



City of Graham Planning Board

Meeting Agenda

May 19th, 2026, 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 April 21, 2026, special meeting minutes.
6. Old Business
 - a. CR2602: White Rock Estates W Moore Street C-R
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.

Overview of Planning Board and General Meeting Rules

The City of Graham Planning and Zoning Board is an advisory board to the Graham City Council. It considers and makes recommendations to the Council regarding any requests for changes to zoning assignments, and as such, City Council is the final arbiter of approval/disapproval.

Meetings are conducted according to the written, published agenda. Individuals who wish to speak concerning any of the requests to be considered will be given opportunity during the public comment period for each item. Please signify by raised hand your desire to speak, and the meeting moderator (typically the board chair or vice chair in the chair's absence) will recognize you. Please come to the podium, state your name and address, and voice your comment. The time limit for comments is three minutes but may be extended by the moderator to allow questions from the board. Please maintain a respectful and civil demeanor with all comments and responses to questions. The meeting moderator will signal when an individual's time has expired and will call for the next commenter. If an individual does not respect the time limit, speaks out from the audience without being recognized by the moderator, or is disrespectful of the board, they will be subject to removal from the meeting. Once the public comment period has been closed by the moderator, further comment from the audience will be deemed out of order, and individuals not respecting this will be subject to removal.



PLANNING BOARD MINUTES

Tuesday, April 21, 2026

The Planning & Zoning Board held its regular meeting on Tuesday, April 21, 2026. Members present were Chair Dean Ward, Chad Huffine, James Stockert, Elizabeth Kirkpatrick and Tony Bailey. Absent member were John Wooten and Michael Benesch. Staff members present were Planner Cameron West and Zoning Enforcement Officer Jenni Bost.

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 March 30, 2026 meeting of the Planning Board. James Stockert made the motion and Chad Huffine made the second. All voted Aye.
6. New Business

a. **CR2602: White Rock Estates W Moore Street C-R**

Chad Huffine asked to be recused because he is working with WACA Properties. Chair Dean Ward made the motion to allow Chad Huffine to be recused from this vote, James Stockert made the second. All voted aye. Cameron West gave the staff report. Chair Dean Ward opened the meeting. Michael Watkins, CEO of Waca Properties, 940 Dickerson Drive, Troy, OH 45373 gave the presentation of this project. John Oglesby with CSD Engineering, 375 East Third St, Wendell NC also came forward and gave some details about the project. The following people spoke against this project:

Jeff Benes	1407 E. Gilbreath St
Page Cook	1202 Hanford Rd
Mildred Huey	1170 Hanford Rd
Adam Stenross-Russell	1204 Hanford Rd
Robert Sanders	1225 Hanford Rd
Ruth Sanders	1225 Hanford Rd

John Oglesby and Michael Watkins came forward again to answer additional questions from the Board. Chair Dean Ward closed the public hearing. The Board discussed among themselves. Chair Dean Ward opened the public hearing again so that Michael Watkins could come forward again. Chair Dean Ward asked Michael Watkins if he would like to table this until next month's meeting so he will have the opportunity to potentially work out some of the details. Michael Watkins spoke with his team and they



agreed to table this project until next month. James Stockert made a motion to table this project until next month's meeting, Tony Bailey made the second motion. All voted aye.

Chair Dean Ward made a motion to bring Chad Huffine to the meeting. Tony Bailey made the second. All voted aye.

7. Public comment on no agenda items

8. Staff comments- No staff comments

9. Adjournment-- Chair Dean Ward made a motion to adjourn. Seconded by James Stockert. All voted Aye.

Meeting Adjourned at 7:46 p.m.

Respectfully submitted this day 22nd day of April, 2026
Jenni Bost



STAFF REPORT

Prepared by Cameron West, Planner

White Rock Estates W Moore Street C-R (CR2602)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on April 21, 2026 & May 19, 2026

City Council on June 9, 2026

Contact Information

WACA Properties, LLC



Summary

This is a request to rezone 10.05 acres of property from R-18 (Low-Density Residential) to C-R (Conditional Residential) for the purpose of constructing 1 Tiny Homes and 10 Custom Built Homes separated by a pond on site and connecting the two sides via a walking path. The tiny home section of the development will be served by private roads and the custom home section will be served by public roads. Both sections intend to connect to public water and sewer. The development will have a 10 foot wide Type D landscaping buffer surrounding the development proposed of existing vegetation if possible as stated on the plans. The applicant has requested a condition regarding minimum lot size and setbacks for both the tiny homes and custom built homes. Both of those measurements can be found on the site plan. The applicant has also provided affidavits in your packet showing the intent to purchase land to provide access into the development if the project is approved. The entirety of the lot falls within 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 Future Land Use Plan also states that the appropriate density inside of the zone is 3-6 dwelling units per acre. The current lot layout of 27 home would fall just shy of the 3-6 dwelling units per acre. With there being a riparian buffer and pond on the lot, some of the area is un-developable. The total lot coverage and total area of roads and sidewalks come out to 4.59 acres. This acreage would allow for 27.54 lots to be developed based on the 6 dwelling units per acre with some additional room to increase that number based upon open space not inside of the riparian buffer zone.

Location

0 Hanford Road

GPIN:

8873964303

Current Zoning

R-18 (Single Family Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

R-12, R-18

Surrounding Land Uses

Single Family, Vacant

Size

10.05 acres

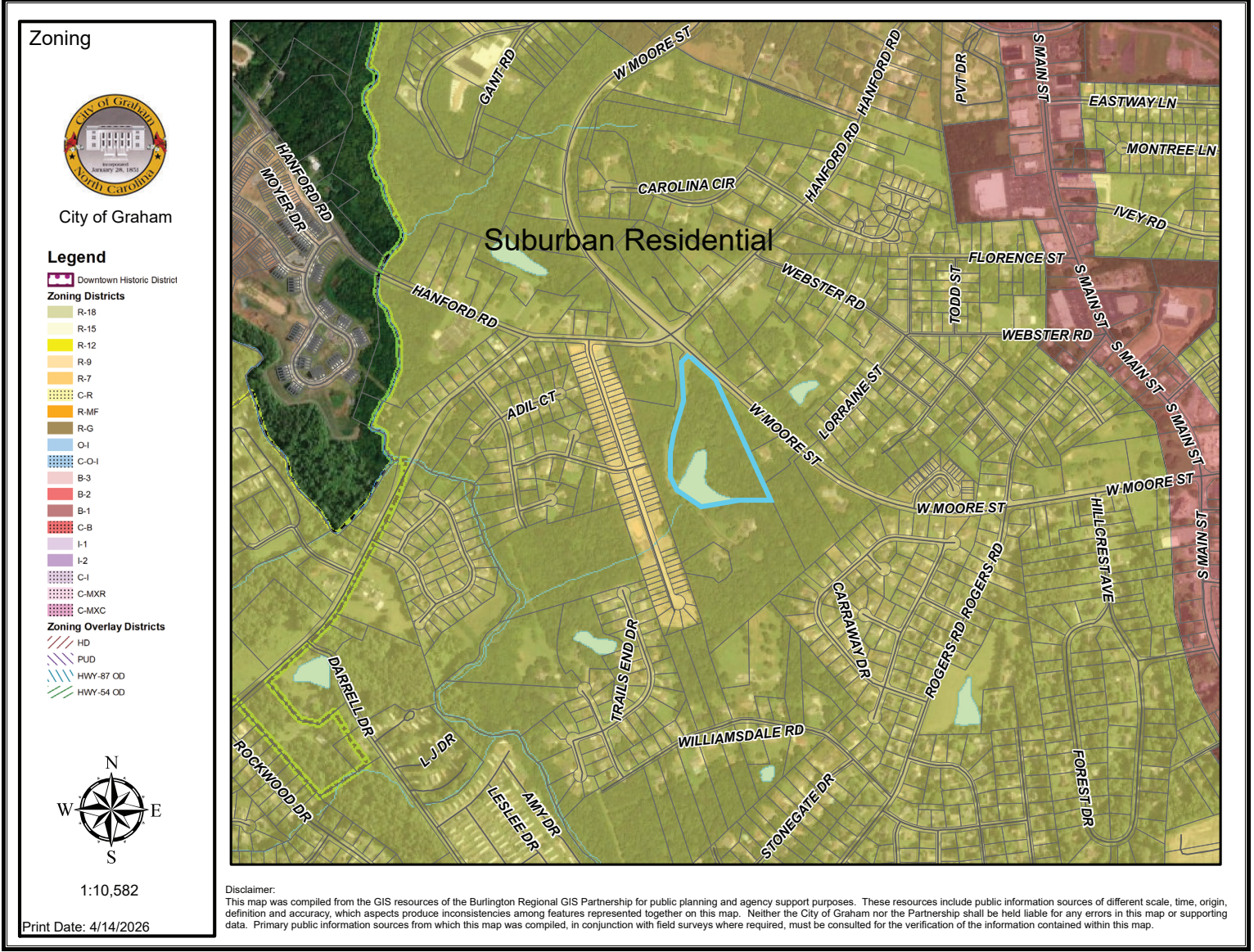
Public Water & Sewer

Yes

Floodplain

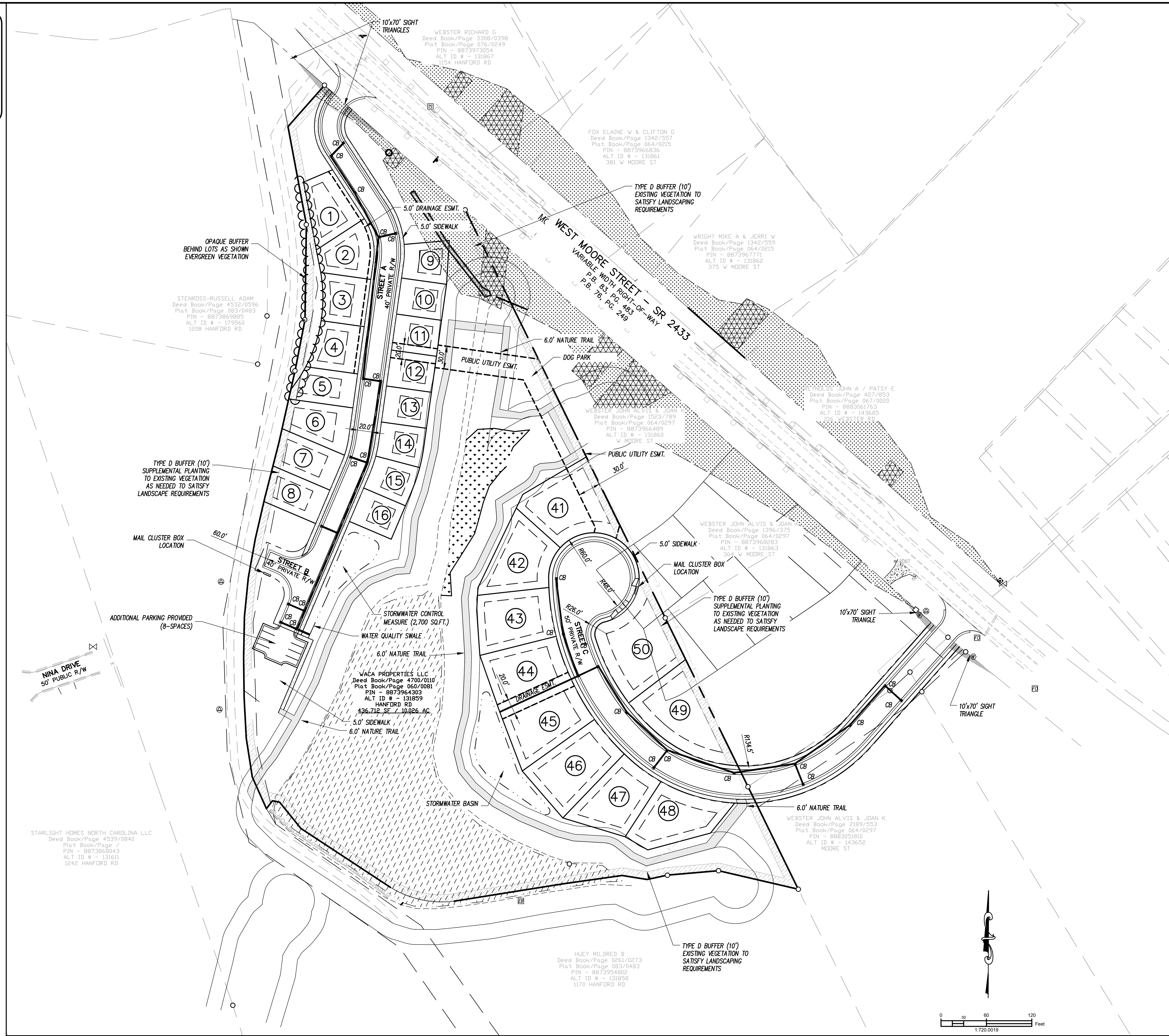
No

Future Land Use Map



PRELIMINARY PLAT NOTES:

1. THIS MAP IS NOT FOR CONVEYANCE OR SALES.
2. SEE SHEET C3.2 FOR LOT DIMENSIONS WITH METES & BOUNDS.
3. SEE ROADWAY PLAN & PROFILE SHEETS FOR STREET CENTERLINE GEOMETRY AND ADDITIONAL LABELING OF ROADWAY IMPROVEMENT FEATURES.
4. FOR CONCEPTUAL STORM DRAINAGE LAYOUT, CATCH BASIN AND STORMWATER CONTROL MEASURE LOCATIONS ARE SHOWN AND LABELED ON THIS SHEET. FOR PIPE PLAN & PROFILE, SEE SHEETS C4.1 AND C4.2.
5. NON-FEMA FLOOD STUDY IS PROVIDED WITH THIS PLAN SET.



CSD ENGINEERING
 LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL
 P.O. BOX 1250
 WENDELL, NC 27591
 (910) 791-4441

**PRELIMINARY PLAT
 AND CONDITIONAL ZONING PLAN**

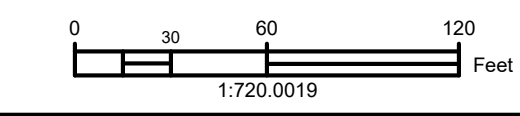
CONDITIONAL ZONING DRAWINGS FOR
WHITE ROCK ESTATES
 LOCATED IN GRAHAM
 ALABAMA COUNTY, NORTH CAROLINA
 OWNER: VACA PROPERTIES
 CONTACT: MICHAEL WATKINS
 TRACT ID: 4537
 (937) 259-6676



PLAN NOT RELEASED FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

DATE: 5/6/2026
 HORIZONTAL SCALE: 1" = 60'
 VERTICAL SCALE: N/A
 DRAWN BY: LMB
 CHECKED BY: JFO
 PROJECT NO.: 25-0741
C3.0
 Sheet No. 3 of 17



UTILITY NOTES:
 1. WATER AND SEWER UTILITY WILL BE PUBLIC.
 2. WATER MAIN MATERIAL SHALL BE DUCTILE IRON PIPE.
 3. SEE LABELS FOR SEWER MAIN MATERIAL (PVC OR DIP PIPE PER CITY SPECIFICATIONS AND REQUIREMENTS).

40' PRIVATE ROAD R/W
 P.B. 83, PG. 483
 (CALLED TO AS 40' WIDE
 - PLATS TO 50' WIDE)

STENROSS-RUSSELL ADAM
 Deed Book/Page 4532/0596
 Plat Book/Page 083/0483
 PIN - 8873969885
 ALT ID # - 179560
 1208 HANFORD RD

MIN. 8" WATER MAIN
 WET WELL FOR PROPOSED PUMP STATION
 SS FORCE MAIN
 MIN. 8" WATER MAIN
 FH
 40' PRIVATE ROAD R/W
 P.B. 38, PG. 90
 P.B. 60, PG. 81

EX. WATER MAIN
 EX. SANITARY SEWER

STARLIGHT HOMES NORTH CAROLINA LLC
 Deed Book/Page 4539/0840
 Plat Book/Page 7
 PIN - 8873868043
 ALT ID # - 131611
 1242 HANFORD RD

18" RCP
 IN(NE)=543.96
 OUT(SW)=542.70

18" RCP
 IN(NE)=544.22
 OUT(SW)=543.76

18" RCP
 IN(NE)=544.22
 OUT(SW)=542.57

40' PRIVATE ROAD R/W
 P.B. 38, PG. 90
 P.B. 60, PG. 81

WEBSTER RICHARD G
 Deed Book/Page 3308/0398
 Plat Book/Page 076/0249
 PIN - 8873973054
 ALT ID # - 131867
 1154 HANFORD RD

FOX ELAINE W & CLIFTON G
 Deed Book/Page 1342/0557
 Plat Book/Page 064/0215
 PIN - 8873966836
 ALT ID # - 131861
 381 W MOORE ST

WRIGHT MIKE A & JERRI W
 Deed Book/Page 1342/0559
 Plat Book/Page 064/0215
 PIN - 8873967771
 ALT ID # - 131862
 375 W MOORE ST

WEST MOORE STREET - SR 2433
 VARIABLE WIDTH RIGHT-OF-WAY
 P.B. 83, PG. 483
 P.B. 76, PG. 249

WRIGHT JOHN A / PATSY E
 Deed Book/Page 427/0533
 Plat Book/Page 067/0020
 PIN - 8883061763
 ALT ID # - 143685
 216 WEBSTER RD

WEBSTER JOHN ALVIS & JOAN K
 Deed Book/Page 1523/789
 Plat Book/Page 064/0297
 PIN - 8873966489
 ALT ID # - 131860
 W MOORE ST

WEBSTER JOHN ALVIS & JOAN K
 Deed Book/Page 1396/375
 Plat Book/Page 064/0297
 PIN - 8873966283
 ALT ID # - 131863
 364 W MOORE ST

WEBSTER JOHN ALVIS & JOAN K
 Deed Book/Page 2189/0533
 Plat Book/Page 064/0297
 PIN - 8883051810
 ALT ID # - 143652
 MOORE ST

HUEY MILDRED B
 Deed Book/Page 0261/0273
 Plat Book/Page 082/0483
 PIN - 8873954802
 ALT ID # - 131858
 1170 HANFORD RD



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 LAND PLANNING
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P.O. BOX 1250
 WENDELL, NC 27591
 (910) 791-4441

MUNICIPAL UTILITY PLAN

CONDITIONAL ZONING DRAWINGS FOR
WHITE ROCK ESTATES
 LOCATED IN GRAHAM
 ALABAMA COUNTY, NORTH CAROLINA
 OWNER: VACA PROPERTIES
 CONTACT: MICHAEL WATKINS
 7801 DUNDAS DRIVE
 TROY, OHIO 45373
 (937) 269-6676



REV. NO.	REMARKS	BY	DATE

DATE: 5/6/2026
 HORIZONTAL SCALE: 1" = 60'
 VERTICAL SCALE: N/A
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Sheet **C6.0**
 Sheet No. 17 of 17

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 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. *This amendment would allow for efficient land use and connection to existing services.*
- **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. *This amendment will offer flexibility in home ownership by presenting options for rental and/or owned residential units.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment will diversify the City's residential housing stock and support the downtown landscape.*

Planning Type

Neighborhoods

Development Type

Suburban 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 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.

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 provides the following statement:

- Rezoning the property would be consistent with the Suburban Residential land use areas and consistent with policies 4.3.1, 5.1.2, and 5.2.1, as put forth by the *Graham 2035 Comprehensive Plan*

Planning Board Recommendation: