WATER LINE	---
FIRE HYDRANT	---

EXISTING PROPERTY OWNERS

KIETH WAYNE DODSON  
3566 MOUNT WILLEN ROAD  
HAW RIVER, NC 27258

RIVER WALK 54, LLC  
3705 W. MARKET STREET  
GREENSBORO, NC 27403

APRIL M. BILLINGS TRUST  
SHAWN CHRISTOPHER MAJORS TRUST  
C/O APRIL M. BILLINGS TRUSTEE  
359 DIXON ROAD  
GRAHAM, NC 27253

GPIN# 8884803554  
PIN 147695  
1052 E HARDEN ST  
OWNER BROWN DEWEY A JR.  
DB 3925 P.G. 530  
CURRENT USE RETAIL

GPIN# 8884803820  
PIN 147598  
1018 E HARDEN STREET  
OWNER BROWN JAMES CONRAD  
DB 2568 P.G. 151  
P.B. 35 P.G. 71  
CURRENT USE VACANT-COMMERCIAL  
ZONING R-18

GPIN# 8884805624  
PIN 147600  
830 SUNSET DR  
OWNER LEON SALVADOR PEREZ  
DB 3283 P.G. 17  
P.B. 50 P.G. 125  
CURRENT USE SINGLE FAMILY  
ZONING R-18

GPIN# 8884817512  
PIN 147612  
915 WHITTEMORE RD  
OWNER BOLEY CYNTHIA W  
DB 3352 P.G. 541  
P.B. 8 P.G. 62  
CURRENT USE SINGLE FAMILY  
ZONING R-18

GPIN# 8884815493  
PARCEL # 147611  
905 WHITTEMORE RD  
OWNER JOHNSON MICHAEL ZACHARY  
DB 4775 P.G. 968  
P.B. 8 P.G. 62  
CURRENT USE SINGLE FAMILY  
ZONING R-18

GPIN# 8884814354  
PARCEL # 147610  
WHITTEMORE ROAD  
OWNER MEEKS AMBER  
DB 3634 P.G. 521  
P.B. 8 P.G. 62  
CURRENT USE VACANT  
ZONING R-18

GPIN# 8884910739  
PIN 147673  
941 WHITTEMORE RD  
OWNER MARION P. & LINDA WHITTEMORE  
DB 3914 P.G. 0213  
P.B. 8 P.G. 62  
CURRENT USE SINGLE FAMILY  
ZONING R-18

GPIN# 8884814741  
PIN 147614  
941 WHITTEMORE RD  
OWNER NORTON TANNER WAMBE  
DB 3536 P.G. 193  
P.B. 8 P.G. 62  
CURRENT USE SINGLE FAMILY  
ZONING R-18

GPIN# 8884814821  
PIN 147614  
927 WHITTEMORE RD  
OWNER ALDRIDGE RACHEL RAY  
DB 4213 P.G. 2  
P.B. 8 P.G. 62  
CURRENT USE SINGLE FAMILY  
ZONING R-18

GPIN# 8884913620  
PIN 147676  
941 WHITTEMORE RD  
OWNER SANDRA WHITTEMORE ARNETTE  
DB 712 P.G. 310  
ZONING R-18  
CURRENT USE SINGLE FAMILY

GPIN# 889406845  
PIN 152571  
WHITTEMORE WAY LANE  
OWNER I.B. WHITTEMORE (HEIRS)  
DB 986 P.G. 348  
CURRENT USE SINGLE FAMILY  
ZONING R-18

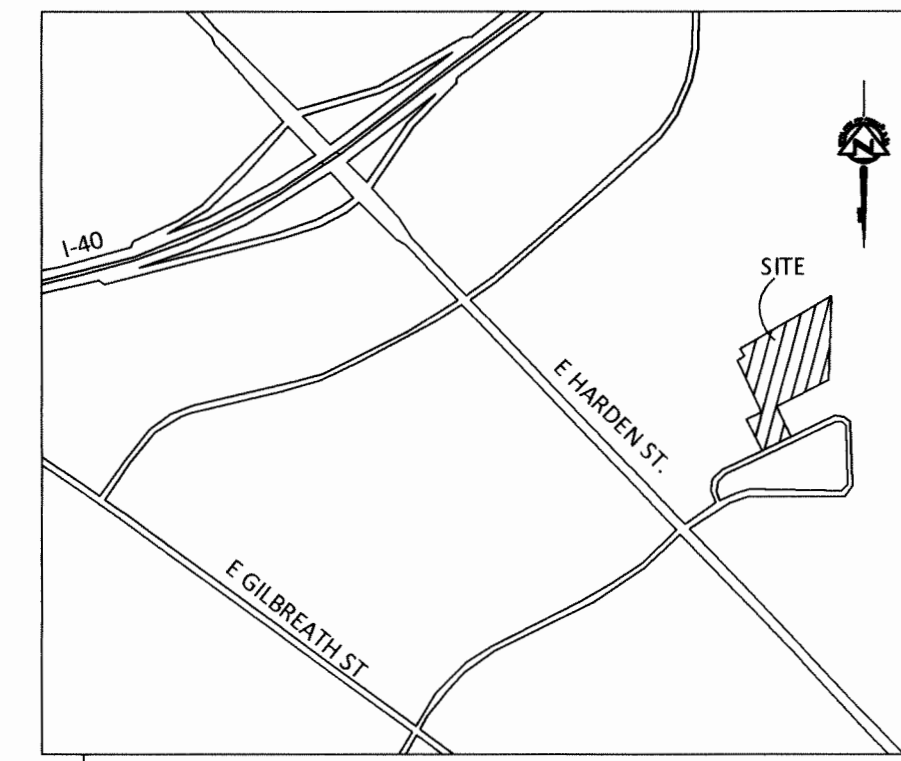
GPIN# 8884918117  
PIN 147675  
SUNSET DRIVE  
OWNER WHITTEMORE KENNETH W  
DB 235 P.G. 70  
CURRENT USE VACANT  
ZONING R-18

GPIN# 8884902937  
PIN 147668  
884 SUNSET DRIVE  
OWNER RICKY LEE & ANGELIA'S APPLE  
DB 13012 P.G. 0895  
CURRENT USE SINGLE FAMILY RESIDENCE  
ZONING R-18

TRACT 1  
GPIN# 8884809894  
PIN 147608  
869 SUNSET DRIVE  
OWNER WILSON DAVID  
DB 3295 P.G. 275  
CURRENT USE SINGLE FAMILY RESIDENCE  
ZONING R-18

GPIN# 8884903879  
PIN 147672  
902 SUNSET DRIVE  
OWNER RILEY DAVID EUGENE  
DB 4271 P.G. 159  
CURRENT USE SINGLE FAMILY

GPIN# 8884809578  
PIN 147607  
SUNSET DRIVE  
OWNER THE RESERVE ON 54 LLC  
DB 3941 P.G. 57  
P.B. 6 P.G. 121  
CURRENT USE VACANT



VICINITY MAP  
1" = 1000'

SITE DATA

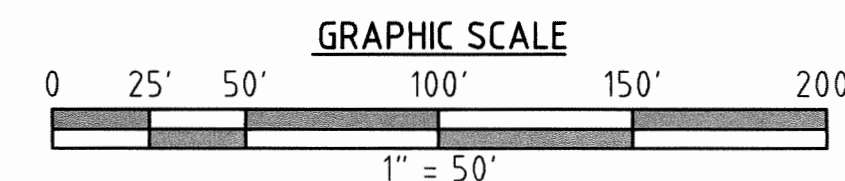
TOTAL AREA:	7.8 AC. (+/-)
PARCEL #:	147613
G-PIN:	8884818184
D.B. AND P.G.	2713-205
P.B. AND P.G.	35-71
CURRENT USE:	VACANT
PARCEL #:	147605
G-PIN:	8884808737
D.B. AND P.G.	4175-747
P.B. AND P.G.	6-121
CURRENT USE:	VACANT
PARCEL #:	147602
G-PIN:	8884806770
D.B. AND P.G.	3959-944
P.B. AND P.G.	6-121
CURRENT USE:	SHED
ZONING EXISTING:	R-7 AND R-18
ZONING PROPOSED:	CONDITIONAL RESIDENTIAL
PROPOSE USE:	TOWNHOMES
NUMBER OF UNITS:	42
DENSITY:	5.4 UNITS/AC.
PROPOSE USE:	TOWNHOMES
PARKING REQD:	42 x 2 = 84 SPCS.
PARKING PROP.:	3/UNIT x 42 = 126
OPEN SPACE PRVD:	0.8 AC (35,000 S.F.)
OPEN SPACE REQD:	7.8 AC x 10% = 0.78 AC 3.5 AC +/- = 45%

BUILT-UPON AREA:

LEGEND

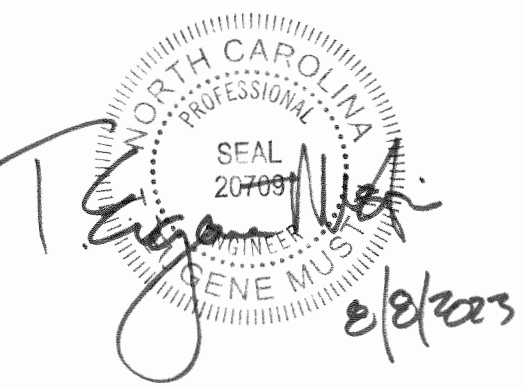
PROP.	PROPOSED
REQD.	REQUIRED
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE NUMBER
B/C	BACK OF CURB
E.X.	EXISTING

- SITE NOTES:
- NO BOUNDARY SURVEY WAS PERFORMED. BOUNDARY INFORMATION WAS TAKEN FROM RECORDED MAPS, DEEDS, AND AVAILABLE SURVEY DATA.
  - TOPOGRAPHY INFORMATION TAKEN FROM STATE LIDAR
  - ON-SITE WATER AND SEWER TO BE PRIVATE.
  - STORMWATER TO TREATED BY S.C.M. TO GRAHAM/NCDEQ STANDARDS
  - ON-SITE ACCESS TO BE PRIVATE DRIVES
  - TRASH TO BE ROLL-OUT CANS - TO BE COLLECTED BY PRIVATE CONTRACTOR



THE DEVELOPER IS RESPONSIBLE TO SECURE ALL PERMITS, CONSTRUCTION EASEMENTS, AND APPROVALS FOR THE OFF-SITE WATER AND SEWER EXTENSIONS. EXISTING PUBLIC WATER AND SANITARY SEWER LINES ARE LOCATED ON THE SOUTHWEST SIDE OF E. HARDEN STREET.

SEALS:



PROJECT:

PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION

SUNSET LANDING  
TOWNHOMES  
840, 848, AND 858 SUNSET DRIVE  
ALAMANCE COUNTY  
GRAHAM, NORTH CAROLINA

OWNER/DEVELOPER:

TRIAD CLASSIC HOMES, LLC  
1030 WESTSIDE DRIVE  
GREENSBORO, NORTH CAROLINA  
CONTACT: NED PIERCE  
336-402-6106

DRAWN BY:

TEM

DATE:

AUG 8, 2023

REVISIONS:

4-27-2023

SHEET TITLE:

PRELIMINARY  
ZONING PLAN

FILE NO. F:\NED PIERCE\GRAHAM SUNSET\SB SKETCH

DRAWING SCALE:

1" = 50'

PLAN SHEET NO.

Z-1



## 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 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 high-density housing.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, town homes, and live-work units. *The proposed zoning would allow for town homes.*
- **Future Land Use:** The proposed zoning would be consistent with the Future Land Use plan for the area.

#### 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

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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: