

# City of Graham

## City Council Meeting Agenda

### July 8, 2025



6:00 p.m. | City Hall | 201 South Main Street | Graham, NC

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**CALL TO ORDER:** Mayor Jennifer Talley

#### **INVOCATION & PLEDGE OF ALLEGIANCE**

#### **CONSENT AGENDA:**

- A. To approve the June 10, 2025, City Council Meeting and June 27, 2025, Special Meeting minutes.
- B. To award the City of Graham's audit contract for \$31,270 for the fiscal year ending June 30, 2025, to Stout Stuart McGowen & King, LLP.
- C. To approve a revision to Section 6-9. Law Enforcement Officers' Special Separation Allowance, to the City of Graham's Personnel Policy.
- D. To appoint Kevin Squires to the Graham Fire Department's Relief Fund Board of Trustees.
- E. To approve a Budget Amendment recognizing \$30,000.00 in Federal Drug Forfeiture revenue.

#### **PUBLIC HEARINGS:**

##### **1. REZONING – 6.27 ACRES – OFF IVEY ROAD AND EAST GILBREATH STREET**

A public hearing has been continued to consider rezoning 6.27 acres of property from R-18, Low-Density Residential, to C-R, Conditional Residential, to construct 29 townhomes located off Ivey Road and East Gilbreath Street. (Planning Board Recommended Approval 5-0 with conditions) (Continued from the January 14, February 11, April 8, May 13, and June 10, 2025 Council meetings.)

##### **2. REZONING - 0.51 ACRE LOT – 200 SOUTH MARSHALL STREET**

A public hearing has been continued to consider rezoning a 0.51-acre lot, located on 2090 South Marshall Street, from O-I (Office and Industrial) to B-2 (General Business). (Planning Board recommended denial 6-0) (Continued from the April 8, May 13, and June 10, 2025 Council meetings.)

##### **3. REZONING – 1.7 ACRE LOT – GANT ROAD**

A public hearing has been continued to consider rezoning a 1.7-acre lot on Gant Road from I-1 (Light Industrial) to R-G (General Residential) for the purpose of constructing a manufactured home for living purposes. (Planning Board recommended approval 6-0)

#### **4. JOINT ANNEXATION ORDINANCE– BURLINGTON-GRAHAM – RACE TRACK ROAD**

A public hearing has been continued to consider approving an Ordinance and a Memorandum of Understanding for a joint annexation agreement between the Cities of Graham and Burlington for the area of Race Track Road. (Continued from the May 13 and June 10, 2025 Council meetings.) (Staff request to table to the August 12, 2025 City Council meeting.)

#### **5. TEXT AMENDMENT – DEVELOPMENT ORDINANCE - TOBACCO, VAPE, HEMP SALES**

A public hearing has been scheduled to consider an Ordinance amendment to Article 2, Section 10.16, Article 4, Section 10.135, and Article 4, Section 10.149 to add language to the Development Ordinance defining and creating a use type for Tobacco, CBD, and Vapor Shops. (Planning Board recommended approval 5-1)

#### **6. SPECIAL USE PERMIT – 1205 E HARDEN STREET**

A public hearing has been continued to consider a Special Use Permit for a Unified Business Development (UBD) for property located at 1205 E Harden Street for the use of a multi-tenant building. (Continued from the June 10, 2025 Council meeting.) (Planning Board recommended approval.)

#### **NEW BUSINESS:**

#### **7. MOU – ALAMANCE COUNTY SHERIFF’S OFFICE – EMERGENCY DETENTION EVACUATION**

The City Council will consider renewing a Memorandum of Understanding between the City of Graham and the Alamance County Sheriff’s Office, detailing the response to an Emergency Detention Evacuation.

#### **8. ORDINANCE AMENDMENT – CIVIL PENALTIES – PARKING FINE INCREASE**

The City Council will consider an Ordinance amendment to Chapter 20 – Traffic and Vehicles, Article I – In General, Section 20-2 Civil Penalties to replace the penalty chart for parking violations.

#### **9. CITY OF GRAHAM’S BOARDS AND COMMISSIONS - APPOINTMENTS**

##### **ABC Board**

Robert Parrish

Request Reappointment

*No vacancy after reappointment*

##### **Appearance Commission/Tree Board**

Emily O’Dell

Request Reappointment

*No vacancy after reappointment*

**Applicant:** Benjamin Beushausen

##### **Graham Historical Museum Board**

Karen Chin

Request Reappointment

Gail Walker

Request Reappointment

*Two vacancies after reappointments*

**Applicant:** Casey Bosley

### Graham Housing Authority

*One vacancy*

**Applicants:** Sonya Carter, Maynard Jeannis

### Historic Resources Commission

*Two vacancies*

**Applicants:** Casey Bosley, Benjamin Beushausen

### Planning Board/Board of Adjustment

Dean Ward

Toney Bailey

Mike Benesch

Request Reappointment

Request Reappointment

Request Recommendation

(Appointed by Alamance County)

*No vacancies after reappointments*

**Applicants:** Benjamin Beushausen, Maynard Jeannis, Emily O'Dell

### Recreation Commission

Nicki Smith

Jay Cook

Request Reappointment

Request Reappointment

*One vacancy after reappointments*

**No Applicants**

## PUBLIC COMMENT PERIOD

## CITY STAFF COMMENTS

## CITY COUNCIL COMMENTS

## CLOSED SESSION:

City Council will consider going into closed session in accordance with North Carolina General Statute 143-318.11(3) to consult with an attorney employed or retained by the public body to preserve the attorney-client privilege between the attorney and the public body for both current (County Motor Land Company, LLC, Petitioner, v. The City of Graham, Respondent; File 18CVS279), potential litigation, and a personnel issue.

## ADJOURN