



City of Graham Planning Board

Meeting Agenda

April 21st, 2026, at 6:30 PM
Council Chambers, Graham
City Hall

1. Meeting called to order.
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the March 30, 2026, special meeting minutes.
6. New Business
 - a. CR2602: White Rock Estates W Moore Street C-R
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.

Overview of Planning Board and General Meeting Rules

The City of Graham Planning and Zoning Board is an advisory board to the Graham City Council. It considers and makes recommendations to the Council regarding any requests for changes to zoning assignments, and as such, City Council is the final arbiter of approval/disapproval.

Meetings are conducted according to the written, published agenda. Individuals who wish to speak concerning any of the requests to be considered will be given opportunity during the public comment period for each item. Please signify by raised hand your desire to speak, and the meeting moderator (typically the board chair or vice chair in the chair's absence) will recognize you. Please come to the podium, state your name and address, and voice your comment. The time limit for comments is three minutes but may be extended by the moderator to allow questions from the board. Please maintain a respectful and civil demeanor with all comments and responses to questions. The meeting moderator will signal when an individual's time has expired and will call for the next commenter. If an individual does not respect the time limit, speaks out from the audience without being recognized by the moderator, or is disrespectful of the board, they will be subject to removal from the meeting. Once the public comment period has been closed by the moderator, further comment from the audience will be deemed out of order, and individuals not respecting this will be subject to removal.



PLANNING BOARD MINUTES

Tuesday, March 30, 2026

The Planning & Zoning Board held a special called meeting on Tuesday, March 30, 2026. Members present were Chad Huffine, James Stockert, Elizabeth Kirkpatrick, Tony Bailey, and Vice Chair John Wooten. Absent members were Chair Dean Ward and Michael Benesch. Staff members present were Planner Cameron West.

1. Meeting called to order at 6:30 p.m. by Vice Chair John Wooten
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the meeting minutes for the March 17, 2026 meeting of the Planning Board. James Stockert made a motion to approve the minutes. Chad Huffine made the second. All voted Aye.
6. Old Business

a. Future Land Use Plan Discussion

The Planning Board and Planner Cameron West went through the document and reviewed the final edits the Planning Board wanted to make to the document. The Planning Board requested that we go through all of their comments to ensure they were adequate. Minor text changes were made to the document. Once all of the edits were made to where the Planning Board were satisfied with the final draft, Chad Huffine made a motion to forward their edited document to City Council. Seconded by Tony Bailey. All voted Aye.

7. Public comment on no agenda items
8. Staff comments- Cameron stated that the Board received a thank you card for all of their hard work in reviewing the document. Vice Chair John Wooten also read a letter he drafted to the Board thanking them for their diligence to the item.
9. Adjournment—James Stockert made a motion to adjourn. Seconded by Tony Bailey. All voted Aye.

Meeting Adjourned at 7:20 p.m.

Respectfully submitted this day 3rd day of April, 2026
Cameron West



STAFF REPORT

Prepared by Cameron West, Planner

White Rock Estates W Moore Street C-R (CR2602)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on April 21, 2026

City Council on May 12, 2026

Contact Information

WACA Properties, LLC



Summary

This is a request to rezone 10.05 acres of property from R-18 (Low-Density Residential) to C-R (Conditional Residential) for the purpose of constructing 17 Tiny Homes and 10 Custom Built Homes separated by a pond on site and connecting the two sides via a walking path. The tiny home section of the development will be served by private roads and the custom home section will be served by public roads. Both sections intend to connect to public water and sewer. The development will have a 10 foot wide Type D landscaping buffer surrounding the development proposed of existing vegetation if possible as stated on the plans. The applicant has requested a condition regarding minimum lot size and setbacks for both the tiny homes and custom built homes. Both of those measurements can be found on the site plan. The applicant has also provided affidavits in your packet showing the intent to purchase land to provide access into the development if the project is approved. The entirety of the lot falls within the Suburban Residential Future Land Use Zone. The future land use plan mentions the principle uses in this zone are predominantly detached single family homes and that new neighborhoods may include a range of duplexes, town homes, and small scale multi-family dwellings of twelve units or less. The Future Land Use Plan also states that the appropriate density inside of the zone is 3-6 dwelling units per acre. The current lot layout of 27 home would fall just shy of the 3-6 dwelling units per acre. With there being a riparian buffer and pond on the lot, some of the area is un-developable. The total lot coverage and total area of roads and sidewalks come out to 4.59 acres. This acreage would allow for 27.54 lots to be developed based on the 6 dwelling units per acre with some additional room to increase that number based upon open space not inside of the riparian buffer zone.

Location

0 Hanford Road

GPIN:

8873964303

Current Zoning

R-18 (Single Family Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

R-12, R-18

Surrounding Land Uses

Single Family, Vacant

Size

10.05 acres

Public Water & Sewer

Yes

Floodplain

No

Zoning Map

Zoning



City of Graham

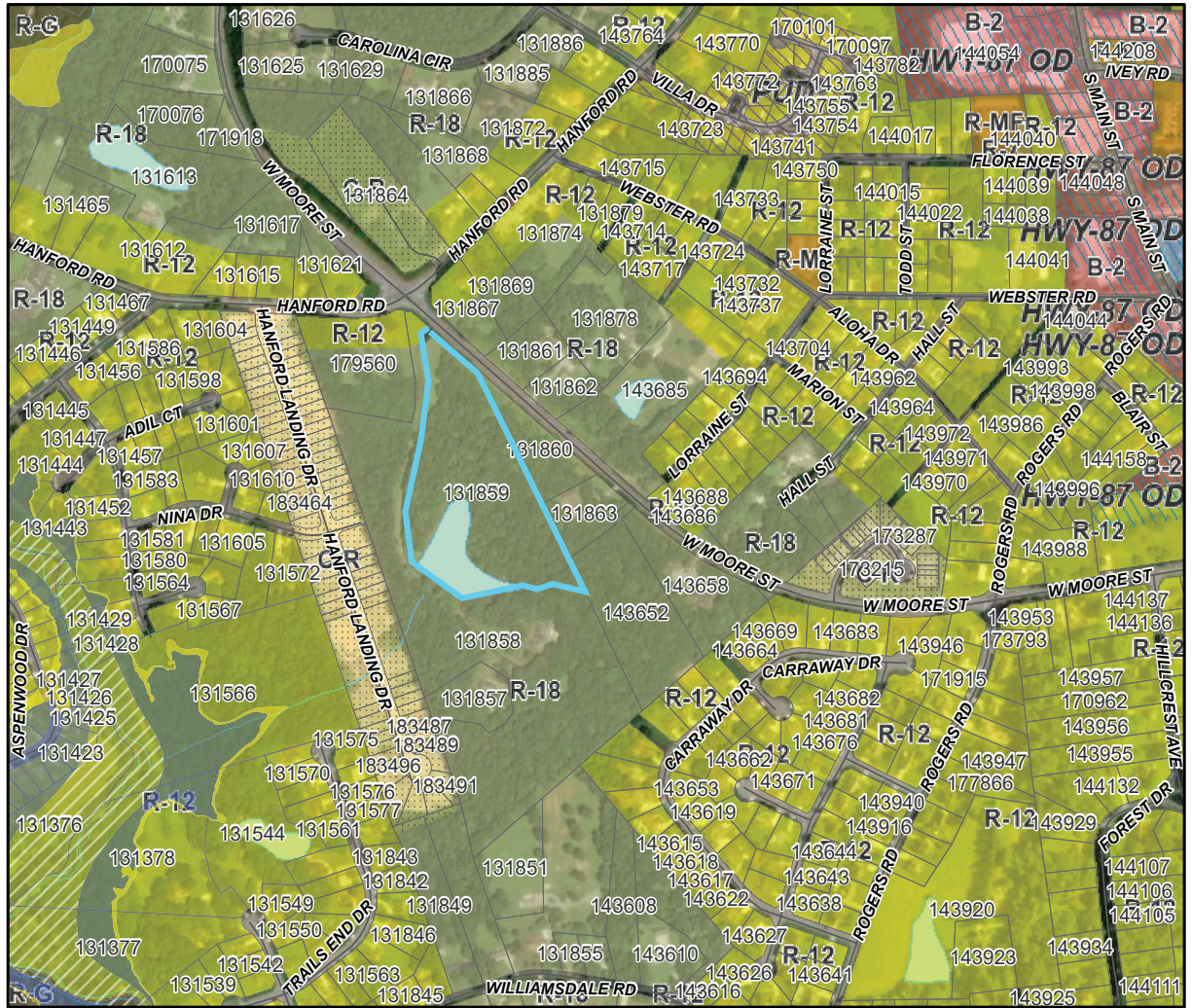
Legend

- Downtown Historic District
- Zoning Districts**
- R-18
- R-15
- R-12
- R-9
- R-7
- C-R
- R-MF
- R-G
- O-1
- C-O-1
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-1
- C-MXR
- C-MXC
- Zoning Overlay Districts**
- HD
- PUD
- HWY-87 OD
- HWY-54 OD



1:7,147

Print Date: 4/6/2026



Disclaimer: This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the City of Graham nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.

Future Land Use Map

Zoning



City of Graham

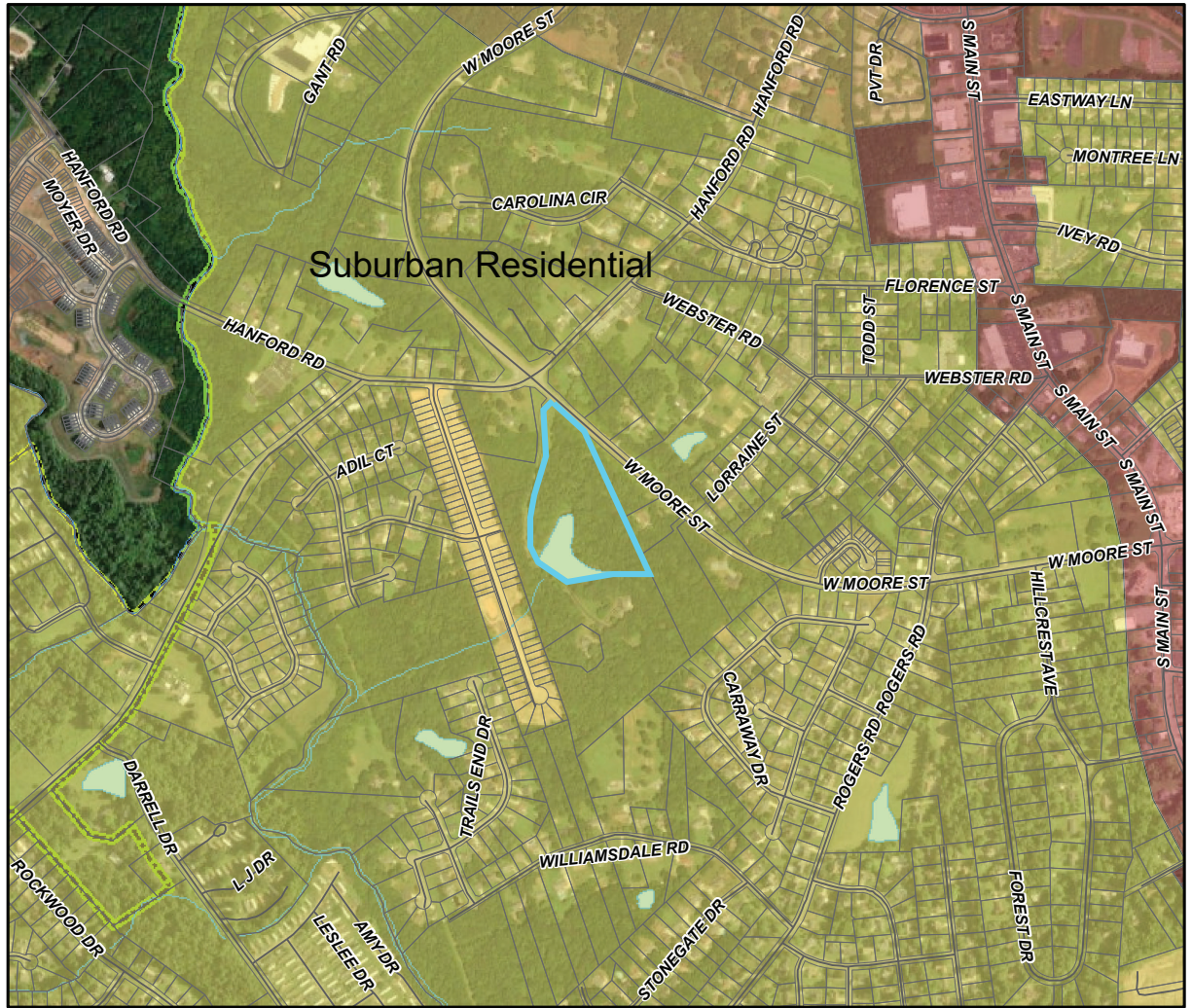
Legend

- Downtown Historic District
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- R-18
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- C-1
- C-MXR
- C-MXC
- Zoning Overlay Districts**
- HD
- PUD
- HWY-87 OD
- HWY-54 OD



1:10,582

Print Date: 4/14/2026

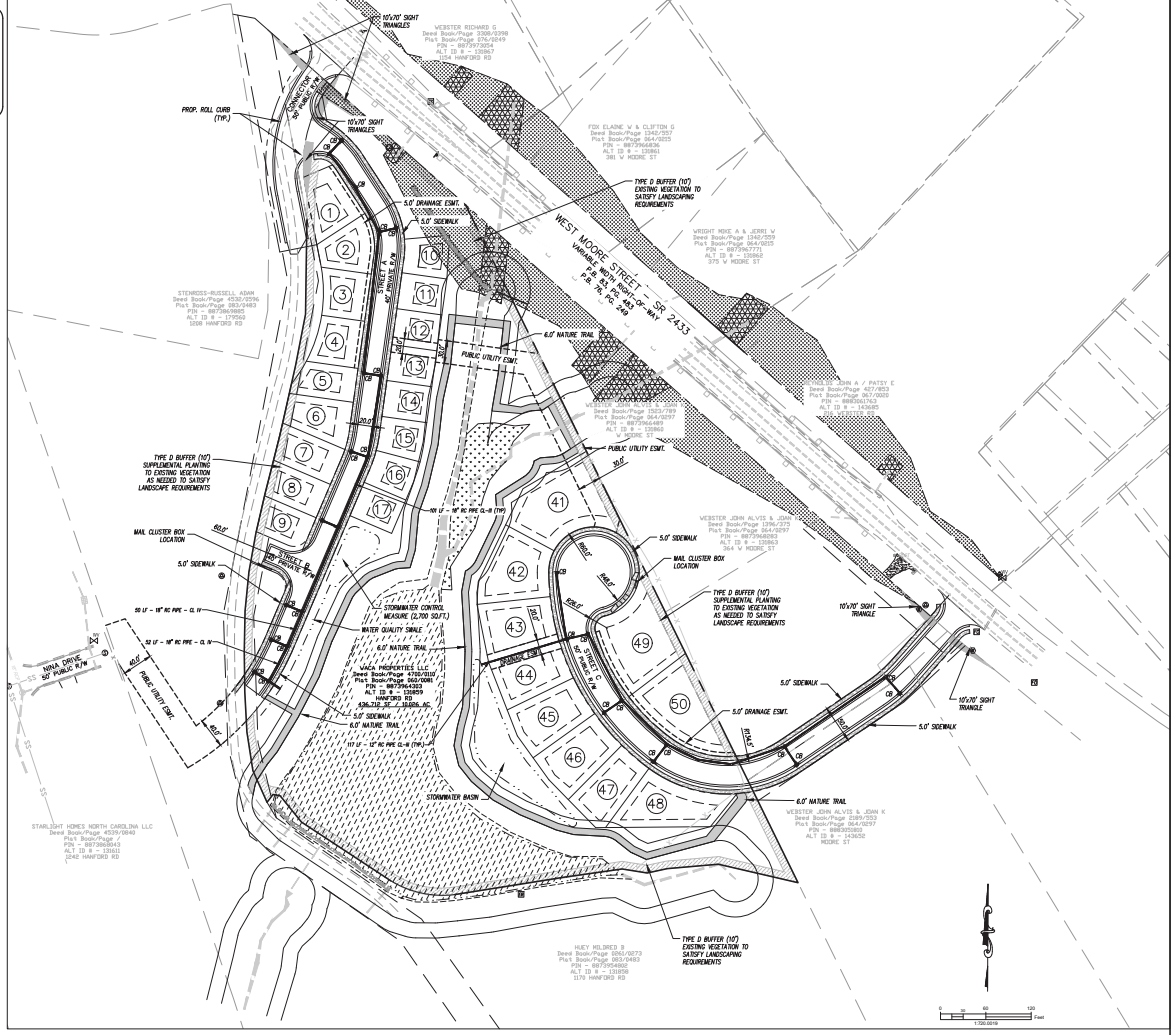


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PRELIMINARY PLAT NOTES:

1. THIS MAP IS NOT FOR CONVEYANCE OR SALES.
2. SEE SHEET C3.2 FOR LOT DIMENSIONS WITH METES & BOUNDS.
3. SEE ROADWAY PLAN & PROFILE SHEETS FOR STREET CENTERLINE GEOMETRY AND ADDITIONAL LABELING OF ROADWAY IMPROVEMENT FEATURES.
4. FOR CONCEPTUAL STORM DRAINAGE LAYOUT, CHAIN BARRIERS AND STORMWATER CONTROL MEASURES LOCATIONS ARE SHOWN AND LABELED ON THIS SHEET. FOR PIPE PLAN & PROFILE, SEE SHEETS C3.1 AND C3.2.
5. NON-TEMA FLOOD STUDY WILL BE PROVIDED WITH THIS PLAN SET.



CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 1250
REDFORD, NC 27591
(919) 791-4441

**PRELIMINARY PLAT
AND CONDITIONAL ZONING PLAN**

CONSULTING ENGINEER FOR
WHITE ROCK ESTATES
LUCASIE, PA. 17034
CONTACT: MARY W. WILSON, P.E.
1000 SHELBY RD.
REDFORD, NC 27591

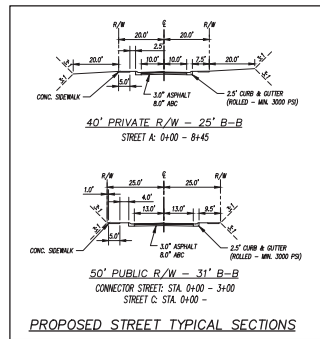
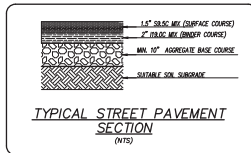
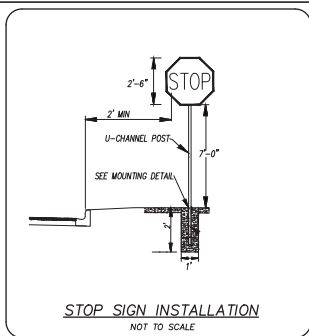
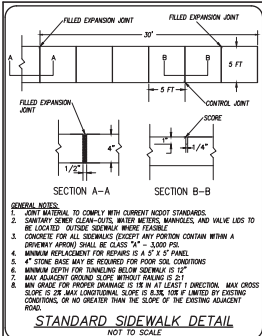
PLAN NOT RELEASED
UNLESS APPROVED

REV. NO.	DATE	BY	REMARKS

DATE: 4/6/2026
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 4'
DRAWN BY: LWB
CHECKED BY: JFD
PROJECT NO.: 25-0741

C3.0

Sheet No. 3 of 12



CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

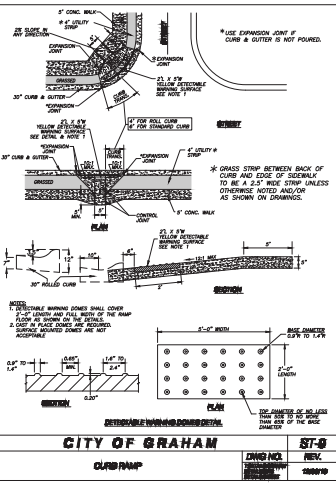
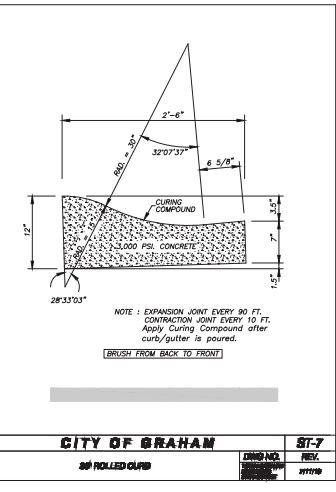
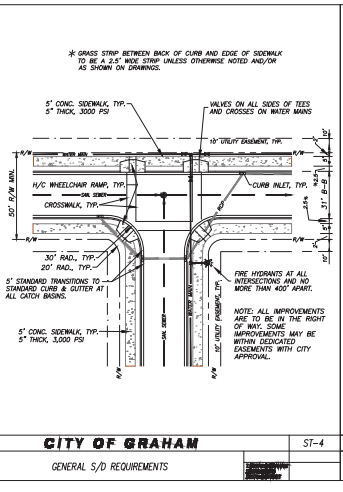
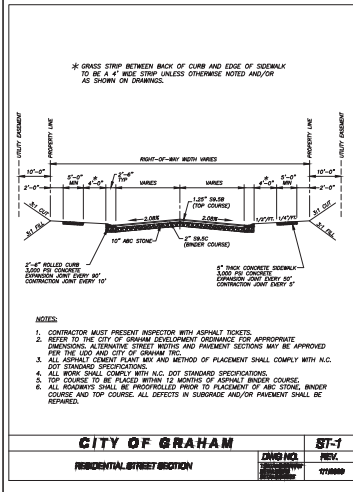
P.O. BOX 1250
REDFORD, NE 68127
(402) 791-4441

PRELIMINARY PLAN
DETAILS SHEET

DATE: 4/6/2028
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DRAWN BY: LWB
CHECKED BY: JFD
PROJECT NO.: 25-0741

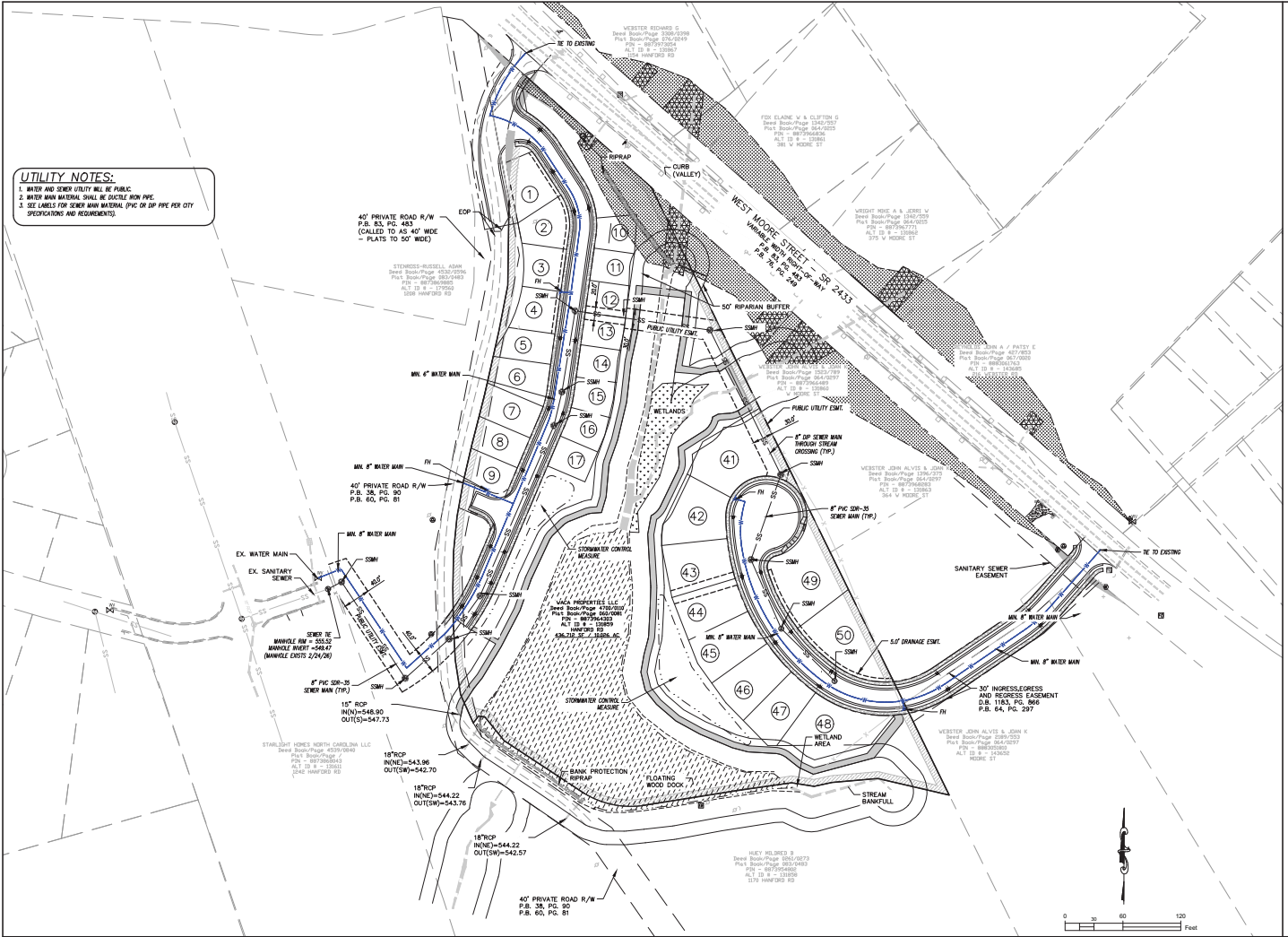
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VERTICAL SCALE: N/A
DRAWN BY: LWB
CHECKED BY: JFD
PROJECT NO.: 25-0741

DATE: 4/6/2028
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DRAWN BY: LWB
CHECKED BY: JFD
PROJECT NO.: 25-0741



CITY OF GRAHAM	ST-7	CITY OF GRAHAM	ST-4	CITY OF GRAHAM	ST-7	CITY OF GRAHAM	ST-9
RESIDENTIAL STREET SECTION	LAND NO. REV. 07/2008	GENERAL S/D REQUIREMENTS	LAND NO. REV. 07/2008	30" ROLLED CURB	LAND NO. REV. 07/2008	CURB RAMP	LAND NO. REV. 07/2008

UTILITY NOTES:
 1. WATER AND SEWER UTILITY WILL BE PUBLIC.
 2. WATER MAIN MATERIAL SHALL BE DUCTILE IRON PIPE.
 3. SEE LANCES FOR SEWER MAIN MATERIAL, PVC OR SP-PIPE PER CITY SPECIFICATIONS AND REQUIREMENTS.





CSD ENGINEERING
 LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 1250
 RENO, NV 89501
 (775) 781-4441

MUNICIPAL UTILITY PLAN

CONSULTING ENGINEER FOR
WHITE ROCK ESTATES
 LOCATED IN GARDEN CITY, NEVADA
 COUNTY: WASHINGTON COUNTY
 DISTRICT: 1
 DISTRICT OFFICE: 10075 STATE STREET, SUITE 100, GARDEN CITY, NV 89501



CITY OF GARDEN CITY

REV. NO.	DATE	BY	REMARKS

DATE: 4/6/2026
 HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'
 DRAWN BY: LWB
 CHECKED BY: JFD
 PROJECT NO.: 25-0741
 SHEET NO.: **C6.0**
 TOTAL SHEETS: 12 OF 12

Proposed Zoning Conditions - 0 Hanford Road - Graham - North Carolina

- 1) The project proposes a zoning change from R-18 residential to Conditional Residential zoning C-R with an average density of 3.0 units per acre.
- 2) The proposed Maximum Number of Single Family Residential Units shall be 30 units.
- 3) Both public and private streets are proposed within this conditional zoning.
- 4) Public streets shall have a minimum right of way width of 40' and a street section of 25' back to back and shall transfer to the City of Graham for maintenance after the appropriate warranty period. Private streets shall have a minimum right of way width of 40' and street section of 25' back to back and shall be maintained privately.
- 5) On street parking shall only be allowed on one side of any street having width not less than 31' back to back. Streets narrower than this minimum will be signed no parking.
- 6) The project proposes sidewalks on both sides of both public and private streets and the use of roll curb throughout both street sections. NCDOT frame grate and hood curb inlet structures are proposed for both public and private streets.
- 7) The project proposes to connect to municipal water and sewer services from the City of Graham.
- 8) A self-managed home owner's association is proposed.
- 9) The home owner's association shall provide provisions to maintain all private and common areas and for both the legislation and enforcement of neighborhood regulations. Provisions will include prohibiting on-street parking within Private Streets, any long term parking, outside storage of unused vehicles, trailers or other nuisance items and activities.
- 10) The common and open spaces, private easements, private rights of way, other common features and common area maintenance not publicly dedicated shall be controlled in unified ownership through the home owner's association.
- 11) The project offers two distinctive home type options. The western side "tiny homes" option with setbacks as shown on the conditional zoning plan and the eastern side "custom home" option with setbacks as shown on the conditional zoning plan.
- 12) The project proposes both active and passive open space with inviting community amenities including a fishing pond with a fountain feature, walking trails, an outdoor pergola and seating areas throughout the neighborhood for residents. Trails within stream buffer areas shall be constructed in accordance with applicable standards.
- 13) Street trees shall be the responsibility of the home owner's association including long term care, pruning as needed and any associated infrastructure repairs as needed due to their maturity.
- 14) The project proposes to make an extensive effort to preserve existing vegetation and retain the scenic wooded views with modest and attractive landscaped entrance markers and supplemental buffers surrounding the perimeter of the development.
- 15) The project proposes architecturally integrated construction where homes are situated into the environment to blend with the natural features and topography as best as practical.

AFFIDAVIT FOR ESTABLISHMENT OF UTILITY EASEMENT

(Water and Sewer – Underground Utilities)
State of North Carolina
County of Alamance

I, Micheal R. Watkins Sr. CEO WACA Properties LLC., being first duly sworn, depose and state as follows:

1. Affiant Information

1. I am the owner of the real property located at **0 Hanford Road**, Graham, North Carolina, identified as **Alamance County Parcel No. 131859** (“Dominant Parcel”).
2. My ownership is evidenced by deed recorded in **Book 4700, Page 110-112**, Alamance County Register of Deeds.

2. Adjacent Property Information

3. The adjacent parcel across which the easement is sought is owned by **Mildred B Huey**, located at **1170 Hanford Road**, identified as **Alamance County Parcel No. 131858** (“Servient Parcel”).
4. The owner of the Servient Parcel has agreed to grant an easement for the installation, operation, maintenance, repair, and replacement of underground water and sewer utility lines.

3. Purpose of Easement

5. The purpose of the easement is to allow the Dominant Parcel to connect to existing **City of Graham** water and sewer utilities.
6. The easement will be used exclusively for underground utility infrastructure, including but not limited to:
 - o Water service lines
 - o Sewer service lines
 - o Associated appurtenances required by the City of Graham or utility providers

4. Description of Easement Area

7. The easement area is described as follows:
A strip of land approximately 40 feet in width, totaling 9,827 sq. feet, running across the said property to Hanford Landing Property Public Utilities at Nina Road, as more particularly shown on the attached Exhibit A (survey or sketch), incorporated herein by reference.

8. The exact location may be adjusted as required by the City of Graham or licensed utility contractors, provided the adjustment does not materially alter the intended use.

5. Rights Granted

9. The easement shall include the perpetual right to:
 - o Install underground water and sewer lines
 - o Access the easement area for construction, inspection, maintenance, repair, and replacement
 - o Temporarily enter adjacent areas of the Servient Parcel as reasonably necessary for construction or repair
10. All work will be performed in a manner that minimizes disturbance to the Servient Parcel. Any disturbed areas will be restored to substantially the same condition as prior to construction.

6. Acknowledgment of Agreement

11. The owner of the Servient Parcel, **Mildred B Huey**, has agreed to grant this easement voluntarily and without coercion.
12. This affidavit is made to document the existence and purpose of the easement and may be recorded in the Alamance County Register of Deeds.

7. Affirmation

13. I affirm that the statements made herein are true and accurate to the best of my knowledge and belief.

AFFIANT

Micheal R. Watkins Sr.
[Affiant's Full Legal Name]
Date: March 25, 2026

[Handwritten Signature]

NOTARY ACKNOWLEDGMENT

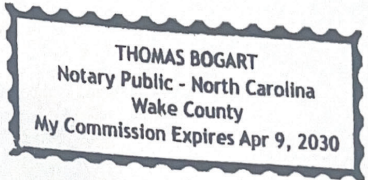
State of North Carolina
County of ~~Alamance~~ Wake

I, Thomas Bogart, a Notary Public for said County and State, do hereby certify that **Micheal R. Watkins Sr.** personally appeared before me this day and acknowledged the due execution of the foregoing Affidavit for Establishment of Utility Easement.

Witness my hand and official seal, this the 25 day of March, 2026.

[Handwritten Signature]

Notary Public
My Commission Expires: 04/09/2030



AFFIDAVIT FOR ESTABLISHMENT OF UTILITY EASEMENT

(Water and Sewer – Underground Utilities)
State of North Carolina
County of Alamance

I, **Micheal R. Watkins Sr. CEO WACA Properties LLC.**, being first duly sworn, depose and state as follows:

1. Affiant Information

1. I am the owner of the real property located at **0 Hanford Road**, Graham, North Carolina, identified as **Alamance County Parcel No. 131859** (“Dominant Parcel”).
2. My ownership is evidenced by deed recorded in **Book 4700, Page 110-112**, Alamance County Register of Deeds.

2. Adjacent Property Information

3. The adjacent parcel across which the easement is sought is owned by **Mildred B Huey**, located at **1170 Hanford Road**, identified as **Alamance County Parcel No. 131858** (“Servient Parcel”).
4. The owner of the Servient Parcel has agreed to grant an easement for the installation, operation, maintenance, repair, and replacement of underground water and sewer utility lines.

3. Purpose of Easement

5. The purpose of the easement is to allow the Dominant Parcel to connect to existing **City of Graham** water and sewer utilities.
6. The easement will be used exclusively for underground utility infrastructure, including but not limited to:
 - o Water service lines
 - o Sewer service lines
 - o Associated appurtenances required by the City of Graham or utility providers

4. Description of Easement Area

7. The easement area is described as follows:
A strip of land approximately 40 feet in width, totaling 9,827 sq. feet, running across the said property to Hanford Landing Property Public Utilities at Nina Road, as more particularly shown on the attached Exhibit A (survey or sketch), incorporated herein by reference.

8. The exact location may be adjusted as required by the City of Graham or licensed utility contractors, provided the adjustment does not materially alter the intended use.

5. Rights Granted

9. The easement shall include the perpetual right to:
 - o Install underground water and sewer lines
 - o Access the easement area for construction, inspection, maintenance, repair, and replacement
 - o Temporarily enter adjacent areas of the Servient Parcel as reasonably necessary for construction or repair
10. All work will be performed in a manner that minimizes disturbance to the Servient Parcel. Any disturbed areas will be restored to substantially the same condition as prior to construction.

6. Acknowledgment of Agreement

11. The owner of the Servient Parcel, **Mildred B Huey**, has agreed to grant this easement voluntarily and without coercion.
12. This affidavit is made to document the existence and purpose of the easement and may be recorded in the Alamance County Register of Deeds.

7. Affirmation

13. I affirm that the statements made herein are true and accurate to the best of my knowledge and belief.

AFFIANT

Micheal R. Watkins Sr. _____

[Affiant's Full Legal Name]

Date: March 25, 2026 _____

Micheal R. Watkins Sr.

NOTARY ACKNOWLEDGMENT

State of North Carolina

County of ~~Alamance~~

Wake **Thomas Bogart**

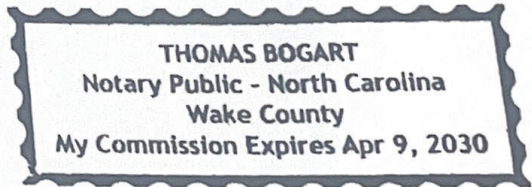
I, [Notary's Name], a Notary Public for said County and State, do hereby certify that **Micheal R. Watkins Sr.** personally appeared before me this day and acknowledged the due execution of the foregoing Affidavit for Establishment of Utility Easement.

Witness my hand and official seal, this the 25 day of March, 2026.

Thomas Bogart

Notary Public

My Commission Expires: 04/09/2030



AFFIDAVIT OF INTENT TO PURCHASE SUPPLEMENTAL RIGHT-OF-WAY

FOR PUBLIC STREET IMPROVEMENT
CITY OF GRAHAM, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

I, **Micheal R. Watkins Sr.**, CEO of **WACA Properties LLC** being first duly sworn, depose and state as follows:

1. **Affiant Information**

I am the owner (or authorized representative of the owner) of the property located at **0 Hanford Road / PIN# 131859**, situated within the jurisdiction of the City of Graham, North Carolina ("the Property"). I am over the age of eighteen and competent to make this affidavit.

2. **Purpose of Affidavit**

This affidavit is provided to document my intent to acquire additional land area necessary to meet the City of Graham's right-of-way requirements for the construction and dedication of a public street.

3. **Existing Easement**

The Property is currently served by an easement recorded in the Alamance County Register of Deeds at **Deed of Easement Book 1183, Page 0862 and Exhibit B Deed Book 133, page 205**, which provides access for roadway or utility purposes.

4. **Need for Additional Square Footage**

In order to comply with the City of Graham's development standards and required right-of-way width for a public street, an additional **7,347 square feet** of land is needed. The area to be acquired is more particularly described as **an additional 30' alongside** and located adjacent to the existing easement.

5. **Intent to Purchase**

I affirm my intent to purchase the above-described additional square footage from **John and Joan Webster at Pin#131863**, subject to mutually agreed terms, survey confirmation, and any approvals required by the City of Graham or Alamance County.

6. **Intended Use of Acquired Land**

The sole intended use of the acquired land is to complete the required right-of-way width for the construction, improvement, and eventual dedication of a public street to the City of Graham.

7. **Accuracy of Statements**

The statements contained in this affidavit are true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NOT.

Micheal R. Watkins Sr. CEO of WACA Properties LLC

Date: March 25th 2026

Micheal R. Watkins Sr.

NOTARY ACKNOWLEDGMENT (NORTH CAROLINA FORM)

STATE OF NORTH CAROLINA

COUNTY OF ~~ALLEN~~ Wake *(u)*

Thomas Bogart

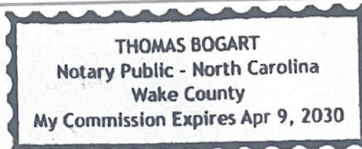
I, [Notary's Name], a Notary Public for said County and State, certify that Micheal R. Watkins Sr. personally appeared before me this day and acknowledged the due execution of the foregoing Affidavit.

Witness my hand and official seal, this the 25 day of March, 2026.

Thomas Bogart

Notary Public

My Commission Expires: 04/09/2030



AFFIDAVIT OF INTENT TO PURCHASE SUPPLEMENTAL RIGHT-OF-WAY

FOR PUBLIC STREET IMPROVEMENT
CITY OF GRAHAM, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF ALAMANCE

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2. **Purpose of Affidavit**

This affidavit is provided to document my intent to acquire additional land area necessary to meet the City of Graham's right-of-way requirements for the construction and dedication of a public street.

3. **Existing Easement**

The Property is currently served by an easement recorded in the Alamance County Register of Deeds on **Deed Book 0261 Page 0273, Deed of Easement Book 1183, Page 0864 and Exhibit A**, which provides access for roadway or utility purposes.

4. **Need for Additional Square Footage**

In order to comply with the City of Graham's development standards and required right-of-way width for a public street, a **2228 sq. feet section and a 393 sq. feet section totaling an additional 2,621 square feet** of land is needed. The area to be acquired is more particularly described as the area at the **entrance of W. Moore Street & Huey Road** which is the existing road easement.

5. **Intent to Purchase**

I affirm my intent to purchase the above-described additional square footage from **Mildred B. Huey at 1170 Hanford Road Pin#131858**, subject to mutually agreed terms, survey confirmation, and any approvals required by the City of Graham or Alamance County.

6. **Intended Use of Acquired Land**

The sole intended use of the acquired land is to complete the required right-of-way width for the construction, improvement, and eventual dedication of a public street to the City of Graham.

7. **Accuracy of Statements**

The statements contained in this affidavit are true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NOT.

Micheal R. Watkins Sr. CEO of WACA Properties LLC

Date: March 25th, 2026

[Handwritten signature of Micheal R. Watkins Sr.]

NOTARY ACKNOWLEDGMENT (NORTH CAROLINA FORM)

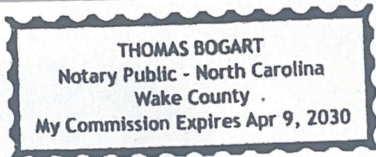
STATE OF NORTH CAROLINA
COUNTY OF ~~ALAMANCE~~ Wake *[initials]*

Thomas Bogart
I, [Notary's Name], a Notary Public for said County and State, certify that Micheal R. Watkins Sr. personally appeared before me this day and acknowledged the due execution of the foregoing Affidavit.

Witness my hand and official seal, this the 25 day of March, 2026.

Thomas Bogart

Notary Public
My Commission Expires 04/09/2030



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

Future Land Use Suburban Residential Principal Uses: Suburban residential neighborhoods are primarily settings for existing and future single family detached housing, but may also contain additional housing typologies and low-impact supporting uses in neighborhood activity centers. Affordable detached homes within attractive walkable neighborhoods will continue to make Graham an attractive place to live for people who work in Graham and surrounding communities.

Applicable Policies:

- **Policy 4.3.1: Land Use Patterns.** Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *This amendment would allow for efficient land use and connection to existing services.*
- **Policy 5.1.2: Variety of ownership opportunities.** Encourage a variety of homeownership opportunities and choices by supporting the development of condominiums, cooperatives, and land trusts. *This amendment will offer flexibility in home ownership by presenting options for rental and/or owned residential units.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment will diversify the City's residential housing stock and support the downtown landscape.*

Planning Type

Neighborhoods

Development Type

Suburban Residential

The term neighborhood refers to the idea of a compact, walkable, diverse, and connected community. As the building blocks of City urban fabric, neighborhoods should be organized around small-scale activity centers that provide civic and commercial functions within a five to ten-minute walk for residents to meet their daily needs.

Neighborhoods should be well connected internally and externally for bicyclists, pedestrians, and commuters. Small blocks and high connectivity ratios should be established and maintained both within and between neighborhoods.

Appropriate Density

3-6 dwelling units per acre

Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff provides the following statement:

- Rezoning the property would be consistent with the Suburban Residential land use areas and consistent with policies 4.3.1, 5.1.2, and 5.2.1, as put forth by the *Graham 2035 Comprehensive Plan*

Planning Board Recommendation: