City of Graham City Council Meeting Agenda December 12, 2023 6:00 p.m.

<u>CALL TO ORDER</u>: Mayor Jennifer Talley

INVOCATION & PLEDGE OF ALLEGIANCE

CERTIFICATION OF ELECTION: City Clerk Renee Ward

ORGANIZATION OF NEW CITY COUNCIL:

Oath of Office to Newly Elected Officials by Alamance County Clerk of Court Meredith Edwards

NEW COUNCIL CONVENES:

Election of Mayor Pro Tem Oath of Office

RECOGNITION: Ms. Janice Evans – "W.O.M.E.N." and "Alopecia Social"

AUDIT PRESENTATION: Ms. Patricia Rhodes, Stout, Stout, Stuart, McGowen, and King

CONSENT AGENDA:

- **a.** To approve the November 13, 2023, Special Meeting minutes and the November 30, 2023, Special Open Session meeting minutes. To approve and seal the November 13, 2023, Closed Session meeting minutes and November 30, 2023, Closed Session meeting minutes.
- **b.** To approve tax releases totaling \$37,735.10.
- **c.** To approve a budget amendment reallocating general fund expenditures for fees no longer paid by the City.
- **d.** To approve the following 2024 City Council meeting dates and 6:00 pm meeting time:

January 9 February 13 March 12 April 9 May 14 June 11 July 9 August 13 September 10 October 8 November 12 December 10

PUBLIC HEARINGS:

1. REZONING – 53.904 ACRES – OFF MAYFIELD DRIVE

A public hearing has been scheduled to consider rezoning 53.904 acres from R-18 (Low-Density Residential) to C-R (Conditional Residential) to extend the Fourth Phase of Rogers Springs to construct an additional 92 single-family homes. (Planning Board recommended approval - 7-0)



2. ANNEXATION – 53.904 ACRES – OFF MAYFIELD DRIVE - AN2307

A public hearing has been scheduled to consider an Annexation Ordinance to extend the corporate limits to the City of Graham for a tract of land totaling 53.904 located off Mayfield Drive.

3. SPECIAL USE PERMIT – 616 HOLLOW STREET

A public hearing has been scheduled to consider a Special Use Permit for a group home for property located at 616 Hollow Street. (Petitioner has requested to table this item.)

PUBLIC COMMENT PERIOD

CITY STAFF COMMENTS

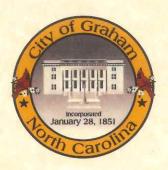
CITY COUNCIL COMMENTS

CLOSED SESSION - City Council will consider going into closed session pursuant to the terms of N.C.G.S. 143-318-11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged regarding Cone Commercial Real Estate Investments, LLC vs City of Graham Alamance County Superior Court case number 23CvS1909.

ADJOURN

The Graham City Council wishes all citizens a joyous Christmas filled with love, happiness, and prosperity.





Recognition in Honor of Janice Evans

Women of Virtue Excellence Nationwide "Alopecia Social"

WHEREAS, Alopecia is a disease that happens when the immune system attacks hair follicles and causes hair loss; and

WHEREAS, there is no cure for alopecia, but there are treatments and resources to help people cope with hair loss; and

WHEREAS, Janice Evans' mission is to bring awareness to Alopecia through her foundation "Alopecia Social; and

WHEREAS, Alopecia Social is an organization that hosts events throughout the year to help change the trajectory in the lives of those with Alopecia; and

WHEREAS, Alopecia Social hosts an annual Summit that brings in experts from around the world such as dermatologists, trichologists, cosmetologists, and mental health therapists to share through educational classes, hands-on workshops, tools, resources, and solutions; and

WHEREAS, Janice Evans is also the founder of W.O.V.E.N. – Women of Virtue Excellence Nationwide; and

WHEREAS, W.O.V.E.N. hosts annual conferences for women to receive support through seminars from influential speakers on financial planning, business entrepreneurial workshops, self-improvement clinics, self-care, health and wellness; and

WHEREAS, Janice Evans continues to shine by advocating throughout the state, "**Don't Stare**, **Just Ask**," redefining alopecia and empowering women to not be ashamed but to embrace and build their confidence to just "**BE–U**."

NOW, THEREFORE, I, Jennifer Talley, Mayor of the City of Graham, and on behalf of the City Council hereby recognize **Janice Evans** for her efforts in bringing awareness to Alopecia.

Presented this the 12th day of December 2023.



SUBJECT: AUDIT PRESENTATION	
PREPARED BY:	MELANIE KING, FINANCE OFFICER

REQUESTED ACTION:
N/A
BACKGROUND/SUMMARY:
Patricia Rhodes with Stout Stuart McGowen & King, LLP will present to the Council the results of the FY2023 audit.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATION:
N/A
SUGGESTED MOTION(S):

N/A



STOUT
STUART
MGGOWEN
& KING LLP

Certified Public Accountants

November 29, 2023

Advisors to Management

To the Honorable Mayor And Members of the City Council City of Graham

We have audited the financial statements of the governmental activities, the business-type activities and each major fund and the aggregate remaining fund information of the City of Graham for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated March 14, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Member of PCPS, the AICPA Alliance For CPA Firms

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Graham are described in Note I to the financial statements. We noted no transactions entered into by the City of Graham during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive accounting estimate affecting the financial statements is the estimate of the allowance for doubtful accounts which is based on historical revenues, historical loss levels, and an analysis of the collectability of individual accounts. We evaluated the key factors and assumptions used to develop the allowance and determined that it is reasonable in relation to the basic financial statements taken as a whole.

Mailing Address: P.O. Box 1440 Burlington, NC 27216-1440

> Street Address: 1233 South Church Street Burlington, NC 27215

> 336-226-7343 fax 336-229-4204 www.ssmkllp.com e-mail: ssmk@ssmkllp.com

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 29, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to Management's Discussion and Analysis, the Other Postemployment Benefits' Schedule of Changes in the Total OPEB Liability and Related Ratios, the Local Government Employee's Retirement System's Schedules of the Proportionate Share of the Net Pension Liability and Contributions, the Firefighters' and Rescue Squad Workers' Pension Fund's Schedule of the Proportionate Share of Net Pension Liability, and the Law Enforcement Officers' Special Separation Allowance Schedules of the Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individuals fund statements, budgetary schedules, other schedules as well as the accompanying Schedule of Expenditures of Federal and State Awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of City Council and management of the City of Graham and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

STOUT STUART M'SOWER & KING LLP

City of Graham City Council Special Meeting Minutes November 13, 2023



The City Council of the City of Graham held a special meeting at 6:00 p.m. on November 13, 2023, in the Council Chamber, City Hall Municipal Building located at 201 South Main Street, Graham, NC.

Council Members Present:

Mayor Jennifer Talley Mayor Pro Tem Ricky Hall Council Member Bobby Chin Council Member Joey Parsons Council Member Bonnie Whitaker

Staff Present:

Megan Garner, City Manager Aaron Holland, Assistant City Manager Bryan Coleman, City Attorney Bob Ward, City Attorney Renee Ward, City Clerk

CALL TO ORDER:

Mayor Jennifer Talley called the meeting to order at 6:06 p.m. and presided.

INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Chin gave the invocation and all stood for the Pledge of Allegiance.

RECOGNITION: Alamance ElderCare

Mayor Talley recognized Alamance ElderCare services for the elderly and their recent move to the City of Graham.



Board Member Kent Kirchin, Executive Director Angela Thompson, and Mayor Talley

CONSENT AGENDA:

- **a.** To approve the October 10, 2023, City Council meeting minutes.
- b. To approve the Graham Area Business Association's 62nd Annual Christmas Parade on December 2, 2023, and to approve the following parade route street closures: beginning at Parker Street from Sideview to Elm Street, preceding down North Main Street to South Main Street, and ending on McAden Street at Graham Middle School's parking lot. The requested closure of these streets would be from 8:00 a.m. to 1:00 p.m. pending approval by NCDOT for State roads.
- **c.** To set a date of public hearing for December 12, 2023, to consider a contiguous annexation request pursuant to N.C.G.S. 160A-31 to extend the corporate limits to the City of Graham for a tract of land totaling 53.904 acres for Phase 4, Roger Springs, and to direct the City Clerk to investigate the sufficiency of the petition. (AN2308)

RESOLUTION FIXING DATE OF DECEMBER 12. 2023, FOR A PUBLIC HEARING ON OUESTION OF A CONTIGUOUS ANNEXATION PURSUANT TO G.S. 160A-31 FOR 53.904 +/ACRES (AN2308)

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, certification by the City Clerk as to the sufficiency of the petition has been made; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Graham, North Carolina that:

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the City Hall, 201 S. Main Street, Graham, NC, at 6:00 p.m. on December 12, 2023.
- Section 2. The area proposed for annexation is described as follows:

Legal Description GPIN#: 8882178503

BEGINNING AT AN IRON PIPE FOUND LOCATED AT THE MOST SOUTH EASTERLY CORNER OF THE PARCEL DESCRIBED HEREON, BEING THE TRUE POINT OF BEGINNING, AND HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE COORDINATES: NC NAD 83 N:82751.037 E:1882308.671 THENCE FOLLOWING TWENTY (20) COURSES: 1. SOUTH 66 DEGREES 09 MINUTES 09 SECONDS WEST FOR 433.73 FEET TO AN IRON PIPE FOUND; THENCE 2. SOUTH 65 DEGREES 56 MINUTES 09 SECONDS WEST FOR 29.97 FEET TO AN IRON REBAR SET; THENCE 3. NORTH 40 DEGREES 24 MINUTES 03 SECONDS WEST FOR 91.81 FEET TO AN IRON REBAR SET; THENCE 4. NORTH 83 DEGREES 47 MINUTES 39 SECONDS WEST FOR 107.81 FEET TO AN IRON REBAR SET; THENCE 5. SOUTH 70 DEGREES 33 MINUTES 04 SECONDS WEST FOR 162.59 FEET TO AN IRON REBAR SET; THENCE 6. SOUTH 57 DEGREES 50 MINUTES 40 SECONDS WEST FOR 524.65 FEET TO AN IRON REBAT SET; THENCE 7. SOUTH 40 DEGREES 20 MINUTES 32 SECONDS WEST FOR 281.27 FEET TO AN IRON REBAR SET; THENCE 8. SOUTH 33 DEGREES 24 MINUTES 21 SECONDS WEST FOR 183.51 FEET TO AN IRON REBAR SET; THENCE 9. NORTH 39 DEGREES 22 MINUTES 49 SECONDS WEST FOR 9.69 FEET TO AN IRON REBAR FOUND; THENCE 10. NORTH 39

DEGREES 15 MINUTES 35 SECONDS WEST FOR 199.75 FEET TO AN IRON REBAR FOUND; THENCE 11. NORTH 10 DEGREES 42 MINUTES 17 SECONDS WEST FOR 1838.54 FEET TO AN IRON PIPE FOUND; THENCE 12. SOUTH 88 DEGREES 53 MINUTES 02 SECONDS EAST FOR 131.73 FEET TO AN IRON PIPE FOUND; THENCE 13. SOUTH 01 DEGREES 41 MINUTES 25 SECONDS WEST FOR 131.72 FEET TO A STONE MONUMENT FOUND; THENCE 14. SOUTH 89 DEGREES 23 MINUTES 52 SECONDS EAST FOR 626.58 FEET TO AN IRON PIPE FOUND; THENCE 15. SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST FOR 393.59 FEET TO AN IRON REBA SET; THENCE 16. SOUTH 89 DEGREES 34 MINUTES 18 SECONDS EAST FOR 300.27 FEET TO AN IRON REBAR SET; THENCE 17. SOUTH 89 DEGREES 35 MINUTES 26 SECONDS EAST FOR 199.76 FEET TO AN IRON REBAR SET; THENCE 18. SOUTH 89 DEGREES 31 MINUTES 09 SECONDS EAST FOR 115.39 FEET TO AN IRON PIPE FOUND; THENCE 19. SOUTH 17 DEGREES 02 MINUTES 26 SECONDS EAST FOR 714.51 FEET TO AN IRON PIPE FOUND; THENCE 20. SOUTH 04 DEGREES 44 MINUTES 07 SECONDS WEST FOR 330.98 FEET TO SAID POINT OF BEGINNING. SAID PARCEL CONTAINING 2,348,038 SQUARE FEET OR 53.90 ACRES OF LAND, MORE OR LESS.

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31

(GPIN: 8882178503) (AN2308)

WHEREAS, a petition requesting annexation of an area described in said petition was received on November 13, 2023, by the Graham City Council; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Graham deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Graham: That the City Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the City Council the result of her investigation.

- **d.** To appoint Mr. John Harrington to the Historical Museum Advisory Board to fulfill an unexpired term ending June 30, 2024.
- **e.** To approve a budget amendment to increase budgeted Professional Services in Administration by \$10,000.

	CITY OF GRA	HAM			
	BUDGET AMENDMEN 2023-202				
	ED BY THE CITY COUNCIL GET ORDINANCE SHALL BI			LLOWS:	
Section 1. GENERAL FUND					INCREASE
DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	(DECREASE
Administration / Professional Services	40.000.00	50.000.00	10.000.00		10,000
	40,000.00	50,000.00	10,000.00	-	10,000.
Section 2.					
GENERAL FUND					INCREASE
REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	(DECREAS
Fund Balance Appropriation	1,450,941.00	1,460,941.00	10,000.00		10,000.
	1,450,941.00	1,460,941.00	10,000.00	-	10,000.

f. To approve a budget amendment to increase budgeted Wastewater Capital Outlay Equipment by \$50,000.

	CITY OF GRAI	IAM				
	BUDGET AMENDMENT 2023-2020					
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT THE 2022 - 2023 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:						
Section 1.						
GENERAL FUND					INCREASE	
DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	(DECREASE	
Wastewater Treatment Plant / Capital Outlay Equipment	140.000.00	190,000.00	50,000.00		50,000.00	
wastewater freathent Flant / Capital Outlay Equipment	140,000.00	190,000.00	50,000.00	-	50,000.00	
Section 2.						
GENERAL FUND					INCREASE	
REVENUES	APPROVED	AMENDED	INCREASE	(DECREASE)	(DECREASE	
	444.625.00	494,625.00	50,000.00		50,000.0	
Fund Balance Appropriation						

g. To approve tax releases totaling \$51,674.99 and refunds totaling \$5,732.98.

Mayor Pro Tem Hall motioned to approve the consent agenda, seconded by Council Member Chin. The motion passed unanimously.

PUBLIC HEARINGS:

City Manager Garner directed Council to consider Item 2 rezoning before considering the annexation regarding Sunset Drive.

2. REZONING – 7.8 ACRES – SUNSET DRIVE

A public hearing had been scheduled to consider rezoning 7.8 acres at Sunset Drive from R-7, High-Density Residential, and R-18, Low-Density Residential, to C-R, Conditional Residential, to construct a maximum of 42 townhomes.

Assistant City Manager Aaron Holland stated this was a request to rezone 7.8 acres at Sunset Drive from R-7 (High-Density Residential) and R-18 (Low-Density Residential) to C-R (Conditional Residential) to construct a maximum of 42 Townhomes. 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 C landscaping buffer rather than the Type D noted on the plans and to show the distances between buildings to ensure the necessary distance requirement is being met. TRC has also required the utilities in the roadways throughout the development to be public and not private and a sidewalk is to be installed along the full frontage of Sunset Drive. The Planning Board recommended approval with conditions that the site plan include the distance between buildings to allow 20 feet separation between buildings, the landscape buffer for the lot line abutting parcel #147609 must be changed from a Type D to a Type C, Water and Sewer are to be public, sidewalks must be installed along the full frontage of Sunset Drive, and no landscape buffer is required along the Duke Energy easement side of the property.

Mayor Talley inquired about the restrictions of landscape buffers along the Duke Energy easement.

Assistant City Manager Holland stated Duke Energy likes to keep the area clear to prevent having to prune tree limbs.

The public hearing was opened and the following spoke:

Amanda Hodierne, Attorney, 304 Green Valley Road, Greensboro, NC, representing Triad Classic Homes, gave the following overview of the proposed project:

ZONING REQUEST HIGHLIGHTS

- ► Conditional Residential Request
- ▶ Site Plan Commitment
- ▶ Maximum of 42 units
- Internal Sidewalks
- Open Space with Walking Path and Gathering Gazebo
- ▶ On Site Stormwater Management
- Project Extends Utility Infrastructure across Hwy 54 via public easements
- Current Zoning of R-7 is for High Density and would allow over 40 homesites; no site planning approval or public hearings





- All 1-Story homes
- Fully maintained exteriors and grounds
- Each home can park 3 cars on site
- Activated Recreational Space throughout and accessible



COMPREHENSIVE PLAN COMPLIANCE

- Meets Future Land Use Plan for Suburban Residential
 - ▶ Within Appropriate Density Range of 3-6 units/acre
 - Compact, walkable and diverse
 - ▶ Connected Community
- Meets Policy 5.1.1 for Housing Variety
- ▶ Meets Policy 5.2.1 for Diverse Neighborhood

NEIGHBORHOOD OUTREACH

TRIAD CLASSIC HOMES

Squahr III, 202

Our company, Trial Classic House, LLL, is under contract to purchase form proposilocand on bosic Diver and excelling of approximately TS assoc, destribed as Alexanes Creat for panels 14/300, 14/301 and 14/301 (collocated), for "Propositio," We devoke contents constructed as better to cold and excellent development of a high-quality to-exhaus comments.

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5.70 year. One counting with the Note on one of our model tremes inspect or 20% the Presidenced, Have River, NC 27/28.
We have larvest to howing your thoughts and quantities as no more through the species.

process. There and the investor over project representative, Arrando Hodame, with any question about the request. Her arrandomer, with any questions about the request. Her direct pieces number is 308-409-5127, or yet, our small lets a screening inscension of the second distribution of the s

The Grahest-Planning Burgit will count to consider our requires on Creative 17 to 6,00 per Yest-cuty perforgant in common at 101.0. Materiforus, Creatives, NV., If you do not require a residence from the City of Charlest expending this resident and maint in perfolgants, please will the Photolet Department at 156-556-2011 to support the monitory belongance.



- · Sent out 17 Letters
- Held Informational Meeting on 9/27/23 in person in Graham
- · No one attended
- · 2 phone calls

Ms. Whittemore, 1088 Noah Road, Graham, inquired about the tree buffers along Whittemore Road. She asked that the existing trees be undisturbed if possible.

Ms. Donna Whittemore, asked if there would be some type of barrier that would separate her land from the housing development.

Ms. Hodierne stated the goal would be to maintain the mature perimeter with existing trees and vegetation. She stated that in a neighborhood like this, they would not know how far the slopes, cut, and fill would to be graded. She stated that whatever was disturbed would be planted back to the rigorous requirements of the City's ordinance, which does not allow small stick trees. Ms. Hodierne also shared the community would be HOA-maintained, has all the required landscaping that the HOA would take care of, and it would be a nice finished product next to the Whittemore's.

Mayor Talley inquired about the retention pond and how much water was expected to be in the pond.

Mr. Gene Mustin, Engineer, stated the bulk of the runoff from the property would be piped into the pond. He stated it would be the size of two or three townhomes and were on average 4-5 feet deep.

Ms. Hodierne stated there are beautification requirements in the City's ordinance for retention ponds and there could not be a water hole in the ground. She stated they had to be fenced for safety and landscaped to be aesthetically pleasing.

Council Member Parsons asked if there would be a fence around the pond for protection.

Ms. Hodierne stated the ordinance required it.

Josh Johnson, Engineer, Alley, Williams, Carmen, and King, Inc., clarified that Graham's ordinance did not require fencing around ponds, it was an option.

Assistant City Manager Holland stated it would be Council's choice to mandate a fence as part of the conditional rezoning.

Mayor Talley expressed concern about flooding on Woody Drive to Ivey Road.

Mr. Johnson stated this would be discharging downstream from Woody Drive and the developer would be required to meet the 100-year predevelopment runoff rate.

Mayor Talley stated she wanted assurance from Mr. Johnson that a bigger problem was not being created with the addition of the new development. She stated she did not want this to be an additional problem with runoff during construction.

Mr. Johnson stated the Council could add as a condition for the property to meet a pre-development runoff rate for the 100-year storm event.

Tom Boney, Alamance News, inquired about the final decision of requiring or not requiring a fence around the retention pond.

Mayor Talley stated the developer was willing to do it if the Council had a majority vote to require it.

Council Member Parsons inquired if the Council was mandating a fence or not.

Mayor Talley asked Engineer Josh Johnson his thoughts on requiring a fence.

Mr. Johnson stated if a fence was built then the pond was no longer a part of the site and is seen like that from a maintenance perspective because they get overgrown. He stated if the fence was being required to keep kids out of the pond, it would not deter them.

Mayor Talley stated that she did not envision a chain link fence but more of a metal fence or wrought iron fence look that is more decorative.

Mayor Pro Tem Hall stated in his subdivision there were two ponds without fences.

Council Member Parsons stated aesthetically and safety-wise was not a lot of benefit and it would hurt the entrance to the property.

Council Member Chin stated if the retaining wall is of a height that warrants a fence, we would hope that you would put one up versus just saying you need to put a fence up.

Mr. Johnson stated that if a wall was required then yes, that would be something easily done.

Council Member Chin stated if you don't put up a fence and somebody falls off it's on them for not taking steps to ensure that someone does not fall off the retention wall if it is that high.

Mayor Talley stated she was inclined to require the fence, and if the developer does not think they need a fence, they could come back to the Council and request that change.

Council Member Chin stated we cannot develop standards or requirements on "what ifs." He stated as a developer, you should take responsibility if you have a retaining wall of sufficient height and somebody falls off or a car goes over, and there was significant damage it would come back on the developer for not taking proper steps. He stated he did not feel City government should be dictating and establishing norms, such as do not climb the fence. He stated the City had enough rules and regulations that they need to put ownership back on the developers and the owners who live there versus the City government dictating responsibilities that fall upon the owner of the property and the developer.

Mayor Talley asked City Attorney Ward if the City of Burlington required fences around retention ponds.

City Attorney Ward stated he was not certain and would have to check with the planning folks.

Mr. Johnson stated Burlington did not require fences around retention ponds.

Mayor Talley asked Assistant City Manager Holland if the Council could place as a condition, that a fence around the retention pond be installed if our City Engineer deems it necessary.

Assistant City Manager Holland stated as long as the applicants are willing to accept that condition, they could move forward with that.

Mayor Talley stated Mr. Johnson had a license, and if anybody wanted to do anything, she would defer to the City Engineer as this is what he said to do, and by all means, go after him.

Mayor Pro Tem Hall motioned to close the public hearing, seconded by Council Member Parsons. The motion passed unanimously.

Motion:

Mayor Talley motioned to approve the rezoning of 7.8 acres located off Sunset Drive from R-7, High-Density Residential, and R-18, Low-Density Residential, to C-R, Conditional Residential, to construct a maximum of 42 townhomes, and it was consistent with Graham 2035 Comprehensive Plan and the property would be consistent with the Suburban Residential principal uses and furthers Policy 5.1.1-Housing Variety, Policy 5.2.1-Diverse Neighborhoods, and Future Land Use Plan for this area with the following conditions recommended by the Planning Board:

- 1. The site plan includes the distance between buildings to allow 20 feet of separation between buildings.
- 2. The landscape buffer for the lot line abutting parcel #147609 must be changed from a Type D to a Type C for everything except the Duke Energy easement and the property line adjacent to the commercial property behind road one.
- 3. Water and Sewer are to be public.
- 4. Sidewalks must be installed along the full frontage of Sunset Drive.
- 5. No landscape buffer is required along the Duke Power easement side of the property.
- 6. The runoff will meet the predevelopment rate for the 100-year storm event.
- 7. The 20-foot buffer will not be clear-cut and replanted but rather the developer will endeavor to keep existing trees that are in that 20-foot buffer, as much as possible, and as approved by the City Engineer.

Ms. Hodiere stated they would like to keep all existing trees in the 20-foot buffer, but without it being engineered and without knowing where cuts and slopes would be, they would not be able to know if they could absolutely keep all existing trees.

Council Member Parsons suggests leaving the trees where possible.

Mayor Talley continued the motion revising condition #7; the developer will endeavor to keep the existing trees in the 20-foot area in as much as possible and as approved by the City Engineer and the City Engineer will determine and work with the developer engineer to determine whether a fence is required along the retention pond and whether the retention wall is also required as a result of the topography of the property, seconded by Mayor Pro Tem Hall. The motion passed unanimously.

1. ANNEXATION – 7.8 ACRES – SUNSET DRIVE - AN2307

A public hearing had been scheduled to consider an Annexation Ordinance to extend the corporate limits to the City of Graham for a tract of land totaling 7.8 acres located off Sunset Drive.

The public hearing was opened and no one spoke.

Mayor Talley motioned to close the public hearing, seconded by Mayor Pro Tem Hall. The motion passed unanimously.

Council Member Whitaker motioned to approve the annexation ordinance to extend the corporate limits to the City of Graham for a tract of land totaling 7.8 acres located off Sunset Drive, seconded by Council Member Chin. The motion passed unanimously.

ANNEXATION ORDINANCE

TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GRAHAM, NORTH CAROLINA FOR A 7.8-ACRE TRACT OF LAND OFF SUNSET DRIVE (AN2307)

WHEREAS, the Graham City Council has been petitioned under G.S. 160A-58 to annex the area described below; and

WHEREAS, the Graham City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition, and a public hearing on the question of this annexation was held at City Hall, 201 South Main Street, Graham at 6:00 P.M. on November 13, 2023, after due notice by publication on November 2, 2023; and

WHEREAS, the Graham City Council finds that the petition meets the requirements of G.S. 160A-58.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Graham, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58, the following described territory is hereby annexed and made part of the City of Graham as of **November 13, 2023**:

Legal Description GPIN#: 8884806770, 8884818184, &8884808737

ALL that certain piece, parcel, or tract of land laying and being in Graham township, Alamance County, North Carolina, and being more particularly described as follows:

Beginning at an Existing Iron Pipe said corner being in the Northern margin of Sunset Drive having a 40' right of way and being the southwest corner of Riverwalk LLC Eather now or formerly as described in instrument deed book 3959 page 0944 in the Alamance County Register of Deeds and having a parcel number 147602 and also being the southeast corner of Salvador Leon either now or formerly as described in instrument deed book 3263 page 017 in the Alamance County Register of deeds and having a parcel number 147600 and also being located North 32 deg. 45 min 11 sec. West with a grid distance of 2221.87 feet from NCGS Monument Conklin Nad 83/ 2011 and having grid coordinates Northing 838739.49 ift and Easting 14889870.40 ift Thence with the corner North 23 deg.45 min. 02 sec. West and a distance of 168.28 feet to an existing iron pipe said point being the north west corner of the before-mentioned Salvador Leon and the southern corner of James C. Brown either now or formerly as described in instrument deed book 2568 page 151 in the Alamance County Register of Deeds and having a parcel number 147598 Thence

with the corner North 65 deg. 01 min. 33 sec. East and a distance of 99.37 feet to a new iron pipe said pipe being the south east corner of the before mentioned James C. Brown and the south west corner of Keith Dodson either now or formerly as described in instrument deed book 2713 page 205 in the Alamance County Register of deeds and having a parcel number 147613 Thence with the corner North 30 deg. 22 min. 24 sec. West and a distance of 309.46 feet to an existing iron pipe said point being the north east corner of the before-mentioned James C. Brown and the north west corner of the before-mentioned Keith Dodson and the southeastern corner of Betsy White (Heirs) either now or formerly as described in instrument deed book 473 page 920 in the Alamance County Register of Deeds Thence with the corner North 55 deg. 55 min 10 sec. East and a distance of 41.97 feet to an existing iron pipe said point being the north west corner of the before-mentioned Keith Dodson and the south east corner of the before-mentioned Betsy White (Heirs) Thence with the corner North 35 deg. 41 min. 06 sec. West and a distance of 69.04 feet to a new iron pipe said point being the most south east corner of the before-mentioned Betsy White (Heirs) the most north west corner of the before-mentioned Keith Dodson and the south west corner of Amber Meeks either now or formerly as recorded in instrument deed book 3634 page 521 in the Alamance County Register Deeds and having a parcel number 147610 Thence with the corner North 55 deg. 24 min. 01 sec. East and a distance of 795.98 feet to an existing iron pipe said corner being the most north eastern corner of the before mentioned Keith Dodson and the southern corner for Marion Whittemore either now or formerly in instrument deed book 3914 page 213 in the Alamance County Register of Deeds and having a parcel number 147673 and the north west corner of Sandra Whittemore either now or formerly in instrument deed book 772 page 310 in the Alamance County Register of Deeds and having a parcel number 147676 Thence with the corner South 00 deg. 38 min 40 sec. West and a distance of 384.23 feet to an existing iron pipe said corner being the northeastern corner of the before mentioned Keith Dodson and the south west corner of Ray Whittemore Either now or formerly as recorded in instrument deed book 896 page 348 in the Alamance County Register of Deeds and having a parcel number 152571 and also the north west corner of Kennon Whittemore either now or formerly in instrument deed book 235 page 70 in the Alamance County Register of Deeds and having a parcel number 147675 Thence with the corner South 02 deg. 40 min. 39 sec. West and a distance of 180.21 feet to an existing iron pipe said corner being the south east corner of the before-mentioned Keith Dodson and also being the south west corner of the beforementioned Kennon Whittemore and the northern corner of Ricky Apple now or formerly as recorded in the Alamance County Register of Deeds and having a parcel number 147668 Thence with the corner South 64 deg. 06min.51 sec. West and a distance of 334.92 feet to an existing iron pipe said corner being the southern corner of the before mentioned Keith Dodson and the north west corner of David Wilson now or formerly in instrument deed book 3295 page 275 in the Alamance County Register of Deeds Thence with the corner South 25 deg. 12 min. 50 sec. East and a distance of 177.65 feet to a new iron pipe in the northern margin of Sunset Drive Thence South65 deg. 08 min. 54 sec. West and a distance of 103.00 feet to a new iron pipe Thence with the corner and the northern margin of sunset Drive South 66 deg. 26 min. 14 sec. West and a distance of 200.39 feet to an existing iron pipe and Point and Place of Beginning said property containing 7.84 acres +/-.

Adopted this, the 13th day of November 2023.

NEW BUSINESS:

3. STERIGENICS DEVELOPMENT FEES WAIVER REQUEST

City Council considered waiving the Water and Sewer System Development Fees for Sterigenics installation of a 1,600 linear foot, 8" ductile iron pipe connecting to the existing 12" main alongside Jimmie

Kerr Road and to connect to the existing 6" main along Bakatsias Lane to provide a back-feed supply to the City of Graham Water System.

Assistant City Manager Aaron Holland stated Sterigenics was currently constructing a new 70,000-square-foot facility at their location off Bakatsias Lane. As noted in the letter submitted by the company, the concern for lack of sufficient water supply and pressure to accommodate their fire suppression needs has prompted them to install a new 8" water supply to the facility to address the issue. The new water main and connection to existing infrastructure would ultimately improve the conditions for this development area now and in the future. The cost of the total scope of work is approximately \$550,000.

Mayor Pro Tem Hall motioned to approve the waiver of the water and sewer fees for this project, seconded by Council Member Chin. The motion passed unanimously.

PUBLIC COMMENT PERIOD:

Mr. Keith Westbrooks, 604 Trock Wilder Court, Graham, asked to change the public comment period from the end of the agenda to the beginning.

CITY STAFF COMMENTS

No comments from Staff.

CITY COUNCIL COMMENTS

Council Member Parsons thanked the Graham Fire Department and all the surrounding Fire Departments that helped with a recent fire.

Mayor Pro Tem Hall also thanked the Fire Departments and thanked the citizens who came out and voted for him.

Council Member Chin stated Council needed to do a better job of educating our citizens that when we are talking about developments, they should attend the Planning Board meeting when those developments are initially proposed because that is where your voices can be heard. He stated when the project gets to City Council the train has already started to roll and if you want to influence a developer, you need to speak with them at the Planning Board meeting.

Council Member Whitaker stated the Fire Department did a fabulous job with the fire on Parker Street. She thanked all the voters who came out and voted.

Mayor Talley shared her appreciation for all the firefighters who responded and for the firefighters across the county. She also expressed her appreciation to Recreation Director Brian Faucette who came out at 2:00 am and opened the Recreation Center for those displaced by the evacuation.

CLOSED SESSION:

City Council went into closed session pursuant to the terms of N.C.G.S. 143-318-11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege

between the attorney and the public body, which privilege is hereby acknowledged regarding Cone Commercial Real Estate Investments, LLC vs City of Graham Alamance County Superior Court case number 23CvS1909.

Mayor Pro Tem Hall motioned to go into closed session, seconded by Council Member Chin. The motion passed unanimously.

OPEN SESSION:

Mayor Pro Tem Hall motioned to go back into open session, seconded by Council Member Whitaker. The motion passed unanimously.

ADJOURN

Mayor Pro Tem Hall motioned to adjourn, seconded by Council Member Chin. The motion passed unanimously. The meeting was adjourned at 8:56 p.m.

Renee M. Ward, CMC
City Clerk

City of Graham City Council Special Open Session Meeting Minutes November 30, 2023



The City Council of the City of Graham held a special meeting at 12:30 p.m. on November 30, 2023, in the Council Chamber, City Hall Municipal Building located at 201 South Main Street, Graham, NC.

Council Members Present:

Mayor Jennifer Talley
Mayor Pro Tem Ricky Hall
Council Member Bobby Chin
Council Member Joey Parsons
Council Member Bonnie Whitaker - Absent

Staff Present:

Megan Garner, City Manager Aaron Holland, Assistant City Manager Bryan Coleman, City Attorney Bob Ward, City Attorney Renee Ward, City Clerk - *Absent*

NEW BUSINESS:

1. CLOSED SESSION – AQUEOUS FILM FORMING PRODUCT LIABILITY LITIGATION

City Council considered going into closed session pursuant to the terms of N.C.G.S. 143-318-11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged regarding Aqueous Film Forming Products Liability Litigation, US District Court of South Carolina, MDL NO. 2:18-MN-2873; Case NOS. 2:23-CV-03147 and 2:23-CV-03230.

Mayor Pro Tem Hall motioned to go into closed pursuant to the terms of N.C.G.S. 143-318-11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged regarding Aqueous Film Forming Products Liability Litigation, US District Court of South Carolina, MDL NO. 2:18-MN-2873; Case NOS. 2:23-CV-03147 and 2:23-CV-03230, seconded by Council Member Chin. The motion passed unanimously.

OPEN SESSION:

Mayor Pro Tem Hall motioned to go back into open session, seconded by Council Member Chin. The motion passed 4-0.

2. ADOPT A RESOLUTION - OPT-OUT - 3M AND DUPONT CLASS ACTION SETTLEMENTS

City Council considered adopting a resolution Opting Out of the 3M and Dupont Class Action Settlements In Re: Ageous Film Forming Products Liability Products Litigation US District Court of South Carolina.

Mayor Pro Tem Hall motioned to adopt a resolution Opting Out of the 3M and Dupont Class Action Settlements In Re: Aqeous Film Forming Products Liability Products Litigation US District Court of South Carolina, seconded by Council Member Chin. The motion passed 4-0.

RESOLUTION OPTING OUT OF THE 3M ANDDUPONT CLASS ACTION SETTLEMENTS

IN RE: AQEOUS FILM FORMING PRODUCTS LIABILITY LITIGATION US DISTRICT COURT OF SOUTH CAROLINA

MDL NO. 2:18-MN-2873; CASE NOS. 2:23-CV-03147 AND 2:23-CV-03230

WHEREAS, per- and polyfluoroalkyl substances ("PFAS") are a large group of human-made chemicals, components of which break down very slowly over time and may be linked to harmful effects in humans and animals; and,

WHEREAS, thousands of lawsuits relating to PFAS have been combined into multi-district litigation in the U.S. District Court for the District of South Carolina *In re Aqueous Film- Forming Foams Products Liability Litigation* (No. 2:18-mn-2873-RMG) ("MDL"); and,

WHEREAS, hundreds of the cases in the MDL were brought by U.S. drinking water providers alleging that PFAS manufacturers, including DuPont de Nemours, Inc. (and companies associated with DuPont) and 3M Company, contaminated the drinking water of those providers; and,

WHEREAS, the U.S. District Court for the District of South Carolina has given preliminary approval to separate class-action settlements for MDL defendants DuPont de Nemours, Inc. (and companies associated with DuPont) and 3M Company for drinking water claims ("the DuPont and 3M Settlements"); and,

WHEREAS, the City of Graham operates a public water utility with a water treatment plant, the Graham-Mebane Water Treatment processing raw water from the Graham-Mebane Lake watershed; and,

WHEREAS, the City of Graham's public water utility is comprised of said water treatment plant and a unified distribution system for the City of Graham and serving neighboring North Carolina municipalities, in whole or in part, including the Town of Green Level, the Town of Swepsonville, and the City of Mebane; and,

WHEREAS, the City of Graham is a member of the proposed classes in the DuPont and 3M Settlements because it is a "Public Water System" under the terms of the DuPont and 3M Settlements; and,

WHEREAS, the terms of the DuPont and 3M Settlements require class members who do not wish to participate in the settlements to actively opt out to avoid being bound by the terms of the settlements; and,

WHEREAS, members of the proposed classes of water providers have until December 4, 2023 to opt out of the DuPont Settlement and until December 11, 2023 to opt out of the 3M Settlement; and,

WHEREAS, the DuPont and 3M Settlements include broad releases of future PFAS-related claims; and,

WHEREAS, PFAS is known to impact media other than drinking water, including soil, wastewater,

and groundwater, and federal and North Carolina state regulations for PFAS are expected to be enacted in 2024 and beyond; and,

WHEREAS, the City of Graham has sampled for PFAS in its active drinking water source in compliance with federal drinking water regulations and, to date, has detected PFAS in those sources; and,

WHEREAS, the City of Graham plans to continue to sample its active drinking water sources in 2024 in accordance with new, federally-proposed drinking water standards; and,

WHEREAS, the City may incur costs associated with PFAS impacts in the future and more time is needed for the City to gain a better understanding of the scope of future legal, financial, and operational impacts of PFAS; and,

WHEREAS, the Graham City Council recognizes the safety of our citizens is paramount to its decision to retaining the rights to ensure those companies that produced PFAS are held financially and legally responsible for all liability for future treatment of the water due to their actions; and

WHEREAS, it is in the public interest for the City to preserve any PFAS-related claims the City may have against DuPont, 3M, and other potential defendants until the risks and impacts of PFAS are better understood.

THEREFORE, the Graham City Council resolves that the City Manager, and/or outside counsel, F. Paul Calamita, is authorized to file an opt-out notice on behalf of the City of Graham in accordance with the Settlement Agreements.

Adopted this the 30th day of November 2023.

ADJOURN

Mayor Pro Tem Hall motioned to adjourn, seconded by Council Member Chin. The motion passed 4-0. The meeting was adjourned at 1:36 p.m.

Renee M. Ward, CMC
City Clerk

CITY OF GRAHAM RELEASE ACCOUNTS

DECEM	IBER			
_ACCT#	YEAR	NAME	REASON FOR RELEASE	AMOUNT RELEASED
13654	2022	FOOD LION LLC #591	A	
4793		CAMPBELL MARIA & KEVIN	BUSINESS PP CODED INCORRECTLY	\$242.38
8104			APPEAL OF ASSESSMENT	\$213.24
1415			APPEAL OF ASSESSMENT CHURCH EXEMPTION REAPPLIED	\$208.94
806		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$86.97 \$141.39
808		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	220.82
792		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$323.28
793		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$164.65
5937		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$184.55
5938		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$104.89
2560			APPEAL OF ASSESSMENT	\$7.77
2562		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$389.14
2563	2023		APPEAL OF ASSESSMENT	\$64.40
2564		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$339.22
2565		COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$83.67
2566	2023	COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$4.62
4170	2023	COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$260.95
7090	2023	COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$64.16
7091	2023	COURT SQUARE DEVELOPMENT GRP	APPEAL OF ASSESSMENT	\$367.55
7943	2023	COUSIN, DONALD & JO ANN	APPEAL OF ASSESSMENT	\$132.51
2203	2023	CROTTS, PAUL	APPEAL OF ASSESSMENT	\$366.34
2203	2023	CROTTS, PAUL	APPEAL OF ASSESSMENT	\$100.06
3672	2023	CROTTS, PAUL	APPEAL OF ASSESSMENT	\$344.76
4141	2023	ELEVATE HAW RIVER LLC	APPEAL OF ASSESSMENT	\$18,648.86
4728	2023	ELEVATE HAW RIVER TOWNHOMES	APPEAL OF ASSESSMENT	\$948.13
2333	2023	ESSEN, ALLISON LEIGH	APPEAL OF ASSESSMENT	\$246.50
2969	2023	FUQUAY, LINDA C	HOMESTEAD EXEMPTION	\$424.73
7580	2023	GRAHAM CINEMA LLC	APPEAL OF ASSESSMENT	\$442.24
11689	2023	GRAHAM VILLAGE HARMONY HSG	EXEMPTION APPLIED	\$7,269.54
7598	2023	HAW CORPORATION	APPEAL OF ASSESSMENT	\$2,259.71
339	2023	HOME COURT ADVANTAGE LLC	APPEAL OF ASSESSMENT	\$49.99
512	2023	HOME COURT ADVANTAGE LLC	APPEAL OF ASSESSMENT	\$27.70
3882	2023	LOWELL, EDWARD L	APPEAL OF ASSESSMENT	\$12.23 Page 24 of 57

DECEMBER

				AMOUNT
ACCT #	YEAR	NAME	REASON FOR RELEASE	RELEASED
226	2023	MAJESTIC ON MAIN LLC	APPEAL OF ASSESSMENT	\$46.31
227	2023	MAJESTIC ON MAIN LLC	APPEAL OF ASSESSMENT	\$31.28
256	2023	MAJESTIC ON MAIN LLC	APPEAL OF ASSESSMENT	\$124.11
490	2023	MAJESTIC ON MAIN LLC	APPEAL OF ASSESSMENT	\$70.80
7609	2023	MAJESTIC ON MAIN LLC	APPEAL OF ASSESSMENT	\$8.26
415	2023	MAZUR, JAMES	APPEAL OF ASSESSMENT	\$154.56
312	2023	OAKLEY, RICKY	APPEAL OF ASSESSMENT	\$221.10
3680	2023	OWENS, ROGER E LIFE ESTATE	APPEAL OF ASSESSMENT	\$21.67
5376	2023	SQUARE MILER HOLDINGS LLC	APPEAL OF ASSESSMENT	\$217.43
5655	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$117.48
5656	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$98.37
6329	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$50.15
6332	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$186.77
6333	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$366.16
6335	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$46.04
6336	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$200.24
6337	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$31.32
6338	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$74.79
6339	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$13.05
6341	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$387.34
6342	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$67.63
6343	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$20.72
6346	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$28.58
6348	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$168.95
5571	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$6.52
7750	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$109.51
7883	2023	TALLEY, WILLIAM & JENNIFER	APPEAL OF ASSESSMENT	\$111.90
697194	2023	ISLEY, TYLER	SOLD BOAT 2020	\$3.04
697494	2022	ISLEY, TYLER	SOLD BOAT 2020	\$5.13

TOTAL RELEASES \$37,735.10



SUBJECT:	BUDGET AMENDMENT – GENERAL FUND REALLOCATION
PREPARED BY:	MELANIE KING, FINANCE OFFICER

REQUESTED ACTION:

Approve the budget amendment to reallocate general fund expenditures.

BACKGROUND/SUMMARY:

The original budget included credit card processing fees that used to be paid for entirely by the City of Graham. In FY24, the City started transitioning these fees directly to the customer and the fees are no longer paid by the City. This budget amendment takes excess credit card fees budgeted and reallocates the available balance to line items that require additional budget to cover current year expenses.

FISCAL IMPACT:

There is no net effect of this budget amendment as budgeted expenditures are simply being reallocated.

STAFF RECOMMENDATION:

Approval

SUGGESTED MOTION(S):

I move we approve the budget amendment reallocating general fund expenditures.

CITY OF GRAHAM

BUDGET AMENDMENT ORDINANCE 2023-20204

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAHAM THAT THE 2022 - 2023 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

THE 2022 - 2023 BUDGET ORDINANCE SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:					
Section 1. GENERAL FUND DEPARTMENT/ACCOUNT	APPROVED	AMENDED	INCREASE	(DECREASE)	INCREASE (DECREASE
IT - Telephone & Postage	_	25,000.00	25,000.00		25,000.00
Inspections P/Z - Software Maint & Changes	60,000.00	24,000.00	23,000.00	(36,000.00)	(36,000.00
Non Departmental - Dental Insurance	-	3,000.00	3,000.00	(00)00000)	3,000.00
Non Departmental - Professional Services	120,000.00	128,000.00	8,000.00		8,000.00
- 	180,000.00	180,000.00	36,000.00	(36,000.00)	-
Adopted this 12th day of December 2023.					
Attest:	Mayor Jennifer Tal	ley			
Renee M. Ward, City Clerk					



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 phase 4 project will span across two properties, one which is already zoned R-9 and the remaining area which is being conditionally rezoned. 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 cant 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. Planning Board recommended approval with a vote of 7-0 with the conditions that all lots meet the 9,000 square foot requirement, the active open space incorporate a recreational use such as a dog park, gazebo, playground, etc., and install fencing around the open space area if appropriate.



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

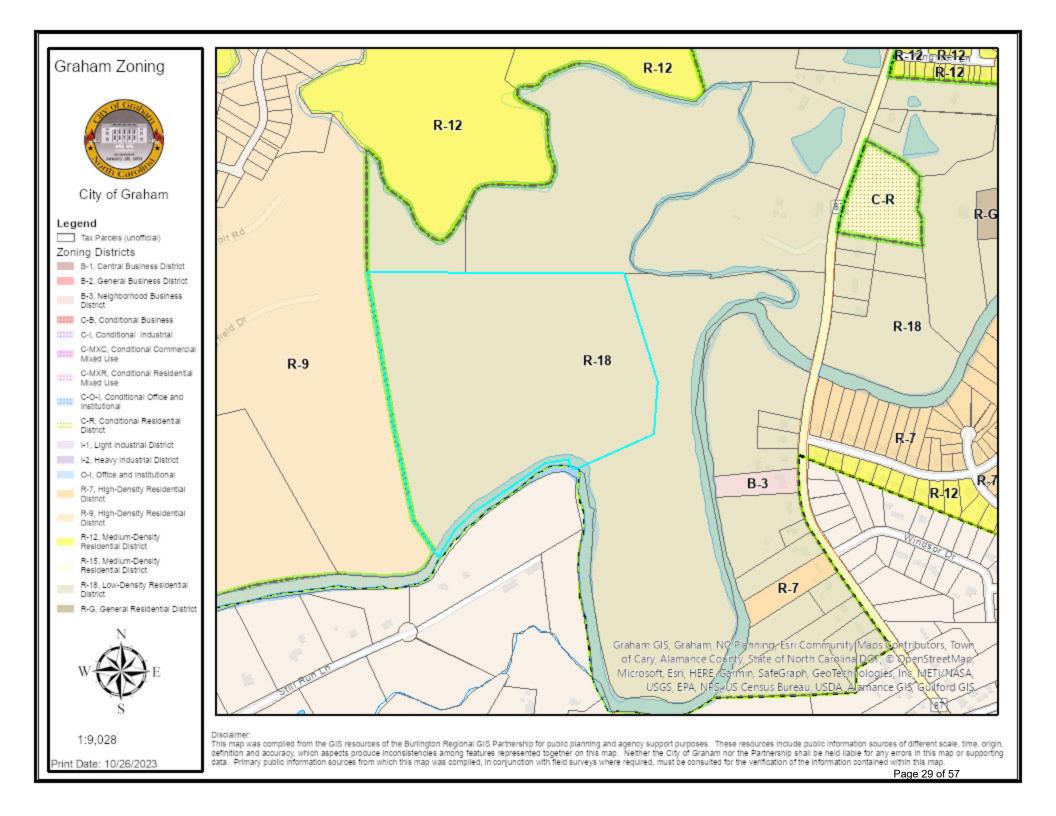
Yes

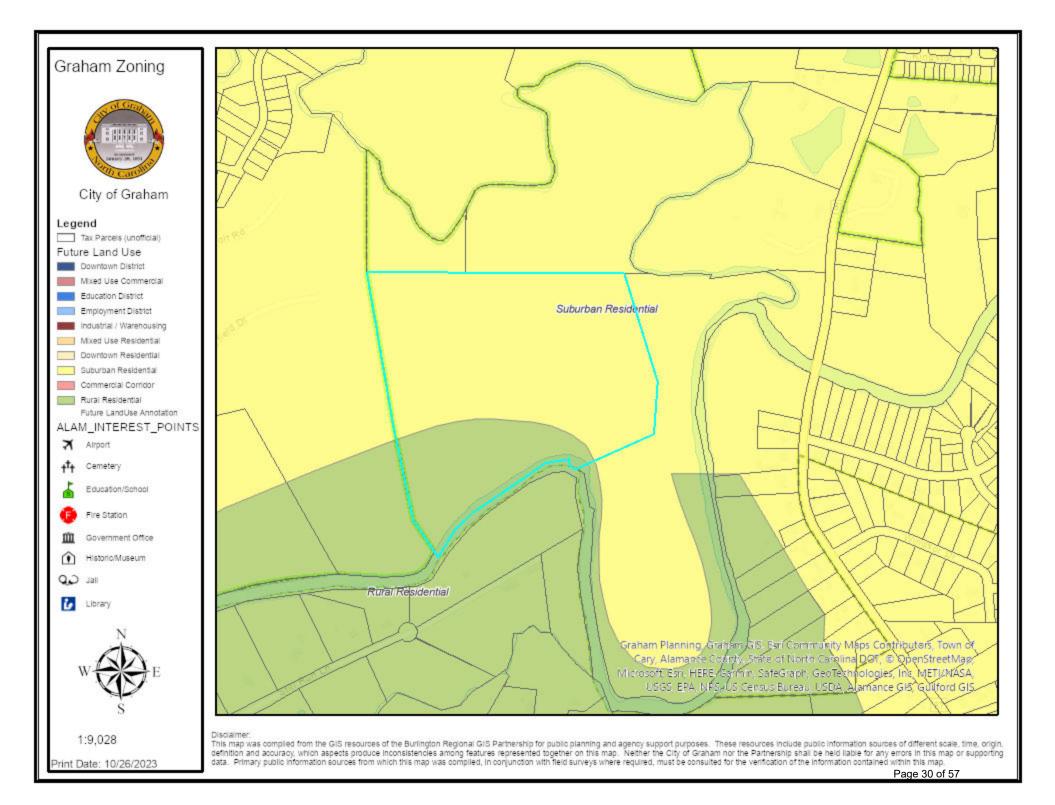
Floodplain

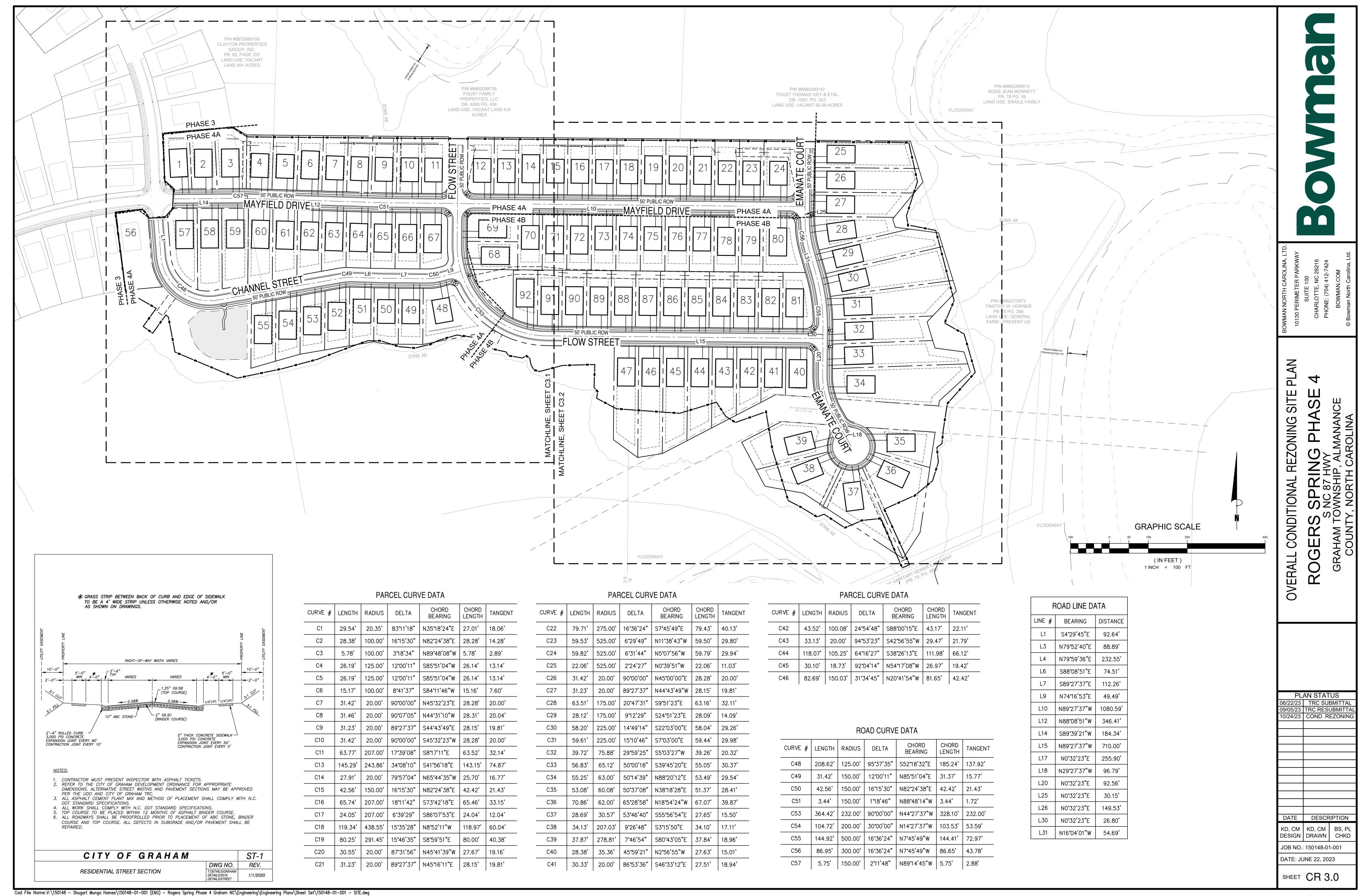
Yes

Staff Recommendation

Approval







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

- 1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
- 2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY <u>BOWMAN CONSULTING GROUP LTD.</u>, DATED <u>04/04/2023</u>, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- 3. A PRE-CONSTRUCTION MEETING WITH THE CITY OF GRAHAM (TO BE ANNEXED) ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- 4. 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 HE 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
- BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- 0. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

SITE SUMMARY TABLE			
SITE ARE	:A		
	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 F	
	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

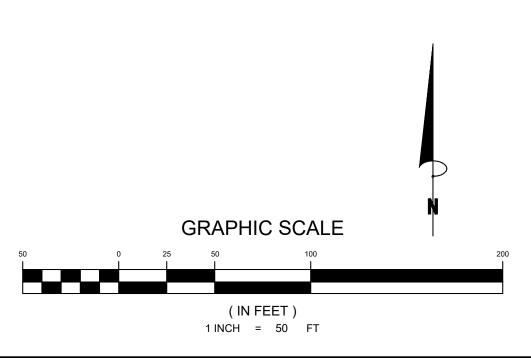
OPEN SPACE REQUIRED: 10% OF TOTAL SITE AREA 10% x 53.90 AC. = 5.39 AC.

TOTAL:

OPEN SPACE PROVIDED: 0.36 AC. (ACTIVE OPEN SPACE) 5.03 AC. (UNDISTURBED OPEN SPACE)

5.39 AC. (UNDISTURE

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



SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7424
BOWMAN.COM

CONDITIONAL REZONING SITE PLAN (1 OF ROGERS SPRING PHASE 4 S NC 87 HWY GRAHAM TOWNSHIP, ALMANANCE

 \widehat{S}

PLAN STATUS
6/22/23 TRC SUBMITTAL
6/05/23 TRC RESUBMITTA
6/24/23 COND. REZONING

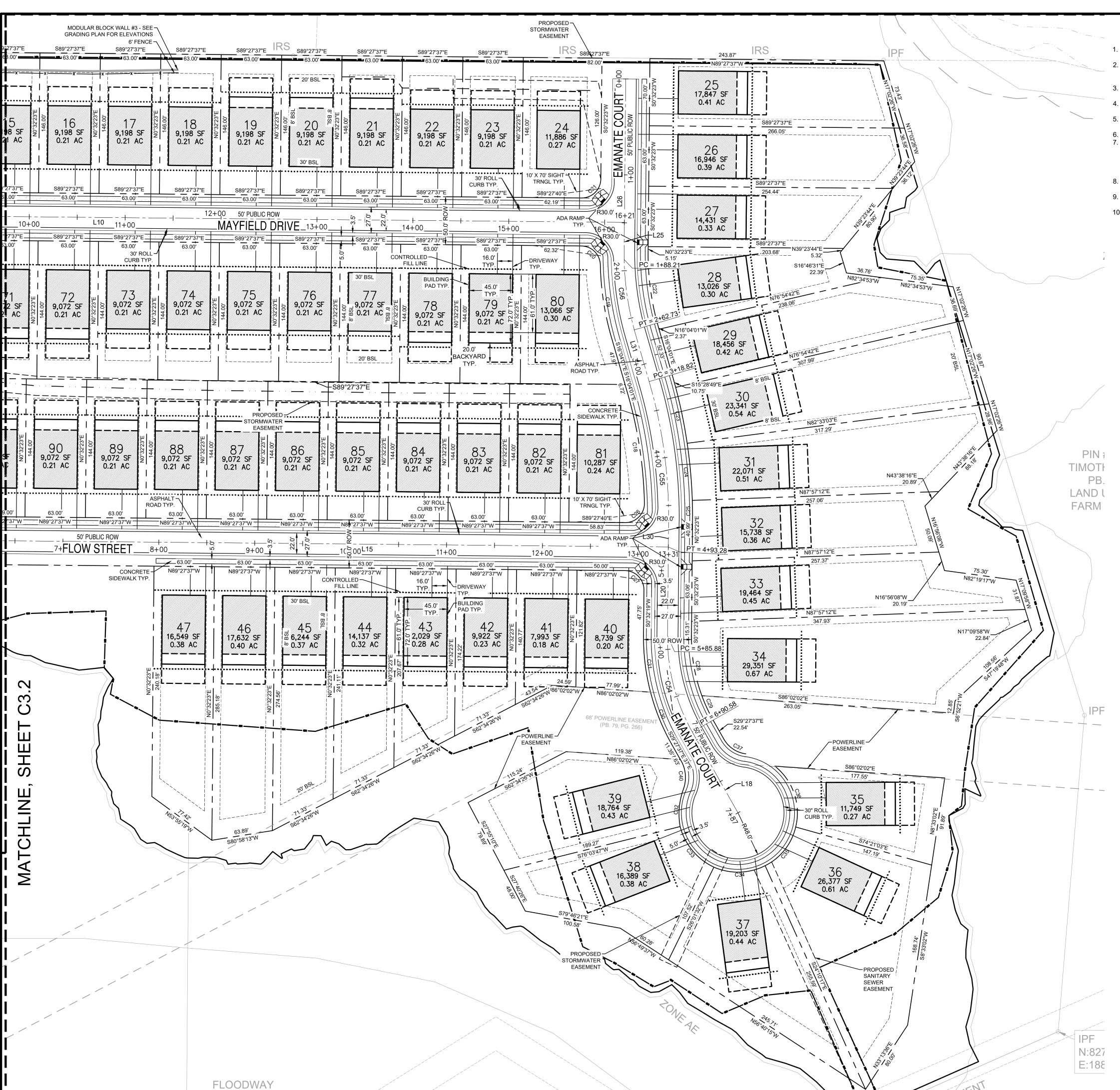
DATE DESCRIPTION

KD, CM KD, CM BS, PL
DESIGN DRAWN 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

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE AND ASSOCIATED ENCUMBRANCES.
- 3. 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
- STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE 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.
- 8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
- 9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- 10. 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 11.6± AC. (21.5% **BUILT UPON AREA:** 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 CONDITIONAL RESIDENTIAL DISTRICT ZONING: FRONT SETBACK: SIDE SETBACK:

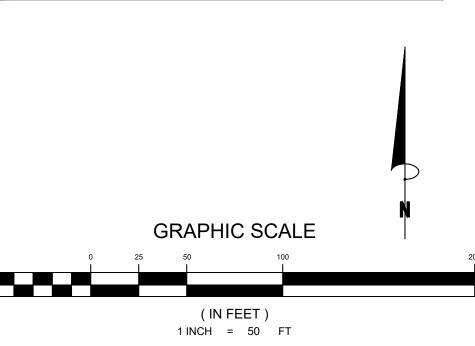
OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: 10% OF TOTAL SITE AREA 10% x 53.90 AC. = 5.39 AC.

REAR SETBACK

OPEN SPACE PROVIDED: 0.36 AC. (ACTIVE OPEN SPACE) 5.03 AC. (UNDISTURBED OPEN SPACE 5.39 AC.

EXISTING LEGEND				
PROPERTY LINE				
ADJACENT PROPERTY LINE				
SANITARY SEWER	ssss			
WATER LINE				
OVERHEAD ELECTRIC	OHE OHE OHE			
UNDERGROUND ELECTRIC	Е ——Е			
GAS LINE	G G			
STORM PIPE				
MAJOR CONTOUR				
MINOR CONTOUR	99			
WATER VALVE	\bowtie			
FIRE HYDRANT				
POWER POLE				
STORM INLET				
SANITARY SEWER MANHOLE	S			



 $\widehat{\mathsf{S}}$

P (2 PLAN SIT SPRIN NC 87 HW DWNSHIP, A , NORTH C, CONDITIONAL REZONING ROGERS

PLAN STATUS 6/22/23 TRC SUBMITTAL 9/05/23 TRC RESUBMITTA 10/24/23 COND. REZONIN DATE DESCRIPTION

KD, CM KD, CM BS, PL DESIGN DRAWN CHKD JOB NO.: 150148-01-001 DATE: JUNE 22, 2023 SHEET CR 3.2

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 Board recommended approval with a vote of 7-0 with the following conditions:

- All lots meet the 9,000 square foot requirement
- The active open space incorporate a recreational use such as a dog park, gazebo, playground, etc.
- Install fencing around the active open space area if appropriate.

Planning Type
Neighborhoods

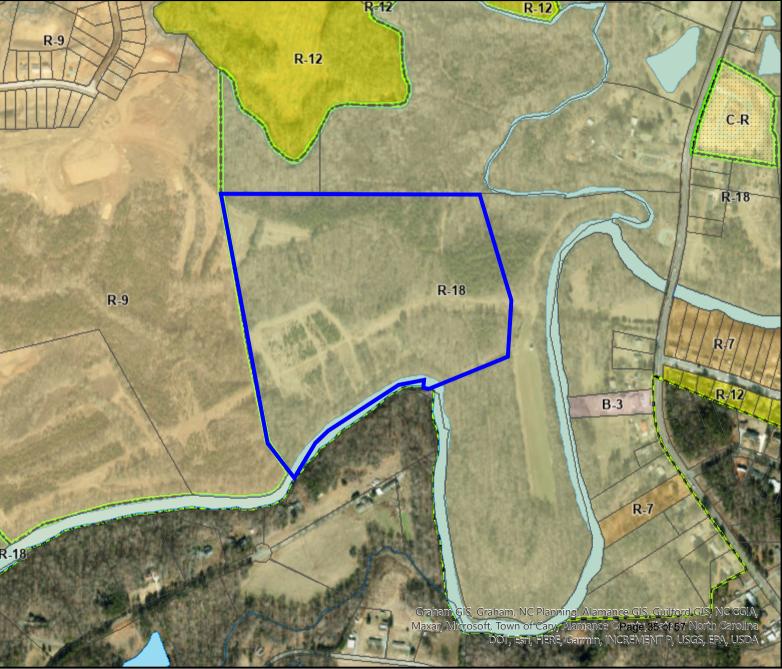
Development Type

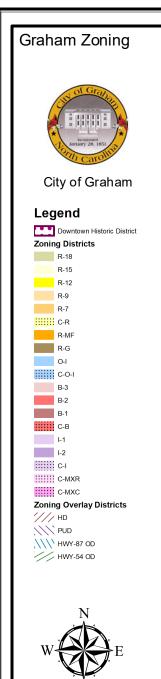
Suburban Residential

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 established and be within maintained both and between neighborhoods.

Appropriate Density
3-6 dwelling units per acre

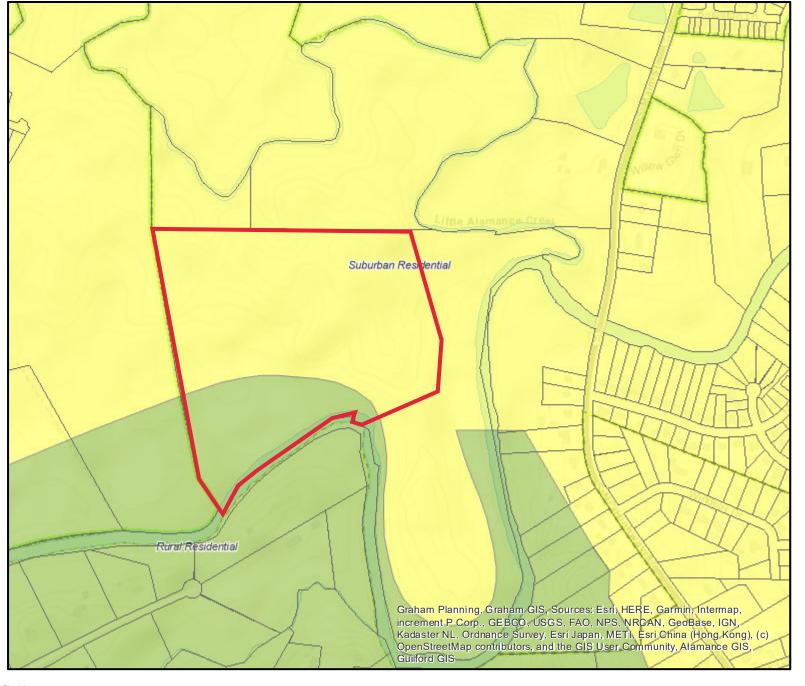






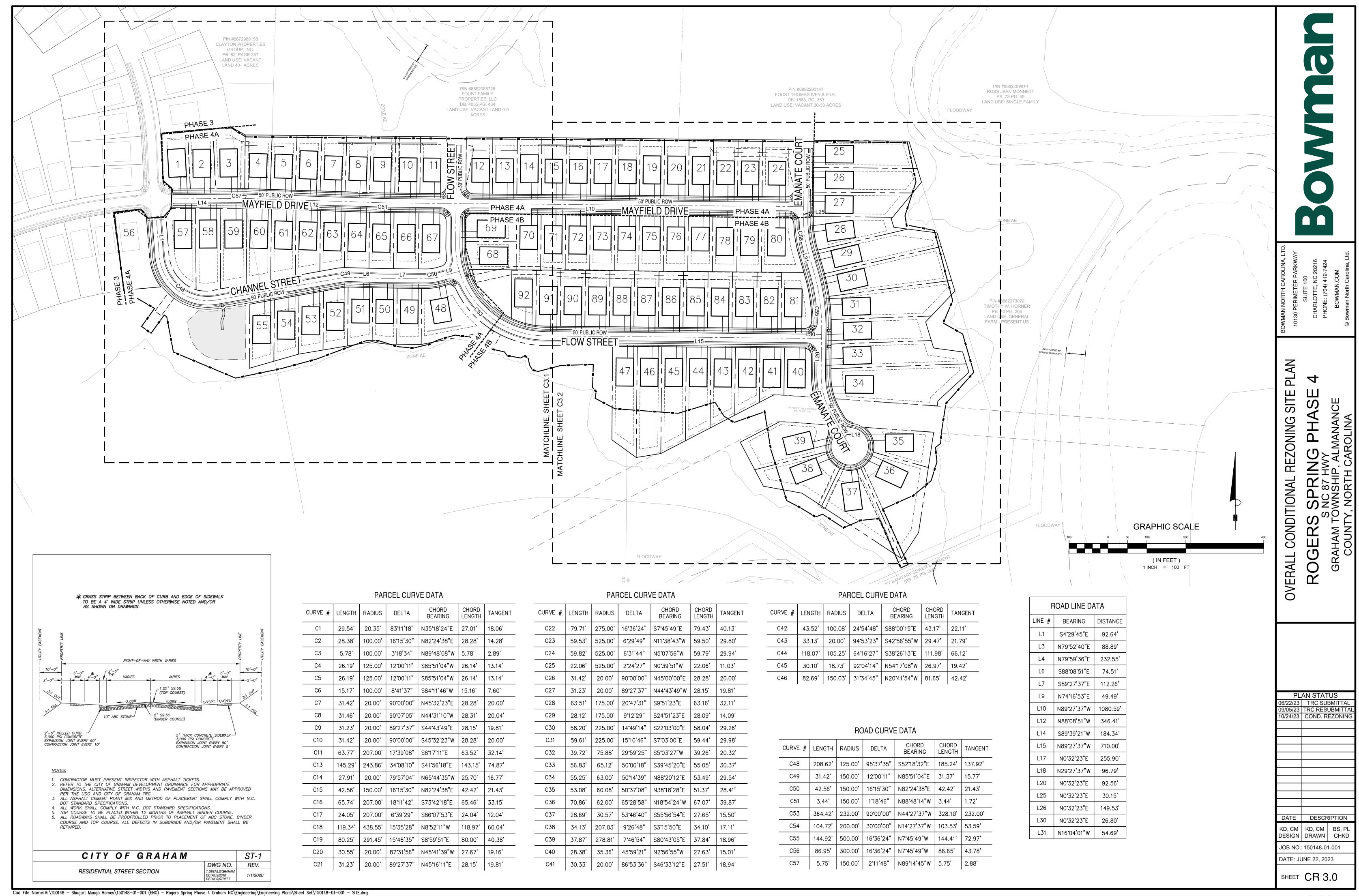
1 inch = 752 feet

Print Date: 4/4/2023



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.

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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

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- 3. A PRE-CONSTRUCTION MEETING WITH THE CITY OF GRAHAM (TO BE ANNEXED) ENGINEER SHALL BE HELD PRIOR TO
- CONSTRUCTION COMMENCEMENT.

 4. THE CITY OF GRAHAM (TO BE ANNEXED) SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY
- 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).
- 6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
 7. 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,
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ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA

- REQUIREMENTS.

 9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO
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	JURISDICTION:	CITY OF GRAHAM (TO BE ANNEXED)	
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	REAR SETBACK:	20'	

OPEN SPACE CALCULATION

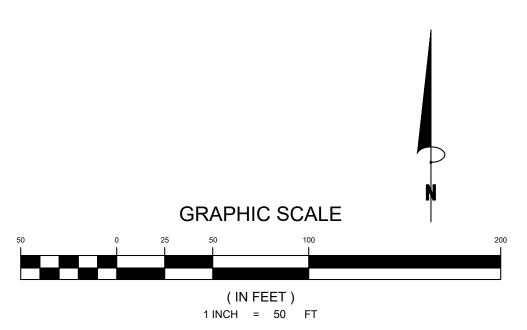
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TOTAL: 5.39 AC.

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SUITE 100
CHARLOTTE, NC 28216
PHONE: (704) 412-7424
BOWMAN.COM

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CONDITIONAL REZONING SITE PLAN (1 OF ROGERS SPRING PHASE 4 S NC 87 HWY GRAHAM TOWNSHIP, ALMANANCE

PLAN STATUS

06/22/23 TRC SUBMITTAL

09/05/23 TRC RESUBMITTAL

10/24/23 COND. REZONING

DATE DESCRIPTION

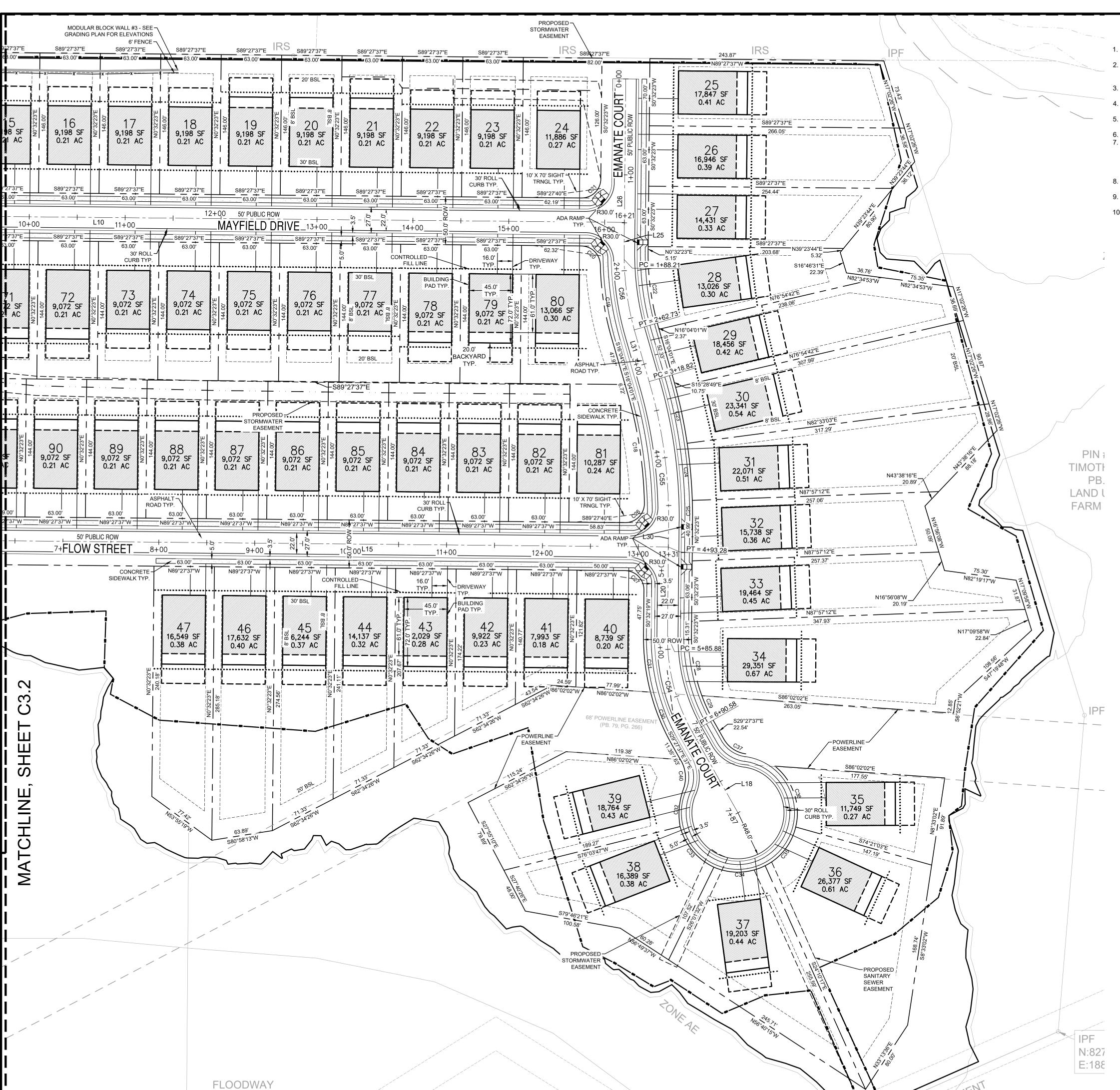
KD, CM KD, CM BS, PL

DESIGN DRAWN CHKD

JOB NO.: 150148-01-001

DATE: JUNE 22, 2023

SHEET CR 3.1



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JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.

SITE SUMMARY TABLE		
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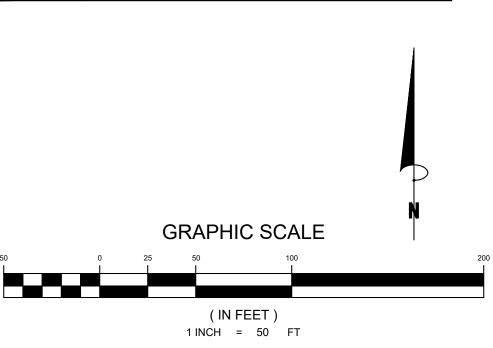
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5.03 AC. (UNDISTURBED OPEN SPACE

5.39 AC.

EXISTING LEGEND			
PROPERTY LINE			
ADJACENT PROPERTY LINE			
SANITARY SEWER	SS	SS	
WATER LINE	W	W	
OVERHEAD ELECTRIC	OHE OHE	OHE -	
UNDERGROUND ELECTRIC	——Е	—Е —	
GAS LINE	G	G	
STORM PIPE			
MAJOR CONTOUR			
MINOR CONTOUR	— — — — 99 —		
WATER VALVE	\bowtie		
FIRE HYDRANT			
POWER POLE			
STORM INLET			

SANITARY SEWER MANHOLE



 $\widehat{\mathsf{S}}$ P (2) PLAN SIT CONDITIONAL REZONING

ROGERS

PLAN STATUS 6/22/23 TRC SUBMITTAL 9/05/23 TRC RESUBMITTA 0/24/23 COND. REZONIN

DATE DESCRIPTION KD, CM KD, CM BS, PL DESIGN DRAWN CHKD JOB NO.: 150148-01-001

Page 39 of 57

DATE: JUNE 22, 2023

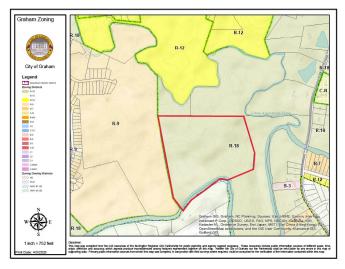
SHEET CR 3.2



SUBJECT:	ANNEXATION OF 53.90 +/- ACRES OFF MAYFIELD DRIVE
PREPARED BY:	CAMERON WEST, PLANNER

REQUESTED ACTION:

Approve the Annexation Ordinance to Extend the Corporate Limits of the City of Graham, North Carolina for a tract of land totaling 53.90 - acres located off Mayfield Drive.



BACKGROUND/SUMMARY:

The attached petition is a request for the Council's approval for an extension of the corporate limits to include the subject properties. The area being considered for annexation is located off of Mayfield Drive and contains approximately 53.90 +- acres total. Water and sewer are located adjacent to this property within the Mayfield Drive right of way, and the applicants wish to tie onto the City's infrastructure.

FISCAL IMPACT:

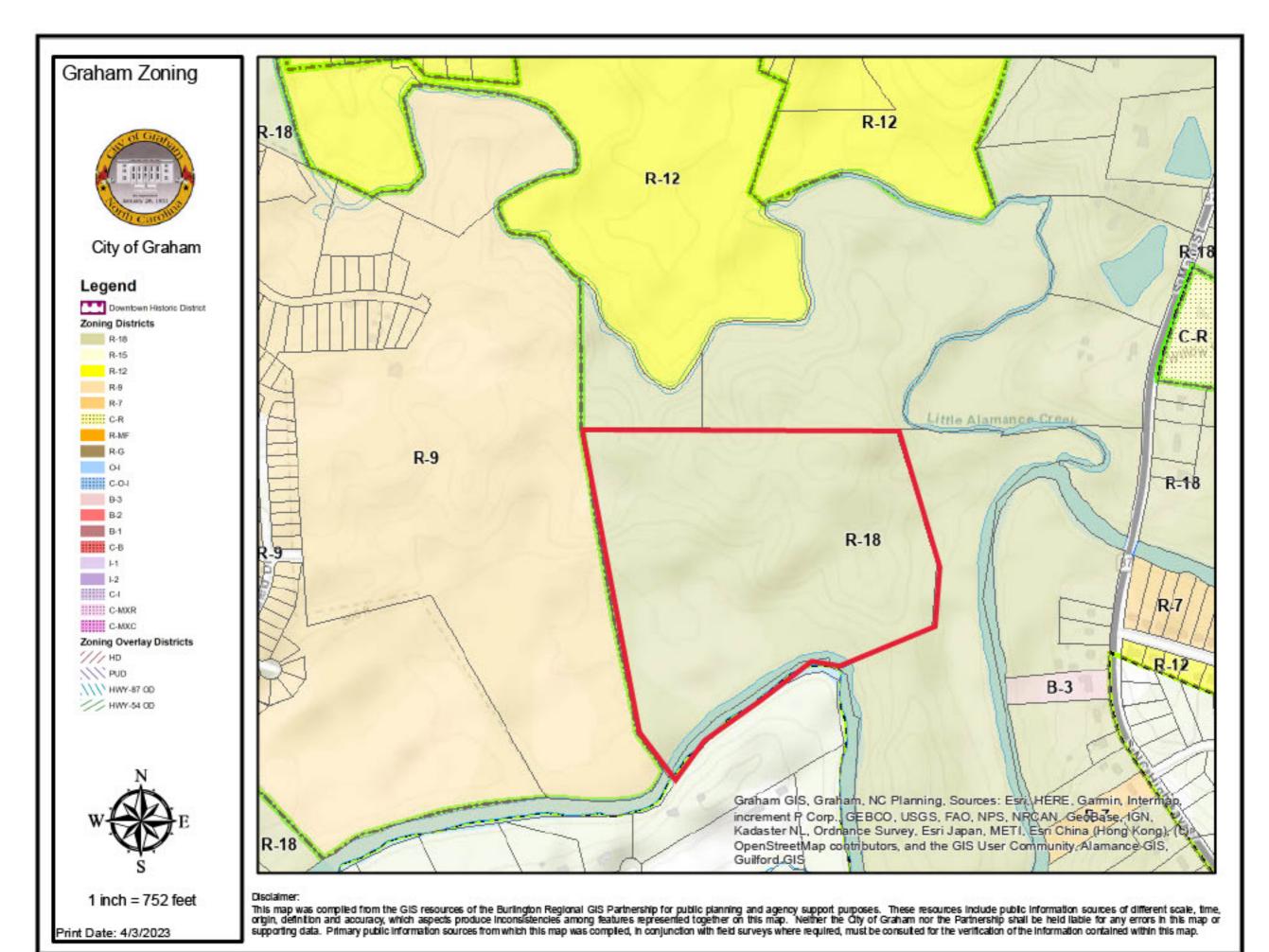
New residential property generally creates positive tax revenue for the City, and because the public services are being connected at this site, the cost to the City is minimal.

STAFF RECOMMENDATION:

Approval.

SUGGESTED MOTION(S):

1. I move we approve the Annexation Ordinance to Extend the Corporate limits of the City of Graham, North Carolina, for 53.90 (+/-) acres off of Mayfield Drive.



SURVEYOR'S CERTIFICATION:

I <u>Joshua A. Montazeri</u>, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book <u>see</u>, page <u>map</u>: that the boundaries not surveyed are indicated as drawn from information in book <u>see</u>, page <u>map</u>; that the ratio of precision or positional accuracy as calculated is 1:10.000+; and that the plat was prepared in accordance with G.S. 47-30 as amended.

REGARDING ORIENTATION AND CONTROL POINT COORDINATES:
I, JOSHUA A. MONTAZERI, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE
FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS 1
- (2) POSITIONAL ACCURACY: 1: 50,000+
- (3) TYPE OF GPS FIELD PROCEDURE: VRS-RTK
- (4) DATES OF SURVEY: SEPTEMBER 18, 2020
- (5) DATUM/EPOCH: NAD83/2011
- (6) PUBLISHED/FIXED-CONTROL USE: CORS
- (7) GEOID MODEL: NCGEOID 12B GRS80
 (8) COMBINED GRID FACTOR(S): 0.99995931
- (9) UNITS: US SURVEY FEET

I <u>JOSHUA A. MONTAZERI</u>, CERTIFY THAT THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND, OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24th. DAY OF SEPTEMBER, 2020.





CITY OF GRAHAM ANNEXATION APPROVAL

ANNEXATION APPROVED BY THE GRAHAM CITY COUNCIL ON THE
_____ DAY OF ______, 2020. WITH AN EFFECTIVE DATE
OF ______, PROVIDED THAT THE PLAT BE RECORDED
WITHIN SIXTY DAYS OF FINAL APPROVAL.

BY MAYOR DATE

ATTEST CITY CLERK DATE

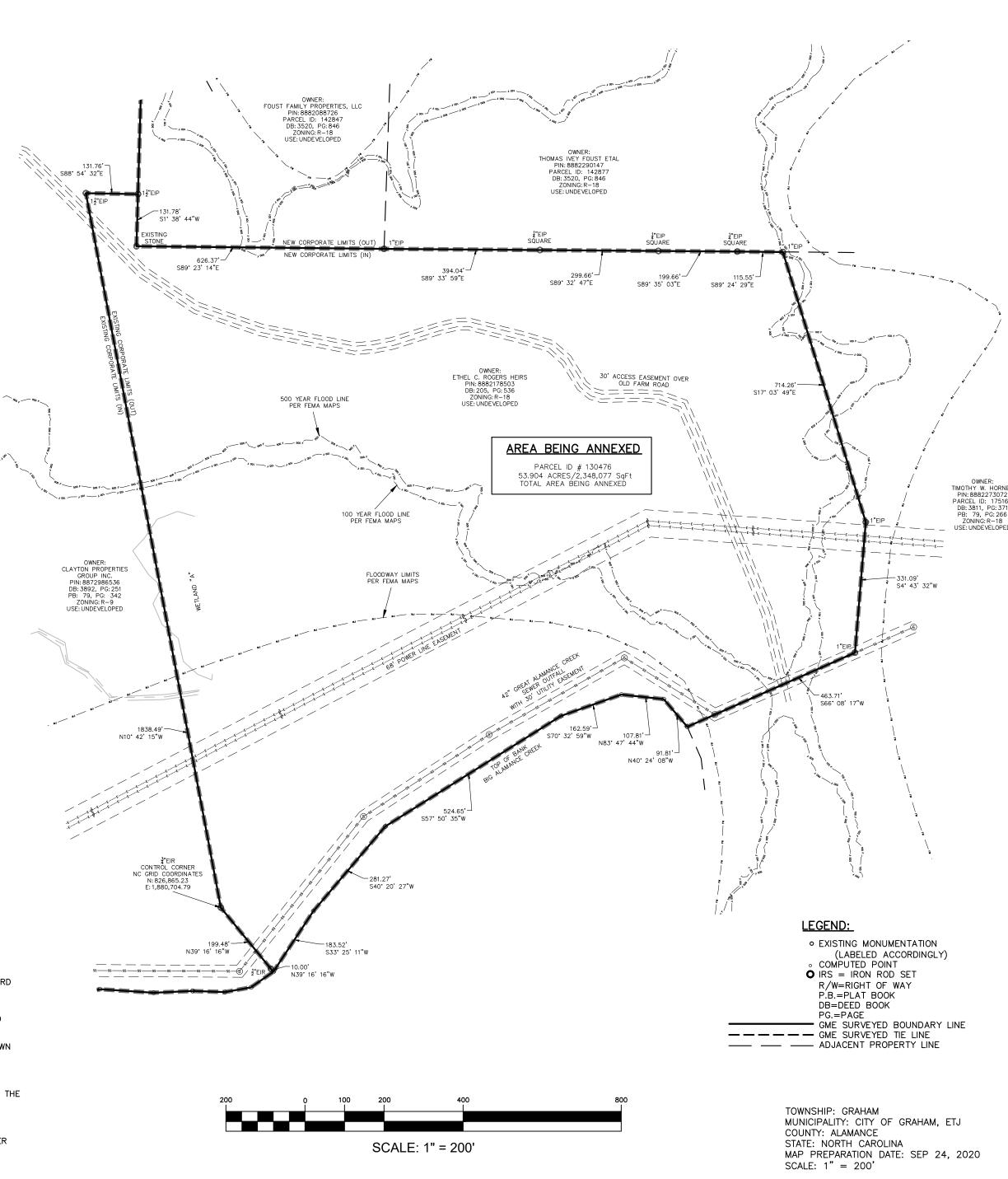
REVIEW OFFICER'S CERTIFICATE ALAMANCE COUNTY, NORTH CAROLINA

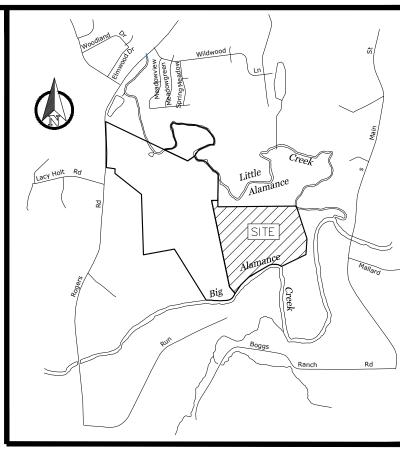
I, ______, REVIEW OFFICER OF ALAMANCE
COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

SIGNED: ______

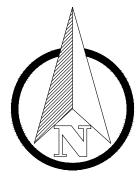
SURVEY NOTES:

- 1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS—OF—WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF OUR FIELD INSPECTION.
- 2. THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 3. NO SUBSURFACE INVESTIGATION HAS BEEN DONE AT THIS TIME. UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM ACTUAL FIELD LOCATIONS AND/OR MAPS BY OTHERS.
- 4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED.
- 5. BEARINGS AROUND SUBJECT PROPERTY ARE ORIENTED TO THE BEARING BASE REFERENCE IN THE NORTH ARROW. ALL GRID BEARINGS ARE SO NOTED.
- 6. IRON PINS (#4 REBAR) SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 7. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP # 3710887200K, 3710888300K, 3710887300K, 3710888200K, 3710888300K, DATED 11/17/2017.





VICINITY MAP SCALE: 1" = 2000'



NC GRID NAD 83, NSRS 2011

PROPERTY DATA:

- 1) DEED REFERENCE: DB 205, PG 536, PB 79, PG 266
- 2) PARCEL ID # 142862 2) PARCEL PIN # 8882178503
- 3) PROPERTY AREA: 53.904± ACRES
- 4) EXIST. NO. OF LOTS: 1 LOT 5) CURRENT ZONING: R-18 (GRAHAM ETJ)
- 6) CURRENT LAND USE: UNDEVELOPED 7) OWNER: ETHEL C. ROGERS HEIRS 1526 ROGERS ROAD
- GRAHAM, NC 27253

 8) NO WETLANDS PERMITTING HAS BEEN UNDERTAKEN AT THIS TIME.

FINAL PLAT

CORPORATE LIMITS EXTENSION
CITY OF GRAHAM
TAX PARCEL ID # 142862



7A WENDY CT
GREENSBORO, NC 27409
Tel: 336.294.9394
CORPORATE CERTIFICATE #P-0826
www.greenmountainengineers.com

GME PROJECT # 20-039, ANNEXATION PLAT

Attn: Mail Box

J. Bryan Coleman Attorney

ANNEXATION ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GRAHAM, NORTH CAROLINA FOR A 53.904-ACRE TRACT OF LAND OFF OF MAYFIELD DRIVE (AN2308)

WHEREAS, the Graham City Council has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Graham City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the questions of this annexation was held at City Hall, 201 S Main Street, Graham at 6:00 P.M. on December 12, 2023, after due notice by publication November 30, 2023; and

WHEREAS, the Graham City Council finds that the petition meets the requirement of G.S. 160A-31.

NOW, THEREFORE, BE IT ORDINATED by the City Council of the City of Graham, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Graham as of December 12, 2023:

Legal Description GPIN#: 8882178503

BEGINNING AT AN IRON PIPE FOUND LOCATED AT THE MOST SOUTH-EASTERLY CORNER OF THE PARCEL DESCRIBED HEREON, BEING THE TRUE POINT OF BEGINNING, AND HAVING THE FOLLOWING NORTH CAROLINA STATE PLANE COORDINATES:

NC NAD 83

N:82751.037

E:1882308.671

THENCE FOLLOWING TWENTY (20) COURSES:

- 1. SOUTH 66 DEGREES 09 MINUTES 09 SECONDS WEST FOR 433.73 FEET TO AN IRON PIPE FOUND; THENCE
- 2. SOUTH 65 DEGREES 56 MINUTES 09 SECONDS WEST FOR 29.97 FEET TO AN IRON REBAR SET; THENCE
- 3. NORTH 40 DEGREES 24 MINUTES 03 SECONDS WEST FOR 91.81 FEET TO AN IRON REBAR SET; THENCE
- 4. NORTH 83 DEGREES 47 MINUTES 39 SECONDS WEST FOR 107.81 FEET TO AN IRON REBAR SET; THENCE

Renee M. Ward, City Clerk	Bryan Coleman, City Attorney
ATTEST:	APPROVED AS TO FORM:
	Jennifer Talley, Mayor, City of Graham
Tracpeca vins, one 12 any of December 2020.	
Adopted this, the 12 th day of December 2023.	
SAID PARCEL CONTAINING 2,348,038 SQUARE FEET OR	53.90 ACRES OF LAND, MORE OR LESS.
20. SOUTH 04 DEGREES 44 MINUTES 07 SECONDS WES	•
18. SOUTH 89 DEGREES 31 MINUTES 09 SECONDS EAST 19. SOUTH 17 DEGREES 02 MINUTES 26 SECONDS EAST	
17. SOUTH 89 DEGREES 35 MINUTES 26 SECONDS EAST	•
16. SOUTH 89 DEGREES 34 MINUTES 18 SECONDS EAST	
15. SOUTH 89 DEGREES 31 MINUTES 11 SECONDS EAST	
14. SOUTH 89 DEGREES 23 MINUTES 52 SECONDS EAST	•
	FOR 131.73 FEET TO AN IRON PIPE FOUND, THENCE FOR 131.72 FEET TO A STONE MONUMENT FOUND; THENCE
11. NORTH 10 DEGREES 42 MINUTES 17 SECONDS WES 12. SOUTH 88 DEGREES 53 MINUTES 02 SECONDS EAST	•
	T FOR 199.75 FEET TO AN IRON REBAR FOUND; THENCE
9. NORTH 39 DEGREES 22 MINUTES 49 SECONDS WEST	•
8. SOUTH 33 DEGREES 24 MINUTES 21 SECONDS WEST	•
7. SOUTH 40 DEGREES 20 MINUTES 32 SECONDS WEST	FOR 281.27 FEET TO AN IRON REBAR SET; THENCE
6. SOUTH 57 DEGREES 50 MINNUTES 40 SECONDS WES	T FOR 524.65 FEET TO AN IRON REBAT SET; THENCE
5. SOUTH 70 DEGREES 33 MINUTES 04 SECONDS WEST	FOR 162.59 FEET TO AN IRON REBAR SET; THENCE



the City of Graham.

Petition for ANNEXATION

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed into

If applicable as "income-based": We believe that this petition meets the requirements of G.S. 160A-31(b1).

If applicable as "distressed": We believe that this petition meets the requirements of G.S. 160A-31(j).

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

To the City Council of the City of Graham, NC:

General description of area to be	annexed		
Vacant land			
Attach the following:			
	py, 2 mylars and 1 pdf. In addition to standard plat in idea and acreage of area to be annexed.	informatio	on, also include tax map numbers of
	on – 1 paper and 1 digital copy		
	ther acknowledge that failure to declare such rights ad for the property. (If zoning vested rights are clair	ned, indic	ate yes below and attach proof.)
lame	Address	rights?	Signature
		rigints.	Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104	No	Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature En
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature English Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature & Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature
layton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature
Clayton Properties Group	221 Jonestown Road, Winston-Salem, NC 27104		Signature

attach additional sheets if necessary...



Hollow Street Group 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. Planning Board reviewed the application and forwarded the item to Council without a recommendation. 5-2 vote.



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



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	Proposed Special Use
Street Address: Lolle Hollaw St. Graham	Proposed Use (from Sec. 10.135 Table of Permitted Uses):
Tax Map#: GPIN:	
Current Zoning District(s):	Check if this use is also listed in Section 10.149 Special uses listed
Overlay District, if applicable: Historic S Main St/Hwy 87 E Harden St/Hwy 54 Current Use: Rand - unoccupied Property Owner: May Tyree Mailing Address: 217 N. Gurney St	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
City, State, Zip: Burlington NC 27245	Descriptive Information
Phone # 336-350-1441	- plenty of off road parking
Email: mtyree 9522 Qyahro, com	side of house -no residents are allowed
Applicant and Project Contact Name: Linca Montgome M Property Owner Other Mailing Address: 2076 Jeffres (Val Rd City, State, Zip: Burlington M(27217) Phone # 401-249-6900 Email:	to drive so parking is strictly for stuff - minimum of a stuff per shift - residents will be minor childre - all transportation will be provided by staff - very strict rules in place - 24 hour superision - Behavioral plans in place - Therapulatic placement
Signature of Applicant Date 10-20-23 Date 10-20-23	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.
Signature of Property Owner Date (if other than applicant)	Other Requirements
Office Use Only. DEVID#	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

Additional sheet of descriptive information for Linda Montgomery application:

To whom it may concern,

My name is Linda Montgomery. I would like to open a group home for at risk children and teens in Graham North Carolina. I intend on opening a Level 3 residential group home to provide a therapuetic family style environment, for kids that cannot remain at home. We will help these kids with therapy, guidance, and behavioral health. I will be licensed through the state of NC to ensure all state rules and regulations are met with MCO oversight through Vaya health that will make sure we are compliant with all their rules and regulations.

The board for this company will include a CEO – Linda Montgomery, COO – Linda Montgomery with the assistance of Robyn Gilliom, CFO – Omon Billups and Linda Montgomery, and complaints will be handled by Robyn Gilliom. Within these people mentioned we will organize weekly paid outings for the children. These outings will be covered by the group home. Utilities are expected to range between \$300 and \$400 per month, an account for vehicle maintenance will be set up with a minimum of \$1500 in the account at all times for routine maintenace ie. Oil changes, new tires, tire rotations, balances, etc. The rent for the property will be \$1500 monthly, and the food overhead is projected at about \$1200 monthly. There will be a fire drill escape plan posted in three different places within the house, at the front and back of the house as well as in the hallway.

Staff will be extensively trained in areas of problematic sexual behaviors as well as substance abuse. Other trainings will include CPI (Crisis prevention intervention), CPR/First aid, Blood borne pathogens, and all HIPPA requirements. Every member of staff will be required to complete these trainings before they can start employment. Behavior plans will be set in place and followed with monthly and quarterly updates with incentives for good behavior. The house will be always staffed with a minimum of 2 highly qualified staff members. These staff will be trained in how to keep themselves, the other residents and the community safe at all times. Due to the trainings in place, unless absolutely needed, we intend on taking care of all disciplinary actions in house without having to involve the police. Our qualified staff know that the safety and well-being of all within the house and the community is upmost number one priority.

Due to the decrease of foster and group home placements, there are thousands of children that need placements. Just from 2021 to 2022, There has been an 22% decrease in placement options as compared to pre-pandemic numbers but there are still at least 11,000 children that DSS and other agencies need to find placements for, and the numbers just keep going up. There has been Children that DSS can't find placements for and they are forced to sleep in inappropriate places such as hospital ED departments or in DSS offices. Hospital staff have been assaulted by some of these children as they are not equipped to handle these types of situations. With experienced staff following the kids PCP — person centered plan, I strongly feel

that we can help make a difference with these kids as well as help the community by teaching and modeling good behavior. School needs will be met by close interaction with the school counselors and frequent contact with teachers as well as behavioral specialists at the schools. Tutoring will be available for those who need it as we feel that education is going to be a major stepping stone for their future. As seen on the NC.gov website,

"North Carolina is in a foster care crisis. Federal data show the number of licensed foster care homes in the state dropped 23% from 2021 to 2022. That means there are only about 5,500 foster homes available for the approximately 10,200 foster children in North Carolina. Jul 10, 2023"

According to this data, there is an extreme need for this service. We are driven to help these atrisk youth become productive members of society. I have personal experience with how the system works with these kids as I have worked closely with Graham police as well as DSS and various counselors and therapists with family members of my own that are in the system. I also am very knowledgeable and trained to work within the IDD community. I see the void in care that some of these kids desperately need. Having to jump from ED to ED or DSS offices can have an extreme negative impact on these kids, and I aim to help alleviate this. I also look forward to providing job opportunities in the area. With my program and staff, we aim to put these kids on a positive path so they are not repeating patterns learned in previous unsafe environments. As of now, there are only two group homes in the Alamance area. Most of the kids from Alamance County are sent two — three hours away due to no open beds in this area. This hinders any form of family therapy and visitation for these kids. Our main mission is to help guide these children and assist them with family reunification.

News article depicting the major need for placement options for children in need from ABC 11:

RALEIGH, N.C. (WTVD) -- The increasing strain on North Carolina's foster care system is leading counties to scramble to find places for children to stay. On many occasions, this has led to children sleeping in county offices.

"This is not an issue that counties have been prepared to have to deal with. And so we're making the best of an unfortunate situation," said Diamond Wimbish, Wake County's child welfare assistant division director.

Wimbish said Wake County has converted visitation areas within the DSS office into bedrooms; equipped with beds and dressers. County social workers serve as caregivers in these settings in addition to their regular roles.

Last year 78 children slept in the office; a majority stayed for longer than a week.

This number has tripled since 2020 when the county reported just 23 children utilizing the makeshift housing.

As this sleeping arrangement becomes more common, state officials started tracking data earlier this year.

The data obtained by the I-Team reveal dozens of foster children each week are sleeping in DSS offices, DSS housing, or hotels. In early June, 56 children statewide had no homes to go to. Counties are not required to report and dozens of counties don't; so the true extent of the problem could be much more significant.

Melanie Shaw has fostered an estimated 30 children in Wake County for nearly two decades.

"It's been one of the most rewarding experiences ever to see kids get adopted or to see them graduate high school, graduate college. It has been absolutely amazing," Shaw said. "I have seen kids experience the beach for the first time or a traditional Christmas for the first time. So it has been really amazing. It's been a fulfilled 18 years."

She said she believes short-term stays in offices and other temporary homes will have a negative effect on children.

"The current shortages in foster parents impacts the kids the most. Children are having multiple temporary placements and it increases the issues of instability," Shaw said.

While she still finds fulfillment in fostering, many others have stopped accepting children into their homes.

ALSO SEE: Growing need for foster care families in North Carolina during summer months

Wake County lost 157 licensed foster homes since 2019, according to data from the NC Department of Health and Human Services (NCDHHS). Other counties, such as Orange and Vance, lost half of their foster homes.

The state has about 5,800 homes -- 18% fewer than before the pandemic.

And with nearly 11,000 foster children, it's not hard to see why some kids are ending up sleeping in county offices.

This reduction has led to children sleeping in offices, but at other times it's meant sending them outside of North Carolina.

"More and more we're having to place children outside of the county, outside of the state, which definitely impacts their ability to reunify with their families," Wimbish said.

The shortage of homes also puts a strain on existing families like Shaw's.

"I currently only have one foster child, and when I need a recharge or a reset, it's often difficult to find respite or a support home, especially in the local area," Shaw said.

Another part of the problem, Wimbish said, is that children have an increasing number of complex behavioral health problems. It's a difference that Shaw has seen firsthand.

"The children are having more crisis-management issues, some kids are more aggressive now. And whether that be physical or verbal, you know, that is very challenging when you're dealing with it," she said.

Many foster families and DSS workers are not trained or licensed to care for children who have more complex behavioral and mental health needs, which leads to even fewer placement options.

"As resource-rich as Wake County is, there's a lack of resources to meet the needs in the community," Wimbish said.

Wimbish does not foresee the need for these spaces to go away in the near future so leaders are continuing to explore every option.

One of those potential solutions could be found in Cumberland County, which operates a DSS group home that serves as an emergency facility so children do not have to stay in offices when they don't have a placement.

As Wake County officials explore more long-term solutions, they have hired more staff to specifically oversee the children who stay in the county building.

"I think initially their response was is this a temporary solution that's needed because it's a result of fallout from COVID? But we are now, you know, two years later and still seeing this problem and actually seeing an increase in, not decrease. And so we're realizing that there are permanent," Wimbish said.

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 Group Home to service more than two individual, but less than six.

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

• 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.

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 <u>should</u> be modified by the Council as it considers its decision.

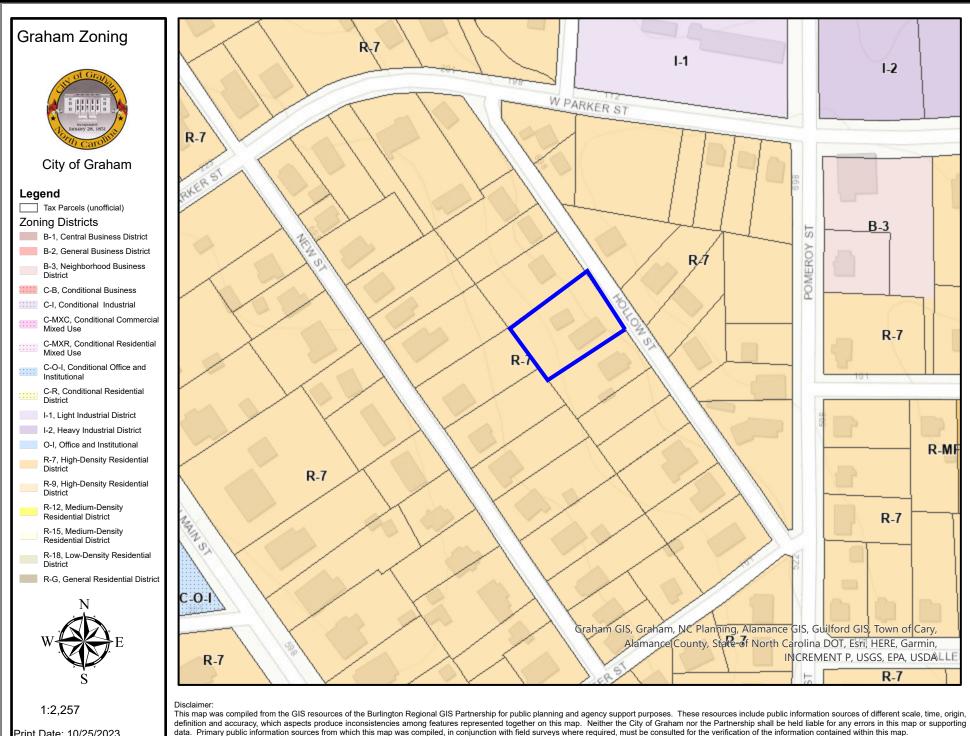
- 1. All applicable regulations of the zoning district in which the use is proposed are complied with.
 - o The property is zoned R-7, and a Group Home is permitted with a Special Use Permit in R-7.
- 2. Conditions specific to each use, identified by the Development Ordinance, are complied with.
 - Off-street 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 ability and two employees.
 - 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.
 - o 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.
 - o Parking is adequate with the requirement that there are two spaces for the two employees since there will be no residents with driving ability.

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*.



Print Date: 10/25/2023

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