



# City of Graham Planning Board

## Meeting Agenda

December 17th, 2024, 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 November 19, 2024, meeting minutes.
6. New Business:
  - a. RZ2403 - Chase Street R-7
  - b. CR2401 - Ivey Road Townhomes
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



## PLANNING BOARD MINUTES

Tuesday, November 19, 2024

The Planning & Zoning Board held its regular meeting on Tuesday, November 19, 2024. Members present were Tony Bailey, James Stockert, Vice Chair John Wooten, Chair Dean Ward, Jim Young and Michael Benesch. Chad Huffine was absent. Staff members present were Planner Cameron West Planning & Inspection Technician Debbie Jolly, and City Attorney Bryan Coleman.

1. Meeting called to order at 6:30 p.m. by Chair Dean Ward
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 October 15, 2024 meeting of the Planning Board. Chair Dean Ward moved that the minutes be approved with a name correction from Albright to Young, Tony Bailey seconded. All voted Aye.
6. Old Business:
  - a. RZ2406 – Boarding Houses and Short Term Rental Text Amendment: Staff member Cameron West presented the staff report. The planning board and Cameron continued their discussion about boarding houses from previous meetings and how can we enforce it. Planning Board posed questions of regulation and legal impacts enforcement could have on the City to City Attorney Bryan Coleman. The group continued the discussion with Cameron and Mr. Coleman regarding these topics and ultimately led to determine that it would be best to forward this along to City Council for them to decide. Planning Board requested to separate the text amendment into two different recommendations, one being the boarding house amendment recommendation and the other being the short term rental recommendation. Chair Dean Ward made a motion to recommend denial of the Boarding House language due to the legal ramifications that may arise from the approval of the text amendment, John Wooten seconded. All voted Aye. Jim Young made a motion to recommend approval of the Short Term Rental amendment, Tony Bailey seconded. The motion carried at a vote of 4-2.
7. Public comment on no agenda items- None.
8. Staff comments- Staff noted that there were future rezoning and conditional rezoning items in the pipeline for future meetings and that the previous recommended conditional rezoning was tabled at the previous City Council meeting.
9. Adjournment- Chair Dean Ward made a motion to adjourn. Seconded by Vice Chair John Wooten. All vote aye.



Meeting Adjourned at 7:30 p.m.

Respectfully submitted this day 2<sup>nd</sup> of December, 2024  
Cameron West



# STAFF REPORT

Prepared by Cameron West, Planner

## Chase Street (RZ2403)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board: December 17<sup>th</sup>, 2024

City Council on January 14<sup>th</sup>, 2025

## Contact Information

Green Group LLC

815 Water Street #804 Tampa, FL 33602

704-285-1904

lenny@zeres.capital

## Summary

This is a request to rezone a .18-acre lot on Chase Street from R-18 (Low Density Residential) to R-7 (High Density Residential). The applicants request for rezoning stems from the current setback requirements of the R-18 zoning district and the difficulties they believe it would pose to build a home on the lot. The lot as it stands is grandfathered in as a nonconforming lot due to the width and lot area. The rezoning would bring one of these criteria into conformity as the lot would meet the minimum 7,000 square foot lot area required in the R-7 zoning district. The width of the lot would not change and still fall short of the minimum 60 feet required in the R-7 zoning district. The lot would still be able to be developed under the nonconforming lot ordinance as it is a lot of record. The future land use map shows this property falls in our downtown residential classification. The requested zoning is consistent with the land use area as the area includes predominantly dense single family homes and potential duplexes uses.



### Location

Chase Street

### GPIN:

8874799022

### Current Zoning

R-18 (Low Density Residential)

### Proposed Zoning

R-7 (High Density Residential)

### Overlay District

N/A

### Surrounding Zoning

R-7, R-MF, R-18

### Surrounding Land Uses

Vacant, Single Family

### Size

.18 acres

### Public Water & Sewer

From Burlington

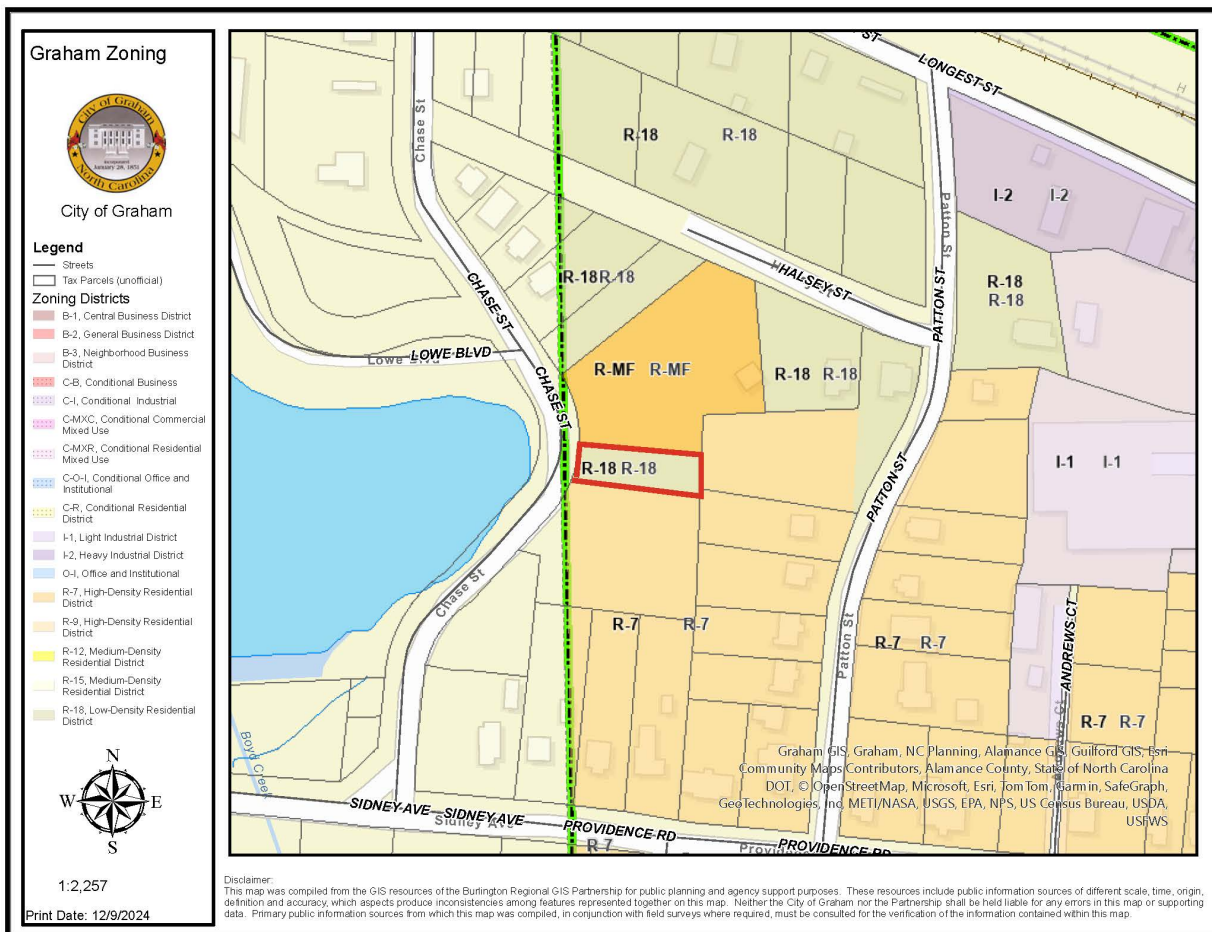
### Floodplain

No

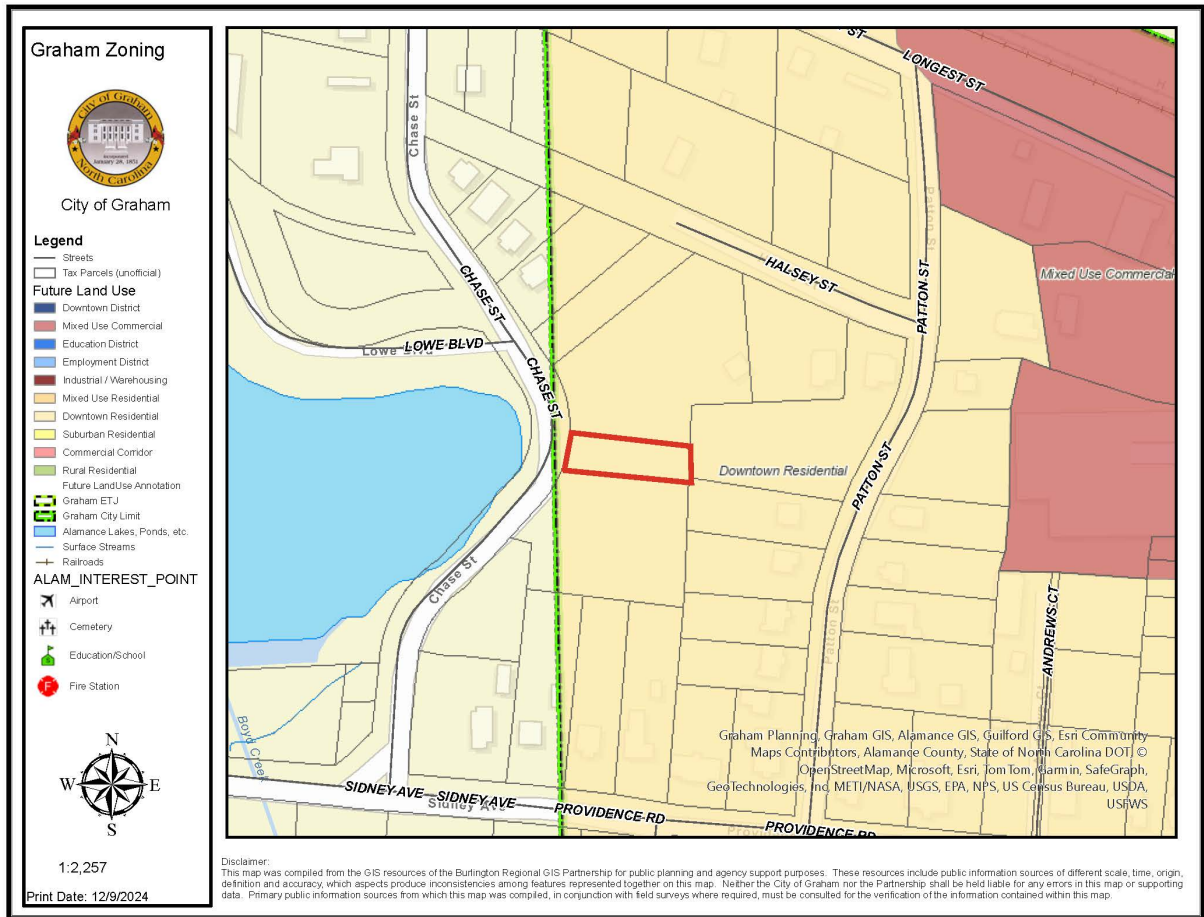
### Staff Recommendation

Approval

# Zoning Map



# Future Land Use Map



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

### Applicable Policies:

- The Future Land Use Map provides direction for land use changes in Graham over time. **Future land use designations provide information on where and how to grow in an efficient, sustainable, and orderly manner.** Physical form is a critical component of future growth and this section addresses development patterns in Graham. The Future Land Use Map follows several growth principles, and will guide the City's land use decisions.
- 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.
- 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

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### Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **Approval** of the rezoning. The following supports this recommendation:

- The proposed use of a zoning is consistent with the current land zoning and land use plan for the overall goal of building a structure on the lot with more consistent setbacks.
- Rezoning the property would be in consistence with the Downtown Residential type and furthers policy 3.3.2, and strategy 4.3.1, as put forth by the *Graham 2035 Comprehensive Plan*.



# STAFF REPORT

Prepared by Cameron West, Planner

## Ivey Road Townhomes (CR2401)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board on December 17, 2024

City Council on January 14, 2024

### Contact Information:

Jawkaw Properties LLC

144 42nd Ave Ct NW Hickory, NC 28601

(336) 609-5137

amanda@isaacsonsheridan.com

## Summary

This is a request to rezone 6.27 acres of property from R-18 (Low Density Residential) to C-R (Conditional Residential) for the purpose of construct around 29 town homes. The site plans to have private roadways and connect to water and sewer through the existing utilities surrounding the property. The property is fully inside of 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 development falls in around 4.62 dwelling units per acre which meets the appropriate density in the suburban residential land use zone of 3-6 dwelling units per acre. The site plans to have one entrance into the development on Ivey Road as comments from NCDOT during the TRC review suggested that there be no driveway connection on the East Gilbreath side due to distance requirements and potential traffic impacts. The applicant has requested some conditions with the development that can be found on the site plan and on the owners conditions sheet provided in the packet. Outside of these conditions, all aspects of the R-MF zoning district are being met. Since the development is over 5 acres in size the applicant was required to provide open space within the development and all areas can be found on the site plan.



### Location

Off of Ivey Road and E Gilbreath Street

### GPINs:

8883689826, 8883687363

### Current Zoning

R-18 (Low Density Residential)

### Proposed Zoning

C-R (Conditional Residential)

### Overlay District

N/A

### Surrounding Zoning

R-18, I-1, R-MF, & C-MXR

### Surrounding Land Uses

Single Family, Industrial, Multi-Family

### Size

6.27 Acres

### Public Water & Sewer

Yes

### Floodplain

No



# Graham Zoning



City of Graham

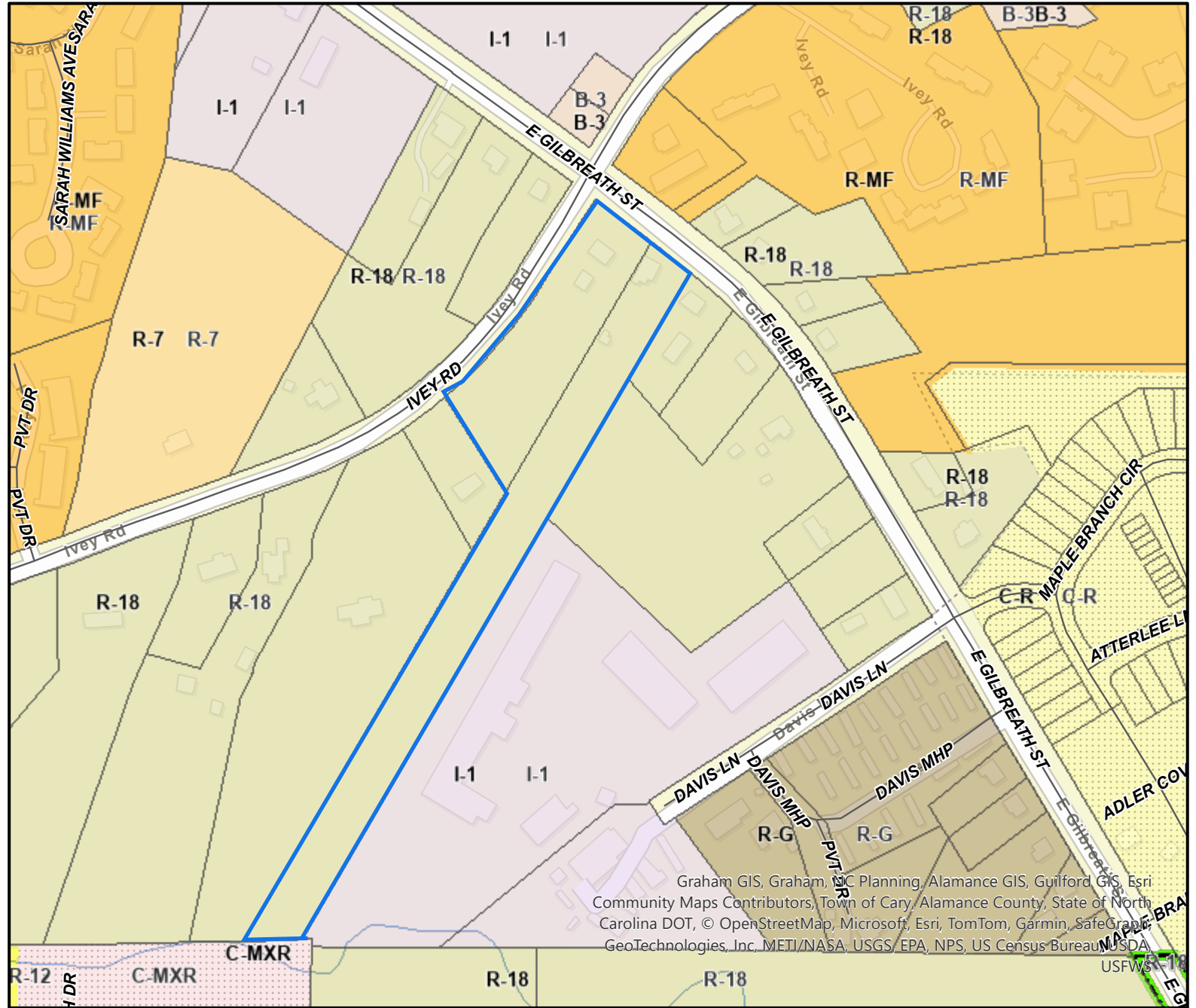
## Legend

- Streets
- Tax Parcels (unofficial)
- Zoning Districts**
- B-1, Central Business District
- B-2, General Business District
- B-3, Neighborhood Business District
- C-B, Conditional Business
- C-I, Conditional Industrial
- C-MXC, Conditional Commercial Mixed Use
- C-MXR, Conditional Residential Mixed Use
- C-O-I, Conditional Office and Institutional
- C-R, Conditional Residential District
- I-1, Light Industrial District
- I-2, Heavy Industrial District
- O-I, Office and Institutional
- R-7, High-Density Residential District
- R-9, High-Density Residential District
- R-12, Medium-Density Residential District
- R-15, Medium-Density Residential District
- R-18, Low-Density Residential District



1:4,514

Print Date: 11/21/2024



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# Graham Zoning



City of Graham

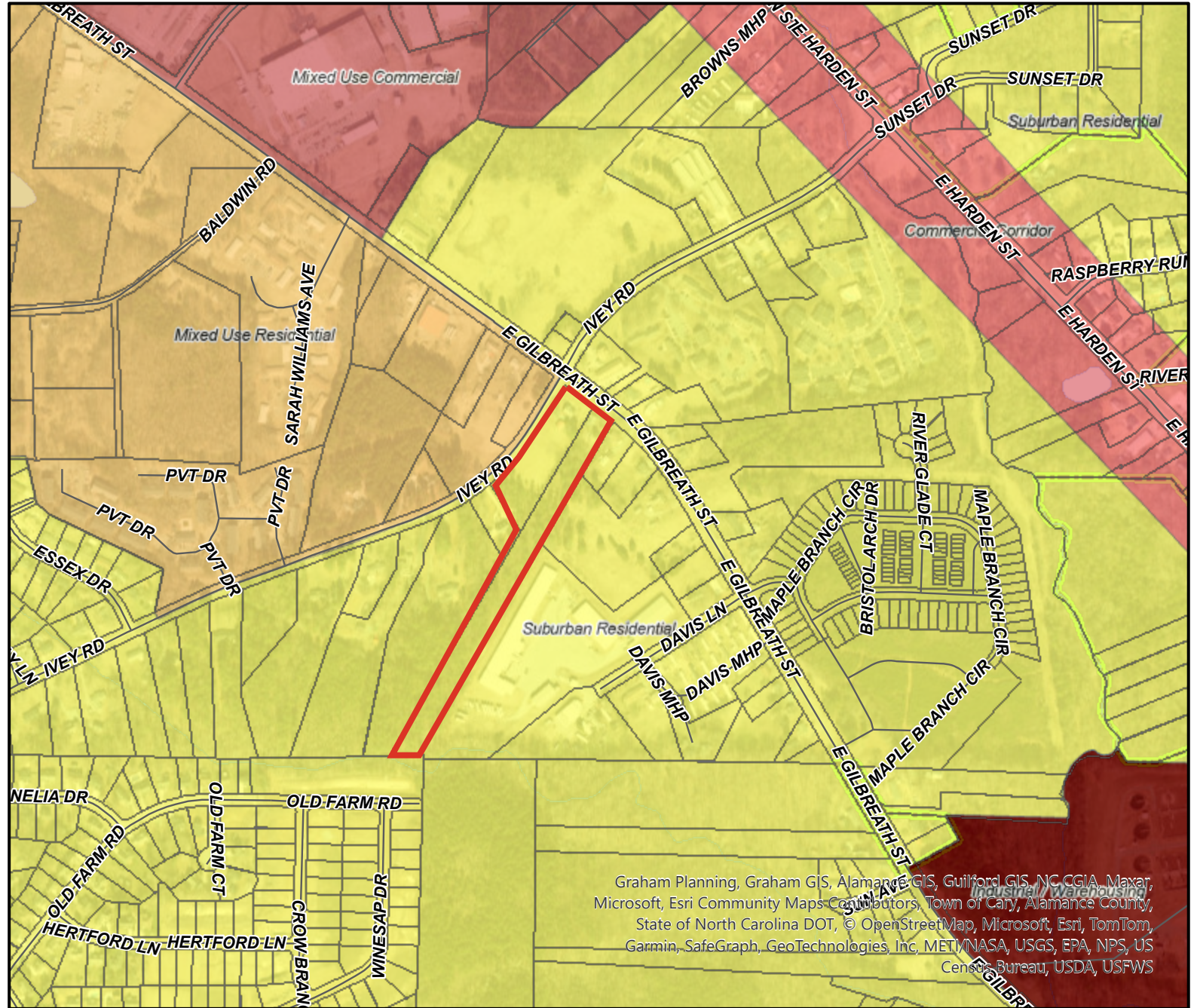
## Legend

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata
- Streets
- Tax Parcels (unofficial)
- Future Land Use**
- Downtown District
- Mixed Use Commercial
- Education District
- Employment District
- Industrial / Warehousing
- Mixed Use Residential
- Downtown Residential
- Suburban Residential
- Commercial Corridor
- Rural Residential
- Future LandUse Annotation
- Graham ETJ
- Graham City Limit
- Alamance Lakes, Ponds, etc.
- Surface Streams
- Railroads
- ALAM\_INTEREST\_POINT
- Airport



1:9,028

Print Date: 12/10/2024



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**Owner's conditional Zoning requests**

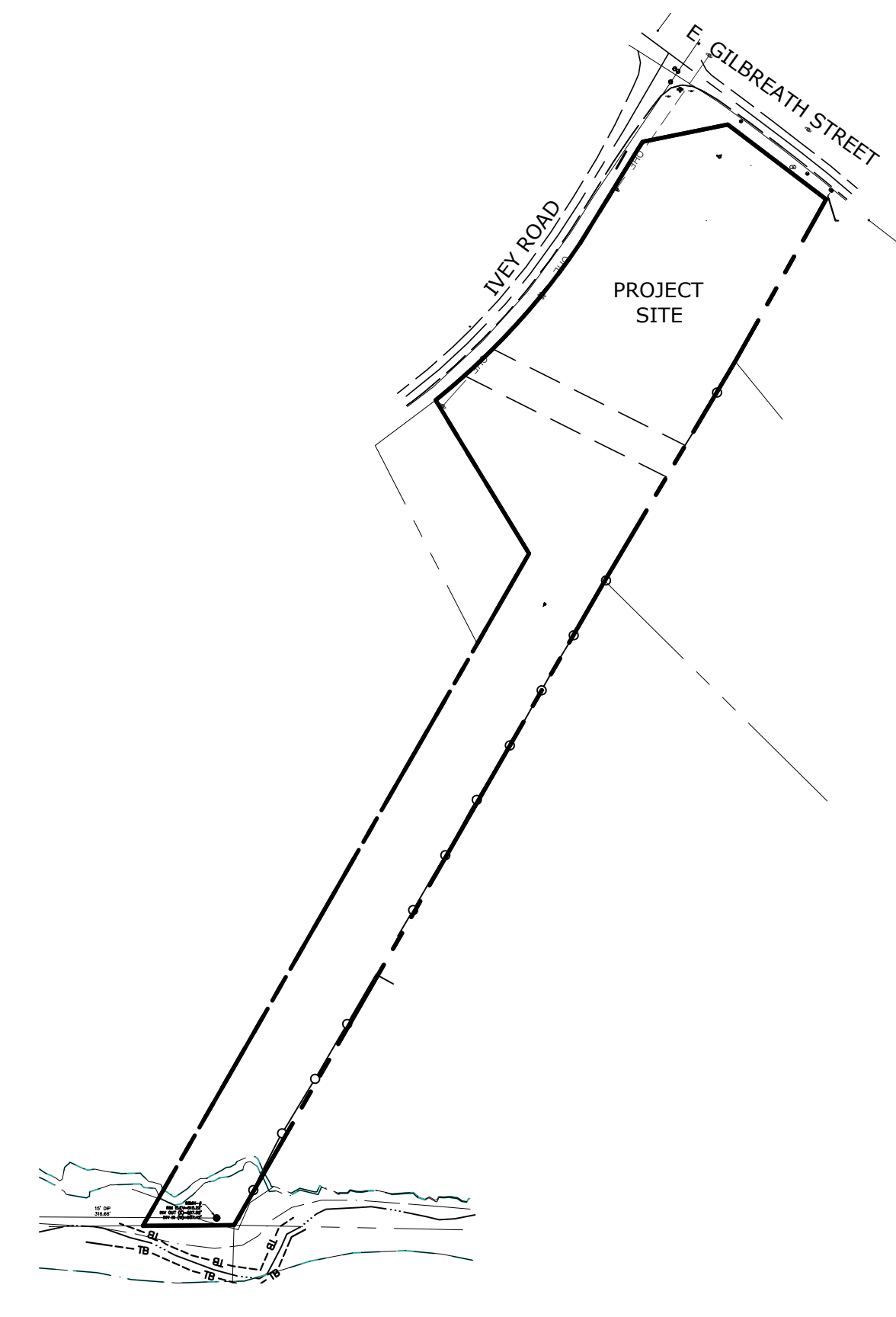
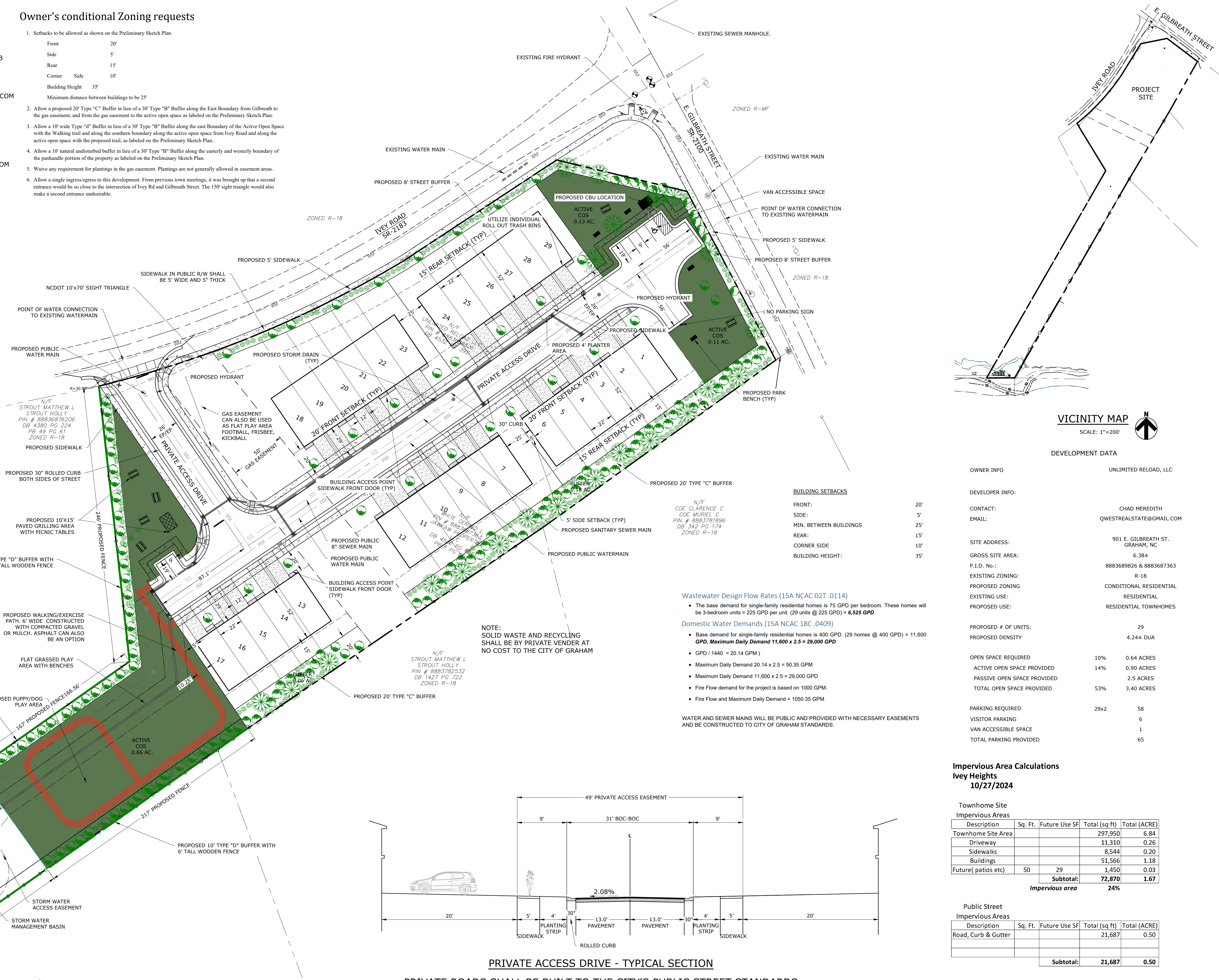
- Setbacks to be allowed as shown on the Preliminary Sketch Plan
  - Front 20'
  - Side 5'
  - Rear 15'
  - Corner Side 10'
  - Building Height 35'
  - Minimum distance between buildings to be 25'
- Allow a proposed 20' Type "C" Buffer in lieu of a 30' Type "B" Buffer along the East Boundary from Gilbreath to the gas easement, and from the gas easement to the active open space as labeled on the Preliminary Sketch Plan.
- Allow a 10' wide Type "D" Buffer in lieu of a 30' Type "B" Buffer along the east boundary of the Active Open Space with the Walking trail and along the southern boundary along the active open space from Ivey Road and along the active open space with the proposed trail, as labeled on the Preliminary Sketch Plan.
- Allow a 10' natural undisturbed buffer in lieu of a 30' Type "B" Buffer along the easterly and westerly boundary of the panhandle portion of the property as labeled on the Preliminary Sketch Plan.
- Waive any requirement for plantings in the gas easement. Plantings are not generally allowed in easement areas.
- Allow a single ingress/egress to this development. From previous town meetings, it was brought up that a second entrance would be so close to the intersection of Ivey Rd and Gilbreath Street. The 150' sight triangle would also make a second entrance undesirable.

**OWNER /DEVELOPER**  
 UNLIMITED RELOAD, LLC  
 216 WALNUT AVENUE, UNIT B  
 CHARLOTTE, NC 28208

**CHAD MEREDITH**  
 336-689-4533  
 QWESTREALSTATE@GMAIL.COM

**DESIGN ENGINEER**  
 POB ENGINEERING, PLLC  
 FRANK CANTRELL, PE  
 16439 BASTILLE DR  
 CHARLOTTE, NC 28279  
 704-564-3824  
 FRANK@POBENGINEERING.COM

**SURVEYOR**  
 CANOY SURVEYING  
 ADAM R. CANOY  
 1154 SHONELE LANE  
 STEM, NC 27581  
 984-377-2626  
 canoyar@gmail.com



**VICINITY MAP**  
 SCALE: 1"=200'

**DEVELOPMENT DATA**

<b>OWNER INFO</b>	UNLIMITED RELOAD, LLC
<b>DEVELOPER INFO:</b>	
<b>CONTACT:</b>	CHAD MEREDITH
<b>EMAIL:</b>	QWESTREALSTATE@GMAIL.COM
<b>SITE ADDRESS:</b>	901 E. GILBREATH ST. GRAHAM, NC
<b>GROSS SITE AREA:</b>	6.38±
<b>P.I.D. No.:</b>	8883689826 & 8883687363
<b>EXISTING ZONING:</b>	R-18
<b>PROPOSED ZONING:</b>	CONDITIONAL RESIDENTIAL
<b>EXISTING USE:</b>	RESIDENTIAL
<b>PROPOSED USE:</b>	RESIDENTIAL TOWNHOMES
<b>PROPOSED # OF UNITS:</b>	29
<b>PROPOSED DENSITY:</b>	4.24± DU/A
<b>OPEN SPACE REQUIRED</b>	10% 0.64 ACRES
<b>ACTIVE OPEN SPACE PROVIDED</b>	14% 0.90 ACRES
<b>PASSIVE OPEN SPACE PROVIDED</b>	2.5 ACRES
<b>TOTAL OPEN SPACE PROVIDED</b>	53% 3.40 ACRES
<b>PARKING REQUIRED</b>	29x2 58
<b>VISITOR PARKING</b>	6
<b>VAN ACCESSIBLE SPACE</b>	1
<b>TOTAL PARKING PROVIDED</b>	65

**BUILDING SETBACKS**

FRONT:	20'
SIDE:	5'
MIN. BETWEEN BUILDINGS	25'
REAR:	15'
CORNER SIDE	10'
BUILDING HEIGHT:	35'

**Wastewater Design Flow Rates (15A NCAC 02T .0114)**

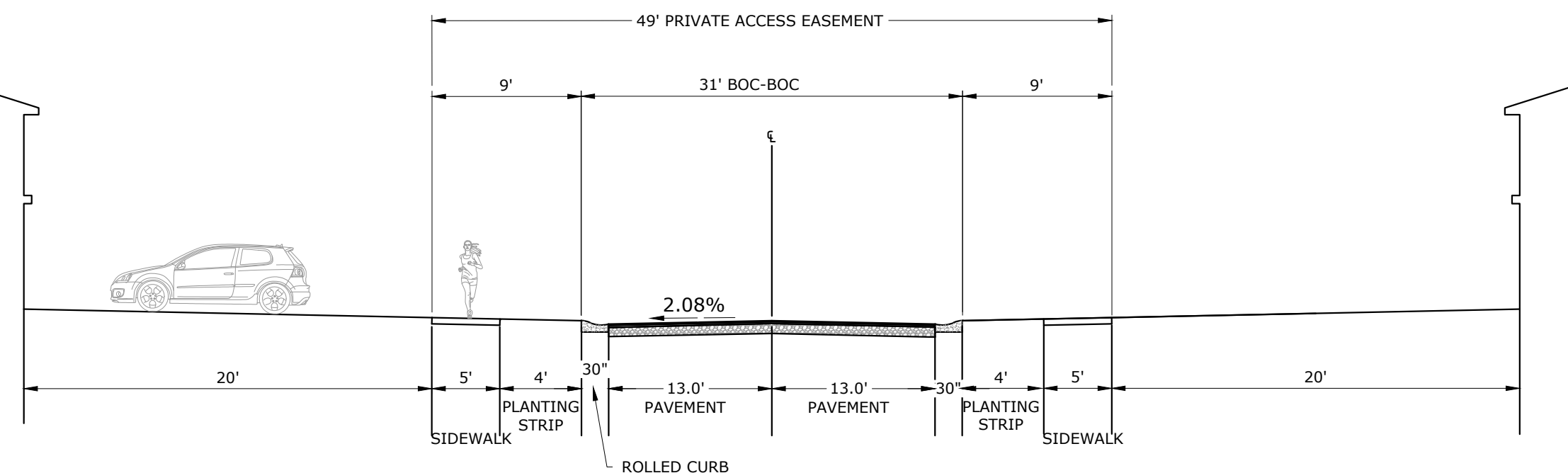
- The base demand for single-family residential homes is 75 GPD per bedroom. These homes will be 3-bedroom units = 225 GPD per unit. (29 units @ 225 GPD) = **6,525 GPD.**

**Domestic Water Demands (15A NCAC 18C .0409)**

- Base demand for single-family residential homes is 400 GPD. (29 homes @ 400 GPD) = 11,600 GPD, **Maximum Daily Demand 11,600 x 2.5 = 29,000 GPD**
- gpd / 1440 = 20.14 gpm
- Maximum Daily Demand 20.14 x 2.5 = 50.35 GPM
- Maximum Daily Demand 11,600 x 2.5 = 29,000 GPD
- Fire Flow demand for the project is based on 1000 GPM.
- Fire Flow and Maximum Daily Demand = 1050.35 GPM

WATER AND SEWER MAINS WILL BE PUBLIC AND PROVIDED WITH NECESSARY EASEMENTS AND BE CONSTRUCTED TO CITY OF GRAHAM STANDARDS.

**NOTE:**  
 SOLID WASTE AND RECYCLING SHALL BE BY PRIVATE VENDOR AT NO COST TO THE CITY OF GRAHAM



**PRIVATE ACCESS DRIVE - TYPICAL SECTION**  
 PRIVATE ROADS SHALL BE BUILT TO THE CITY'S PUBLIC STREET STANDARDS AND MAINTAINED BY THE HOA  
 NTS

**Impervious Area Calculations**  
**Ivey Heights**  
**10/27/2024**

Townhome Site Impervious Areas					
Description	Sq. Ft.	Future Use SF	Total (sq ft)	Total (ACRE)	
Townhome Site Area			297,950	6.84	
Driveway			11,310	0.26	
Sidewalks			8,544	0.20	
Buildings			51,566	1.18	
Future (patios etc)	50	29	1,450	0.03	
<b>Subtotal:</b>			<b>72,870</b>	<b>1.67</b>	
				<b>Impervious area</b>	<b>24%</b>

Public Street Impervious Areas					
Description	Sq. Ft.	Future Use SF	Total (sq ft)	Total (ACRE)	
Road, Curb & Gutter			21,687	0.50	
<b>Subtotal:</b>			<b>21,687</b>	<b>0.50</b>	

Total Site	SF	ACRES
Total Site	297,950	6.84
Total Site Impervious	94,557	2.17
<b>Total Site Impervious percentage</b>		<b>32%</b>

Plot Stamp: 12/1/2024 11:07:51 AM - F.Cantrell File: Z:\Shared\Projects\Ivey Heights\Civil\DWG\01\_Base\Sketch Plan\2024-09-30 Sketch 3.dwg, Tab: C-100 SITE PLAN SHEETS

**PRELIMINARY SKETCH PLAN - NORTHERN PORTION**  
**IVEY HEIGHTS**  
**CHAD MEREDITH**  
 GRAHAM, ALAMANCE COUNTY, NORTH CAROLINA

NOT FOR CONSTRUCTION  
 PLANNING AND ZONING REVIEW PLANS

NO.	DATE	DESCRIPTION	BY
2	10/27/2024	City of Graham, 2nd REVIEW COMMENTS	
1	10/02/2024	City of Graham, 1st REVIEW COMMENTS	

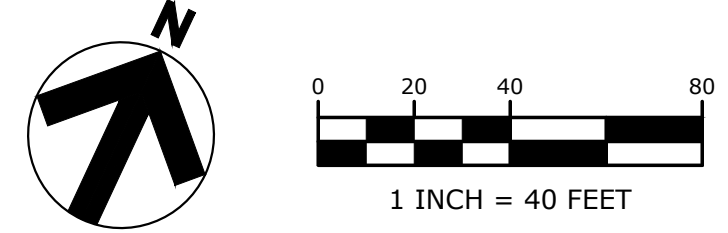
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 DESIGNED | FC  
 CHECKED | DC  
 PROJECT # | 11111111

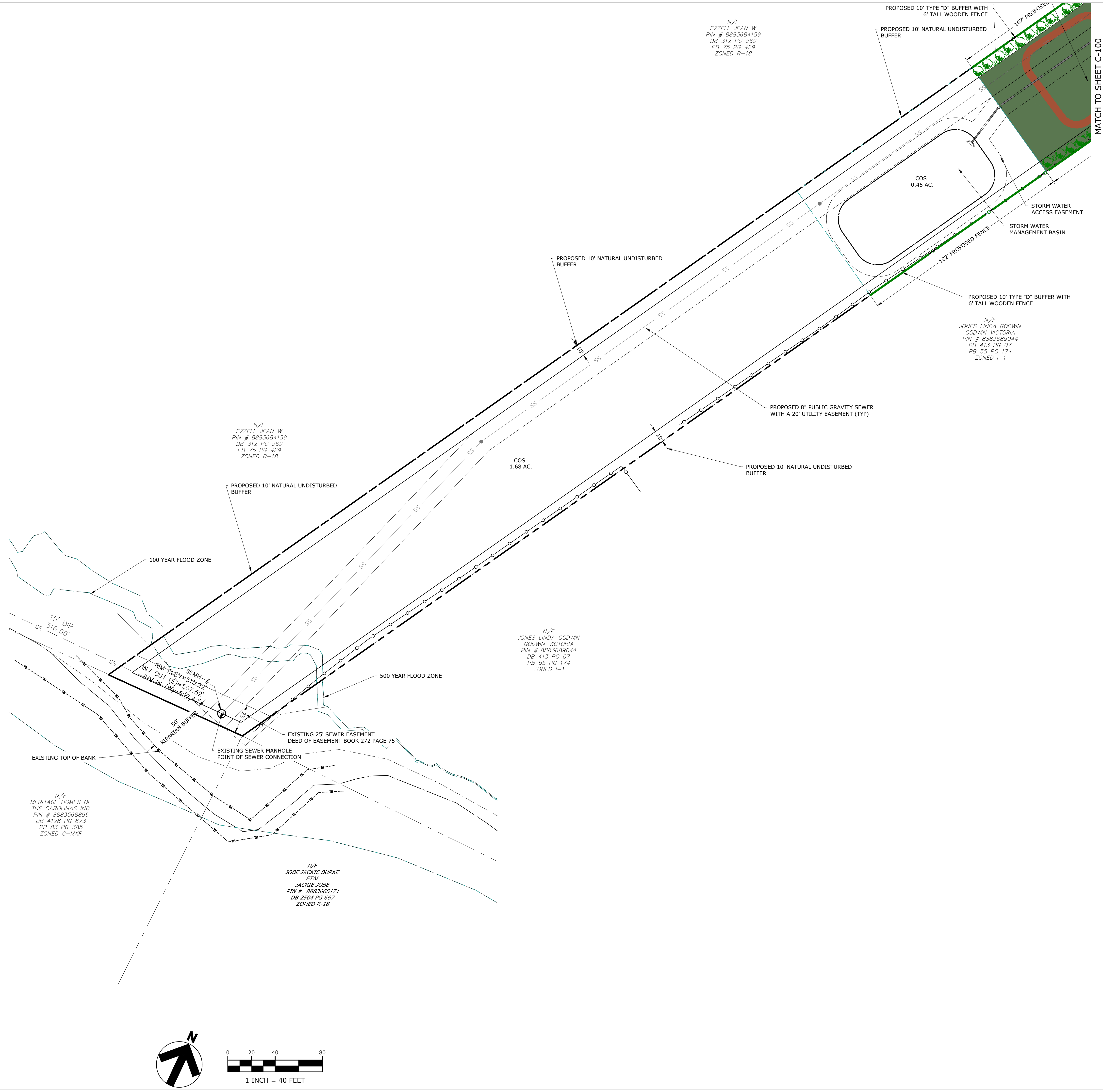
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**C-100**

**POB Engineering**  
 16439 Bastille Dr.  
 Charlotte, NC 28278  
 704-564-3824  
 Frank.Cantrell@pobengineering.com

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 P-1888

December 1, 2024





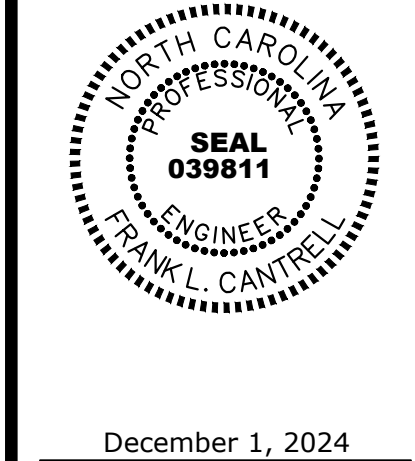
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NO.	DATE	DESCRIPTION	BY
2	10/21/2024	City of Graham, 2nd REVIEW COMMENTS	
1	10/02/2024	City of Graham, 1st REVIEW COMMENTS	

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 PROJECT # | 11111111

SHEET NUMBER  
**C-101**

**PRELIMINARY SKETCH PLAN - SOUTHERN PORTION**  
**IVEY HEIGHTS**  
**CHAD MEREDITH**  
 GRAHAM, ALAMANCE COUNTY, NORTH CAROLINA

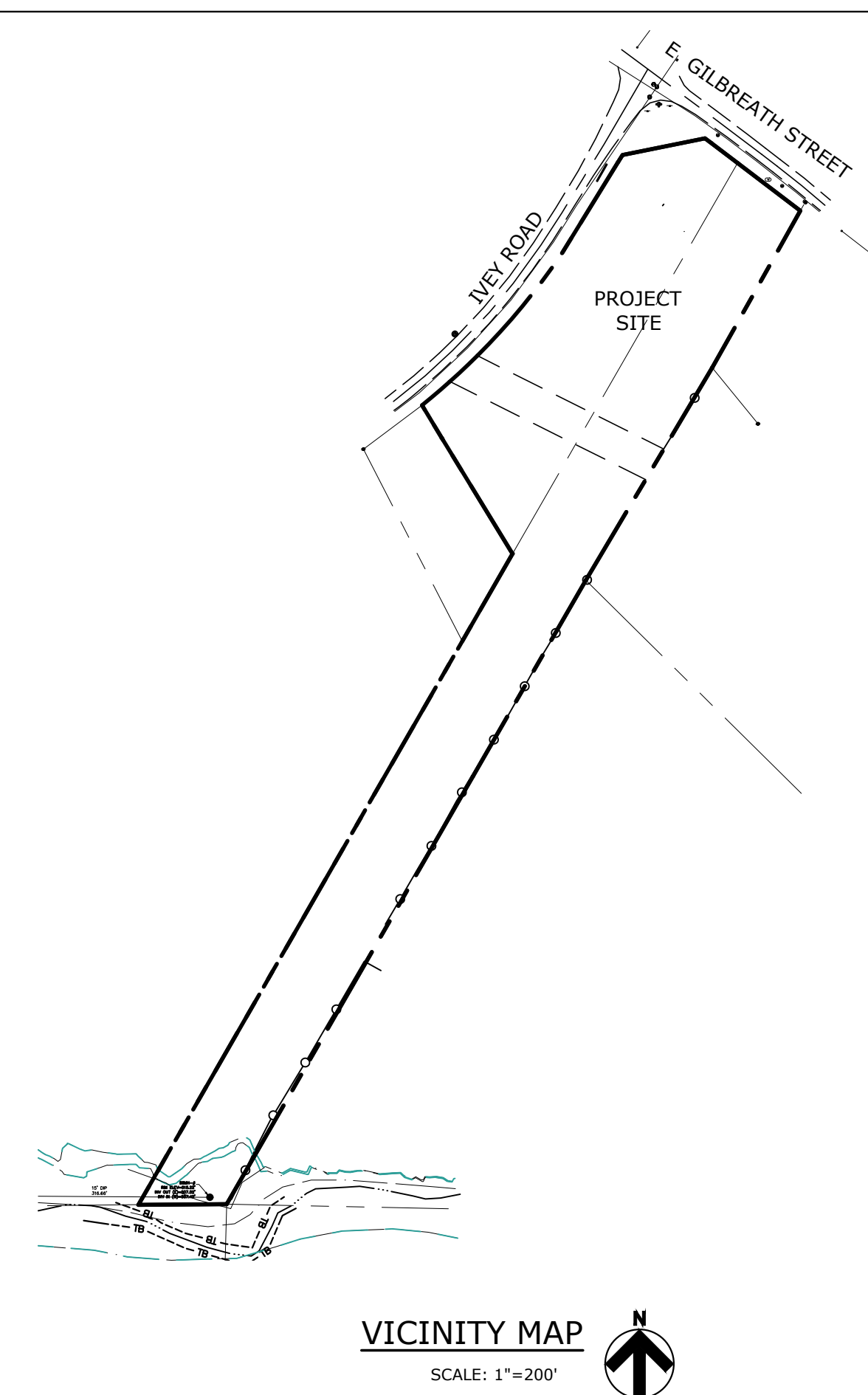
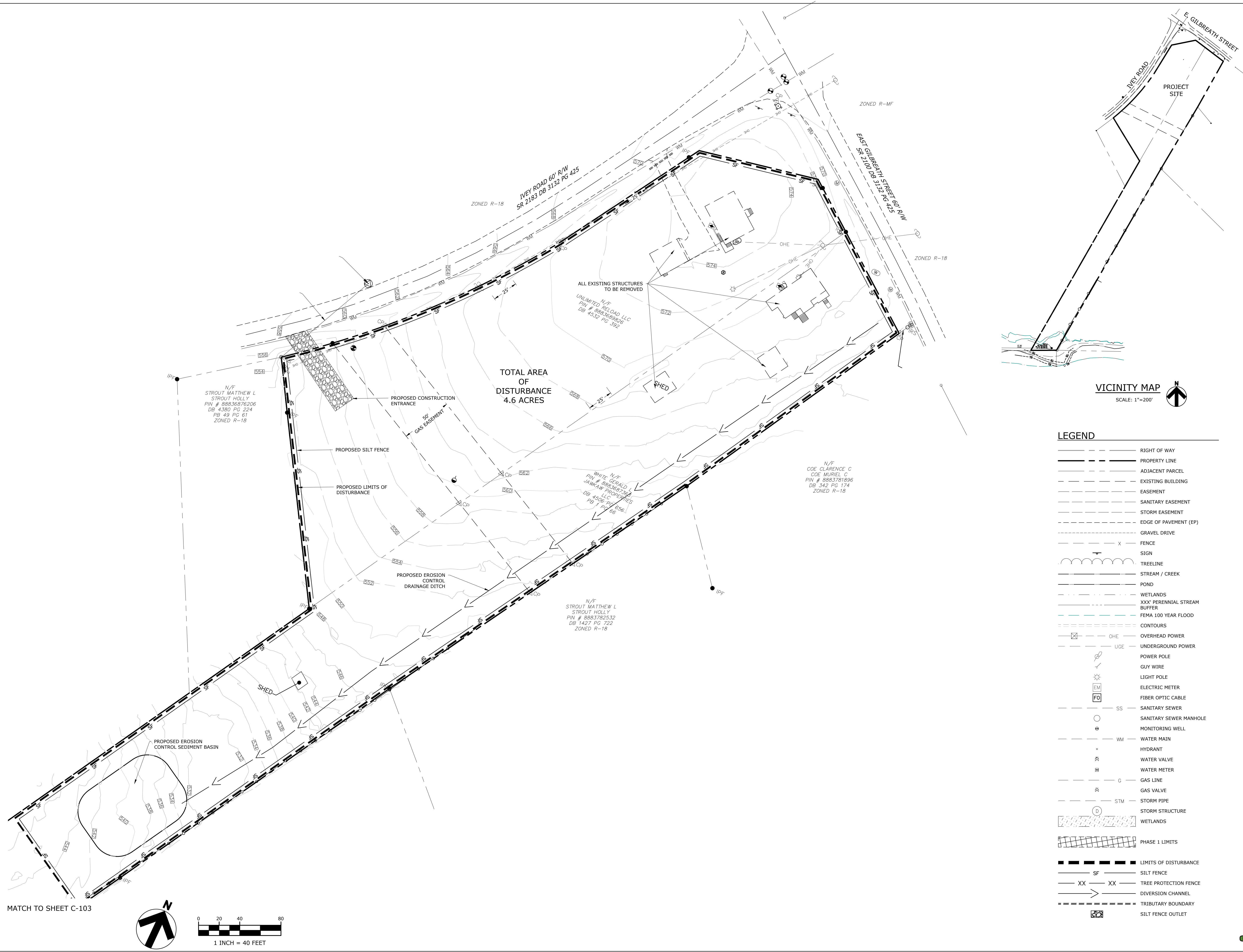


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December 1, 2024

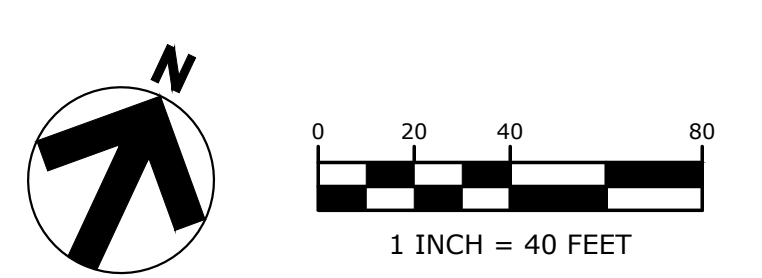


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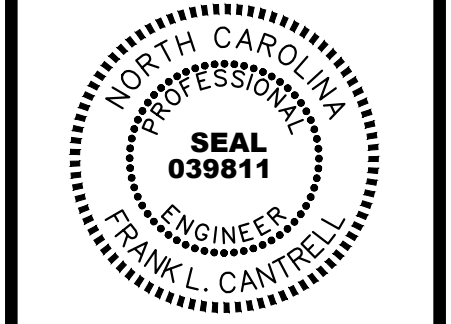
**LEGEND**

---	RIGHT OF WAY
---	PROPERTY LINE
---	ADJACENT PARCEL
---	EXISTING BUILDING
---	EASEMENT
---	SANITARY EASEMENT
---	STORM EASEMENT
---	EDGE OF PAVEMENT (EP)
---	GRAVEL DRIVE
X	FENCE
---	SIGN
---	TREELINE
---	STREAM / CREEK
---	POND
---	WETLANDS
---	XXX' PERENNIAL STREAM BUFFER
---	FEMA 100 YEAR FLOOD
---	CONTOURS
X	OHE OVERHEAD POWER
---	UGE UNDERGROUND POWER
---	POWER POLE
---	GUY WIRE
---	LIGHT POLE
EM	ELECTRIC METER
FO	FIBER OPTIC CABLE
SS	SANITARY SEWER
---	SANITARY SEWER MANHOLE
---	MONITORING WELL
---	WATER MAIN
---	HYDRANT
---	WATER VALVE
---	WATER METER
---	GAS LINE
---	GAS VALVE
---	STM STORM PIPE
---	STM STORM STRUCTURE
---	WETLANDS
---	PHASE I LIMITS
---	LIMITS OF DISTURBANCE
SF	SILT FENCE
XX	TREE PROTECTION FENCE
---	DIVERSION CHANNEL
---	TRIBUTARY BOUNDARY
---	SILT FENCE OUTLET



**POB Engineering**  
 16439 Bastille Dr.  
 Charlotte, NC 28278  
 704-564-3824  
 Frank.Cantrell@pobengineering.com

NORTH CAROLINA COL P-1888



December 1, 2024

**PRELIMINARY SKETCH PLAN - EXISTING CONDITIONS**  
**NORTHERN PORTION**  
**IVEY HEIGHTS**  
**CHAD MEREDITH**  
**GRAHAM, ALAMANCE COUNTY, NORTH CAROLINA**

NOT FOR CONSTRUCTION  
 PLANNING AND ZONING REVIEW PLANS

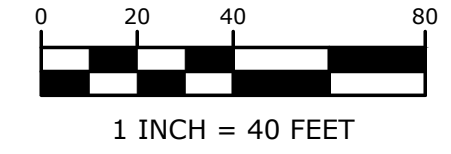
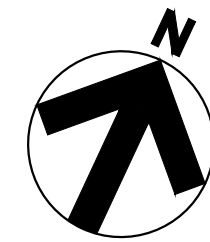
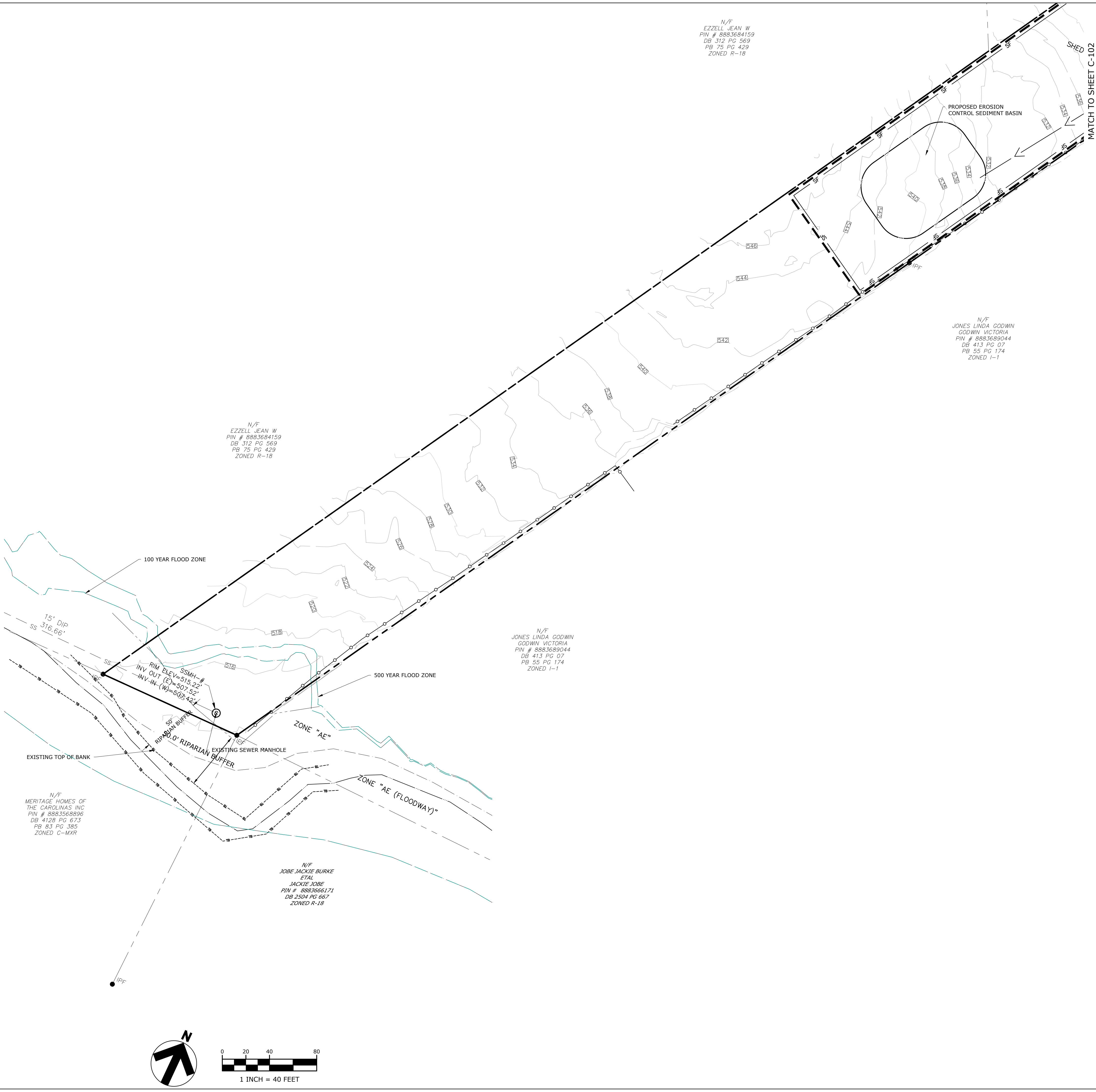
NO.	DATE	DESCRIPTION	BY
2	10/21/2024	City of Graham 2nd REVIEW COMMENTS	
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 DESIGNED | FC  
 CHECKED | DC  
 PROJECT # | 1111111

SHEET NUMBER  
**C-102**



Plot Stamp: 12/1/2024 11:08:07 AM - F.Cantrell  
 File: Z:\Shared\Projects\Chad Meredith\Ivey Heights\Civil\DWG\01\_Base\Sketch Plan\2024-09-30 Sketch 3 Existing.dwg, Tab: C-103 SITE PLAN SHEETS (2)



NOT FOR CONSTRUCTION  
 PLANNING AND ZONING REVIEW PLANS

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DRAWN | FC  
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 PROJECT # | 11111111

SHEET NUMBER

C-103

PRELIMINARY SKETCH PLAN - EXISTING CONDITIONS  
 SOUTHERN PORTION  
 IVEY HEIGHTS  
 CHAD MEREDITH  
 GRAHAM, ALAMANCE COUNTY, NORTH CAROLINA

December 1, 2024



NORTH CAROLINA COL  
 P-1888

**POB Engineering**  
 16439 Bastille Dr.  
 Charlotte, NC 28278  
 704-564-3824  
 Frank.Cantrell@pobengineering.com

## Owner's conditional Zoning requests

1. Setbacks to be allowed as shown on the Preliminary Sketch Plan

Front 20'

Side 5'

Rear 15'

Corner Side 10'

Building Height 35'

Minimum distance between buildings to be 25'

2. Allow a proposed 20' Type "C" Buffer in lieu of a 30' Type "B" Buffer along the East Boundary from Gilbreath to the gas easement, and from the gas easement to the active open space as labeled on the Preliminary Sketch Plan.

3. Allow a 10' wide Type "d" Buffer in lieu of a 30' Type "B" Buffer along the east Boundary of the Active Open Space with the Walking trail and along the southern boundary along the active open space from Ivey Road and along the active open space with the proposed trail, as labeled on the Preliminary Sketch Plan.

4. Allow a 10' natural undisturbed buffer in lieu of a 30' Type "B" Buffer along the easterly and westerly boundary of the panhandle portion of the property as labeled on the Preliminary Sketch Plan.

5. Waive any requirement for plantings in the gas easement. Plantings are not generally allowed in easement areas.

6. Allow a single ingress/egress to this development. From previous town meetings, it was brought up that a second entrance would be so close to the intersection of Ivey Rd and Gilbreath Street. The 150' sight triangle would also make a second entrance undesirable.

## 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.
- **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 and could be extended through future roadway connections if developed.*

**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 to 6 Dwelling Units Per Acre

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### Staff Recommendation

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

- Rezoning the property would be in consistence with the Suburban Residential Land Use type and policies 5.1.1, 3.3.2, and strategy 4.3.1, as put forth by the Graham 2035 Comprehensive Plan

### Planning Board Recommendation: