



City of Graham Planning Board

Meeting Agenda

April 15th, 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 March 18 2025, meeting minutes.
6. New Business:
 - a. CR2503 - 113 W Gilbreath C-B
 - b. AM2501 - Multi-Tenant Industrial Buildings
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, March 18th, 2025

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

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 February 18th, 2025 meeting of the Planning Board. Jim Young made a motion to approve the minutes. Dean Ward seconded. All voted Aye.

6. New Business:

a. RZ2501 – S Marshal B-2: Cameron West Presented this to the board-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. Public hearing was opened. Dean Ward Made a motion to open the public hearing. Jim Young seconded. All voted Aye. Jason Cox 200 N Main St Presented his plan to the board. The following neighbors spoke against the rezoning. Public hearing was closed. Dean made a motion. Jim Young second. And all voted Aye. The planning had a brief discussion about this rezoning. Jim Young made a motion to deny this rezoning the request 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. Seconded by John Wooten. Al Voted Aye.

Larry Causey	204 S. Marshall St.
Romana Cheek	209 E. Pine St
Bonnie Blalock	215 E. Pine St



b. 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. No principal or supporting uses are 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. Granvel Tate 9100 Centre Pointe Dr, OH Presented his project to the planning g board. The following neighbors spoke against this rezoning. Don't open up Blair Steet to much traffic. Put up a fence, no parking on Blair. Can current water sewer handle this? We don't need more apartments. Is this income base or limits and is there a limit to how many people can live in a unit? Based on income. Only one person has to be 55 plus. Mr. Tate addressed the concerns that the public had. Close the public hearing John Wooten made a motion. Second by Jim Young. All voted Aye. The planning board had a discussion between the board. Chair Ward made a motion to deny CR2502 rezoning the property would be inconsistent with 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. Michael Benesch seconded. All voted aye.

James Madison	1203 Blair, 1204 Blair and 1205 Blair St
Todd Russell	1109 Rogers Road/1111 S Main St.
Arlind Kastrati	1102 S. Main St.
Janet Cates	1115 S Main St/ 1111 S. Main St./ 1101 S. Main St.
Shirley Williams	1200 Blair St.
Burton Cates	1115 S. Main St.

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 7:54 p.m.



Respectfully submitted this day 31th day of March, 2025
Debbie Jolly



STAFF REPORT

Prepared by Cameron West, Planner

113 W Gilbreath (CR2503)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board: April 15th, 2025

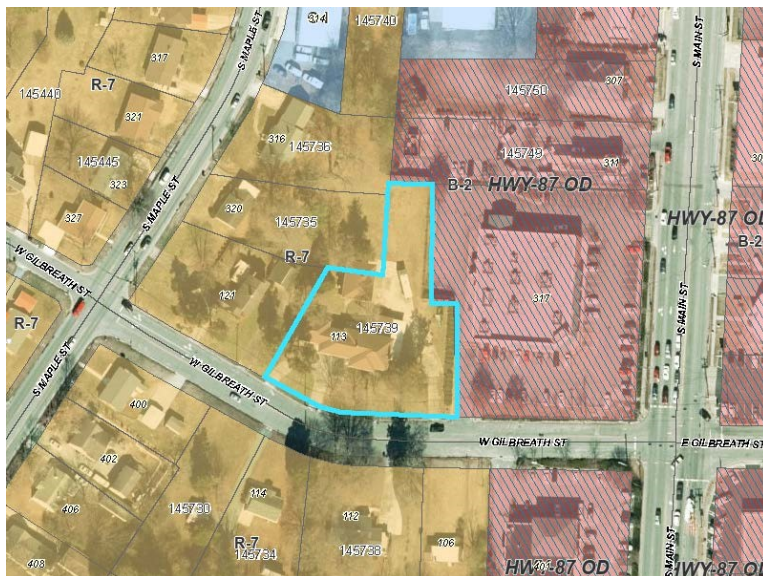
City Council on May 13th, 2025

Contact Information

Judy and Nadia Euliss
113 W Gilbreath Street
Graham, NC 27253
336-214-3617
girlstang@gmail.com

Summary

This is a request to rezone .83 acres of land at 113 W Gilbreath Street from R-7 (High-Density Residential) to C-B (Conditional Business) for the purpose of allowing a hair salon to be utilized as a home occupation as an accessory use to the single-family home. The use is proposed to occur inside of the attached accessory structure while the primary use of the single-family home will remain. Our Development Ordinance does not currently permit these types of uses to be utilized as home occupations. That is why the applicant is requesting this zoning classification. This property is listed on the Future Land Use Map as Downtown Residential. The Downtown 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. It also states that supporting uses in this area are Places of worship, daycares, park facilities, schools, civic spaces; designated neighborhood centers may include neighborhood-oriented commercial, small professional offices, live-work units, and home occupations provided they do not generate excessive traffic and parking. The applicant has requested a condition that the site plan requirement be waived due to the nature of this request.



Location

113 W Gilbreath

GPIN:

8884122359

Current Zoning

R-7 (High-Density Residential)

Proposed Zoning

C-B (Conditional Business)

Overlay District

N/A

Surrounding Zoning

R-7 and B-2

Surrounding Land Uses

Single Family, Commercial

Size

.83 acres

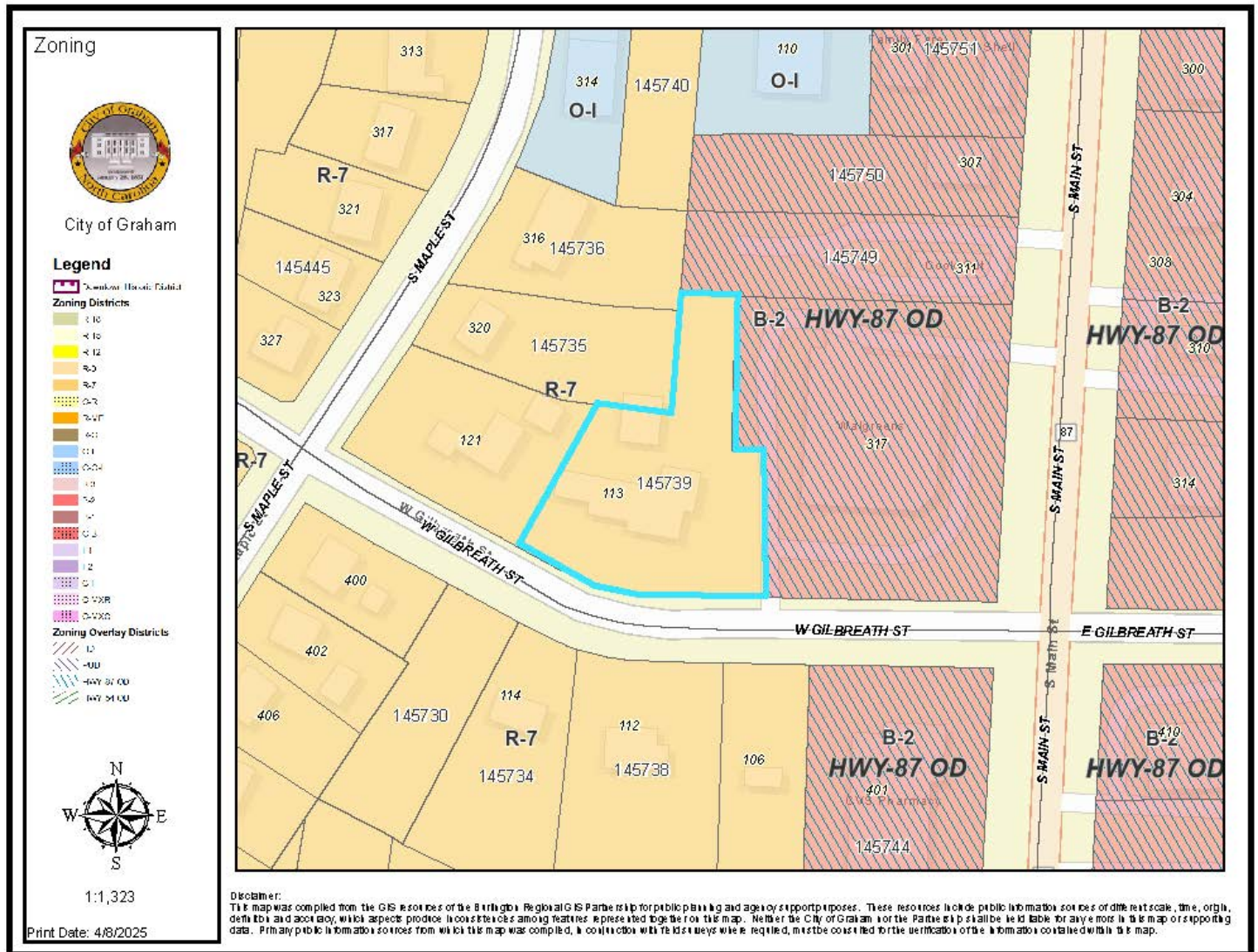
Public Water & Sewer

Yes

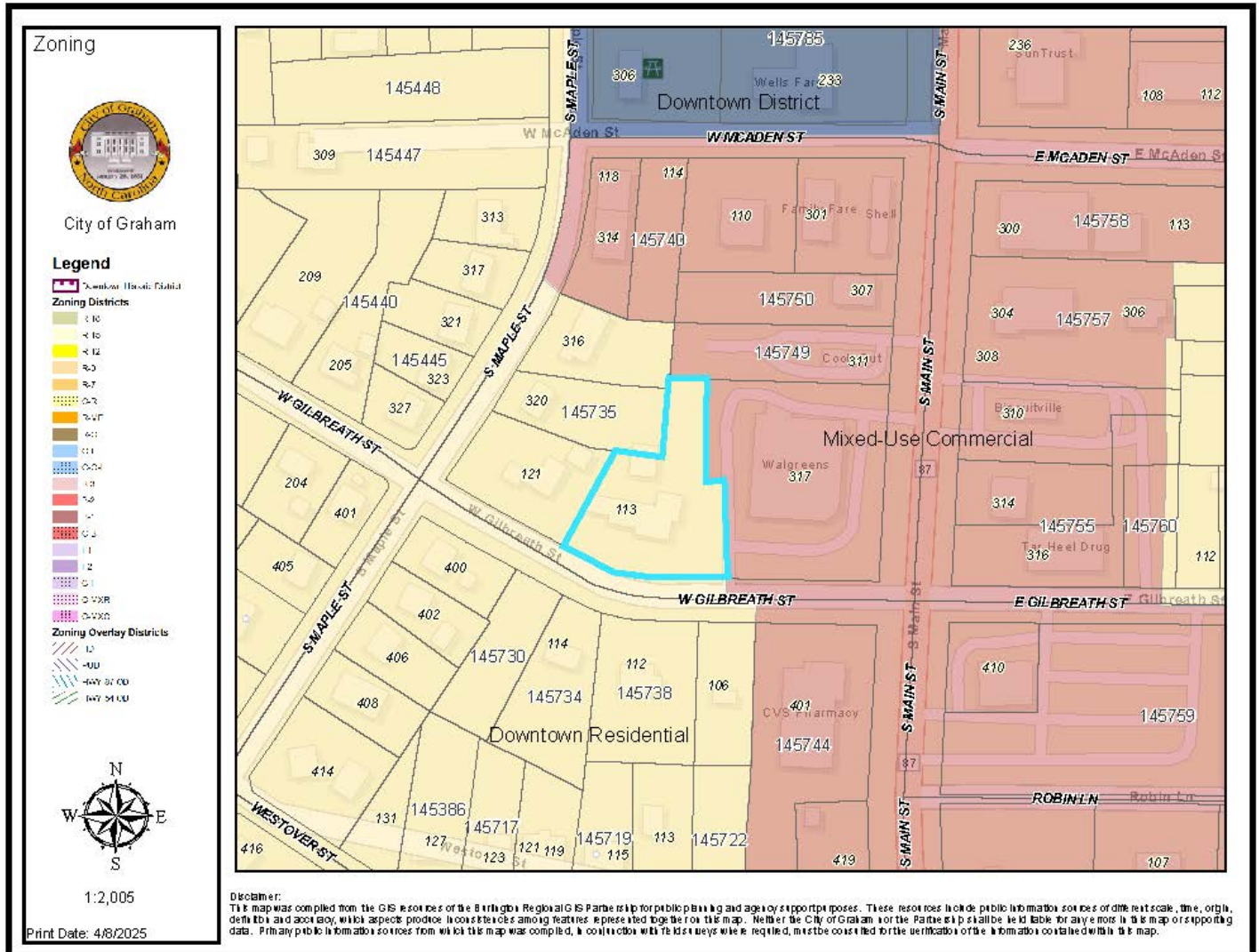
Floodplain

No

Zoning Map



Future Land Use Map



Nadia Euliss Pickens

113 West Gilbreath Street

Graham, NC

I am requesting the site plan requirement of the conditional rezoning to be waived due to no construction being proposed.

There are two parking spots located on site.

I intend to use a portion of the residence located at 113 West Gilbreath Street as my salon.

As the sole stylist and owner, I will operate with a single chair in my salon. My hours are on a part-time/by appointment only basis, allowing me the flexibility to provide care for my mother.

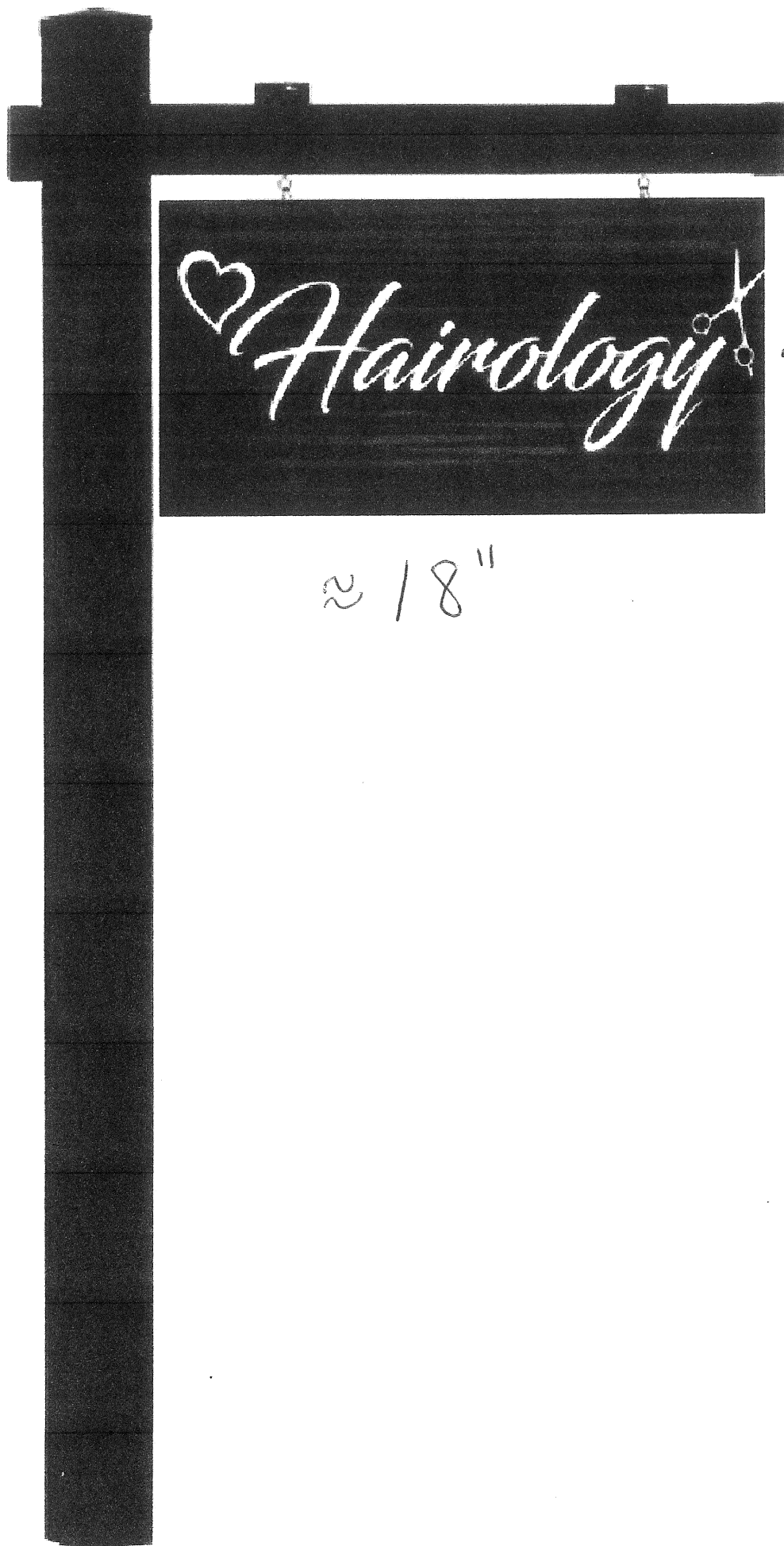
My business is designed to operate without causing traffic issues, parking concerns, noise, disturbances, unpleasant odors, or any electrical interference. Occupying less than 25% of the primary residence, all operations will be conducted fully within the salon premises. The exterior will remain clear of any business equipment or material. A modest freestanding sign(18 inches x 12 inches) will be at the front door(see attached photos). There are two separate entrances and ample parking for one to two vehicles so there will be no parking on the street. The structure is fully handicapped accessible with no steps, widened doorways, and multiple grab bars in the restroom, including a handicapped height toilet and sink.

I have been a Graham resident for nearly 46 years and a licensed cosmetologist for almost 25 years. I fully comply with all state board standards and regulations(see attached State Board regulations) and will be inspected as required.

This home based salon is crucial for me, as it will enable me to care for my mother. With her turning 80 this June, and facing several health challenges, she requires more of my time and support.

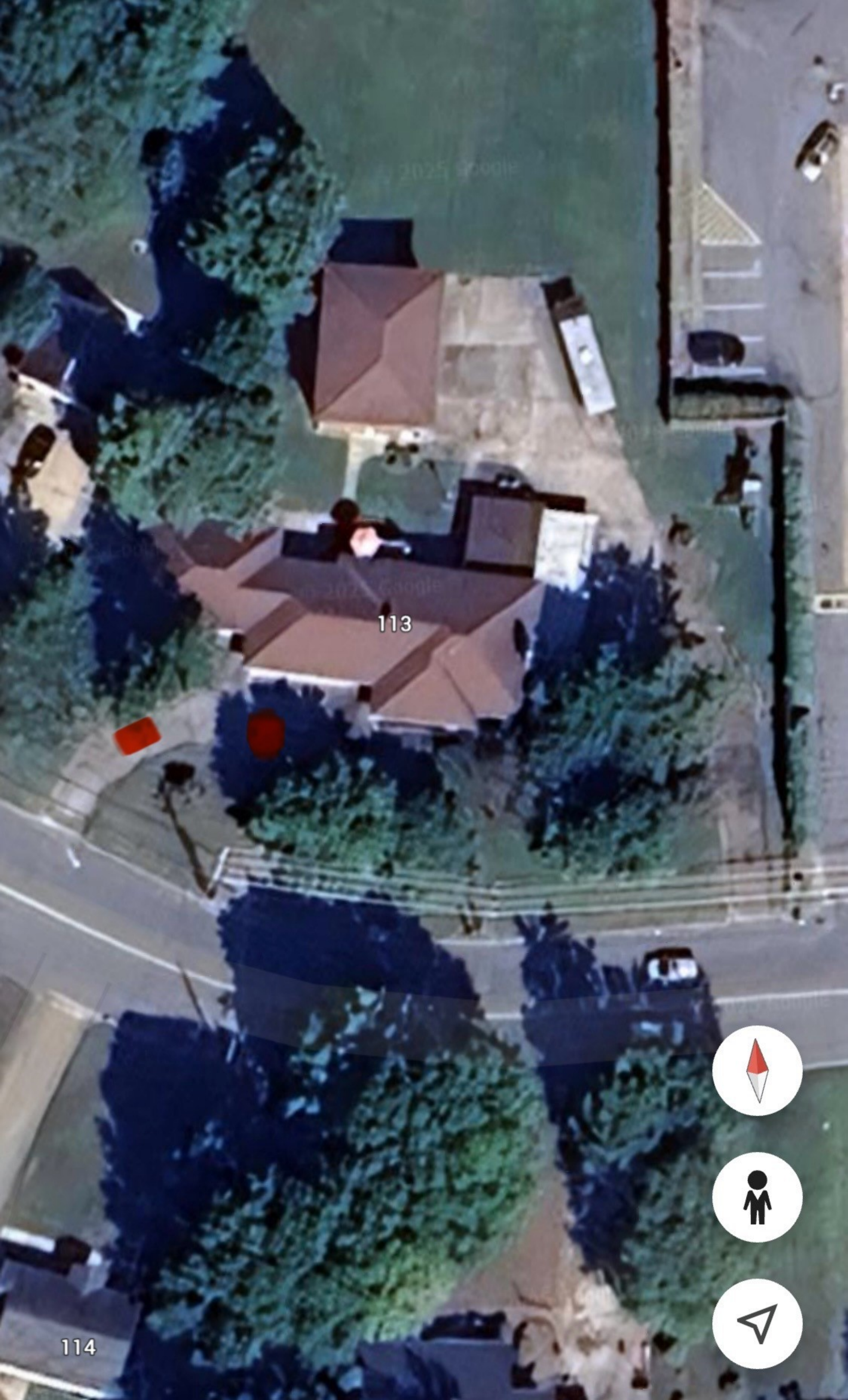


- Note sign near front door beside path



≈ 18"

≈ 12"

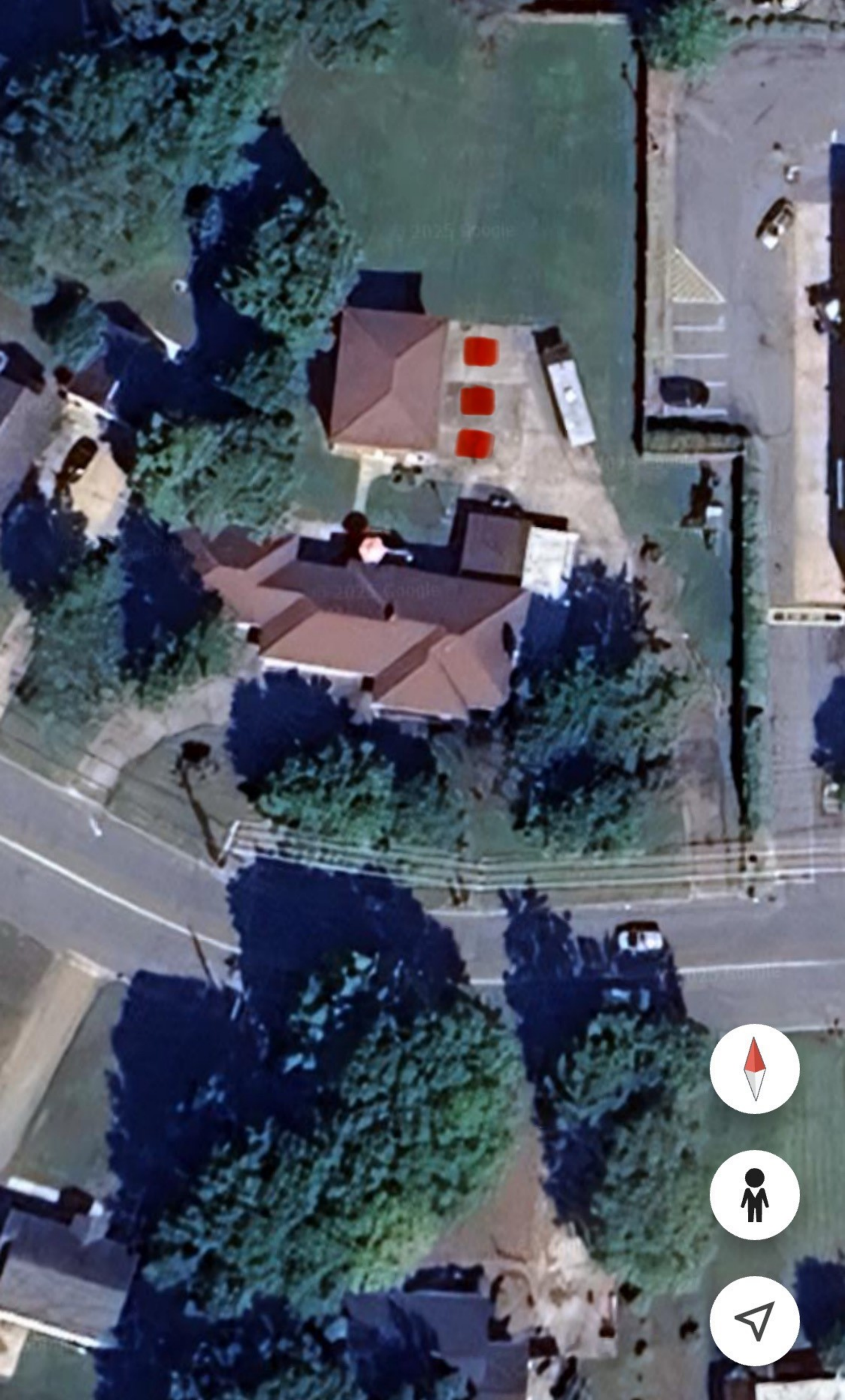


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113

114













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

Future Land Use Downtown Residential Principal Uses: Downtown 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 2.1.1: Diverse Job Market.** A diversified job market that provides employment opportunities for persons with varying education levels and skill sets is needed and encouraged
- **Policy 2.1.6: Locally Owned Business.** Facilitate the creation and growth of small locally-owned businesses and support programs that provide technical and financial assistance to promote sustainable operating practices.
- **Policy 2.3.2: Innovative Spaces.** Graham promotes the development of flex space, live-work units, and adaptive structures for office, retail, and light industry.
-

Planning Type

Neighborhoods

Development Type

Downtown 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 smallscale 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.

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 consistent with the downtown residential land use areas and consistent with policies 2.1.1, 2.1.6, and 2.3.2, as put forth by the Graham 2035 Comprehensive Plan

Planning Board Recommendation:



STAFF REPORT

Prepared by Cameron West, Planner

Type of Request: Text Amendment for New Use of Multi-Tenant Industrial Buildings

Meeting Dates

Planning Board on April 15, 2025

City Council on May 13, 2025

Contact Information

Lawson Brown

522 South Lexington Ave

Burlington, NC 27215

336-227-8851

elb@vernonlaw.com

Summary

City Staff has received a request for text amendment to define and create a use classification for multi-tenant industrial facilities. Currently, the development ordinance does not have a specified use for this proposed type of development. We have an approved use for single industrial buildings and unified business developments. The unified business developments are particular to shopping centers and commercial developments. They do not permit any I-1 uses in these developments, even being allowed in the I-1 zoning. As of right now, there is no way for staff to approve these types of developments as the closest related zoning use we can choose from is the unified business developments. We have received multiple new requests for these types of developments and have suggested that a text amendment was proposed to define them in our ordinance.

Project Name

Text Amendment for New Use of Multi-Tenant Industrial Buildings (AM2501)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable.

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

Development Type

All

Staff Recommendation

Based on the comprehensive plan, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The proposed amendment updates the language to provide a defined use for these types of developments. As we have received many new requests for these, it is important that staff have directive in the ordinance on how they are approved.



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JOHN H. VERNON, JR. (1911-1986)
JOHN H. VERNON, III
WILEY P. WOOTEN (1943-2018)
E. LAWSON BROWN, JR.
MARK A. JONES
BENJAMIN D. OVERBY, SR.

JENNIFER L. BOGACKI*
KRISTEN L. DELFORGE**
RYAN D. MOFFITT
THOMAS S. WHITAKER
TAYLOR K. SQUIRES

March 14, 2025

*ALSO ADMITTED IN MASSACHUSETTS
**ALSO PROVIDING PARENTING COORDINATOR SERVICES

The City of Graham, NC
ATTN: Cameron West, Graham City Planner
201 South Main Street
Graham, NC 27253
cwest@cityofgraham.com

Re: Welcome I-40 – Text Amendment, Cherry Lane Project
Client file No.: 24139A-04

Dear Mr. West,

I write on behalf of my client, Welcome I-40 regarding our request for a Text Amendment to the City of Graham's Development Ordinance (UDO). As it stands, the current UDO does not include a permitted use that aligns with the intended use of the anticipated Cherry Lane Project. Therefore, we propose that the City Council amend the current UDO to create a new use type that conforms with our intended use. We propose that the text amendment definition reads as follows:

“Multi-Occupancy Distribution and Warehouse is established for industry, assembly, fabrication, warehousing and/or distribution with single or multi-occupants on sites with adequate access to highways, thoroughfares, streets and roads and with adequate utilities, the transportation adequacy being subject to the Technical Review Committee requirements and approval.”

Lastly, we would request that the table of permitted uses outlined in Section 10.135 of the UDO be amended to include a new use type identified as “Multi-Occupancy Distribution and Warehouse.” Such use shall be permitted by right in I-1 and I-2 zoning districts. We ask that the council review and address the proposed text amendment during the Planning Board meeting scheduled for April 15, 2025. We stand ready to address any questions or concerns the Council may have regarding this request. Thank you for your prompt attention to this matter.

Very truly yours,


E. Lawson Brown, Jr.

ELB, JR. / tks

exceptions: the minimum square footage is 700 square feet rather than 1000 square feet and requirements b) and i) above are not applicable.

- 3) Class B: A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction, and that meet or exceed criteria (f) and (h) for Class AA manufactured dwellings above.
- 4) Class C: Any portable manufactured housing unit built before July 1, 1976 that does not meet the definitional criteria of a Class A or Class B manufactured dwellings above. Pursuant to 160D-910, manufactured homes may not be excluded on the basis of age.

Manufactured Home Park - A group development site with required improvements and utilities for the long-term location of two or more manufactured dwellings for rental purposes, which development may include services and facilities for the residents.

Manufactured Home Space- A designated area of land within a manufactured dwelling park designed for the accommodation of a single manufactured dwelling in accordance with the requirements of this Ordinance.

Metal Fabrication – The industrial process of manufacturing sheet metal and other flat metals to make them conform to specific shapes through cutting, stamping, shaping, folding, and welding.

Multi-Occupancy Distribution and Warehouse - Established for industry, assembly, fabrication, warehousing and/or distribution with single or multi-occupants on sites with adequate access to highways, thoroughfares, streets and roads and with adequate utilities, the transportation adequacy being subject to the Technical Review Committee requirements and approval.

Nonconforming Buildings – A nonconforming building is a building that was lawfully erected (or for which a vested right had been established) but that, as a result of adoption of or amendments to this ordinance or of the property coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, does not conform to the minimum setbacks, maximum height or other requirements specific to buildings (such as materials or colors) of the zoning district in which it is located.

Nonconforming Lots – A nonconforming lot is a lot that was lawfully created (or for which a vested right had been established) but that, as a result of adoption of or amendments to this ordinance or of the lot coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, does not conform to the minimum lot area or minimum lot width of the zoning district in which it is located.

Nonconforming Site Elements – A nonconforming site element is a physical feature of a site, such as parking, landscaping or signage, that was lawfully established (or for which a vested right had been established) on a property but that, as a result of adoption of or amendments to this ordinance or of the property coming under the jurisdiction of this ordinance or by governmental action in the acquisition of public rights-of-way, does not conform to the requirements for that site element.

Nonconforming Uses – A nonconforming use is a use of land or buildings that was lawfully established (or for which a vested right had been established) prior to the effective date of current use regulations



Use Type	R-18	R-15	R-12	R-9	R-7	C-R	R-MF	R-G	O-I	C-O-I	B-3	B-2	B-1	C-B	I-1 (Note 19)	I-2 (Note 19)	C-I	C-MXR	C-MXC	LUC
Manufactured Housing and Wood Buildings															X	X	C			4
Medical, Dental and Surgical Equipment															X	X	C			4
Millwork, Plywood and Veneer															X	X	C			4
Optical Goods												X		C	X	X	C			4
Paperboard Containers and Boxes																X				4
Pharmaceutical Products															X	X	C			4
Photographic Equipment and Supplies															X	X	C			4
Plastic Products															X	X	C			4
Pottery and Related Products															X	X	C			4
Rubber Products																X				4
Sawmill																S				
Sign manufacture, fabricating												X		C	X	X	C			4
Soaps and Cosmetics																X				4
Textile Products (no dyeing and finishing)															X	X	C			4
Textile Products (with dyeing and finishing)																X				4
Massage Therapy, practitioner licensed by the State of NC									X	C	X	X	X	C	X		C	C	C	2
Medical, Dental or Related Office									X	C	X	X	X	C	X		C	C	C	2
Medical or Dental Laboratory									X	C		X	X	C	X		C	C	C	3
Motion Picture Production												X		C	X		C			4
Multi-Occupancy Distribution and Warehouse															X	X				4
Municipal Facilities	S	S	S	S	S	C	S	S	X	C	X	X	X	C	S	S	C	C	C	3
Museum or Art Gallery									X	C	X	X	X	C				C	C	2
Night clubs, dance halls (see note 4)												X	X	C			C		C	3
Nursing Home, Rest Home, Convalescent Home	S	S	S	S	S	C	X	X	S	C	S	X		C				C	C	3
Park, Public	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3

