



# City of Graham Planning Board

## Meeting Agenda

March 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 February 18 2025, meeting minutes.
6. New Business:
  - a. RZ2501 - S Marshal B-2
  - b. CR2502 - 1133 S Main Apartments
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



## PLANNING BOARD MINUTES

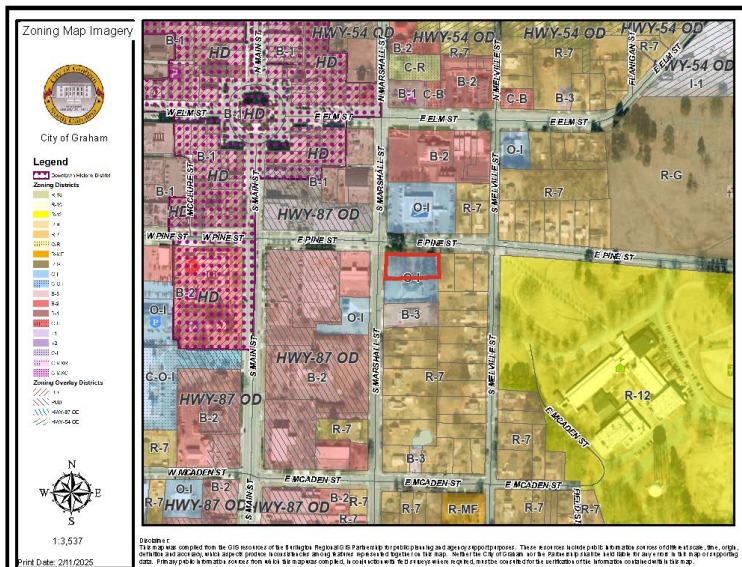
Tuesday, February 18th, 2025

The Planning & Zoning Board held its regular meeting on Tuesday, February 18th, 2025. Members present were Tony Bailey, James Stockert, Michael Benesch, Vice Chair John Wooten, Chair Dean Ward, Jim Young and Chad Huffine. Staff members present were Planner Cameron West.

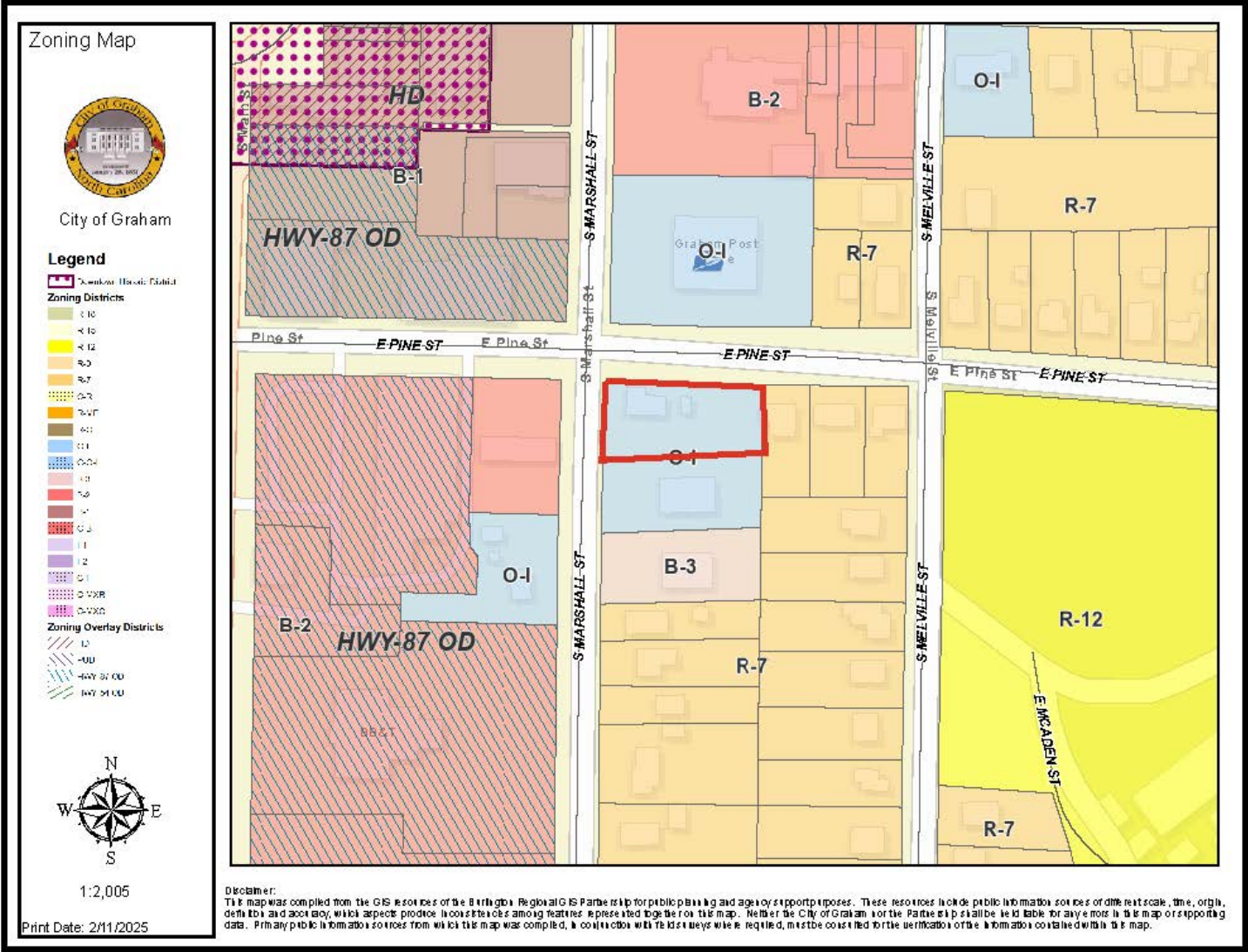
1. Meeting called to order at 6:30 p.m. by Chair Dean Ward
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the meeting minutes for the December 17th, 2024 meeting of the Planning Board. James Stockert moved that the motion to approve the minutes with changes to add the Planning Boards Recommendations with conditions and individuals who spoke during the public hearing. Chad Huffine seconded. All voted Aye.
6. New Business:
  - a. RZ2501 – S Marshal B-2: Cameron West noted that the applicant was sick and could not make it to the meeting and they had requested the item be tabled to the next Planning Board Meeting. Vice Chair John Wooten made a motion to table the item. Seconded by Jim Young. All voted Aye.
  - b. RZ2502 – Nicks Street B-2: Cameron West noted that the applicant had withdrew the application and no action was taken.
7. Public comment on no agenda items- None.
8. Staff comments- None.
9. Adjournment- Chair Dean Ward made a motion to adjourn. Seconded by Vice Chair John Wooten. All vote aye.

Meeting Adjourned at 6:38 p.m.

Respectfully submitted this day 4<sup>th</sup> day of March, 2025  
Cameron West

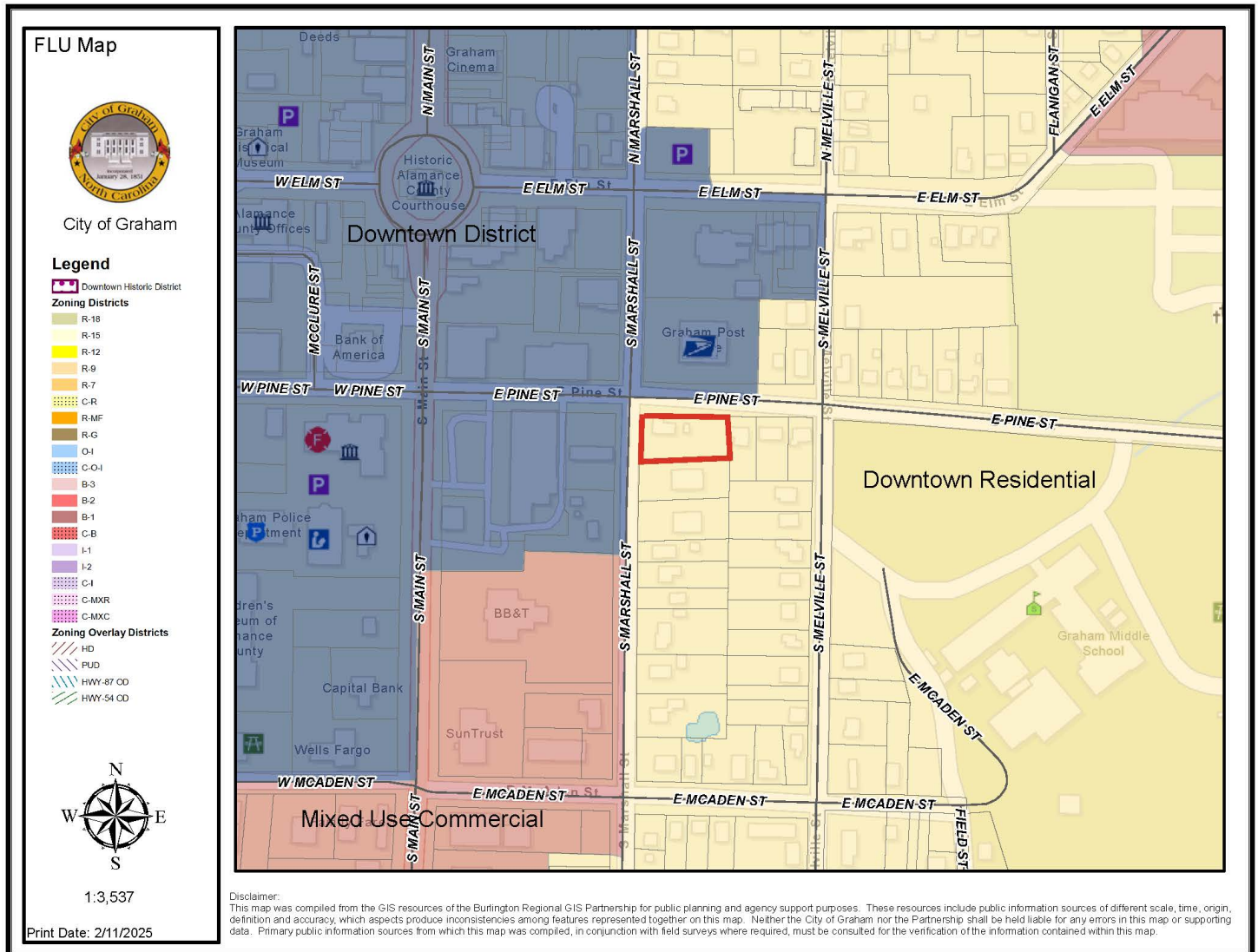


Zoning Map





## 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

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### 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.



# STAFF REPORT

Prepared by Cameron West, Planner

## 1133 S Main Apartments (CR2502)

**Type of Request:** Conditional Rezoning

### Meeting Dates

Planning Board: March 18<sup>th</sup>, 2025

City Council on April 8<sup>th</sup>, 2025

### Contact Information

Pivotal Development LLC  
9100 Centre Pointe Drive, Suite 210,  
West Chester, OH 45069  
773-865-4960  
granvel.tate@pivotal-hp.com

### Summary

This is a request to rezone 3.29 acres of land at 1133 S Main Street from B-2 (General Business) to C-R (Conditional Residential) for the purpose of developing a single 3-story, 60 unit, age-restricted (55+) multifamily development. The lot is currently vacant and is abutted by single family homes on the north and vacant commercial and residential land on the south. This property is listed on the Future Land Use Map as both Commercial Corridor and Suburban Residential. The Commercial Corridor land use area has a desired pattern of having most future development be focused in strategically located clusters. There are no principal or supporting uses listed but does mention an appropriate density of 6 dwelling units per acre. This Suburban Residential land use area describes 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 lots also fall within the HWY 87/S Main St overlay district which has some additional requirements on building design standards and signage for the proposed development.



### Location

1133 S Main

### GPIN:

8883264486 & 8883265642

### Current Zoning

B-2 (General Business)

### Proposed Zoning

C-R (Conditional Residential)

### Overlay District

S Main Street Overlay

### Surrounding Zoning

R-12 and B-2

### Surrounding Land Uses

Single Family, Commercial,  
Vacant

### Size

3.29 acres

### Public Water & Sewer

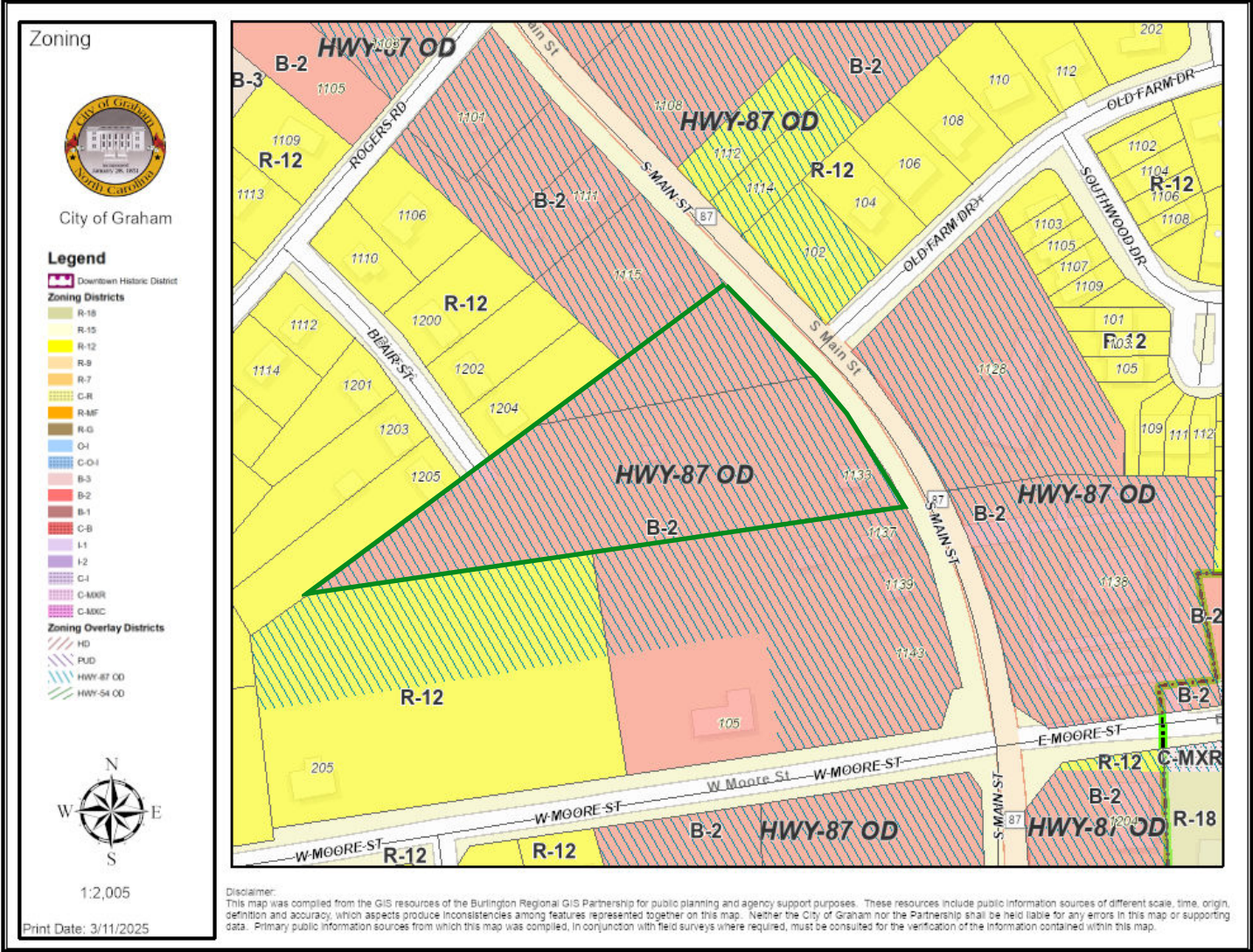
Yes

### Floodplain

No

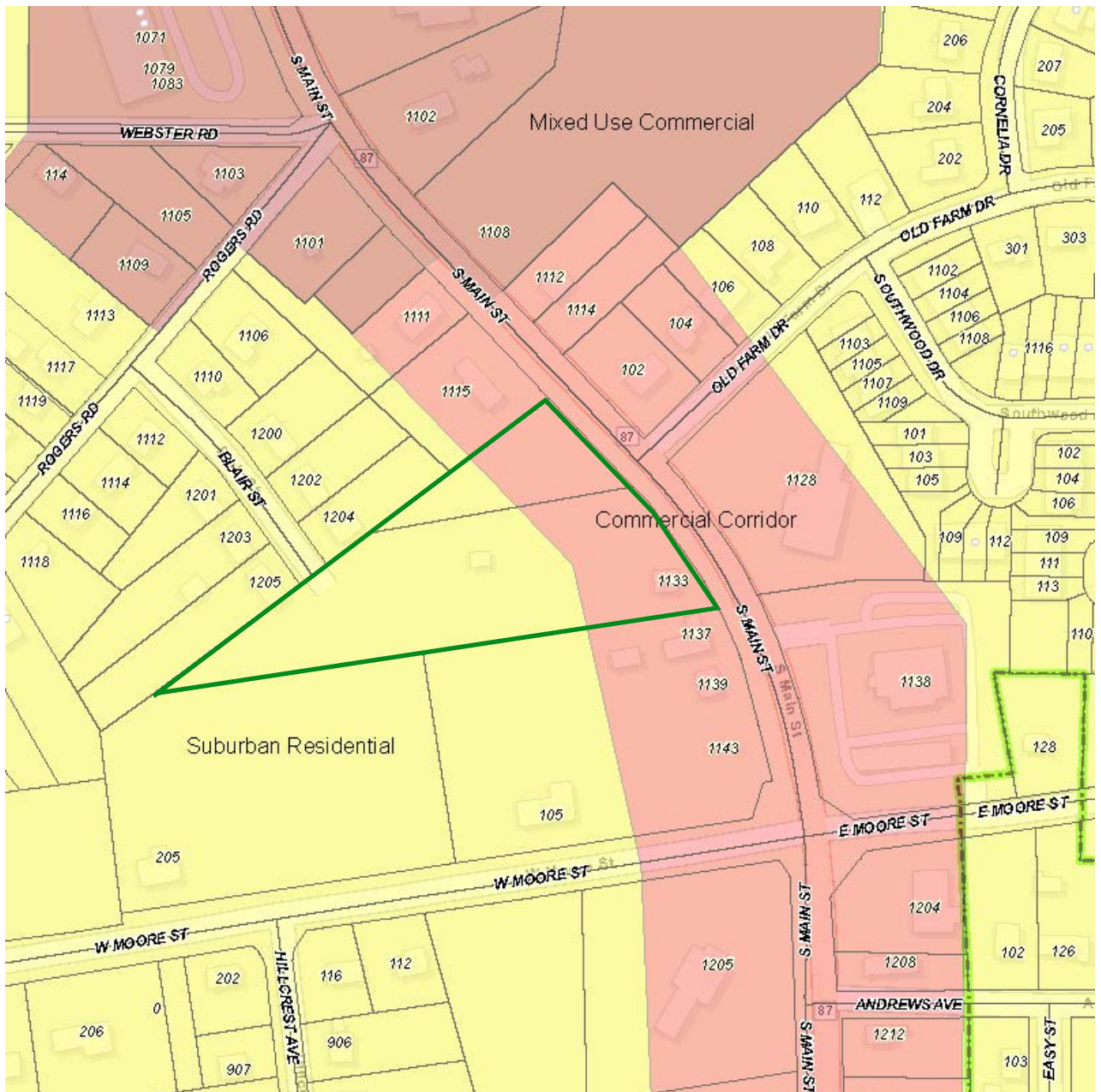


Zoning Map





## Future Land Use Map

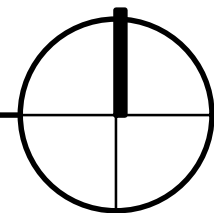






zoning site plan

1" = 50'-0"



TITLE BLOCK DATA

DEVELOPMENT TYPE: CONDITIONAL REZONING, MULTIFAMILY DEVELOPMENT

EXISTING ZONING: OLD TAX ID #6-13-125 / PIN #144174 / GPIN #8883264486  
- B-2, GENERAL COMMERCIAL  
OLD TAX ID #6-13-126 / PIN #144177 / GPIN #8883265642  
- B-2, GENERAL COMMERCIAL

OWNER'S NAME(S): OLD TAX ID #6-13-125  
PIN #144174  
GPIN #8883264486  
DDJS PROPERTIES LLC  
SARA M SIZEMORE  
C/O JOSEPH SIZEMORE  
1770 MOSSY BLUFF CT APT 104  
LELAND, NC 28451  
PHONE: (336) 270-4440 - PITTMAN & STEELE, PLLC

OLD TAX ID #6-13-126  
PIN #144177  
GPIN #8883265642  
SIZEMORE BROTHERS, LLC  
C/O JOSEPH SIZEMORE  
1770 MOSSY BLUFF CT APT 104  
LELAND, NC 28451  
PHONE: (336) 270-4440 - PITTMAN & STEELE, PLLC

DEVELOPER'S NAME: PIVOTAL DEVELOPMENT LLC  
ATTN: GRANVEL TATE  
9100 CENTRE POINTE DRIVE, SUITE 210  
WEST CHESTER, OHIO 45069  
PHONE: (773) 865-4960

PREPARER'S NAME: BDCL ARCHITECTS, PC  
ATTN: KIRK PAISLEY  
9100 CENTRE POINTE DRIVE, SUITE 210  
WEST CHESTER, OHIO 45069  
PHONE: (614) 571-9540

DATE PREPARED: MARCH 4, 2025

LOT NUMBERS: PIN#: 144174, 144177  
GPIN#: 8883264486, 8883265642

ACREAGE OF LOTS: OLD TAX ID #6-13-125 / PIN# 144174 / GPIN# 8883264486 - 2.64 ACRES  
OLD TAX ID #6-13-126 / PIN# 144177 / GPIN# 8883265642 - 0.65 ACRES  
TOTAL 3.29 ACRES

PROJECT DATA: NUMBER OF LOTS - 2  
DWELLING UNIT COUNT - 60 UNITS  
BUILDING SQUARE FOOTAGE - 62,634 GSF

SETBACK REQ: SETBACKS SHALL FOLLOW THE R-MF DISTRICT REGULATIONS  
FRONT YARD SETBACK: 25 FEET FOR MULTIFAMILY  
SIDE YARD SETBACK: 25 FEET FOR MULTIFAMILY  
REAR YARD SETBACK: 25 FEET FOR MULTIFAMILY

LANDSCAPING

LOCATION OF PROPOSED PLANTINGS FOUNDATION PLANTINGS AT BUILDING ENDS AND LONG FACE FRONTING THE PARKING LOT

STREET AND PROPERTY LINE BUFFER YARDS

NEAR PROJECT AMENITIES INCLUDING GAZEBO & COMMUNITY GARDEN

AROUND MASONRY DUMPSTER ENCLOSURE

THROUGHOUT PARKING AREAS AT ISLANDS

POSSIBLE PLANTING SPECIES EASTERN REDBUD, 2.5" CALIBER  
SHUMARD RED OAK, 3" CALIBER  
BALD CYPRESS, 3" CALIBER  
AMERICAN ELM, 3" CALIBER  
EVERGREEN TREES FOR SCREENING  
PERENNIALS AND ORNAMENTAL GRASSES FOR FOUNDATION PLANTINGS

TREE PRESERVATION ALL EXISTING TREES OUTSIDE THE LIMITS OF DISTURBANCE ARE TO BE PRESERVED. EXISTING TREES WILL BE PROTECTED BY A FENCE PLACED AT THE LIMITS OF DISTURBANCE.

EXTERIOR LIGHTING PROPOSED SITE LIGHTING POLES ARE SHOWN ON THE PLAN AND DESIGNATED WITH  
A' □-• ' SYMBOL. FINAL PHOTOMETRICS WILL BE PERFORMED DURING ENGINEERING TO ENSURE ZONING COMPLIANT LIGHT LEVELS ARE REALIZED

TRANSPORTATION AND PARKING

PARKING COUNTS: REQUIRED 1.5 SPACES PER 1 BEDROOM UNIT  
2 SPACES PER 2 BEDROOM UNIT  
45-1 BEDROOM UNITS X 1.5 = 68 SPACES  
15-2 BEDROOM UNITS X 2 = 30 SPACES  
TOTAL REQUIRED = 98 SPACES  
PROVIDED 98 SPACES (INCL. 9 ACCESSIBLE SPACES)

UTILITIES

PROPOSED CONNECTION POINTS FOR ALL UTILITIES ARE SHOWN. TEAM WILL CONTINUE TO WORK WITH STAFF REGARDING THE BEST AND APPROVED DESIGN OF THESE SYSTEMS DURING FULL ENGINEERING.

FIRE

OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED OVER THE AERIAL FIRE APPARATUS ACCESS ROAD OR BETWEEN THE AERIAL FIRE APPARATUS ROAD AND THE BUILDING.

FIRE DEPARTMENT CONNECTIONS SHALL BE SO LOCATED THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.

EMERGENCY RESPONDER RADIO COVERAGE SYSTEM, RADIO SIGNAL STRENGTH IS REQUIRED AND WILL BE PROVIDED.

KNOX-BOX WILL BE INSTALLED ONSITE WITH HOUSE KEYS NECESSARY FOR FIREFIGHTING AND SAVING LIVES.



9100 centre pointe drive #210  
west chester, ohio 45069  
phone 513.964.1154

bdclarchitects.com



LAUREL GARDENS

1133 S. MAIN STREET, GRAHAM, NORTH CAROLINA 27253

ZONING SITE PLAN

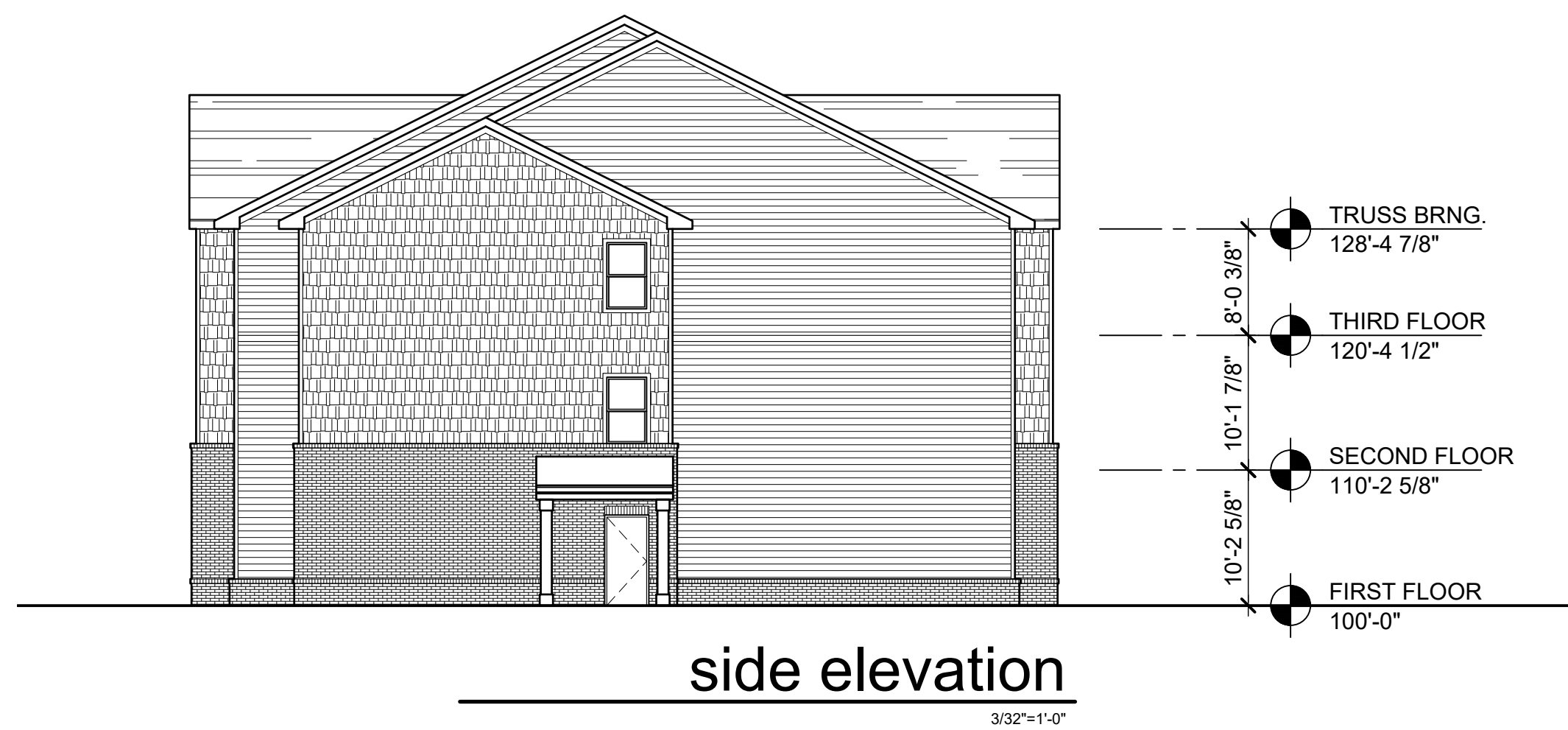
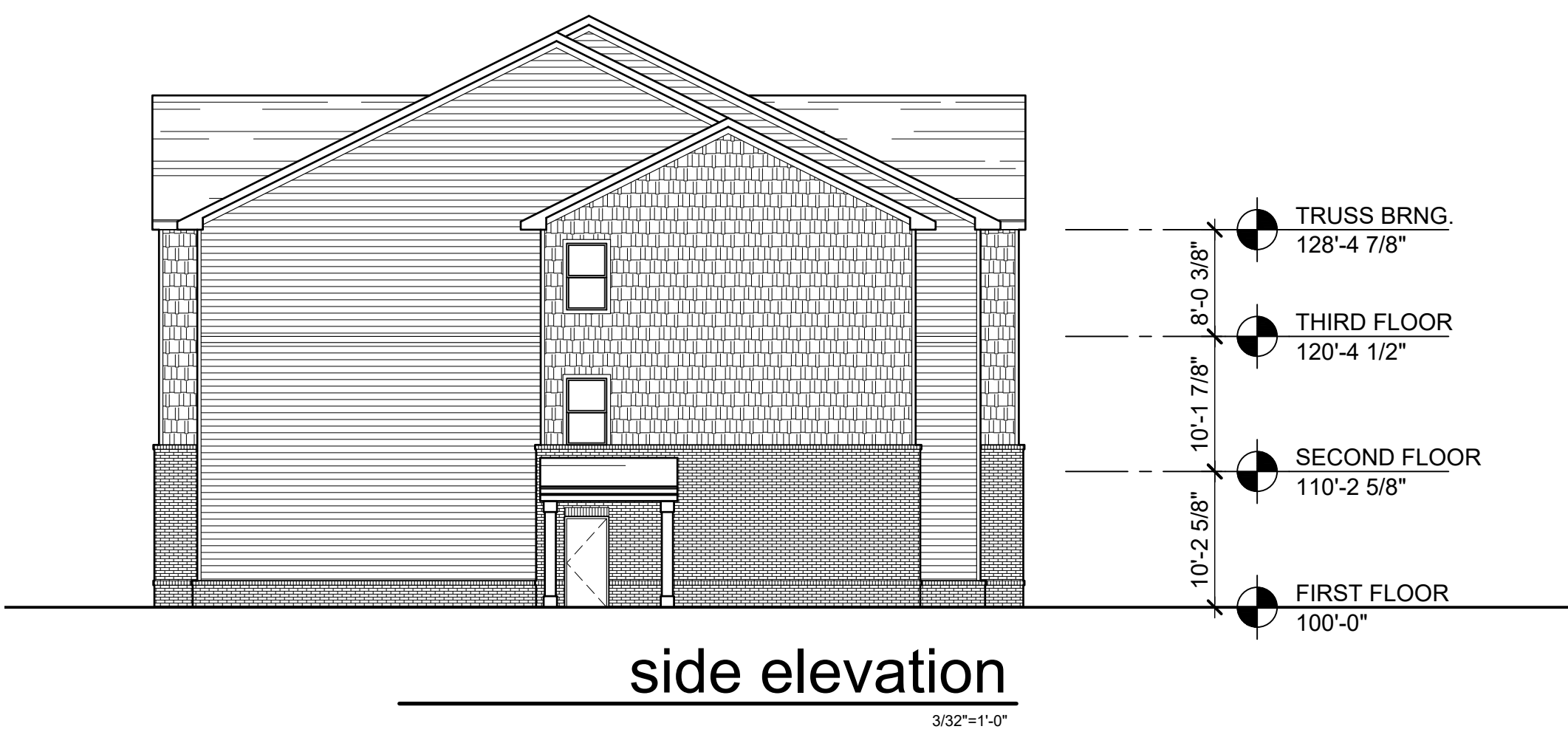
ISSUE DATE:  
03-04-25

JOB NUMBER:

REVISIONS


Z1.10





EXTERIOR FINISH LEGEND	
	HATCHING INDICATES FACE BRICK VENEER (FB-1)
	HATCHING INDICATES VINYL HORIZONTAL LAP SIDING MIN .044 (VS-1)
	HATCHING INDICATES VINYL SHAKE SIDING MIN .044 (VS-2)
	HATCHING INDICATES ANTIFUNGAL DIMENSIONAL SHINGLES WITH MINIMUM 30 YEAR WARRANTY (ADS-1)
*ALL TRIM TO BE METAL WRAPPED WOOD **GUTTERS AND DOWNSPOUTS TO BE PREFINISHED METAL	







## 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 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.
- **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.
- **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.
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units.

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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:

- Rezoning the property would be inconsistent with the suburban residential and commercial corridor land use areas due to the density of the development but consistent with policies 2.2.1, 4.3.1, 5.1.2 and 5.2.1, as put forth by the *Graham 2035 Comprehensive Plan*

### Planning Board Recommendation:

#### Planning Type

Neighborhoods

#### Development Type

Suburban Residential and  
Commercial Corridor

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

Two commercial corridors within Graham include spans along NC-54 and NC-87 where single family residential uses are being replaced with automobile-oriented commercial uses. The commercial corridor land use exists in order to acknowledge this slow and incremental yet persistent land use transition, and address the challenges posed by this growth pattern.