



# City of Graham Planning Board

## Meeting Agenda

March 19th, 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 21, 2023, meeting minutes.
6. New Business:
  - a. RZ2401 - 305 Washington Street
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



## PLANNING BOARD MINUTES

Tuesday, November 21, 2023

The Planning & Zoning Board held its regular meeting on Tuesday, November 21, 2023. Members present were Tony Bailey, Chad Huffine, Michael Benesch, Jerome Bias, John Wooten Dean Ward and James Stockert. Staff members present were Planner Cameron West and Planning and Inspection Technician Debbie Jolly.

1. Meeting called to order at 6:30 p.m.
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the meeting minutes for the October 17, 2023 regular meeting of the Planning Board. John Wooten moved that the minutes be approved, Michael Benesch seconded. All voted Aye. Chair Dean Ward, and with the appointment of John Wooten as Vice Chair being unofficial due to procedural error. Chair Ward opened up nomination, Chair Ward nominated John Wooten, seconded by James Stockert. All voted Aye.
7. New Business:

- A. CR2304- Cameron presented the Staff report. This is a request to rezone 53.904 acres of property from R-18 (Low-Density Residential) to C-R (Conditional Residential) for the purpose of extending the 4th phase of Rogers Springs to construct an additional 92 single-family homes. The site plans to connect public roadways, water, and sewer through the existing phases of Rogers Springs. The property is mostly inside of the Suburban Residential future land use zone while the area near the river makes up the Rural Residential area which can't be built upon due to it being in the floodway. The future land use plan notes that principal uses in the Suburban Residential zone predominately are made up with detached single-family homes and the appropriate density is 3-6 dwelling units per acre. The development comes in below the appropriate density of 161-318 units. Clayton Homes Paul Lawler 1030 Perimeter Way Charlotte. He presented his project to the board. Chandler Turpen with Shugart Homes answered question on planting of the trees for the subdivision. Public hearing was closed. The planning board discussed this project and had questions for Cameron. John Wooten made motion to approve the plan with the condition as stated with readjustment to all the lots be minimum 9000 square feet, also open space be used for dog park, playground, picnic area. This does meet the conformity to the Graham 2035 Comprehensive Plan Police 5.1.1 Housing Variety, 3.3.2 Focused development and 4.3.1 land use patterns. Mr. Wooten added if fencing is appropriate



for the use it be added as well. Seconded by Tony Baily. All voted Aye.

- B. b. SUP2302 - Cameron West presented the Staff report 616 Hollow Street Group Home- 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. Linda Montgomery- 2076 Jeffrey Cross Rd Burlington. Presented her project to the planning board for her SUP. The board ask Linda Montgomery several question about the property and the group home. Chair Ward closed the public meeting. The board discussed their concern on this SUP. They ask Cameron several question and looked at different state requirement. James Stockert made a recommendation to move to SUP to City Council without board recommendation. Jerome Bias seconded. 5-2 vote Chair Ward and Michael Benesch voted Nay.

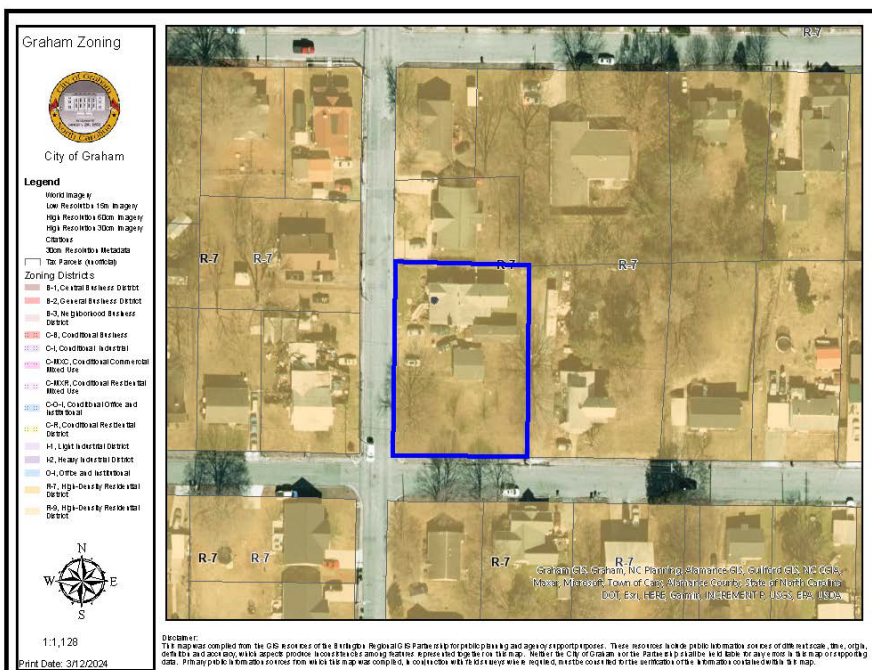
8. Public comment on no agenda items- Chair Ward wanted to talk about SUP we are the only one doing it the way we do. We are the only one that don't have legal legislative action and sending it to City Council. Cameron stated he completely understands. Chair Ward ask Cameron to reach Chapel Hill and ask them who it should be doing this legally.

9. Staff comments- Dean ask about employee lunch Cameron stated it is December 13, at 11:30 at Trailhead Church.

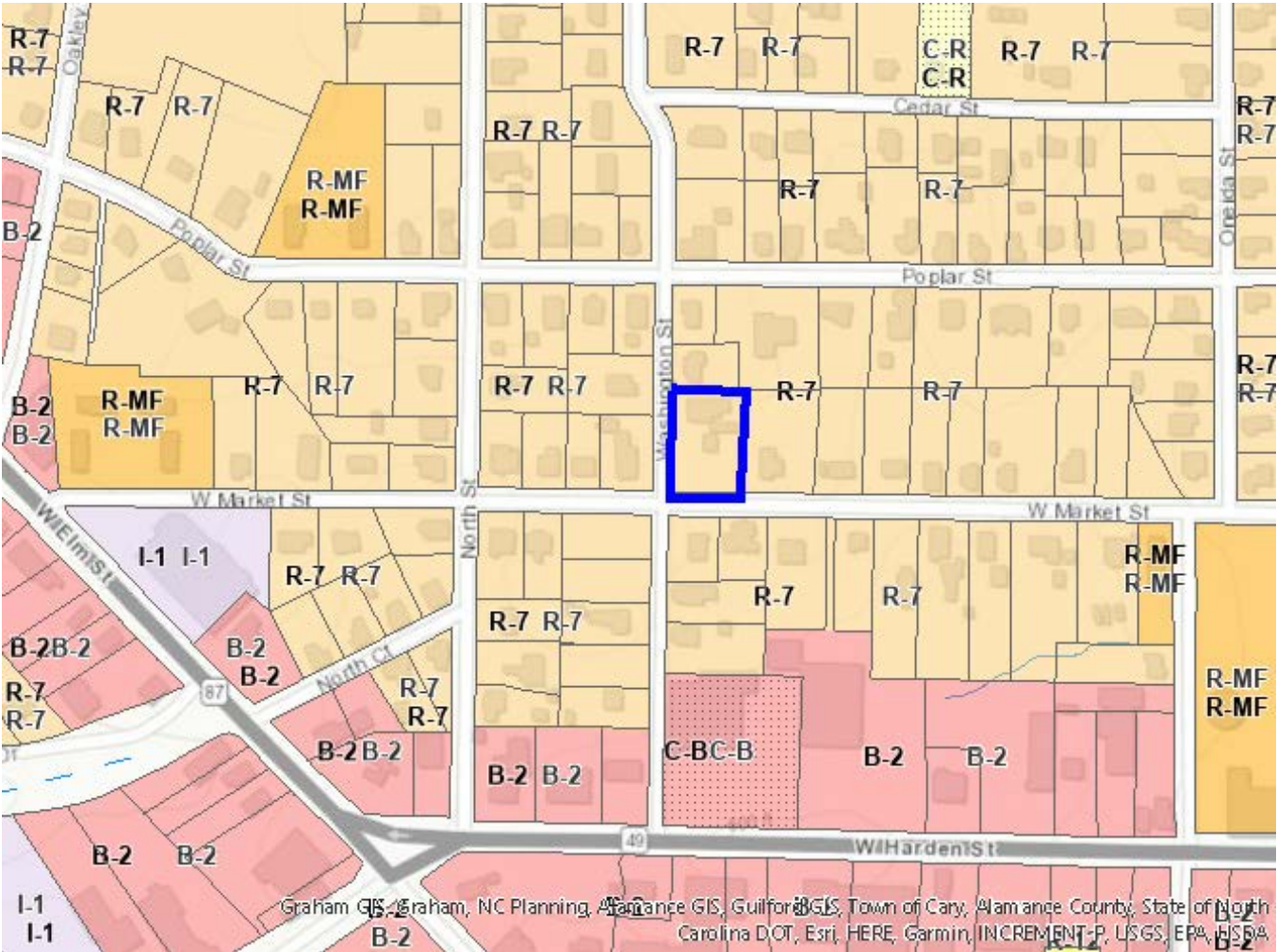
10. Adjournment- Dean Ward made a motion to adjourn. Seconded by John Wooten. All vote aye.

Meeting Adjourned at 8:31 p.m.

Respectfully submitted this day 4<sup>th</sup> December 2023,  
Debbie Jolly

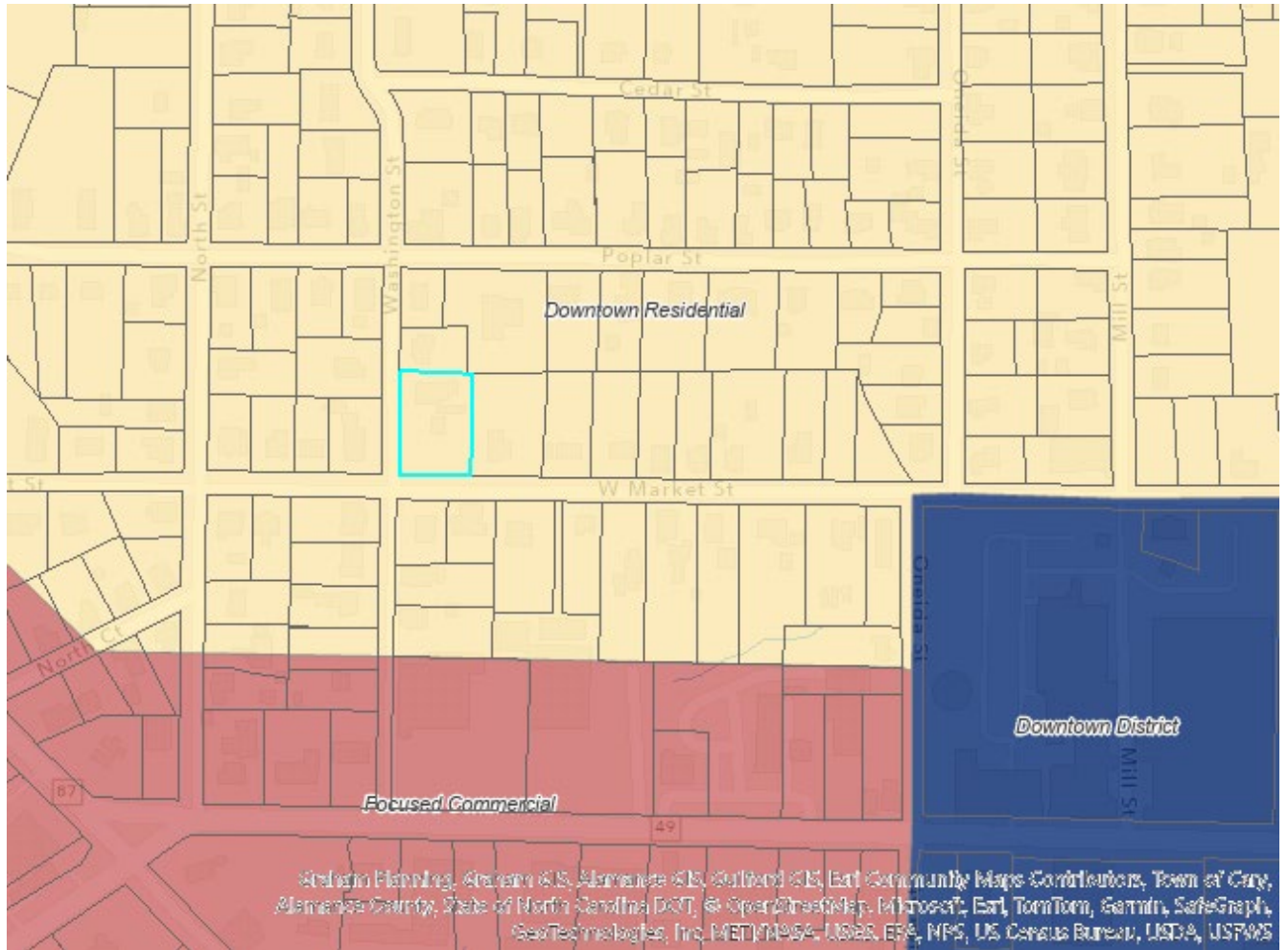


Zoning Map





## 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.
- Desired Pattern Many of Graham's **downtown residential neighborhoods** include sidewalks, tree coverage, small and medium-sized lots, a variety of housing choices, human-scale buildings oriented toward the public realm, attractive architectural features, and porches and stoops that facilitate social interaction and provide eyes on the street. This pattern should be maintained and continued with policies that promote home rehabilitation and context-sensitive infill development.
- 2.2.1: **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.
- 2.3.2: **Innovative spaces, spaces of innovation.** Graham promotes the development of flex space, live-work units, and adaptive structures for office, retail, and light industry.

#### Planning Type

Neighborhood

#### Development Type

Downtown Residential

These neighborhoods are compact, connected, and diverse.

#### 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 recommends **Denial** of the rezoning. The following supports this recommendation:

- The proposed use of a daycare is consistent with the land use plan, but the zoning itself holds uses that would not be consistent with the surrounding uses, zoning, and land use plan.