

City of Graham

LAND DEVELOPMENT PLAN

Steering Committee Meeting

February 23, 2023



Agenda

- Welcome and Introductions (10 min.)
- Project Overview (30 min.)
 - Principles of Land Use Planning
 - Differences Between Ordinances and Plans
 - Current Land Development Plan
 - Relevant Adopted Plans
 - Schedule and Process
 - Role of Steering Committee
- Community Snapshot (25 min.)
- Current Plan Vision Statements (15 min.)
- Wrap-up (15 min.)
- Adjourn by 7: p.m.

Land Use Planning Purpose & Context

- Long range guide for growth and development.
- Policy framework for guiding specific land use decisions (e.g. rezonings, infrastructure investment, staffing).
- Combines facts and values into a future vision.
- General statutes require local governments to have a land use plan with an established zoning ordinance.

Differences Between Ordinances and Plans

Ordinance

- Prescriptive.
- Codified.
- Requires planning board recommendation and council decision to change.
- Example: An ordinance requiring grass to be kept below a certain height.

Plans

- Can be prescriptive, but often not.
- Long range view.
- Descriptive analysis of conditions for land development or transportation projects.
- Adopted by a governing board.

Current Plan

Graham 2035 Comprehensive Plan (2015)

- The Graham Comprehensive Plan helps to advise on future development decisions, as well as craft specific goals and policies for different types of development.
- Acts as a growth management plan for the community, identifying relevant factors and patterns that affect future development prospects.
- Features a future land use map and a guide for effective implementation.

Relevant Adopted Plans

Burlington-Graham Metropolitan Planning Organization (MPO) Metropolitan Transportation Plan 2045 (2020)

- The Metropolitan Transportation Plan (MTP) is used to outline transportation goals and objectives and addresses issues and impacts over a minimum 20-year horizon.
- Includes a prioritized list of multimodal improvements that can help fulfill future transportation demand and needs.

City of Graham Pedestrian Transportation Plan (2006)

This plan provides a broad vision and a more specific set of goals and strategies to improve the City of Graham's pedestrian transportation system.

Downtown Master Plan (2019)

- Re-establish the Heart of the Community.
- Safety in Design.
- Economic Development in downtown.
- Public Health.

Schedule and Process

- Three (3) Steering Committee meetings
- Two (2) Public Meetings to solicit input
- Minimum one (1) Public Hearing for governing board adoption
- Questions for committee
 - Meeting day and time preference?
 - Desire to keep it generally fourth Thursday of month when we meet?
 - Staff can meet during day but can be difficult for committee - looking for general consensus.

- Gather background data & environmental review (on-going)
- Identify challenges and opportunities (next meeting)
- Solicit public input through open houses & potentially conduct focus groups (Spring 2023 & Fall 2023)
- Discuss future growth scenarios (Spring 2023)
- Compile goals and objectives and complete an implementation strategy (Summer 2023)
- Prepare and present draft plan and receive public comment (Fall 2023)
- Adjust plan and present for final adoption (November 2023)

Role of Steering Committee

- Attend all meetings.
- Offer your guidance and experience.
- Oversee activities used to develop the Plan.
- Help to prioritize Plan goals and objectives.
- Listen and participate but be respectful of others' views – avoid interrupting others.
- Help advertise public participation opportunities.
- Attend public workshops and meeting.
- Become a local champion.

Community Snapshot

Historical Population

	Graham			Alamance County			Percent of County
	Population	Change	Percent Change	Population	Change	Percent Change	
1950	5,026	-	-	71,220	-	-	7.1%
1960	7,723	2,697	53.7%	85,674	14,454	20.3%	9.0%
1970	8,172	449	5.8%	96,502	10,828	12.6%	8.5%
1980	8,674	502	6.1%	99,319	2,817	2.9%	8.7%
1990	10,426	1,752	20.2%	108,213	8,894	9.0%	9.6%
2000	12,683	2,257	21.6%	130,800	22,587	20.9%	9.7%
2010	14,153	1,470	11.6%	151,131	20,331	15.5%	9.4%
2020	17,157	3,004	21.2%	171,415	20,284	13.4%	10.0%

Figure 2: Historical Population
 Source: Decennial Census (1950-2020)

Graham is similar in population size to Davidson, Hope Mills, Lexington, and Mebane. Between 2010 and 2020, Lexington’s population grew the least (4%) while Mebane’s population grew the most (56%).

- Population projections are created by the NC State Demographer at the **County** level only.
- PTRC used Graham’s **average annual growth rate** between 2010 and 2020 (1.94%) to project the Town’s population out to the year 2040 (**25,329**).

Figure 1: Projected Population

Year	Alamance County ³	Graham ⁴	Year	Alamance County ³	Graham ⁴
2020¹	171,415	17,157	2030	191,173	20,893
2021 ²	174,212	17,570	2031	193,207	21,299
2022	174,862	17,911	2032	195,244	21,713
2023	176,920	18,259	2033	197,282	22,135
2024	178,956	18,614	2034	199,316	22,565
2025	180,994	18,976	2035	201,352	23,004
2026	183,030	19,345	2036	203,388	23,451
2027	185,066	19,721	2037	205,424	23,907
2028	187,102	20,104	2038	207,459	24,372
2029	189,139	20,495	2039	209,496	24,846
			2040	211,533	25,329

¹ 2020 Decennial Census, Redistricting Data

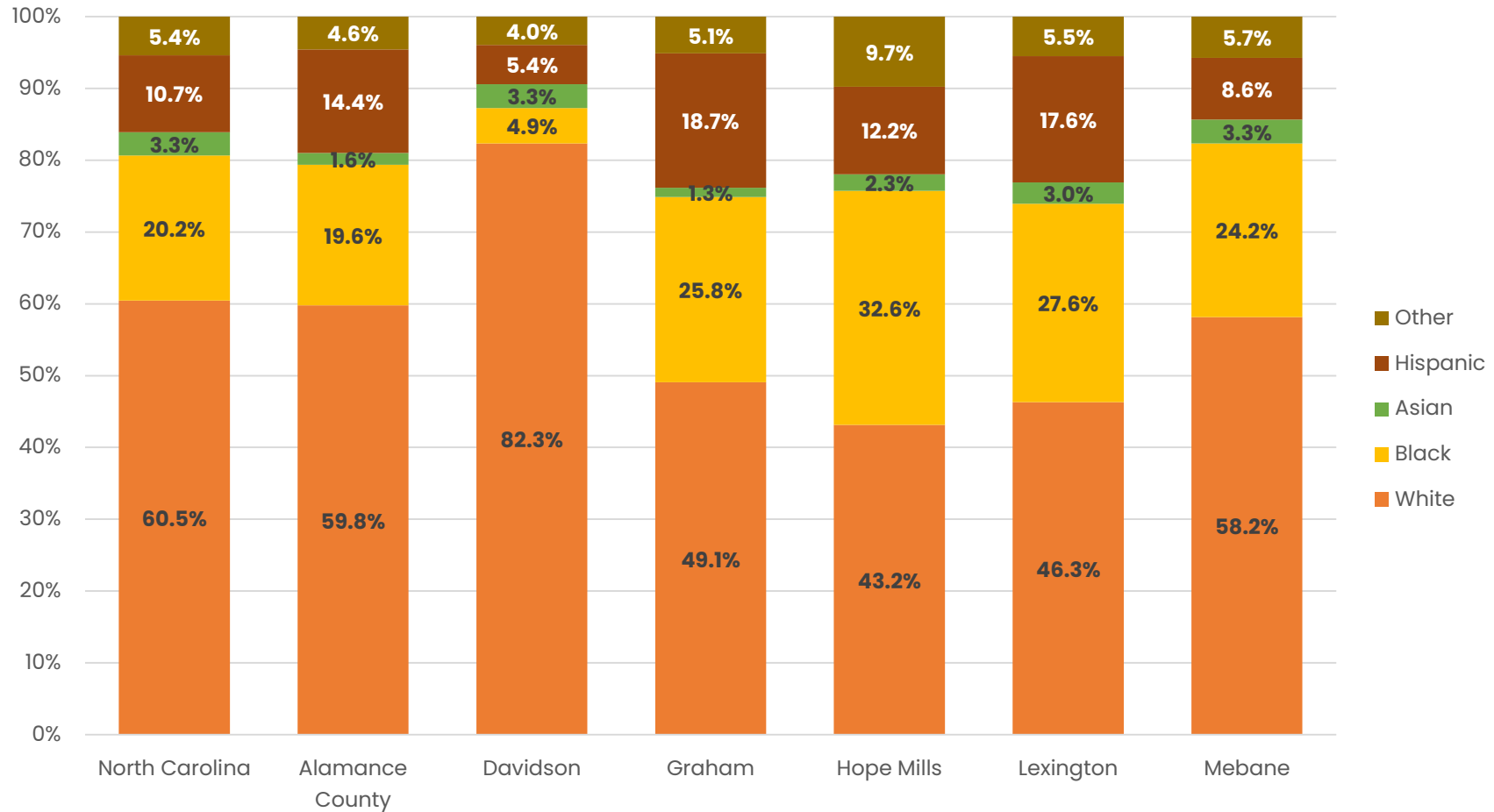
² 2021 NC State Demographer Certified Population Estimate

³ NC State Demographer Population Projections by County (2022-2040)

⁴ PTRC applied AAGR of 1.94% to each year (2022-2040)

- Increased diversity over the past two decades

Figure 5: Race & Ethnicity Comparison (2020)



Source: 2020 Decennial Census, Redistricting Data

Graham has a large older adult population (ages 55 and over) that has been growing at a much higher percentage rate than the rest of the population over the past decade. The age range 55 to 64 grew 52.2% and the age range 65 years and over grew by 37%. The middle-aged adult age range (35 to 54 years) saw a slight decrease in population during this time.

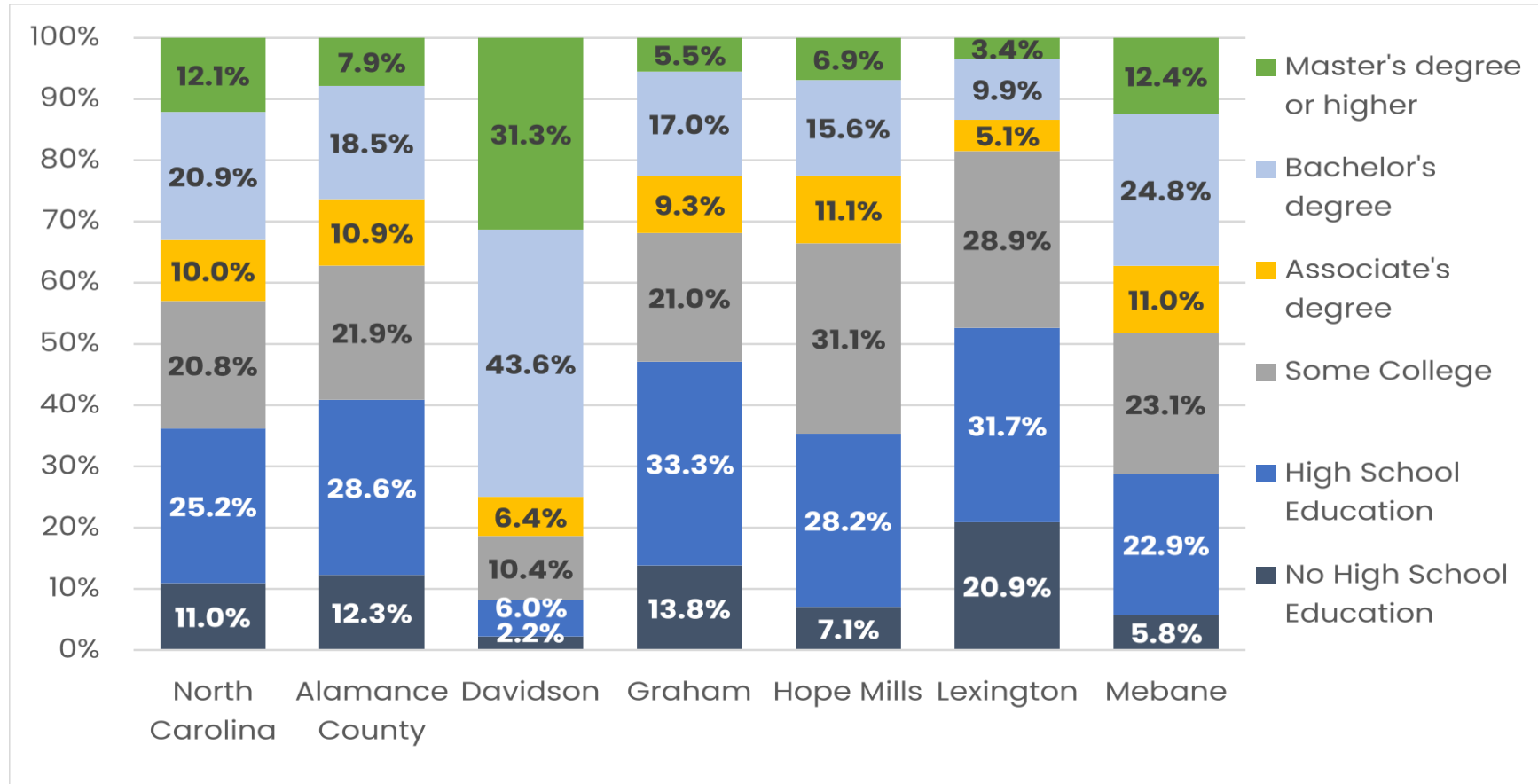
Figure 1: Graham's Change in Age Ranges (2000-2021)

	2000		2010		2021		2000-2010		2010-2021	
	#	%	#	%	#	%	#	%	#	%
Under 5	964	7.5%	1,051	7.4%	1,352	8.1%	87	9.0%	301	28.6%
5 to 17	2,111	16.4%	2,522	17.8%	2,767	16.5%	411	19.5%	245	9.7%
18 to 24	1,276	9.9%	1,083	7.7%	1,496	8.9%	(193)	-15.1%	413	38.1%
25 to 34	2,171	16.9%	1,984	14.0%	2,140	12.7%	(187)	-8.6%	156	7.9%
35 to 44	1,915	14.9%	1,866	13.2%	1,795	10.7%	(49)	-2.6%	(71)	-3.8%
45 to 54	1,506	11.7%	1,929	13.6%	1,900	11.3%	423	28.1%	(29)	-1.5%
55 to 64	1,076	8.4%	1,647	11.6%	2,506	14.9%	571	53.1%	859	52.2%
65 and over	1,814	14.1%	2,071	14.6%	2,837	16.9%	257	14.2%	766	37.0%
TOTAL	12,833	-	14,153	-	16,793	-	1,320	10.3%	2,640	18.7%

Source: 2000 & 2010 Decennial Census; 2021 ACS

Graham’s population is fairly education. However, almost 14% of the population (ages 25 and older) did not complete a high school education. About 32% have an Associate’s degree or higher; 22.5% have a Bachelor’s degree or higher; and 5.5% have a Master’s degree or higher.

Figure 1: Educational Attainment for the Population 25+ Comparison (2021)



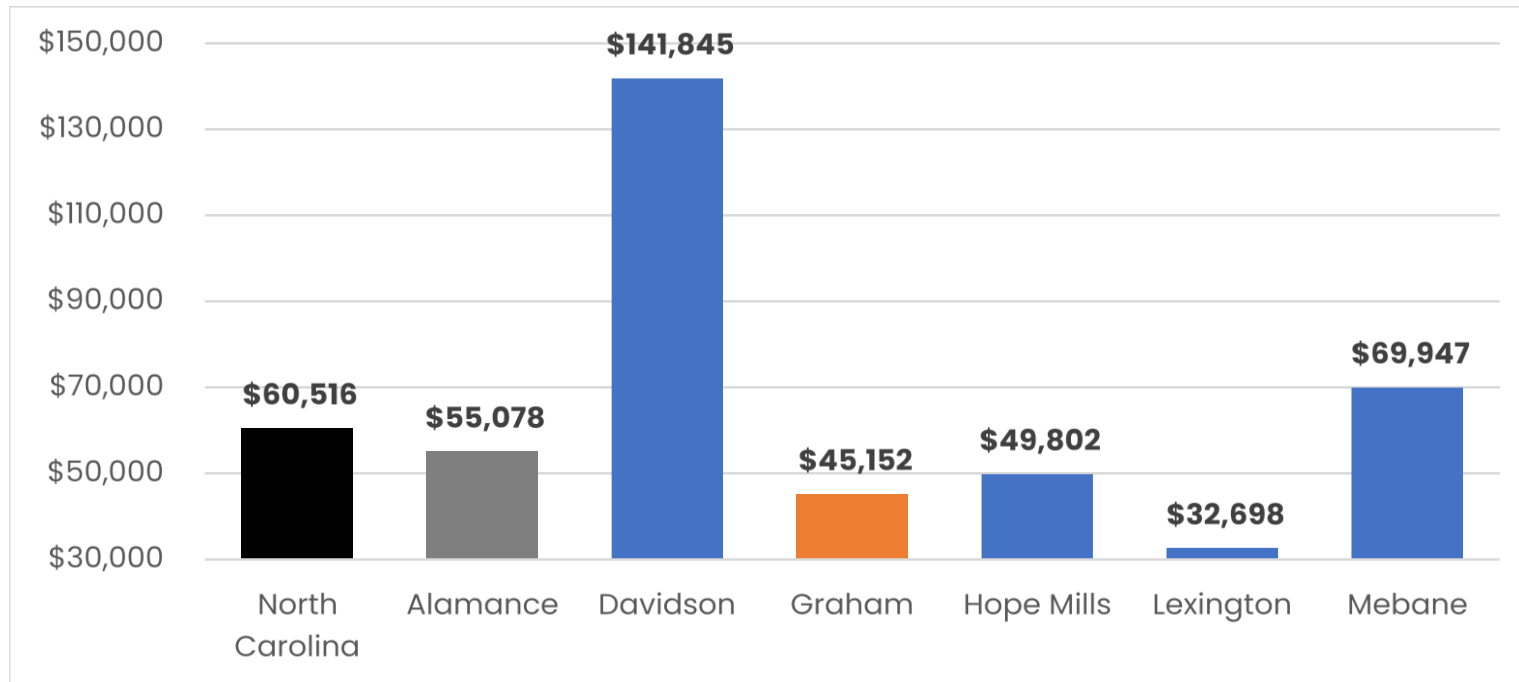
Source: 2021 ACS

Figure 1: Poverty Rate Comparison (2021)

Age Group:	North Carolina	Alamance County	Davidson	Graham	Hope Mills	Lexington	Mebane
Children (0 to 17)	19.3%	20.4%	6.3%	35.0%	21.4%	33.1%	17.6%
Adults (18 to 64)	12.8%	13.3%	7.4%	22.2%	14.4%	24.4%	5.6%
Older Adults (65 and over)	9.4%	9.9%	3.8%	12.8%	8.3%	13.3%	15.1%
Total Population	13.7%	14.4%	6.5%	23.7%	15.8%	24.9%	10.0%

Source: 2021 ACS

Figure 2: Median Household Income Comparison (2021)



Source: 2021 ACS

- In 2021 Graham had 7,783 housing units
 - 91.1% were occupied housing units (8.9% vacancy rate)
 - 54.5% were owner occupied and 45.5% were renter occupied

Vacancy Rate Comparison

Figure 1: Housing Overview Comparison (2021)

	North Carolina	Alamance County	Davidson	Graham	Hope Mills	Lexington	Mebane
Vacancy Rate	13.7%	8.7%	9.5%	8.9%	10.5%	16.2%	5.9%
Rental Rate	34.1%	33.5%	21.2%	45.5%	35.9%	60.9%	41.0%
Median Gross Rent	\$988	\$875	\$1,352	\$825	\$926	\$747	\$1,009
Median Home Value (Owner Occupied)	\$197,500	\$168,900	\$478,000	\$150,900	\$141,100	\$117,100	\$223,300
Median Year Built (all housing units)	1989	1985	2000	1980	1993	1972	2002
% Single Family	69.8%	70.0%	77.0%	65.2%	76.3%	72.0%	65.6%
% Multi-Family	18.2%	18.4%	22.9%	29.1%	21.2%	23.3%	34.4%
% Mobile Home/Other	12.0%	11.6%	0.1%	5.7%	2.5%	4.8%	0.0%

Source: 2021 ACS

Workforce Commuting Inflow/Outflow

There are an estimated 6,057 jobs in Graham’s city limits. Only 7.9% of these workers both live and work in Graham, while the remaining 92.1% commute from other areas into Graham each day. The majority of these commuters drive from other parts of Alamance County (50%); 9.8% commute from Guilford County; 3.6% from Orange County; and 2.2% from Wake County.

Graham loses about 1,058 people each day as 6,635 workers commute out of Graham and only 5,577 workers commute into Graham.

Figure 1: Inflow/Outflow of Graham Workers (2019)

Inflow/Outflow	Count	Percent
Labor Force Living in Graham	7,115	
Employed in Graham	480	6.7%
Commute outside Graham for Work	6,635	93.3%
Employed in the Graham (Jobs)	6,057	
Living in Graham	480	7.9%
Commute into Graham for Work	5,577	92.1%
Daytime Workforce Population	6,057	
Net Flow of Workers	-1,058	

Draft Public Survey

- Two versions
 - Online (via SurveyMonkey)
 - Hard copy
- The online version can have an interactive mapping component. Opinions?

Outreach Discussion

Goal: to build awareness about the City of Graham Land Development Plan survey

- Communication Methods
 - Social Media
 - Posts
 - Project Website www.ptrc.org/Graham
 - Public Open House
 - Local Media Outreach
 - Other ideas?

Current Vision Statements

Adopted Vision Statements (2015)

A Distinct Community Character - Graham will be a vibrant, exciting, and distinct place that serves as a source of pride for all who call this community their home. This strong community character attracts a high quality of life, new opportunities, and acts to retain young members and families within the area.

Connected City, Accessible Region - Graham will be a connected, accessible, and mobile City, where transportation to and from opportunities is not a barrier and where residents have convenient and accessible mobility options. From Graham, anyone has affordable access to opportunities throughout the Piedmont.

A Strong and Equitable Economy - With an environment that supports business development, entrepreneurialism, and labor training for a variety of industries and occupations, Graham will be a City with high quality employment opportunities for a diverse workforce. Local spending will help to sustain and grow local companies and foster economic development.

Adopted Vision Statements (2015)

Exceptional Public Facilities and Services - Public facilities will meet and exceed the expectations of residents and visitors, and provide the community with opportunities to gather, get active, learn, and interact with nature. City services will address community needs now and into the future through long-term planning and exceptional customer service.

Diverse Housing, Complete Neighborhoods - Graham will be a desirable place to live because of its variety of high quality housing options, providing affordable choices to people of all backgrounds. Neighborhoods will be walkable, safe, and vibrant and will promote private investment and enhancement of existing and future properties.

A Place to Live, Work and Play - Graham will be a family-oriented community with active neighborhoods, job opportunities, and abundant recreation amenities.

A Healthy Environment - New growth in Graham will occur sustainably, with minimal impact on the natural environment. Conservation efforts will maintain the health of the watershed, preserve habitat for native plants and animals, as well as reduce pollution through investments in renewable energy sources, clean transportation options, and resource conservation.

Thank You!

Dawn Vallieres, AICP

dvallieres@ptrc.org

336-904-0300