



City of Graham Planning Board

Meeting Agenda

September 16th, 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 August 19, 2025, meeting minutes.
6. New Business
 - a. RZ2504 - Wilton Drive R-7
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.



PLANNING BOARD MINUTES

Tuesday, August 19, 2025

The Planning & Zoning Board held its regular meeting on Tuesday, June 17th, 2025. Members present were Tony Bailey, Chad Huffine, Chair Dean Ward, James Stockert, Vice Chair John Wooten, and Jim Young. Members absent were Michael Benesch. 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 June 17th, 2025 meeting of the Planning Board. John Wooten made a motion to approve the minutes. Jim Young made the second. All voted Aye.
6. New Business
 - a. **AM2503 – Minor Subdivision Revision.** Cameron gave the staff report. The City Council has requested City Staff to analyze the existing Minor Subdivision classification and update it to allow for one more additional lot and add a clearer synopsis of how the parent parcel is treated in these subdivisions. Staff also added a timeframe requirement on when previous subdivisions could be subdivided again as a minor subdivision. Chair Dean Ward opened the public hearing. No one came forward to speak. Chair Dean Ward closed the public hearing. This issue was discussed by the Board. Chad Huffine made a motion to approve the text amendment with some changes. These changes were: to remove the timing requirement of the text amendment and to change the language of public street to public right of way. James Stockert made the second. Board voted 6-0. All voted Aye.
7. Public comment on no agenda items- Cameron mentioned that the future land use plan was coming to the final draft phase and should be ready for viewing soon.
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 7:04 p.m.

Respectfully submitted this day 26th day of August, 2025
Cameron West



STAFF REPORT

Prepared by Cameron West, Planner

Wilton Drive R-7 (RZ2504)

Type of Request: Rezoning

Meeting Dates

Planning Board: September 16th, 2025

City Council on October 14th, 2025

Contact Information

KC Rentals LLC

PO Box 699 Alamance, NC 27201

336-516-5013

kfoust@mcphersongrading.com

Summary

This is a request to rezone a .61-acre lot and a .95-acre lot at the end of Wilton Drive from R-12 (Medium Density Residential) to R-7 (Low Density Residential) for the purpose of developing the vacant for the purpose of subdividing the lots and potentially building a duplex on each lot. The lot is currently vacant and is surrounded by single-family dwellings and townhomes on the rear. In order for the land to be developed, each new lot created would need to have frontage on a public street. This parcel would need to extend the roadway in the form of a culdesac or an approved turnaround so each lot has frontage. These items would be handled during the major subdivision review if the zoning is approved. The request is strictly for the change of zoning classification of the two lots. On top of the roadway extension, City water will also need to be extended as it also stops where the road does. There is a sewer line that runs into the Chandler Village Townhome Development so that will not need to be extended. The land currently falls in the Suburban Residential Land Use category which supports the use of predominantly detached single family homes; new neighborhoods may include a range of duplexes, townhomes, and small scale multi-family dwellings of twelve units or less. Only the use of single family homes and duplexes are permitted in the R-7 Zoning district. The appropriate density for this land use area is 3-6 dwelling units per acre.

Location

0 Wilton Drive

GPIN:

8883160385 &

8883162157

Current Zoning

R-12 (Medium Density Residential)

Proposed Zoning

R-7 (Low Density Residential)

Overlay District

N/A

Surrounding Zoning

R-12, R-18, and C-R

Surrounding Land Uses

Single Family and Townhomes

Size

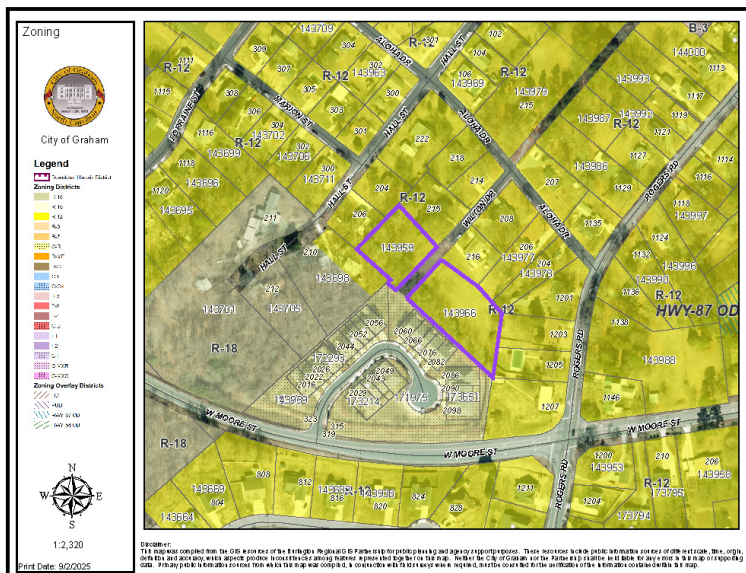
1.56 acres

Public Water & Sewer

Yes

Floodplain

No



Zoning Map

Zoning



City of Graham

Legend

Downtown Historic District

Zoning Districts

- 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
- I-2
- C-I
- C-MXR
- C-MXC

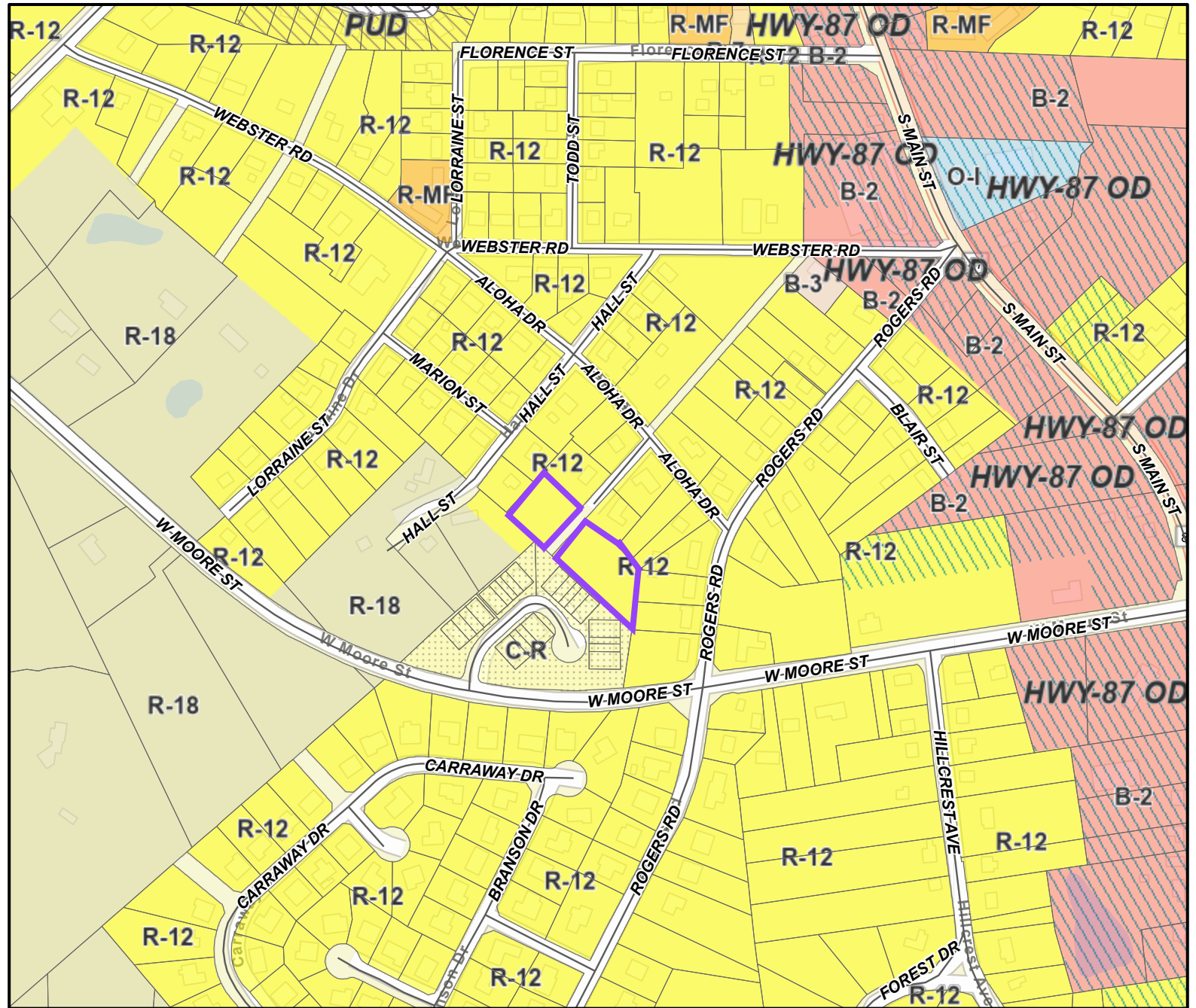
Zoning Overlay Districts

- HD
- PUD
- HWY-87 OD
- HWY-54 OD



1:4,957

Print Date: 9/8/2025



Disclaimer:

This map was compiled from the GIS resources of the Burlington Regional GIS Partnership for public planning and agency support purposes. These resources include public information sources of different scale, time, origin, definition and accuracy, which aspects produce inconsistencies among features represented together on this map. Neither the City of Graham nor the Partnership shall be held liable for any errors in this map or supporting data. Primary public information sources from which this map was compiled, in conjunction with field surveys where required, must be consulted for the verification of the information contained within this map.

FLU Map

Zoning



City of Graham

Legend

Downtown Historic District

Zoning Districts

- R-18
- R-15
- R-12
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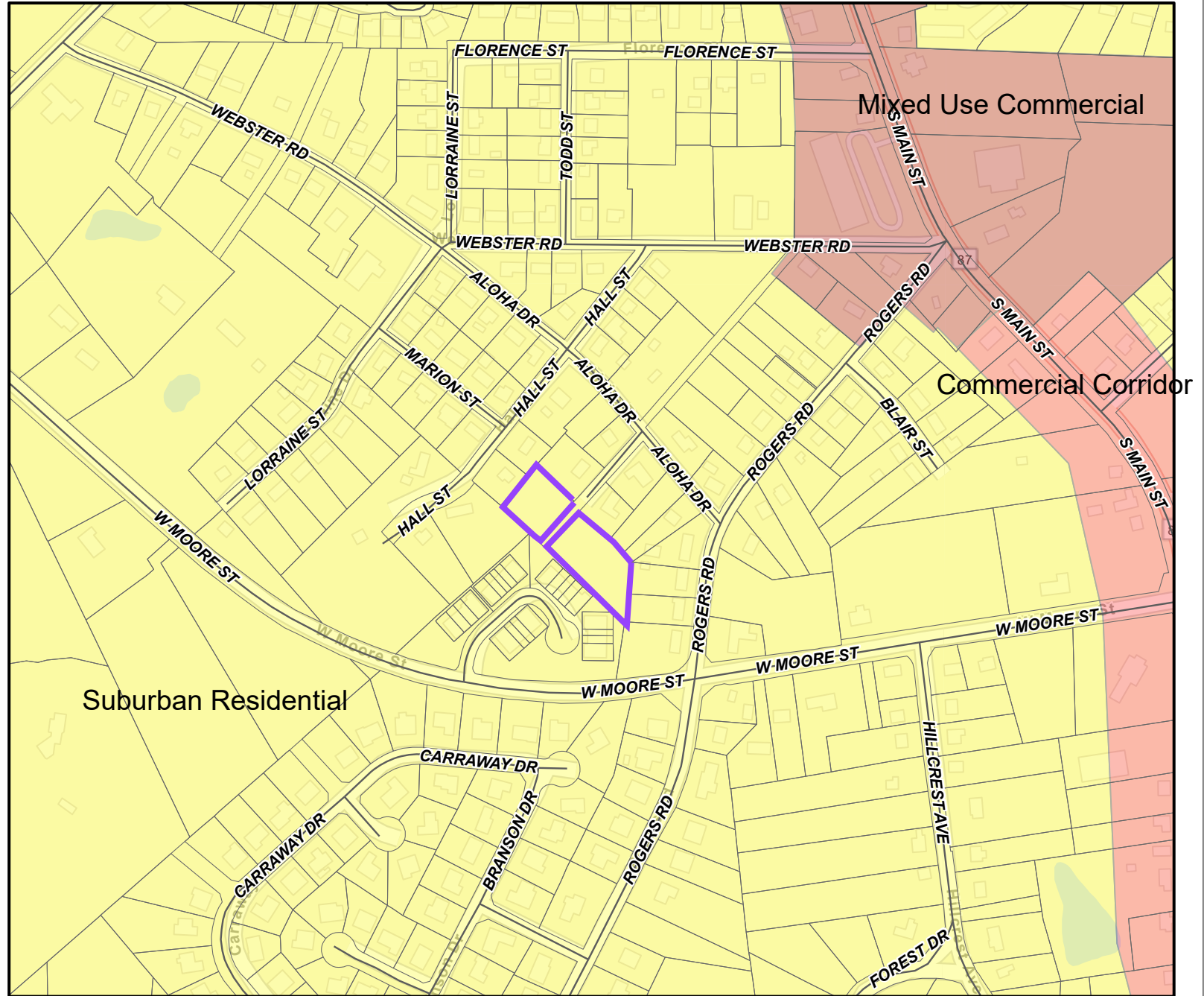
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Conformity to the *Graham 2035 Comprehensive Plan (GCP)* and Other Adopted Plans

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.
- 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.
- 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
- 5.1.1 **Housing Variety.** Encourage a mix of housing types within Graham to increase choice. These can include single family dwelling units, multifamily dwelling units, small units, pre-fabricated homes, cohousing, and clustered housing.
- 5.2.1 **Diverse Neighborhoods.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units.

Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends **Approval** of the rezoning. The following supports this recommendation:

- The proposed use of a zoning is consistent with the current land zoning and land use plan for the overall goal of building structures on the future lots.
- Rezoning the property would be consistent with the Suburban Residential type and furthers policy 2.2.1, 4.3.1, 5.1.1, and 5.2.1, as put forth by the *Graham 2035 Comprehensive Plan*.