



City of Graham Planning Board

Meeting Agenda

November 21st, 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 October 17, 2023, meeting minutes.
6. New Business:
 - a. CR2304 - Rogers Springs Phase 4
 - b. SUP2302 - 616 Hollow Street Group Home
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, October 17, 2023

The Planning & Zoning Board held its regular meeting on Tuesday, October 17, 2023. Members present were Tony Bailey, Chad Huffine, Michael Benesch, Jerome Bias, and John Wooten. Members absent were Dean Ward and James Stockert. Staff members present were Planner Cameron West and Planner Evan Workman.

1. Meeting called to order at 6:30 p.m.
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. In the absence of Chair Dean Ward, and with the appointment of John Wooten as Vice Chair being unofficial due to procedural error, Chad Huffine moved to nominate John Wooten for temporary Chair. Seconded by Michael Benesch. All members voted Aye.
6. Approval of the meeting minutes for the September 19, 2023 regular meeting of the Planning Board. Cameron West noted that James Stockert had commented to correct the meeting minutes as he had made the motion to approve AM2301 to send to Council for further review. Jerome Bias moved that the minutes be approved with this correction, Tony Bailey seconded. All voted Aye.
7. New Business:

A. CR2303- Conditional Rezoning- Cameron West presented the staff report for CR2303- This is a request to rezone 7.8 acres at Sunset Drive (GPINs: 8884806770, 8884818184, and 8884808737) from R-7 (High-Density Residential) and R-18 (Low-Density Residential) to C-R (Conditional Residential) in order to construct at least 42 Townhomes. Amanda Hodierne 804 Green Valley Dr St.200. spoke on behalf of the proposal presenting an overview of the project to the board. After the presentation and questions from the Board Michael Benesch moved to close the public hearing, seconded by Chad Huffine. All voted Aye. The Board deliberated and decided to recommend approval with conditions that: show the distance between the buildings to ensure they are at least 20' apart in order to meet the minimum storm pipe easement requirement, a change to a buffer for a section on the property line bordering parcel #147609 would need to change from a Type D to a Type C buffer, that the utilities would need to be public even though the roadways are private, sidewalks be installed along the full frontage of Sunset Drive, and no buffer along the Duke Power easement through the property would be required. The motion to recommend the approval with conditions and move it on to Council for further review was made by John Wooten, seconded by Michael Benesch. All members voted



Aye.

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

9. Staff comments- No Staff comments.

10. Adjournment- Michael Benesch made a motion to adjourn. Seconded by Tony Bailey. All vote aye.

Meeting Adjourned at 7:28 p.m.

Respectfully submitted this day 18th of October 2023,
Evan Workman



STAFF REPORT

Prepared by Cameron West, Planner

Rogers Springs Phase 4 (CR2304)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on November 21, 2023 City Council on December 12, 2023

Contact Information:

Clayton Properties Group Inc.
10130 Perimeter Way, Suite 100, Charlotte, NC 28216
(980) 446-3336
plawler@boman.com & agonzalez@bowman.com

Summary

This is a request to rezone 53.904 acres of property from R-18 (Low-Density Residential) to C-R (Conditional Residential) for the purpose of extending the 4th phase of Rogers Springs to construct an additional 92 single-family homes. The site plans to connect public roadways, water, and sewer through the existing phases of Rogers Springs. 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 and the appropriate density is 3-6 dwelling units per acre. The development comes in below the appropriate density of 161-318 units.

Location

Near Mayfield Drive, off of Rogers Road

GPINs:

8882178503

Current Zoning

R-18 (Single Family Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

R-18, and R-9

Surrounding Land Uses

Single Family, Vacant

Size

53.904 Acres

Public Water & Sewer

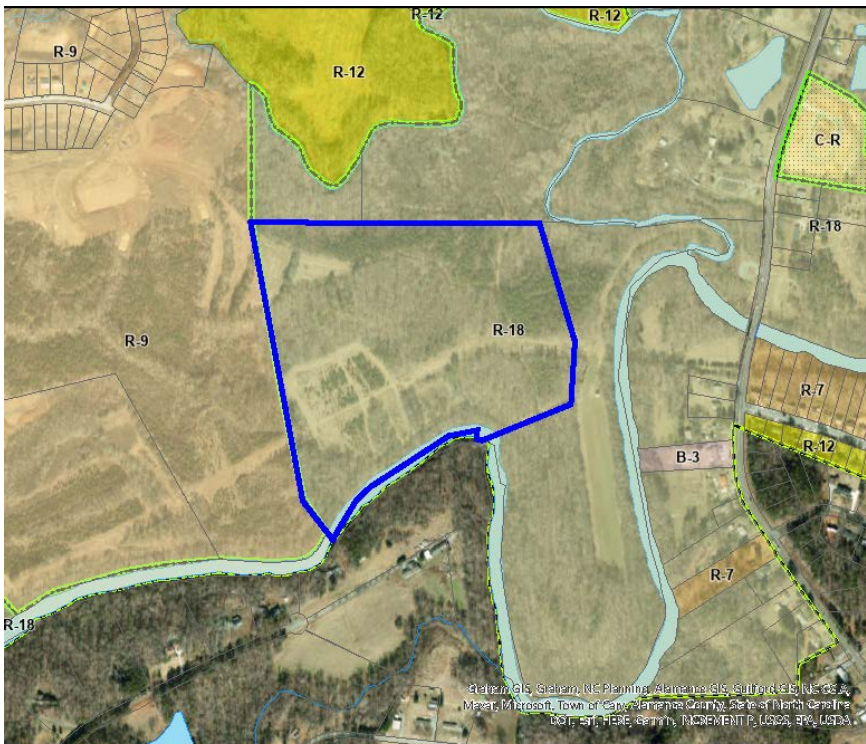
Yes

Floodplain

Yes

Staff Recommendation

Approval



Graham Zoning



City of Graham

Legend

□ Tax Parcels (unofficial)

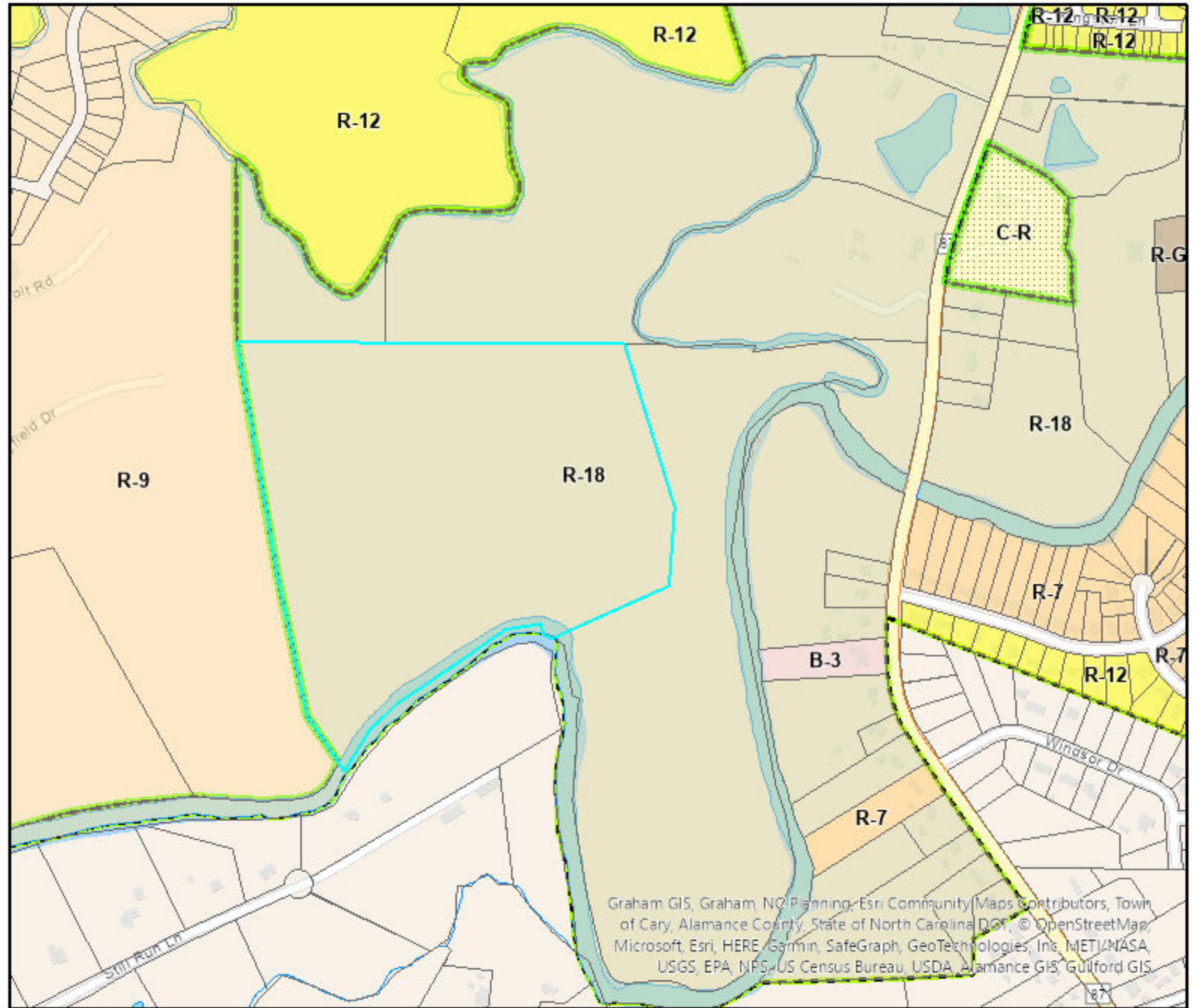
Zoning Districts

- B-1, Central Business District
- B-2, General Business District
- B-3, Neighborhood Business District
- C-B, Conditional Business
- C-I, Conditional Industrial
- C-MXC, Conditional Commercial Mixed Use
- C-MXR, Conditional Residential Mixed Use
- C-O-I, Conditional Office and Institutional
- C-R, Conditional Residential District
- I-1, Light Industrial District
- I-2, Heavy Industrial District
- O-I, Office and Institutional
- R-7, High-Density Residential District
- R-9, High-Density Residential District
- R-12, Medium-Density Residential District
- R-15, Medium-Density Residential District
- R-18, Low-Density Residential District
- R-G, General Residential District



1:9,028

Print Date: 10/26/2023



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

□ Tax Parcels (unofficial)

Future Land Use

- Downtown District
- Mixed Use Commercial
- Education District
- Employment District
- Industrial / Warehousing
- Mixed Use Residential
- Downtown Residential
- Suburban Residential
- Commercial Corridor
- Rural Residential

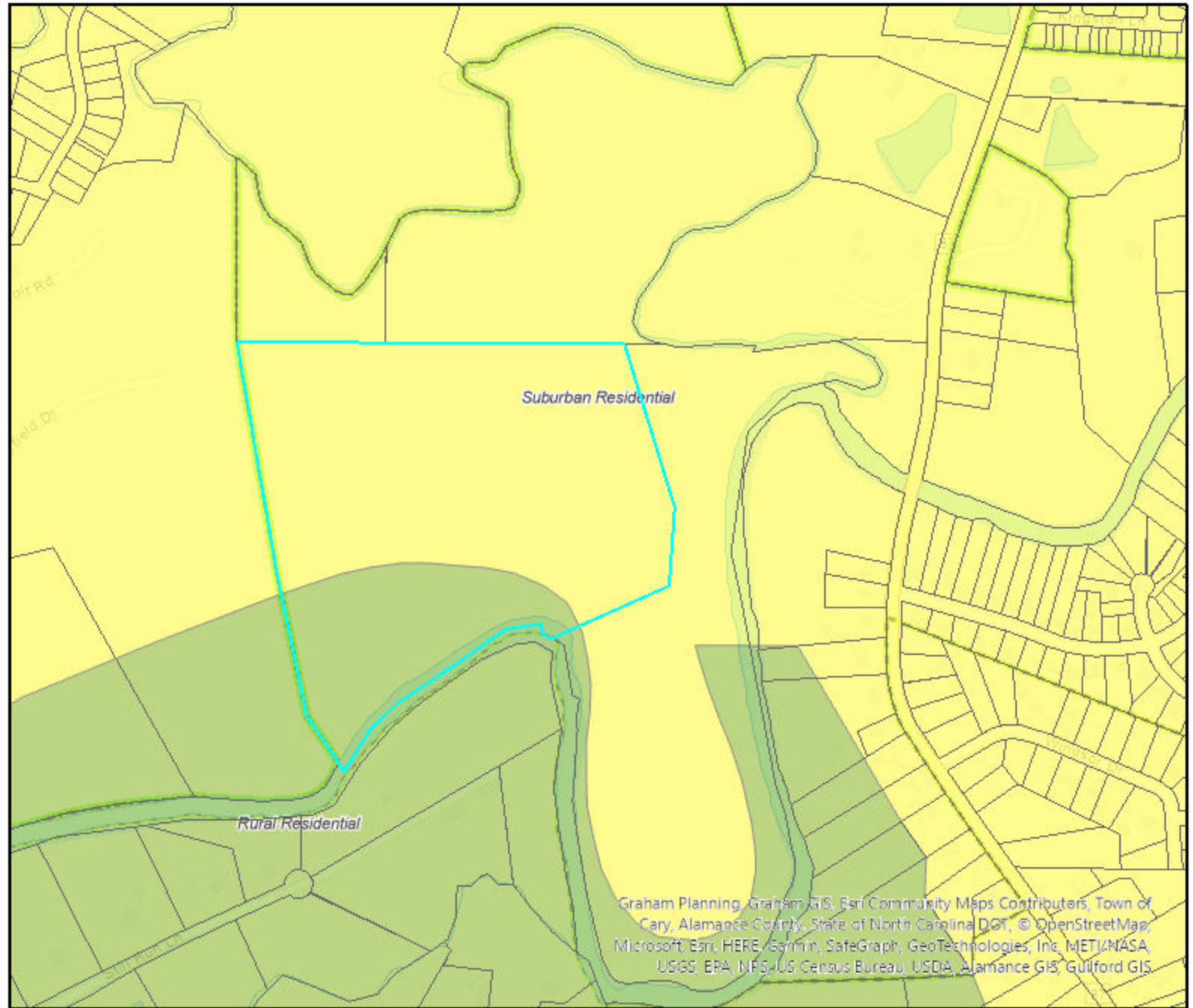
ALAM_INTEREST_POINTS

- ✈ Airport
- ✙ Cemetery
- 🎓 Education/School
- 🚒 Fire Station
- 🏛 Government Office
- 🏠 Historic/Museum
- 🔒 Jail
- 📖 Library

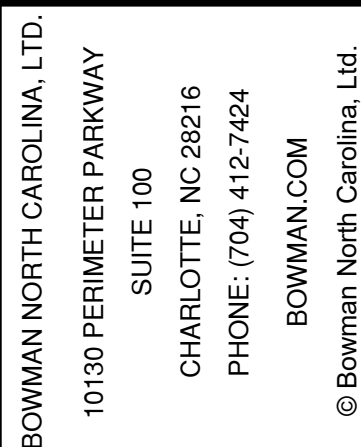


1:9,028

Print Date: 10/26/2023



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.



PLAN STATUS	
06/22/23	TRC SUBMITTAL
09/05/23	TRC RESUBMITTAL
10/24/23	COND. REZONING

PIN #8872989158
CLAYTON PROPERTIES GROUP, INC.
PB. 82, PAGE 257
LAND USE: VACANT LAND 40+ ACRES

PIN #8882088726
FOUST FAMILY PROPERTIES, LLC
DB. 4055 PG. 434
LAND USE: VACANT LAND 0-9 ACRES

PIN #8882290147
FOUST THOMAS IVEY & ETAL
DB. 1583, PG. 353
LAND USE: VACANT 30-39 ACRES

PIN #8882289814
ROSS JEAN MONNETT
PB. 78 PG. 59
LAND USE: SINGLE FAMILY

PIN #8882273072
TIMOTHY W. HORNER
PB. 79 PG. 286
LAND USE: GENERAL FARM - PRESENT US

PHASE 3
PHASE 4A

PHASE 4A
PHASE 4B

MAYFIELD DRIVE

CHANNEL STREET

FLOW STREET

EMANATE COURT

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92.

C57, L14, C51, L12, C49, L6, L7, C50, L9, C31, L10, C36, L13, C35, L20, L18

50' PUBLIC ROW

FLOODWAY

ZONE AE

MATCHLINE SHEET C3.1

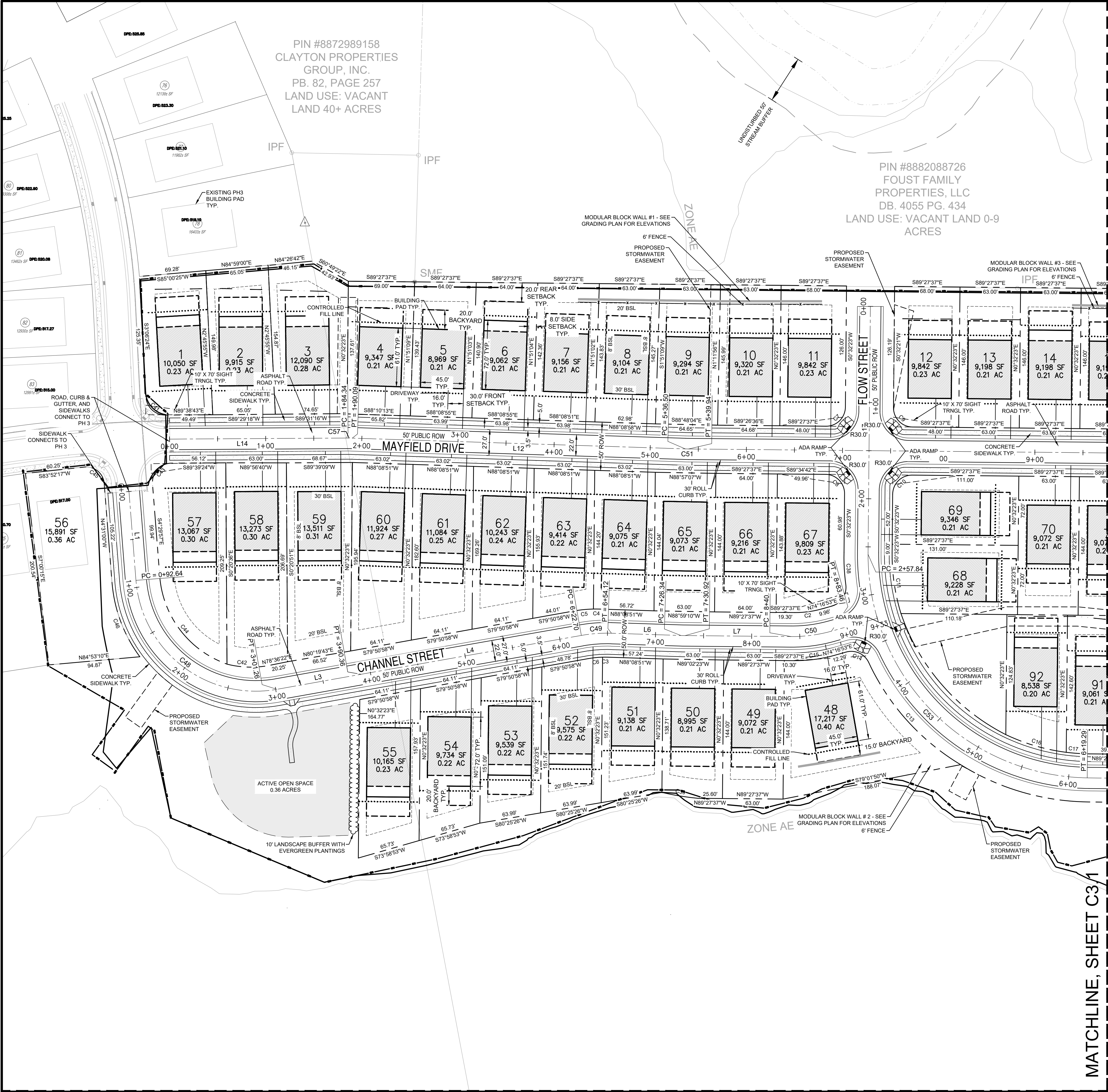
MATCHLINE SHEET C3.2

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C48	208.62'	125.00'	95°37'35"	S52°18'32"E	185.24'	137.92'
C49	31.42'	150.00'	12°00'11"	N85°51'04"E	31.37'	15.77'
C50	42.56'	150.00'	16°15'30"	N82°24'38"E	42.42'	21.43'
C51	3.44'	150.00'	1°18'46"	N88°48'14"W	3.44'	1.72'
C53	364.42'	232.00'	90°00'00"	N44°27'37"W	328.10'	232.00'
C54	104.72'	200.00'	30°00'00"	N14°27'37"W	103.53'	53.59'
C55	144.92'	500.00'	16°36'24"	N7°45'49"W	144.41'	72.97'
C56	86.95'	300.00'	16°36'24"	N7°45'49"W	86.65'	43.78'
C57	5.75'	150.00'	2°11'48"	N89°14'45"W	5.75'	2.88'

Cad File Name: V:\150148 - Shugart Mungo Homes\150148-01-001 (ENG) - Rogers Spring Phase 4 Graham NC\Engineering\Engineering Plans\Sheet Set\150148-01-001 - SITE.dwg



GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP LTD., DATED 04/04/2023, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF GRAHAM (TO BE ANNEXED) ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CITY OF GRAHAM (TO BE ANNEXED) SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NCDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET.
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

SITE SUMMARY TABLE

SITE AREA	
LAND USE:	SUBDIVISION
SITE AREA:	53.90± AC.
DISTURBED AREA:	30.2± AC.
BUILT UPON AREA:	11.6± AC. (21.5%)
ADDITIONAL BUA PER LOT:	630 SQ FT
NUMBER OF LOTS:	92 LOTS
MAXIMUM BUILT UPON AREA:	12.9± AC. (23.9%)
ZONING	
JURISDICTION:	CITY OF GRAHAM (TO BE ANNEXED)
ZONING:	CONDITIONAL RESIDENTIAL DISTRICT
FRONT SETBACK:	30'
SIDE SETBACK:	8'
REAR SETBACK:	20'

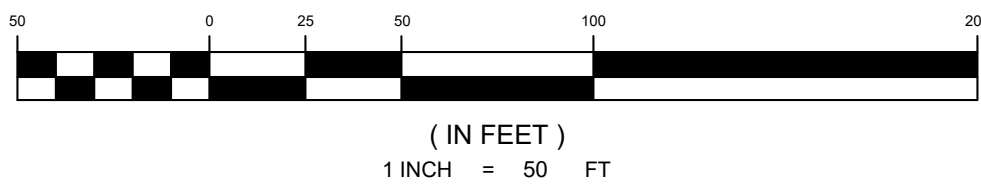
OPEN SPACE CALCULATION

OPEN SPACE REQUIRED:	10% OF TOTAL SITE AREA 10% x 53.90 AC. = 5.39 AC.
OPEN SPACE PROVIDED:	0.36 AC. (ACTIVE OPEN SPACE) 5.03 AC. (UNDISTURBED OPEN SPACE)
TOTAL:	5.39 AC.

EXISTING LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SANITARY SEWER	---
WATER LINE	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
GAS LINE	---
STORM PIPE	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
WATER VALVE	---
FIRE HYDRANT	---
POWER POLE	---
STORM INLET	---
SANITARY SEWER MANHOLE	---

GRAPHIC SCALE



Bowman

BOWMAN NORTH CAROLINA, LTD.
10130 PERIMETER PARKWAY
SUITE 100
CHARLOTTE, NC 28216
PHONE: 704.412.7424
BOWMAN.COM
© Bowman North Carolina, Ltd.

CONDITIONAL REZONING SITE PLAN (1 OF 2)
ROGERS SPRING PHASE 4
NC 87 HWY
GRAHAM TOWNSHIP, ALMANANCE
COUNTY, NORTH CAROLINA

PLAN STATUS	
06/22/23	TRC SUBMITTAL
09/05/23	TRC RESUBMITTAL
10/24/23	COND. REZONING

DATE	DESCRIPTION
------	-------------

KD, CM DESIGN	KD, CM DRAWN	BS, PL CHKD
------------------	-----------------	----------------

JOB NO.: 150148-01-001

DATE: JUNE 22, 2023

SHEET **CR 3.1**

Cad File Name: V:\150148 - Shugart Mungo Homes\150148-01-001 (ENG) - Rogers Spring Phase 4 Graham NC\Engineering\Engineering Plans\Sheet Set\150148-01-001 - SITE.dwg

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 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.*
- **Strategy 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 Conditional Rezoning. The following supports this recommendation:

- Rezoning the property would be in consistence with the policies 5.1.1, 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

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 REPORT

Prepared by Cameron West, Planner

Mallard Care Home (SUP2302)

Type of Request: Special Use Permit

Meeting Dates

Planning Board on November 21, 2023

City Council on December 12, 2023

Contact Information

Linda Montgomery

2076 Jeffries Cross Rd. Burlington, NC 27217

lindam410@yahoo.com

401-269-6900

Summary

This is a request for a Special Use Permit for a Group Home for property located at 616 Hollow Street. There is an existing single-family dwelling on the site.

Under the current Development Ordinance, a Group Home is a facility with support and supervisory personnel that provides room and board, personal care or habilitation services in a residential environment for not more than 6 people. Granting this Special Use Permit would permit up to 6 unrelated individuals to reside within the unit. Because this is a new use for the property, the development will be required to comply with off-street parking requirements, which are one space for each two residents of driving age and ability, plus one space per employee



Location

616 Hollow Street

GPIN: 8884173461

Current Zoning

Residential (high density)
(R-7)

Proposed Zoning

n/a

Overlay District

none

Surrounding Zoning

R-7

Surrounding Land Uses

Single Family, and Vacant

Size

.36 acres

(15,898 sq. ft.)

Public Water & Sewer

Yes

Floodplain

No

Staff Recommendation

Approval

Zoning Map

Graham Zoning



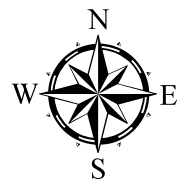
City of Graham

Legend

□ Tax Parcels (unofficial)

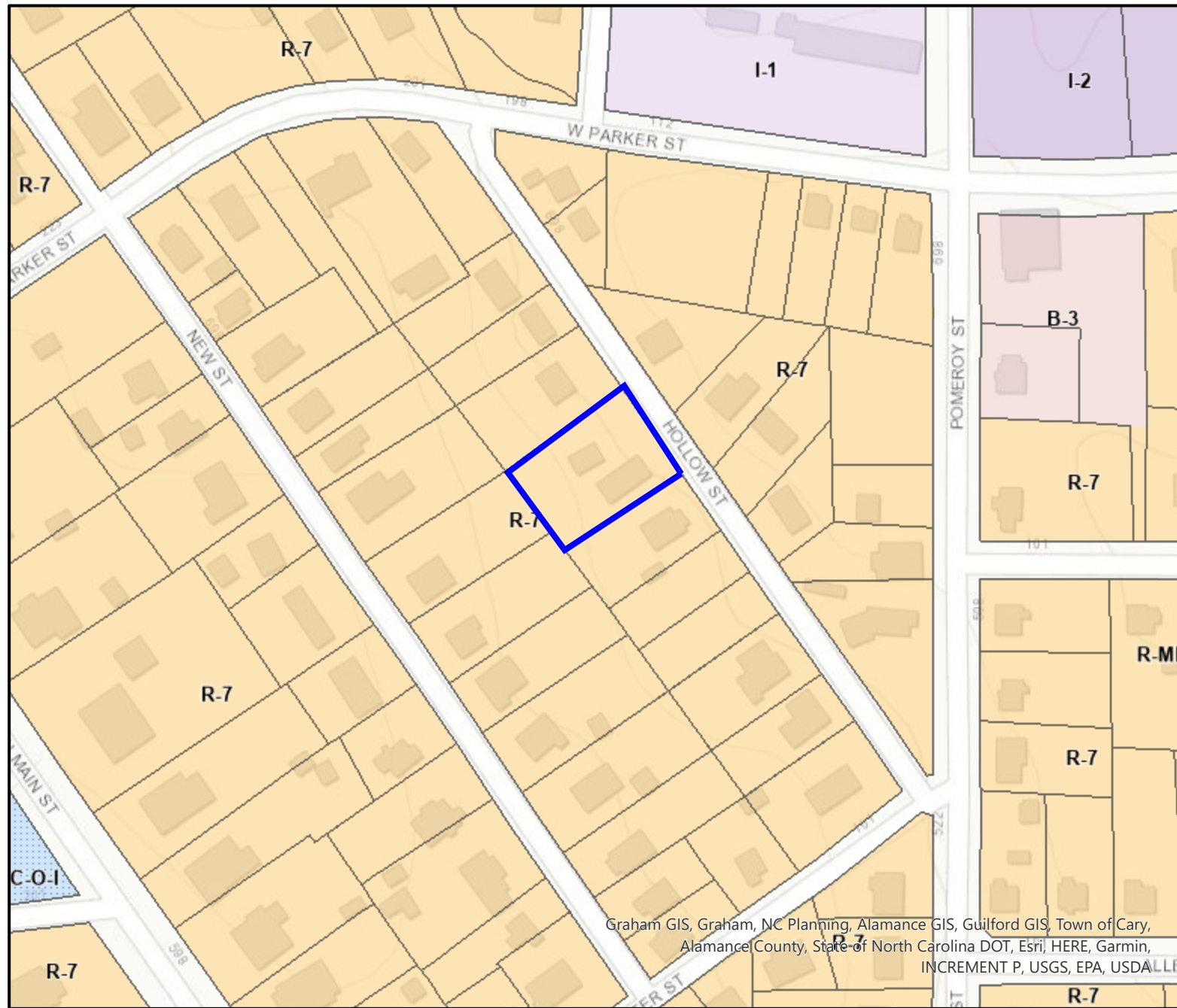
Zoning Districts

- B-1, Central Business District
- B-2, General Business District
- B-3, Neighborhood Business District
- C-B, Conditional Business
- C-I, Conditional Industrial
- C-MXC, Conditional Commercial Mixed Use
- C-MXR, Conditional Residential Mixed Use
- C-O-I, Conditional Office and Institutional
- C-R, Conditional Residential District
- I-1, Light Industrial District
- I-2, Heavy Industrial District
- O-I, Office and Institutional
- R-7, High-Density Residential District
- R-9, High-Density Residential District
- R-12, Medium-Density Residential District
- R-15, Medium-Density Residential District
- R-18, Low-Density Residential District
- R-G, General Residential District



1:2,257

Print Date: 10/25/2023



Graham GIS, Graham, NC Planning, Alamance GIS, Guilford GIS, Town of Cary,
Alamance County, State of North Carolina DOT, Esri, HERE, Garmin,
INCREMENT P, USGS, EPA, USDA

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

Tax Parcels (unofficial)

Future Land Use

- Downtown District
- Mixed Use Commercial
- Education District
- Employment District
- Industrial / Warehousing
- Mixed Use Residential
- Downtown Residential
- Suburban Residential
- Commercial Corridor
- Rural Residential
- Future LandUse Annotation

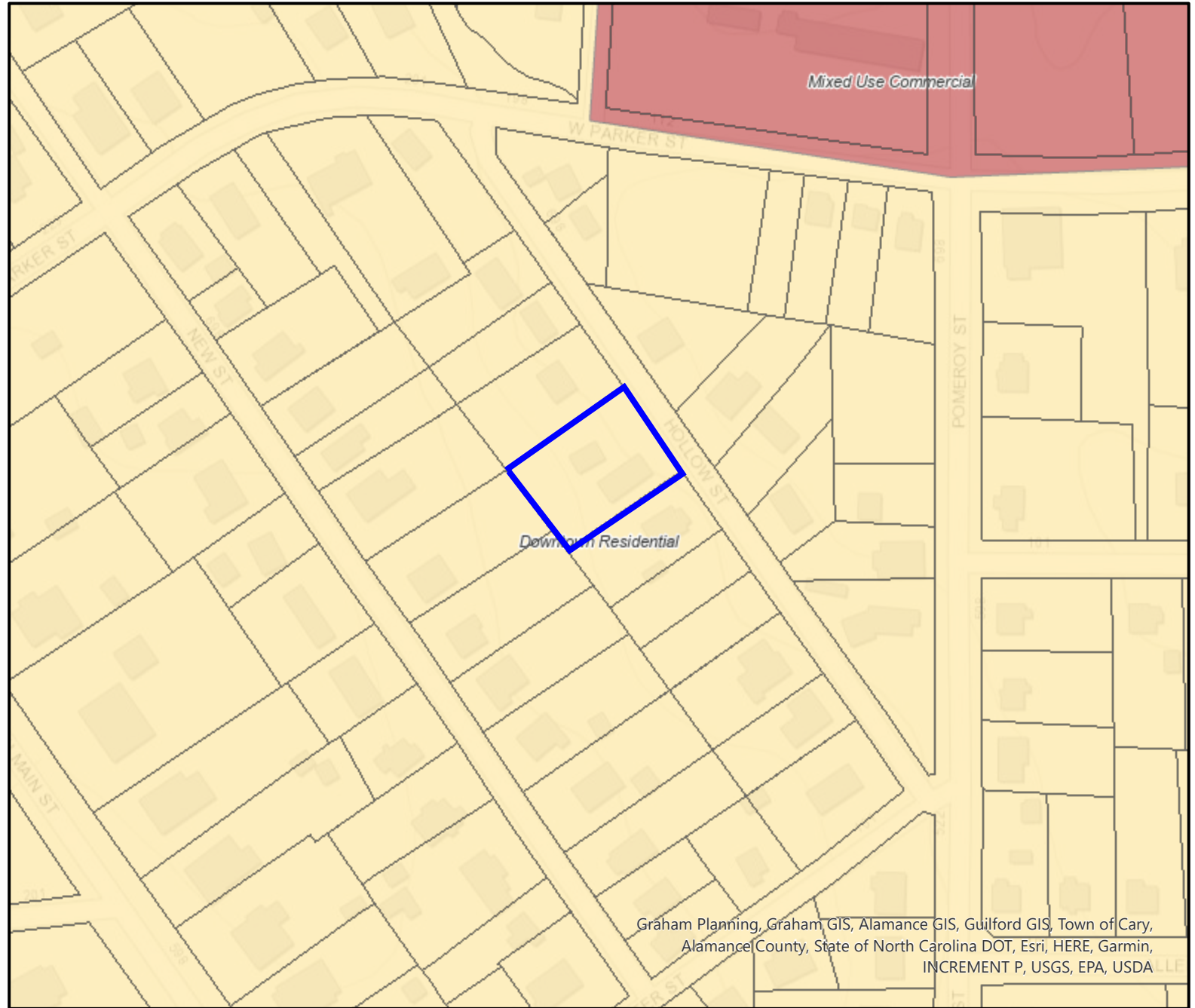
ALAM_INTEREST_POINTS

- Airport
- Cemetery
- Education/School
- Fire Station
- Government Office
- Historic/Museum
- Jail
- Library



1:2,257

Print Date: 10/25/2023



Graham Planning, Graham GIS, Alamance GIS, Guilford GIS, Town of Cary,
Alamance County, State of North Carolina DOT, Esri, HERE, Garmin,
INCREMENT P, USGS, EPA, USDA

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.

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

Planning Type: High-Density Residential

Development Type: Downtown Residential

Applicable Policies;

- 5.1.1 Housing Variety. Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multi family dwelling units, small units, prefabricated homes, cohousing, and clustered housing. *The Special Use Permit will allow a house which meets the requirements of a Family Care Home to service more than one individual.*
- 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 not use existing city infrastructure. Has not asked for extension.*

Planning Type

High-Density Residential

Development Type

Downtown Residential

Located in and around the City's historic downtown area.

Neighborhoods are to be compact, connected, and diverse

Density of 3-6 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-7, and a Group Home is permitted with a Special Use Permit in R-7.*
2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
 - *Off-street parking is required in the amount of one space for each two residents of driving age and ability plus one space per employee. It shall be located to the side and/or rear of the building. Space for parking for one employee is proposed to be located to the rear of the house. The applicant states that there will be no residents of driving age or ability.*
 - *Group homes should be located in areas where employment, goods and services can readily be reached by a variety of means of transportation. Access to transit, a sidewalk network and/or close proximity to employment, goods and services are encouraged for approval of a special use permit unless the applicant can satisfactorily demonstrate that the intended residents of the group home do not require this service.*
3. The use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted.
 - *The use of the location as a Group Home will not materially endanger the public health or safety.*
4. The use will not substantially injure the value of adjoining property or that the use is a public necessity.

- *The use of the location as a Group Home will not 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 proposed Group Home is located in a 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.
 - *All said items are equal to or in excess of the NC Building Code for single family dwellings.*

Staff Recommendation

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Special Use Permit. 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 complies with the standards of the *Development Ordinance*.
- The development meets all six conditions required by Section 10.144 of the *Development Ordinance*.