



City of Graham Planning Board

Meeting Agenda

February 18th, 2025, 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 December 17, 2024, meeting minutes.
6. New Business:
 - a. RZ2501 - S Marshal B-2
 - b. RZ2502 - Nicks Street B-2 (Withdrawn)
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, December 17th, 2024

The Planning & Zoning Board held its regular meeting on Tuesday, December 17th, 2024. Members present were Tony Bailey, James Stockert, Vice Chair John Wooten, Chair Dean Ward, Jim Young and Chad Huffine. Michael Benesch was absent. Staff members present were Planner Cameron West Planning & Inspection Technician Debbie Jolly.

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 November 19th, 2024 meeting of the Planning Board. James Stockert moved that the motion to approve the minutes. Jim Young seconded. All voted Aye.

6. New Business:

a. RZ2403 – Chase Street R-7 Cameron West presented the staff report. 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. Chair Ward made a motion to open public hearing. Second by John Wooten. All Voted Aye. Caleb Griffin 7530 Shallowford Rd Lewisville NC representing Green Group. Chair Ward made a motion to close the public hearing. John Wooten seconded the motion. All voted Aye. John Wooten made a motion to approve the rezoning as presented as it does conform with the Applicable Policies and future land use map 3.3.2 4.3.1 and agreement with staff recommendation staff report. Vote was 4-2 Chair Dean Ward and James Stockert voted Nay.

b. CR2401 - Ivey Road Townhomes- Cameron gave an overview of the staff report. 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 owner's 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. Chair Ward opened up the public hearing. Seconded by Vice Chair Wooten. All voted Aye. Amanda 804 Green Valley Rd Suite 200 Greensboro is presenting the project to the board. Frank Cantrell Civil Engineer 16439 Bastille Dr Charlotte The following neighbors spoke about this project.

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 2nd of December, 2024
Cameron West



STAFF REPORT

Prepared by Cameron West, Planner

S Marshal B-2 (RZ2501)

Type of Request: Rezoning

Meeting Dates

Planning Board: February 18th, 2025

City Council on March 11th, 2025

Contact Information

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Summary

This is a request to rezone a .51-acre lot, 200 S Marshall Street from O-I (Office and Industrial) to B-2 (General Business). The lot is currently vacant and is surrounded by a car wash across Marshall Street, the Post Office across Pine Street, abuts a dentist office on the southern property line and abuts a single family home on the eastern property line. This property is listed on the Future Land Use Map as Downtown Residential. This land use area describes principle uses as detached single-family homes with supporting uses of places of worship, daycares, park facilities, schools, civic spaces, neighborhood-oriented commercial, small professional offices, live-work units, and home occupations provided they do not generate excessive traffic and parking. The B-2 zoning district has an array of potential commercial uses that could be viewed as non-neighborhood oriented. Without certainty of the intended use and the additional uses the district would allow, it is difficult to determine whether or not the proposed zoning change would be consistent with the Future Land Use Plan.

Location

200 S Marshall St

GPIN:

8884233706

Current Zoning

O-I (Office and Industrial)

Proposed Zoning

B-2 (General Business)

Overlay District

N/A

Surrounding Zoning

R-7, O-I, and B-2

Surrounding Land Uses

Single Family, Dentist Office, Car Wash, Post Office

Size

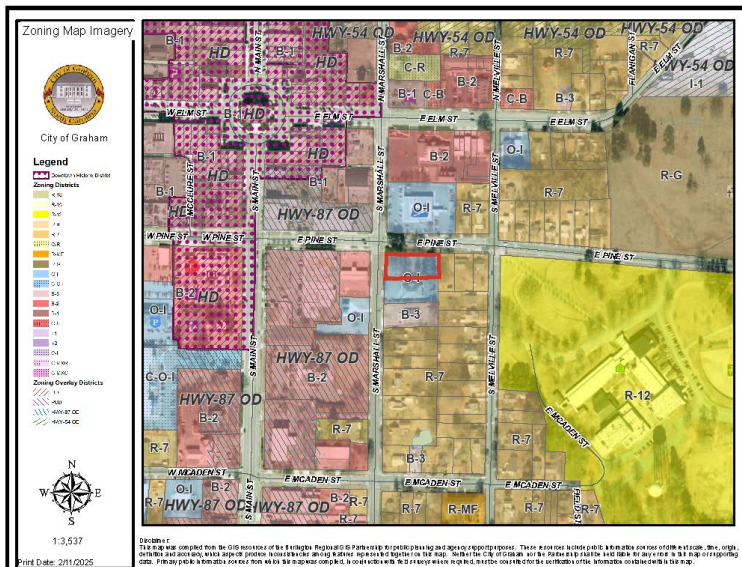
.51 acres

Public Water & Sewer

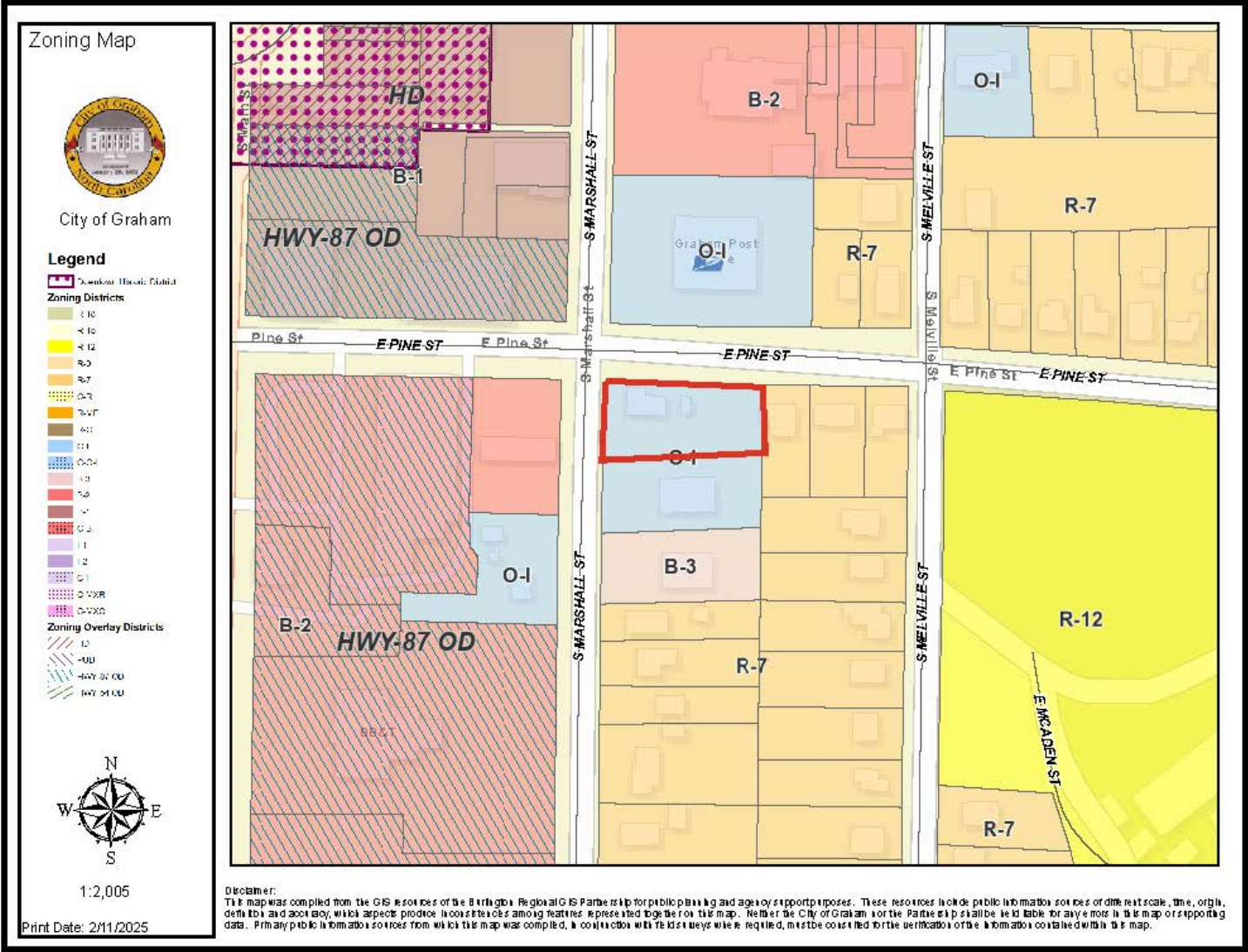
Yes

Floodplain

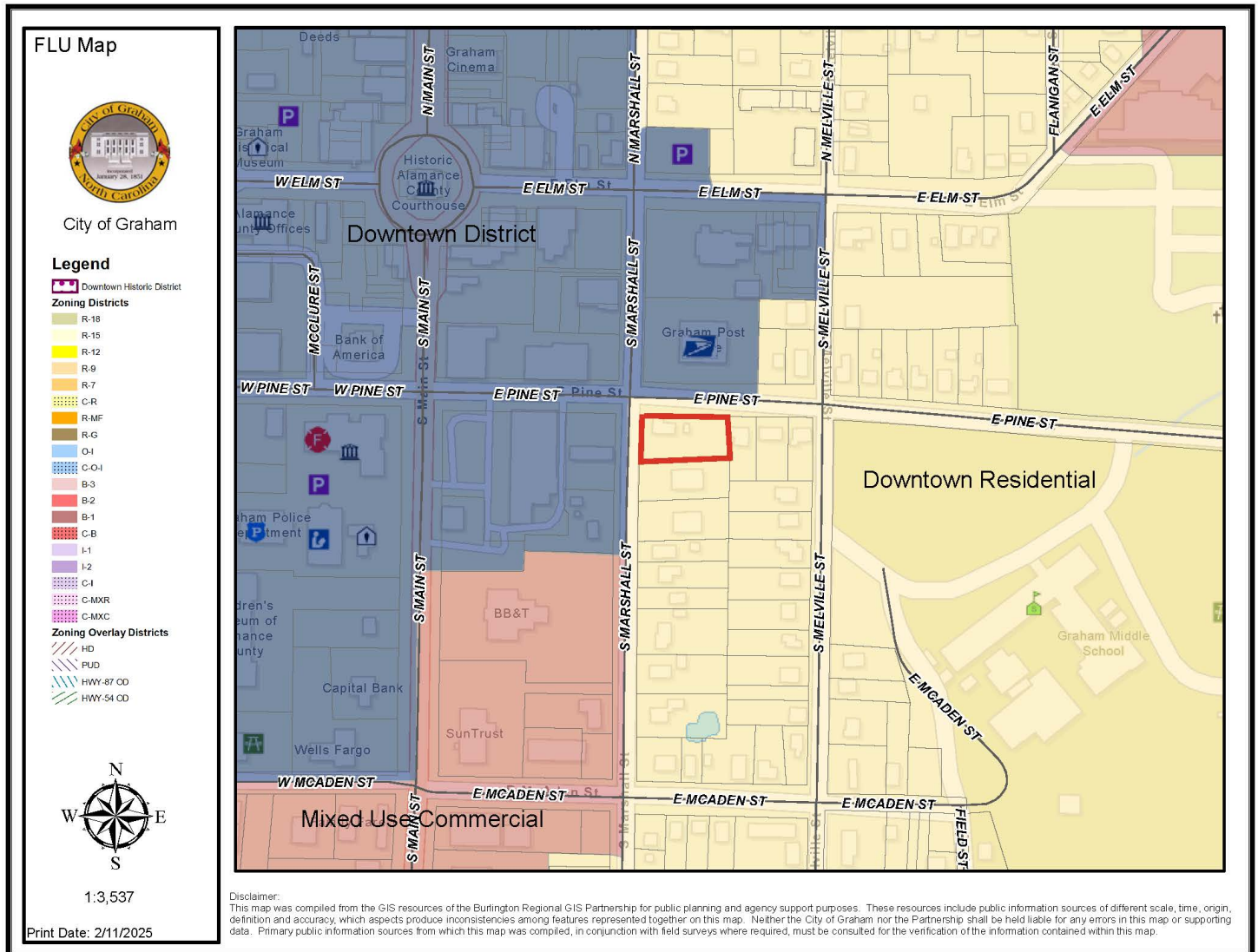
No



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 has provided the following statement:

- The requested zoning district holds uses that could be viewed as inconsistent with the Downtown Residential land use classification in the form of appropriate neighborhood oriented commercial uses.