



# **Board of Adjustment**

## **Meeting Agenda**

July 21, 2026 6:30

Council Chambers, 201 S Main St

1. Approve minutes of the August 15, 2023 meeting
2. New Business
  - A. VR2601 811 S Main Street Sign Size Variance Request
3. Public comment on non-agenda items

*A complete agenda packet is available at [www.cityofgraham.com](http://www.cityofgraham.com)*

CITY OF GRAHAM  
BOARD OF ADJUSTMENT  
August 15, 2023

Dean Ward called the meeting to order at 6:30 p.m. He welcomed Mr. Stockert to the board. Board Members present were Dean Ward, Chad Huffine Tony Bailey and Jerome Bias. Alternates present were John Wooten and James Stockert. Member absent Michael Benesch. Staff members present were Cameron West, Planner, Bryan Coleman, City Attorney, and Debbie Jolly, Zoning/Inspections Technician.

Cameron West stated that Mr. Wooten and Mr. Stockert are operating as alternates for the board, Chair Ward, Mr. Bailey and Mr. Bias are acting as City members and Mr. Huffines is acting as the ETJ member as it currently stands. Chad Huffines made a motion to appoint Michael Bensch as the temporary chair. Tony Bailey seconded. All voted Aye. Chair Ward ask to be recused since he was absent. Chad Huffines made a motion to recuses Chair Ward. Tony Bailey Seconded. All voted Aye. Jerome Bias made a motion to bring John Wooten in as an alternate to replace Chair Ward. Seconded by Tony Bailey. Chad Huffine ask to be recused since he is represented the applicant. Jerome Bias made a motion to recuse Chad Huffines. Seconded by Tony Bailey. All voted Aye. Mr. Wooten made a motion to appoint Jerome Bias Temporary Vice Chair. Seconded by Tony Bailey. All voted Aye. John Wooten moved to approve the minutes from July 18, 2023. With correction Jerome Bais name and I for All. Seconded by Tony Bailey. All voted Aye. Jerome Bias made a motion to bring Chair Ward and Chad Huffine back and Mr. Wooten back as the alternate. Tony Bailey Seconded. All voted Aye.

New Business

A. Appoint Vice-Chair- Tony Bailey made a motion to nominate Michael Benesch as Vice chair to Board of Adjustment. Seconded by Chad Huffines. All voted Aye.

3. Public comment on non-agenda items- Chair Ward would like staff to talk about alternates. Dean Ward made motion adjourn. Chad Huffine seconded. All voted Aye.



# STAFF REPORT

Prepared by Cameron West, Planner

**GFL Waste Industries (VR2601)**

**Type of Request:** Variance

**Meeting Dates**

Board of Adjustment on July 21, 2026

**Contact Information**

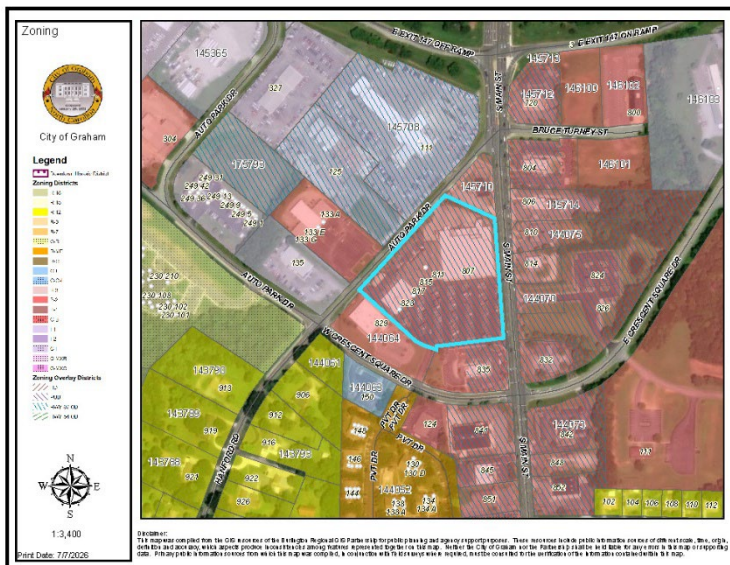
Beverly Keith

2608 Village Manor Way Raleigh, NC 27614

## Summary

This is a request for a variance for the allowance of a larger sign than what is allowed inside of the Development Ordinance.

Attached is a **draft of a Resolution for the Board to consider** when making its decision. This draft Resolution should be modified as the Board sees fit and is only provided by staff as a template.



### Location

811 S Main Street

GPIN: 8883195723

### Current Zoning

General Business (B-2)

### Current Use

Vacant

### Surrounding Zoning

I-1 & B-2

### Surrounding Land Uses

Retail, Restaurant, Repair Shop,  
Car Sales



## Board of Adjustment Resolution of Findings of Fact, Conclusions of Law and Decision

The Board of Adjustment for the City of Graham, North Carolina, having held a public hearing on **July 21, 2026** to consider **case number VR2601**, submitted by **Beverly Keith representing Dollar Tree** at 2608 Village Manor Way Raleigh, NC 27614, for a **variance from Development Ordinance section 10.442, Size Increase for a Wall Sign**, and having heard all the evidence and arguments presented at the hearings, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS OF LAW:

### FINDINGS OF FACT

*NOTE: These Findings of Fact were prepared by staff and should be modified by the Board as it sees fit.*

1. The property that is the subject of this variance request, 811 S Main Street., GPIN: 8883195732, is zoned General Business (B-2) and falls inside of the S Main Street Overlay District. (Exhibit 1)
2. The building addressed 811 S Main Street is a vacant commercial space looking to be occupied by Dollar Tree.
3. The minimum wall sign requirement in the S Main Street Overlay District states that the maximum total area of all allowable wall signs shall be equal to no more than ten percent (10%) of the area of the wall of which such sign is a part or to which each such sign is attached, as shown in Section 10.442 of the *City of Graham Development Ordinance*. (Exhibit 2)
4. The plans show that 10% of the wall coverage is 83.82 square feet. The sign the applicant is proposing is 131.43 square feet. Clearly stating that the proposed signage is greater than the 10% of wall coverage allowed required by the *Development Ordinance*. (Exhibit 3)
5. A Sign Permit was submitted to the City based on the sign plans provided (Exhibit 3) and were denied by staff on 6/22/26 referencing that the "surface display does not meet the 10% requirement." (Exhibit 4)
6. The application for a variance was filed with the Planner on June 29, 2026. (Exhibit 5) The applicant provided supporting documentation along with the application which include a legal letter, zoning information, and other documentation. (Exhibit 6)

[insert additional Findings of Fact, if any are made]

### CONCLUSIONS OF LAW

*The Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:*

*NOTE: These Conclusions of Law were prepared by staff and should be modified by the Board as it sees fit.*

1. The application for Variance in case number **VR1802**, is properly before the Board of Adjustment who has jurisdiction to hear and determine this application.
2. The Board of Adjustment as constituted at the hearing is a fair and impartial board, without conflicts or ex parte communications.
3. Variances from zoning requirements can be allowed by the Board of Adjustments for the reasons set out in Section 10.97 (2) of the City of Graham development Ordinance.



4. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. *Under the strict application of the ordinance, the property owner would have to redraw the sign plans to meet the 10% coverage requirement for the sign. A sign could still occupy this space.*
5. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. *The size of the wall is currently large enough to allow for a sign to meet the 10% coverage requirement.*
6. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. *The size requirement was known ahead of time and an application was submitted knowing that the sign would not meet the ordinance requirements. Therefore, creating an unnecessary hardship taken by the applicant.*
7. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. *The request will allow for a larger sign than what is allowed to be placed on a building inside of a shopping center. This could set precedent for other businesses inside and out of this area to request increases that aren't in line with the intent of the Development Ordinance.*

## DECISION

*In exercising its powers, the Board of Adjustment may grant or deny a variance and may impose any appropriate conditions on the variance, provided that the conditions are reasonably related to the variance. The concurring vote of four-fifths of the Board shall be necessary to grant a variance.*

For the above reasons, the Board of Adjustment (Grants/Denies) the variance that is the subject of this application.

Staff recommends that, the variance be denied on the aforementioned grounds.

The resolution reflects the decision of the Board of Adjustment, made the 21<sup>st</sup> day of July, 2026.

Attest:

---

Dean Ward, Chair

---

Jenni Bost, Secretary

# 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-1
- C-O-1
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-1
- C-MXR
- C-MXC

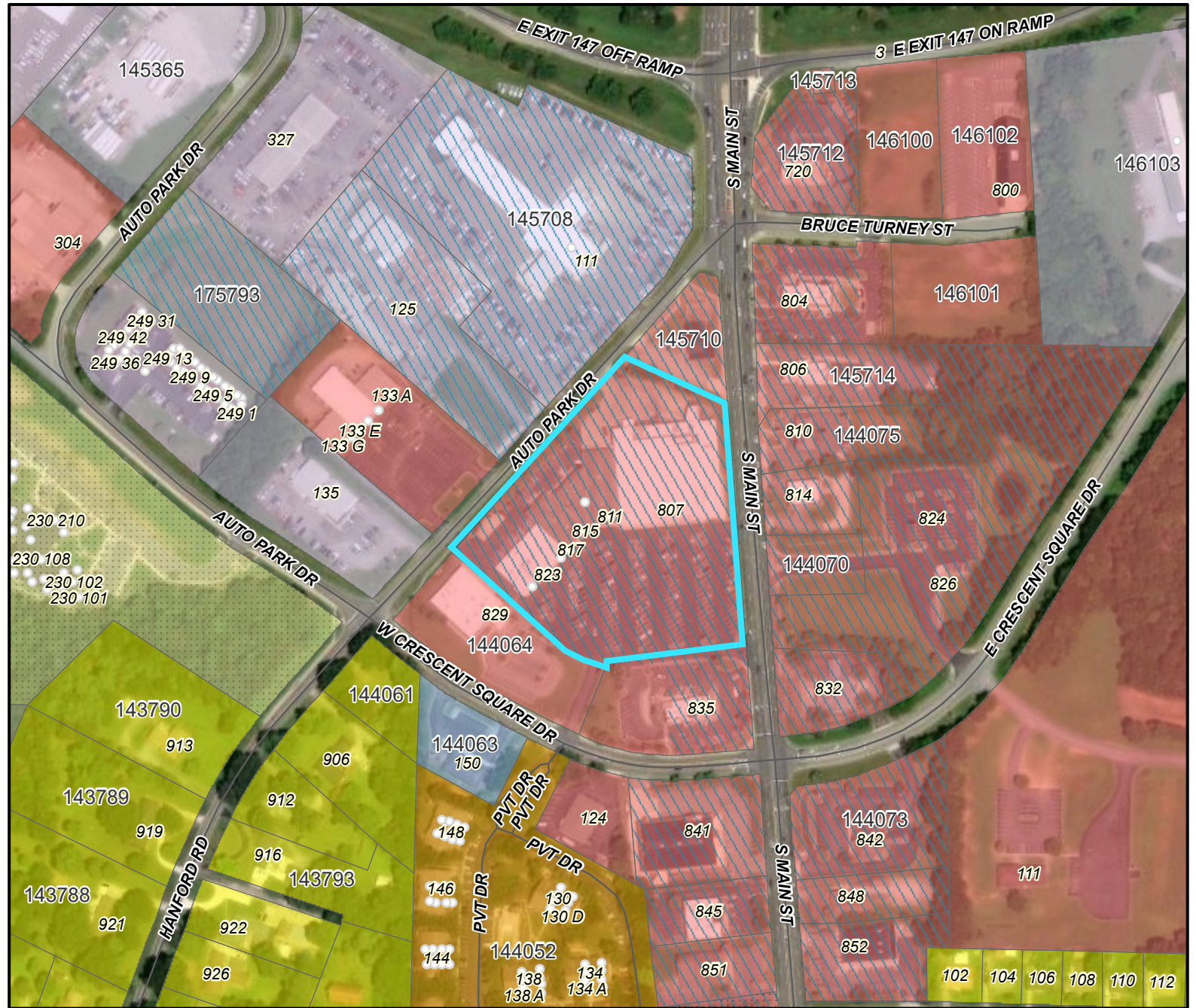
### Zoning Overlay Districts

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



1:3,400

Print Date: 7/7/2026



#### 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.

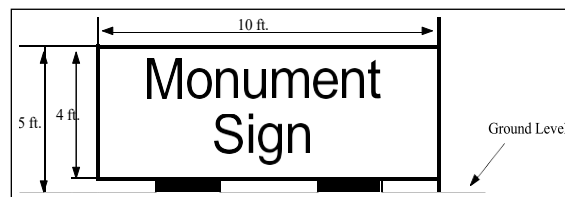
- (b) Building facades visible from South Main Street shall be clad with brick or stone masonry, wood, stucco, or similar material. The facades of buildings located on corner lots that are visible from South Main Street and any other road shall be clad with brick or stone masonry, wood, stucco, or similar material. The use of textured vinyl siding or decorative, split-faced cinder blocks may be used but shall not exceed 25% of the visible side of the building. The use of cinder-block, smooth vinyl, and metal siding shall only be allowed on the side and rear of the building if not visible from South Main Street.
- (c) All façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors are prohibited. Building trim and accent areas may feature black and brighter colors, including primary colors. Roof colors shall be low reflectance and non-metallic.
- (d) Roof pitches less than 3/12 will require a parapet wall.
- (e) Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirror or reflective glass is not permitted at any location.
- (f) Accessory structures and signage shall be of consistent design with the primary structure and be constructed of like or architecturally compatible materials.
- (g) The use of decorative materials such as fountains, outdoor seating and benches, and statutes are encouraged in pedestrian and open space areas.
- (h) Fencing shall not be temporary, nor constructed of exposed wire, unless not visible from the right-of-way of Highway 87 or an abutting street.

#### **Section 10.442            Signage**

All signage within the Overlay District shall conform to the following standards:

(a) Monument Signs:

- (1) Monument signs shall exclusively display only the name, trademark, and registered logo.
- (2) Monument fuel pricing signs shall display only the name, trademark, registered logo, or vehicular fuel product and prices.



- (3) The area encompassed by the monument sign shall not exceed forty (40) square feet.
- (4) No monument sign shall exceed five (5) feet in height.
- (b) Walls Signs: The maximum total area of all allowable wall signs shall be equal to no more than ten percent (10%) of the area of the wall of which such sign is a part or to which each such sign is attached.
- (c) Signs shall be located such that there is at every street intersection a clear line of sight, and all signs shall be located outside of the right-of-way of any public street.



Dollar Tree  
J0018433  
Graham, NC  
June 04, 2026

Customer Approval / Signature

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



CONTACT

| Address                                                                              | Phone                            | Online                                               |
|--------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------------|
| Allen Industries, Inc.<br>4100 Sheraton Court<br>Greensboro<br>North Carolina, 27410 | (800) 967-2553<br>(336) 668-2791 | www.allenindustries.com<br>sales@allenindustries.com |





Scope of Work

- N01 - Wall Sign - 42" Raceway Channel Letters (variance required)
- N02 - Road Sign - Replacement Faces





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Client Signature: \_\_\_\_\_

Approval Date: \_\_\_\_\_

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FILE NUMBER: E212503



GROUNDING ELECTRICAL CONNECTIONS



Electric Sign  
Complies with  
UL48

All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

| # | Date | Description | Initial |
|---|------|-------------|---------|
| 1 | -    | -           | -       |
| 2 | -    | -           | -       |
| 3 | -    | -           | -       |
| 4 | -    | -           | -       |
| 5 | -    | -           | -       |
| 6 | -    | -           | -       |

Client:  
**Dollar Tree**

Address:  
**813 S Main St.  
Graham, NC**

Drawing Series:  
**300**

File Name:  
**DT-E31245\_Graham, NC\_300**

Sheet Name:  
**Site Plan**

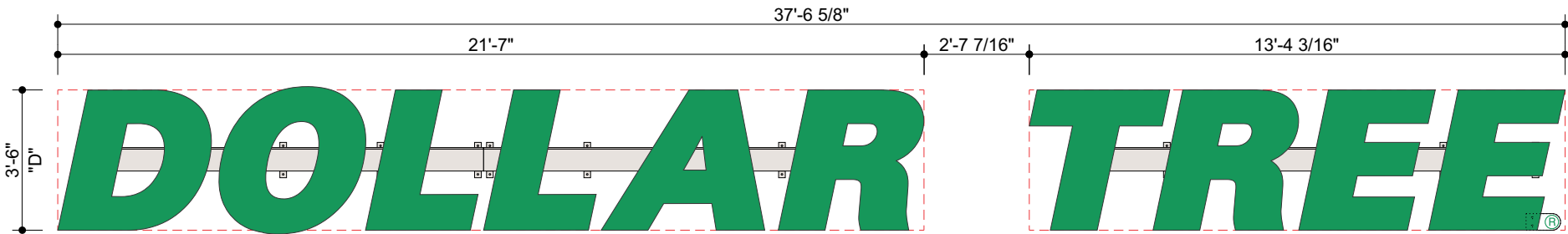
|                              |                           |                     |
|------------------------------|---------------------------|---------------------|
| Estimate #:<br><b>E31245</b> | Job #:<br><b>J0018433</b> |                     |
| Designer:<br><b>M.Jones</b>  | PM:<br><b>RG</b>          | Page #:<br><b>2</b> |
| Date:<br><b>05/20/26</b>     | Sales:<br><b>House</b>    |                     |



**Note:**  
Installer will notch raceways in  
the field fit around the accents.



**Side Elevation**  
Scale: 1/8"±=1'-0"



**Front View**  
Scale: 1/4"=1'-0"

Individual: 122.28 Sq Ft  
Overall: 131.43 Sq Ft

**SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE**

**Allowed: 83.82 Sq. Ft.**  
**Used: 131.43 Sq. Ft.**  
Sign Type: 42" Linear Raceway Channel Letters  
**VARIANCE REQUIRED.**  
60 day time frame.  
Cost to file is 300 app fee.  
Application deadline is 4 weeks prior to meeting.  
Meeting is the third Tues of the month.  
You have to attempt to permit first.  
Rep to attend.  
Permit required after variance.  
Possibility depends on hardship.



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FILE NUMBER: E212503



Listed  
E212503

Electric Sign  
Complies with  
UL48

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| 5 | -    | -           | -       |
| 6 | -    | -           | -       |

Client:  
**Dollar Tree**

Address:  
**813 S Main St.  
Graham, NC**

Drawing Series: **300**

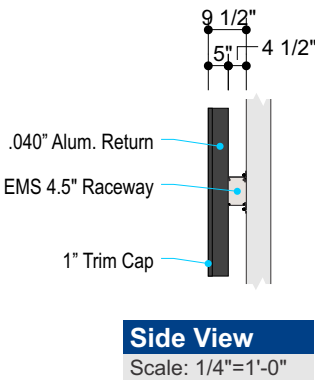
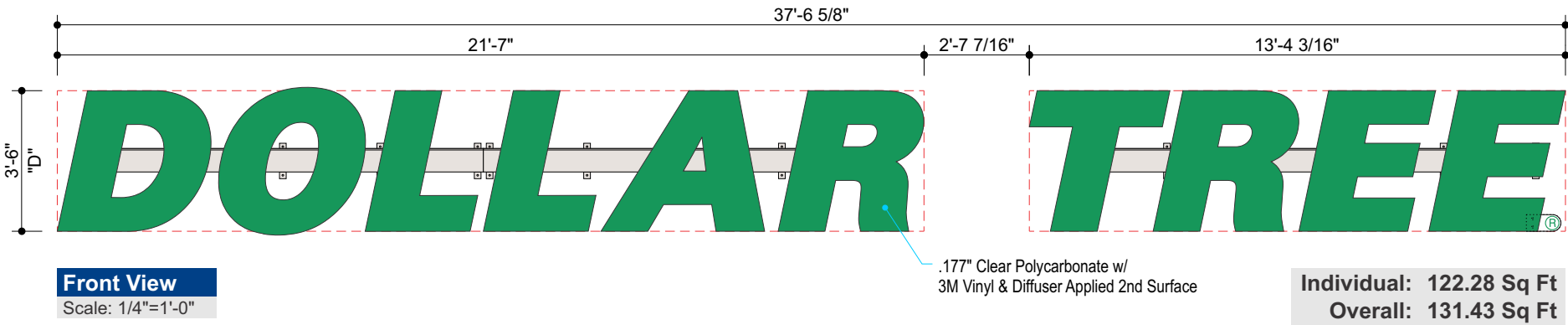
File Name:  
**DT-E31245\_Graham, NC\_300**

Sheet Name:  
**Front Elevation**

|                              |                           |
|------------------------------|---------------------------|
| Estimate #:<br><b>E31245</b> | Job #:<br><b>J0018433</b> |
| Designer:<br><b>M.Jones</b>  | PM:<br><b>RG</b>          |
| Date:<br><b>05/20/26</b>     | Sales:<br><b>House</b>    |

Page #:  
**3**

**Note:**  
Installer will notch raceways in  
the field fit around the accents.



| Material Specifications                                   | Electrical Notes                                             |
|-----------------------------------------------------------|--------------------------------------------------------------|
| FACE MATERIAL BURN RATE:<br>UL 94 FLAM CLASS RATING- 94HB | (1) 120 VOLT 20 AMP<br>BRANCH CIRCUIT<br>2.2 AMPS TOTAL LOAD |

General Specifications

|             |                                                                                                                                                      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Face:       | .177" Clear Polycarbonate w/ 3M Vinyl & Diffuser Applied 2nd Surface w/ 1" Trim Cap - Bronze                                                         |
| Returns:    | 5" x .040" Alum. Coil Stock - Pre-Finished Bronze                                                                                                    |
| Backs:      | 3mm ACM - Pre-Finished White                                                                                                                         |
| Raceway:    | EMS 4.5" x 7" Raceway, Painted to match background                                                                                                   |
| Illum:      | Green LEDs as Required by Manufacturer, Power Supplies in Raceway                                                                                    |
| Electrical: | (1) 20 AMP Circuit, 120 Volts - to be within 10ft of Sign Location<br><i>Actual # of Circuits to be Determined by Licensed Electrical Contractor</i> |
| Wall Type:  | TBD                                                                                                                                                  |
| Install:    | Installed Using min. 3/8" All Thread Fasteners (or approved equivalent)<br>Wood Blocking Supplied by GC as Required                                  |
| Quantity:   | (1) ONE                                                                                                                                              |



| Paint Specifications                                                                                       | Vinyl Specifications                                                                                                                                                                                                                                        | Color Specifications                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Raceway Color:<br>TBD |  3M 3630-156 Green<br>(Translucent Vinyl)<br> 3M 3635-70 White<br>(Diffuser Film) |  Bronze Trim Cap<br> .040" Alum. Return |
| All paint finishes to be Satin<br>unless otherwise specified                                               |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                       |

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Approval Date:

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 **Allen Industries**  
E212503  
All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

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| 5 | -    | -           | -       |
| 6 | -    | -           | -       |

Client:  
**Dollar Tree**

Address:  
**813 S Main St.  
Graham, NC**

Drawing Series:  
**300**

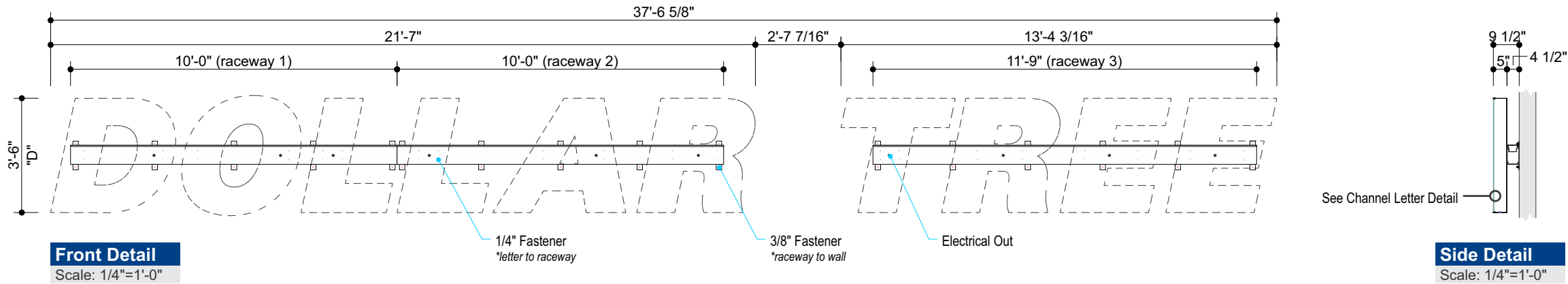
File Name:  
**DT-E31245\_Graham, NC\_300**

Sheet Name:  
**42" Linear Chnl. Ltrs. on Raceway**

|                              |                           |                     |
|------------------------------|---------------------------|---------------------|
| Estimate #:<br><b>E31245</b> | Job #:<br><b>J0018433</b> |                     |
| Designer:<br><b>M.Jones</b>  | PM:<br><b>RG</b>          | Page #:<br><b>4</b> |
| Date:<br><b>05/20/26</b>     | Sales:<br><b>House</b>    |                     |

PICK-UPS REQUIRED

Note:  
Installer will notch raceways in  
the field fit around the accents.



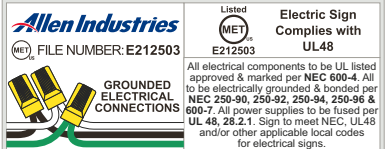
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**Dollar Tree**

Address:  
**813 S Main St.  
Graham, NC**

Drawing Series:  
**300**

File Name:  
**DT-E31245\_Graham, NC\_300**

Sheet Name:  
**Production Details**

Estimate #:  
**E31245**

Job #:  
**J0018433**

Designer:  
**M.Jones**

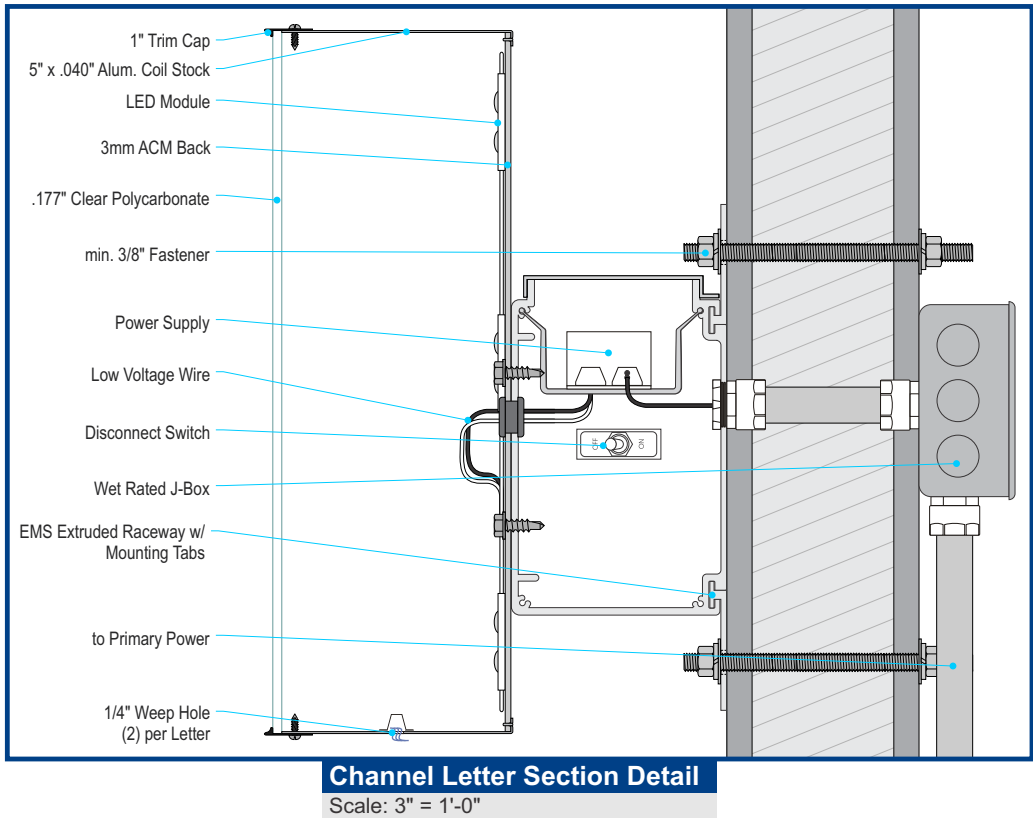
PM:  
**RG**

Page #:  
**5**

Date:  
**05/20/26**

Sales:  
**House**

| Hardware Mounting Chart                                                                                                   |         |      |       |
|---------------------------------------------------------------------------------------------------------------------------|---------|------|-------|
| <b>Note:</b><br>Threaded Rod will be Provided Standard for All. Other Hardware Is to be Provided by the Installer As Req. | Masonry | Wood | Metal |
| <b>Signs and Raceways</b>                                                                                                 |         |      |       |
| 3/8" Zinc Plated Steel Threaded Rod Thru Wall                                                                             | ●       | ●    | ●     |
| 3/8" Lags with Shields                                                                                                    | ●       |      |       |
| 3/8" Lag Bolts                                                                                                            |         | ●    |       |
| 3/8" Toggle Bolts                                                                                                         |         |      | ●     |



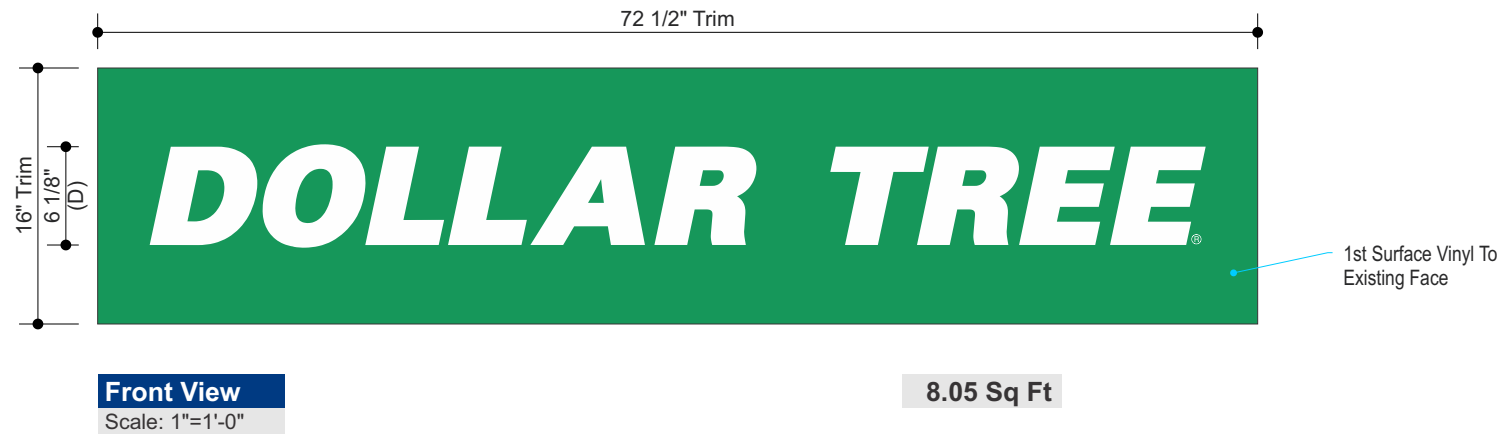
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





**Note:**  
Installer will notch raceways in the field fit around the accents.

[illegible]



**Note:**  
LL is to replace entire 50 1/2" x 72 1/2" Pan formed face so DT branding will light correctly.

Existing Conditions

Proposed Conditions



General Specifications

|           |                                                 |
|-----------|-------------------------------------------------|
| Face:     | 1st Surface 3M 3630-156 Green Replacement Vinyl |
| Quantity: | (2) TWO                                         |

Vinyl Specifications

|                                                                                    |                                       |
|------------------------------------------------------------------------------------|---------------------------------------|
|  | 3M 3630-156 Green (Translucent Vinyl) |
|------------------------------------------------------------------------------------|---------------------------------------|



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Approval Date: \_\_\_\_\_

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FILE NUMBER: E212503

GROUNDING ELECTRICAL CONNECTIONS



Electric Sign Complies with UL48

All electrical components to be UL listed approved & marked per NEC 600-4. All to be electrically grounded & bonded per NEC 250-90, 250-92, 250-94, 250-96 & 600-7. All power supplies to be fused per UL 48, 28.2.1. Sign to meet NEC, UL48 and/or other applicable local codes for electrical signs.

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| 5 | -    | -           | -       |
| 6 | -    | -           | -       |

Client:  
**Dollar Tree**

Address:  
**813 S Main St.  
Graham, NC**

Drawing Series:  
**300**

File Name:  
**DT-E31245\_Graham, NC\_300**

Sheet Name:  
**Road Sign Replacement Vinyl**

|                              |                           |
|------------------------------|---------------------------|
| Estimate #:<br><b>E31245</b> | Job #:<br><b>J0018433</b> |
| Designer:<br><b>M.Jones</b>  | PM:<br><b>RG</b>          |
| Date:<br><b>05/20/26</b>     | Sales:<br><b>House</b>    |

Page #:  
**7**





## Application for a SIGN PERMIT

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

Signs are regulated by Article X, Signs, of the City's Development Ordinances. Additional regulations apply for properties located in an overlay district. See Article XI, Highway Corridor Overlay Districts, and the Historic District Design Guidelines for Signage.

### Site

Business/Project Name: Dollar Tree - Graham  
Street Address: 811 S MAIN ST. Graham, NC 27253  
Property Owner: Beverly Keith  
Zone: ☐ O-1 ☐ B-1 ☒ B-2 ☐ B-3 ☐ I-1 ☐ I-2  
☐ Residential ☐ Conditional

Overlay District, if applicable:

☐ Historic ☐ S Main St/Hwy 87 ☐ E Harden St/Hwy 54

### Applicant

Name: Michele Bortree - StoneTree Signs

☐ Property Owner ☐ Business Owner ☒ Contractor  
Other \_\_\_\_\_

Mailing Address: 2011 S Fayetteville St

City, State, Zip: Asheboro NC 27205

Phone # 336-625-0938

Email: info@stonetreesigns.com

I, the applicant, hereby make application to

☒ Erect a New Sign(s) ☐ Replace or Repair Existing Sign(s)  
☐ Other \_\_\_\_\_

I, the applicant, agree to conform to all applicable laws and ordinances of the City of Graham and the State of North Carolina. I, the applicant, further state that all statements made herein are true.

Michele Bortree 6.22.26  
Signature of Applicant Date

### Sign(s)

For each sign, indicate the type of sign, size of display surface, estimated cost of construction and if it will be illuminated.

Sign types include: Monument, Freestanding, Projecting, Wall, Marquee/Awning, Outdoor Advertising, or Other.

| Type of Sign     | Size of Display Surface (sqft) | Est. Cost of Construction | Illum.                   |
|------------------|--------------------------------|---------------------------|--------------------------|
| 1 channel / wall | 131.43                         | \$ 8879                   | <input type="checkbox"/> |
| 2                |                                | \$                        | <input type="checkbox"/> |
| 3                |                                | \$                        | <input type="checkbox"/> |
| 4                |                                | \$                        | <input type="checkbox"/> |
| 5                |                                | \$                        | <input type="checkbox"/> |
| 6                |                                | \$                        | <input type="checkbox"/> |
| 7                |                                | \$                        | <input type="checkbox"/> |
| 8                |                                | \$                        | <input type="checkbox"/> |
| 9                |                                | \$                        | <input type="checkbox"/> |

Attach all of the following that apply to the sign(s):

- Plans, with dimensions, showing the location of the sign(s) on the lot in relation to property lines and buildings, zoning district boundaries, right-of-way lines and existing signs.
- Elevations, with dimensions, of the sign(s) and building(s) located on the lot.
- Drawings (to scale) showing the size, complete structural specifications, and methods of anchoring and support.
- A narrative and/or table which describes each sign, including, as applicable, the height, width, length and depth. If in an overlay district, include colors and materials. For outdoor advertising, include state sign permit number.

Sign Contractor Name: Michele Bortree

Phone # 336-953-9952

If the sign(s) is illuminated, complete the following:

Electrical Contractor Name: TBD

Lic. # \_\_\_\_\_ Phone # \_\_\_\_\_

If the sign(s) requires an engineered footing, you may need a building permit. Contact Inspections at (336) 570-6705.

### FOR OFFICE USE ONLY

|                                                                           |                        |
|---------------------------------------------------------------------------|------------------------|
| Approved by: <u>Denise</u>                                                | Remarks:               |
| Approved date: <u>Denise 6/22/26</u>                                      | <u>A Denied</u>        |
| MBL# <u>144067</u>                                                        |                        |
| GPIN: <u>8883195723</u>                                                   | <u>Surface display</u> |
| City Limits / ETJ <input type="checkbox"/> Flood <input type="checkbox"/> | <u>does not meet</u>   |
| Fee \$ <u>N/A</u>                                                         | <u>requirement</u>     |
|                                                                           | DEVID# <u>-CV</u>      |





# Application for a VARIANCE

P.O. Drawer 357  
201 South Main Street  
Graham, NC 27253  
(336) 570-6705  
Fax (336) 570-6703  
www.cityofgraham.com

Variance requests are heard by the Board of Adjustment. This is a quasi-judicial process, meaning that it is similar to a court of law. Decisions are based on evidence and testimony presented during the hearing. Applicants should submit enough evidence to support the request for a variance. Types of evidence might include maps, drawings, pictures, cost estimates, or other information that will clearly demonstrate that the four criteria for a variance, listed below, are met. Applicants should also refrain from discussing the request with any member of the Board of Adjustment.

## Property on which a Variance is sought

Street Address: 811 S Main St. Graham, NC 27253  
Tax Map#: 8883195723 GPIN: 144067  
Current Zoning District(s): B-2 (Business District)  
Overlay District, if applicable:  
☐ Historic ☒ S Main St/Hwy 87 ☐ E Harden St/Hwy 54  
Current Use: Retail Sales  
Property Owner: Graham 2025 LLC  
Mailing Address: 2608 Village Manor Way  
City, State, Zip: Raleigh, NC 27614

## Applicant

Agent for  
☒ Property Owner ☐ Other \_\_\_\_\_  
Name: BEVERLY KEITH  
Mailing Address: 2608 Village Manor Way  
City, State, Zip: Raleigh, NC 27614  
Phone #: 919.896.4431  
Email: beverly@ProRaleigh.com

I, the applicant, hereby petition the Board of Adjustment for a variance from the strict letter of the *Development Ordinance*, as described in this application.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Beverly Keith 6/20/06  
Signature of Applicant Date

## Purpose of Variance Request

Describe the purpose of this variance request. *What are you trying to do that the Development Ordinance is prohibiting? Attach evidence to illustrate and support your case.*

## Nature of Variance Request

List the specific part(s) of the *Development Ordinance* from which you are seeking a variance (for example, setbacks).

## Criteria for a Variance

When unnecessary hardships would result from carrying out the strict letter of the ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

- Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
- The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
- The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.



## Property Owner/Landlord Authorization for the Installation of Signage

Date:

Owner/Landlord Name:

Address:

City, State: Zip

To the City/County of -

I (print name)  *Agent of Owner*  
as Owner of

the property located at:

Authorize - David Allen, Allen Industries of NC Inc. and/or their authorized agents to obtain sign permits, sign documents related to permitting as an authorized agent for the owner, and to install approved signage at this location for the location referenced above.

Owner/Landlord Signature:

Print Name/Title:

T. E. Latham, P.E., Chairman  
T. B. Clark, P.E., President  
E. J. Adams, P.E., V. Pres.  
L. G. Snapp, AIA, LEED AP, V. Pres.,  
K. S. Bowman, Dir

J. M. Clark, P.E., (1931 – 2016)  
V. R. Geer, Jr., P.E. (1916 – 1994)

D. S. Carrier, P.L.S.  
D. A. Benton, P.E.  
C. D. Tisher Jr., P.E.  
M. E. Reid, AIA  
L. S. Rice, RA

June 25, 2026

Mr. Steven McMahon  
Dollar Tree Stores  
500 Volvo Parkway  
Chesapeake, VA 23320

Re: Dollar Tree  
813 S. Main Street  
Graham, NC 27253

Subject: Signage Variance  
CGL Project No. 2610-38

Dear Mr. McMahon

Clark, Geer, Latham & Associates, Inc. (CGL) is pleased to have the opportunity to assist Dollar Tree Stores (DTS) in evaluating the proper size signage for their new store in Graham, North Carolina. As always, CGL appreciates DTS' continuing to select us to be a integral part of their phenomenal growth across the country over the past twenty-plus years.

While some may consider Building Signage to be only a minor facet to a Retail development, nothing could be farther from the truth. Building Signage is an extremely important aspect of a new development in several different ways. The most notable of these are: 1) Visibility, for attracting potential Customers and 2) the Safety of Motorists looking for the store. While the first can be critical to the success of a business, we will only be dealing with the second henceforth.

When Motorists are driving along busy roadways, there are numerous distractions to draw their attention away from the roadway. Other buildings, landscaping, billboards, beautiful scenery, etc. can all draw the Motorist's eye from the primary task in front of them, which is driving safely to their intended destination. However, when the intended destination has Building Signage that is obscured or improperly sized, the result can be an extended time of distraction, as the Motorist has to "search" with their eyes for their destination or a landmark. Additionally, signage that is too small can create a unique problem in that one might see the signage, but due to the size, they are not able to perceive or read the signage, thus creating more of a distraction than if the signage were properly sized.

For guidance on this topic, we have consulted the American Association of State Highway Transportation Officials (AASHTO), which is the leading authority on most things related to roadways. AASHTO's publication entitled Geometric Design of Highways and Streets is the most widely accepted document with respect to street and highway design. In Chapter 3 – **Elements of Design, Decision Sight Distance** is discussed. Decision Sight Distance is defined as "the distance needed for a driver to detect an unexpected or otherwise difficult-to-perceive information source or condition in a roadway environment that may be visually cluttered, recognize the condition or its potential threat, select an appropriate speed and path, and initiate and complete the maneuver safely and efficiently."





It is our understanding that the current Sign Ordinance will only allow for a maximum of 113 sf of signage to be placed on the building façade at this location. While we understand the desire to minimize excessive signage, for aesthetic reasons, the Safety of Motorists should also be a primary consideration in any decision regarding signage.

For this location, the proposed building front facade is generally facing south and is set back approximately 280 feet from S. Main Street, which runs north to south and has a Speed Limit of 35 mph. For the purposes of this discussion, we will consider this roadway as a "Suburban Road", which falls into Avoidance Maneuver D. Using these parameters, the Decision Sight Distance should be a minimum of 625 feet. What this tells us is that for a Motorist travelling at 35 mph (that's over 51 feet-per-second), a typical person requires a minimum of 625 feet to see the signage, comprehend it, decide how to react to it, confirm their surroundings, and make the necessary adjustments (lane change, slowing down, etc) to exit the roadway safely. Please note that it takes a little over 12 seconds to cover this distance travelling at 35 miles-per-hour; even less if a Motorist happens to be exceeding the Posted Speed limit, which is not uncommon. If the motorist has insufficient time available, this could cause them to react too quickly, increasing the likelihood of making an error in judgment and potentially causing a traffic accident.

For a Motorist travelling north along S. Main Street, the proposed building signage would first become visible about 250 feet from the entrance into the shopping center.

A Motorist's eyes are typically focused on the task at hand, which is generally directly ahead of them. Smaller objects in one's peripheral vision have a tendency to become lost in the clutter. To improve this situation, it is our opinion that the installation of adequately sized signage placed onto the south facing building façade is necessary. Properly sized signage will help attract the attention of Motorists travelling along S. Main Street, which would in turn help to ensure the Motorists would be able to comprehend the signage almost immediately upon seeing it and react appropriately.

It is therefore our recommendation that, in the interest of public safety, a Variance should be granted to allow Dollar Tree Stores to install the requested 42" tall Dollar Tree letters on the south front facade of the building. It is our professional opinion that signage in this particular location would significantly increase the safety of Motorists, allowing a much greater opportunity for Motorists to quickly comprehend the store's location and to safely plan their maneuver to initiate a stop at this store.

Clark, Geer, Latham & Associates, Inc. appreciates this opportunity to assist Dollar Tree Stores with this project. If you have any questions or require any further information, please advise.

Sincerely,

Clark, Geer, Latham & Associates, Inc.

Thomas E. Latham, P.E.  
Chairman



demand where there is apt to be “visual noise” from competing sources of information, such as roadway elements, traffic, traffic control devices, and advertising signs.

The decision sight distances in Exhibit 3-3 (1) provide values for sight distances that may be appropriate at critical locations, and (2) serve as criteria in evaluating the suitability of the available sight distances at these locations. Because of the additional safety and maneuvering space provided, it is recommended that decision sight distances be provided at critical locations or that critical decision points be moved to locations where sufficient decision sight distance is available. If it is not practical to provide decision sight distance because of horizontal or vertical curvature or if relocation of decision points is not practical, special attention should be given to the use of suitable traffic control devices for providing advance warning of the conditions that are likely to be encountered.

| Metric              |                             |     |     |     |     | US Customary       |                              |      |      |      |      |
|---------------------|-----------------------------|-----|-----|-----|-----|--------------------|------------------------------|------|------|------|------|
| Design speed (km/h) | Decision sight distance (m) |     |     |     |     | Design speed (mph) | Decision sight distance (ft) |      |      |      |      |
|                     | Avoidance maneuver          |     |     |     |     |                    | Avoidance maneuver           |      |      |      |      |
|                     | A                           | B   | C   | D   | E   |                    | A                            | B    | C    | D    | E    |
| 50                  | 70                          | 155 | 145 | 170 | 195 | 30                 | 220                          | 490  | 450  | 535  | 620  |
| 60                  | 95                          | 195 | 170 | 205 | 235 | 35                 | 275                          | 590  | 525  | 625  | 720  |
| 70                  | 115                         | 235 | 200 | 235 | 275 | 40                 | 330                          | 690  | 600  | 715  | 825  |
| 80                  | 140                         | 280 | 230 | 270 | 315 | 45                 | 395                          | 800  | 675  | 800  | 930  |
| 90                  | 170                         | 325 | 270 | 315 | 360 | 50                 | 465                          | 910  | 750  | 890  | 1030 |
| 100                 | 200                         | 370 | 315 | 355 | 400 | 55                 | 535                          | 1030 | 865  | 980  | 1135 |
| 110                 | 235                         | 420 | 330 | 380 | 430 | 60                 | 610                          | 1150 | 990  | 1125 | 1280 |
| 120                 | 265                         | 470 | 360 | 415 | 470 | 65                 | 695                          | 1275 | 1050 | 1220 | 1365 |
| 130                 | 305                         | 525 | 390 | 450 | 510 | 70                 | 780                          | 1410 | 1105 | 1275 | 1445 |
|                     |                             |     |     |     |     | 75                 | 875                          | 1545 | 1180 | 1365 | 1545 |
|                     |                             |     |     |     |     | 80                 | 970                          | 1685 | 1260 | 1455 | 1650 |

Avoidance Maneuver A: Stop on rural road— $t = 3.0$  s

Avoidance Maneuver B: Stop on urban road— $t = 9.1$  s

Avoidance Maneuver C: Speed/path/direction change on rural road— $t$  varies between 10.2 and 11.2 s

Avoidance Maneuver D: Speed/path/direction change on suburban road— $t$  varies between 12.1 and 12.9 s

Avoidance Maneuver E: Speed/path/direction change on urban road— $t$  varies between 14.0 and 14.5 s

### Exhibit 3-3. Decision Sight Distance

Decision sight distance criteria that are applicable to most situations have been developed from empirical data. The decision sight distances vary depending on whether the location is on a rural or urban road and on the type of avoidance maneuver required to negotiate the location properly. Exhibit 3-3 shows decision sight distance values for various situations rounded for design. As can be seen in the exhibit, shorter distances are generally needed for rural roads and for locations where a stop is the appropriate maneuver.

For the avoidance maneuvers identified in Exhibit 3-3, the pre-maneuver time is increased above the brake reaction time for stopping sight distance to allow the driver additional time to detect and recognize the roadway or traffic situation, identify alternative maneuvers, and initiate a



# Alamance County Property Record Search

## Alamance County Property Record Search

144067  
807 S MAIN ST

GRAHAM 2025 LLC, -  
2608 VILLAGE MANOR WAY  
RALEIGH, NC 27614

Total Assessed Value  
\$4,212,194

### KEY INFORMATION

|                   |                                  |
|-------------------|----------------------------------|
| Parcel ID No.     | 144067                           |
| Owner ID          | 0746504                          |
| Map No.           | 8883195723                       |
| Tax District      | 11 - CITY OF GRAHAM              |
| Property Type     | NEIGH SHOP CENTER                |
| Land Size Acres   | 4.50                             |
| Legal Description | 807-825 S MAIN ST LOT 1 6-10A-6  |
| Exemption Code    | -                                |
| Neighborhood      | GRAHAM SOUTH 87 & MAIN L - GRC14 |
| Plat Book & Page  | <a href="#">076 - 0372</a>       |

### ASSESSMENT DETAILS

|                     |             |
|---------------------|-------------|
| Land Value          | \$893,750   |
| Improvement Value   | \$3,318,444 |
| Total Value         | \$4,212,194 |
| Deferred Value      | -           |
| Total Taxable Value | \$4,212,194 |

### BUILDINGS

### BUILDINGS

#### BUILDING - 1 - NBHD SHOPPING CENTER

|                |                |                   |                      |
|----------------|----------------|-------------------|----------------------|
| Year Built     | 1985           | Built Use / Style | NBHD SHOPPING CENTER |
| Grade          | C              | Percent Complete  | 100%                 |
| Heated Area    | 62,746 sqft    | Fireplace (Y/N)   | N                    |
| Basement (Y/N) | N              |                   |                      |
| HVAC           | AC CENTRAL AIR |                   |                      |
| Bathroom(s)    | 0 Full Bath(s) | Half Bath(s)      | 0 Half Bath(s)       |
| Bedroom(s)     | 0              |                   |                      |
| Stories        | 1.00           |                   |                      |

### OWNERS

| OWNER ID | OWNERS          | ADDRESS                |
|----------|-----------------|------------------------|
| 0746504  | GRAHAM 2025 LLC | 2608 VILLAGE MANOR WAY |

### SALES HISTORY



| SALES<br>DATE | SALE<br>INSTRUMENT | DEED NAME                                                     | DEED BOOK &<br>PAGE       | DEED<br>YEAR | SALE<br>AMOUNT |
|---------------|--------------------|---------------------------------------------------------------|---------------------------|--------------|----------------|
| 06/04/2025    | A                  | GRAHAM 2025 LLC                                               | <a href="#">4723-0825</a> | 2026         | \$6,700,000    |
| 02/24/2010    | A                  | KOURESCENT PROPERTIES LLC                                     | <a href="#">2892-0213</a> | 2011         | \$0            |
| 01/26/2007    | D                  | CRESCENT CENTER ASSOCIATES LLC & KOURESCENT<br>PROPERTIES LLC | <a href="#">2523-0357</a> | 2008         | \$1,625,500    |
| 06/06/1984    | -                  | CRESCENT CENTER ASSOCIATES                                    | <a href="#">490-939</a>   | 1985         | \$0            |



Data last updated: 04/23/2026



Layer List

Layers

Address Points

Streets

Contour Layers

FEMA Flood Plain Layer

Zoning Layers

Zoning Overlay Annotation

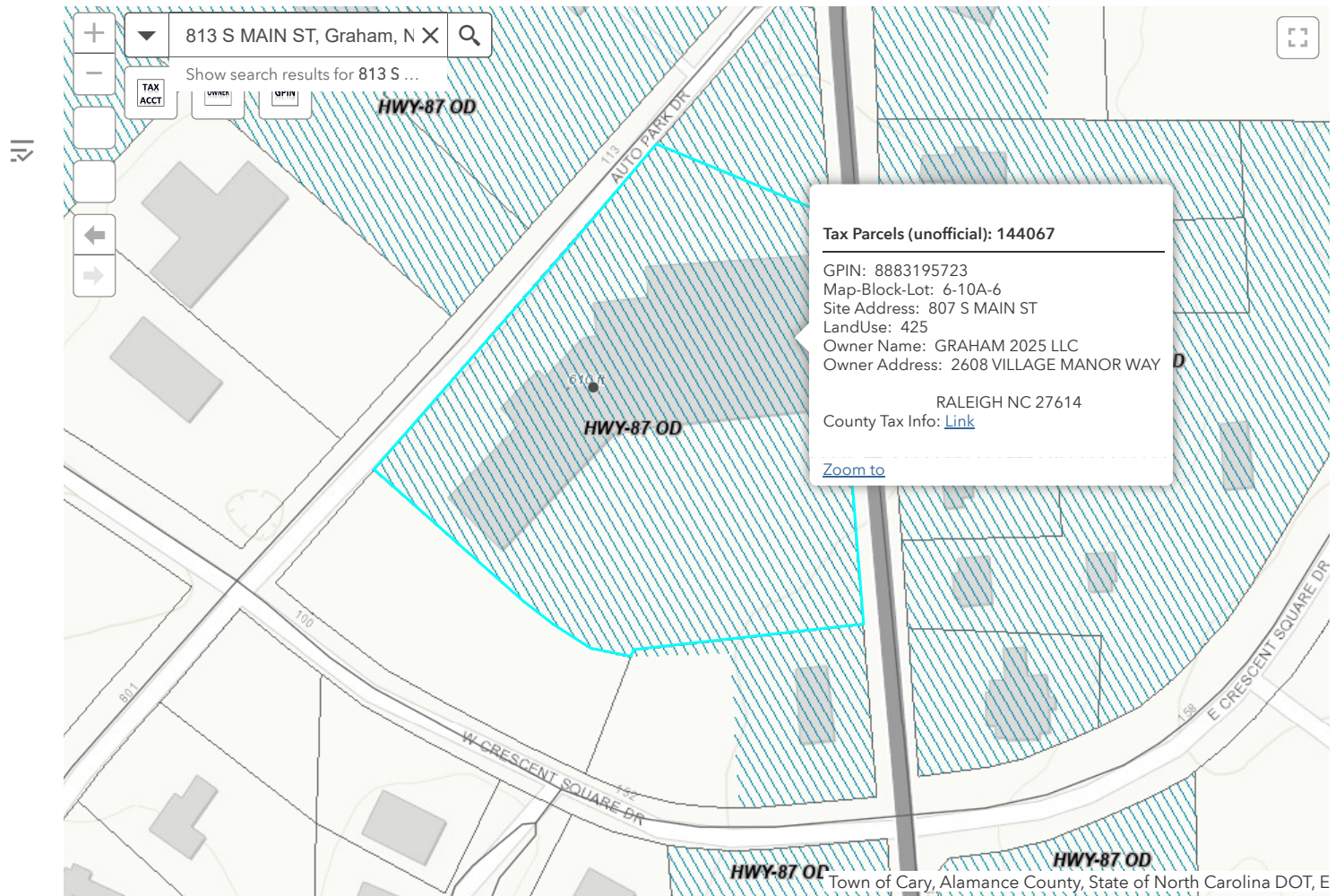
Zoning Overlay Districts

- HD, Historic District
- PUD, Planned Unit Development
- HWY-54 OD, E. Harden St/Hwy54 Overlay
- HWY-87 OD, S. MainSt/Hwy87 Overlay

AICDZ Area

Downtown Historic District

Zoning Annotation



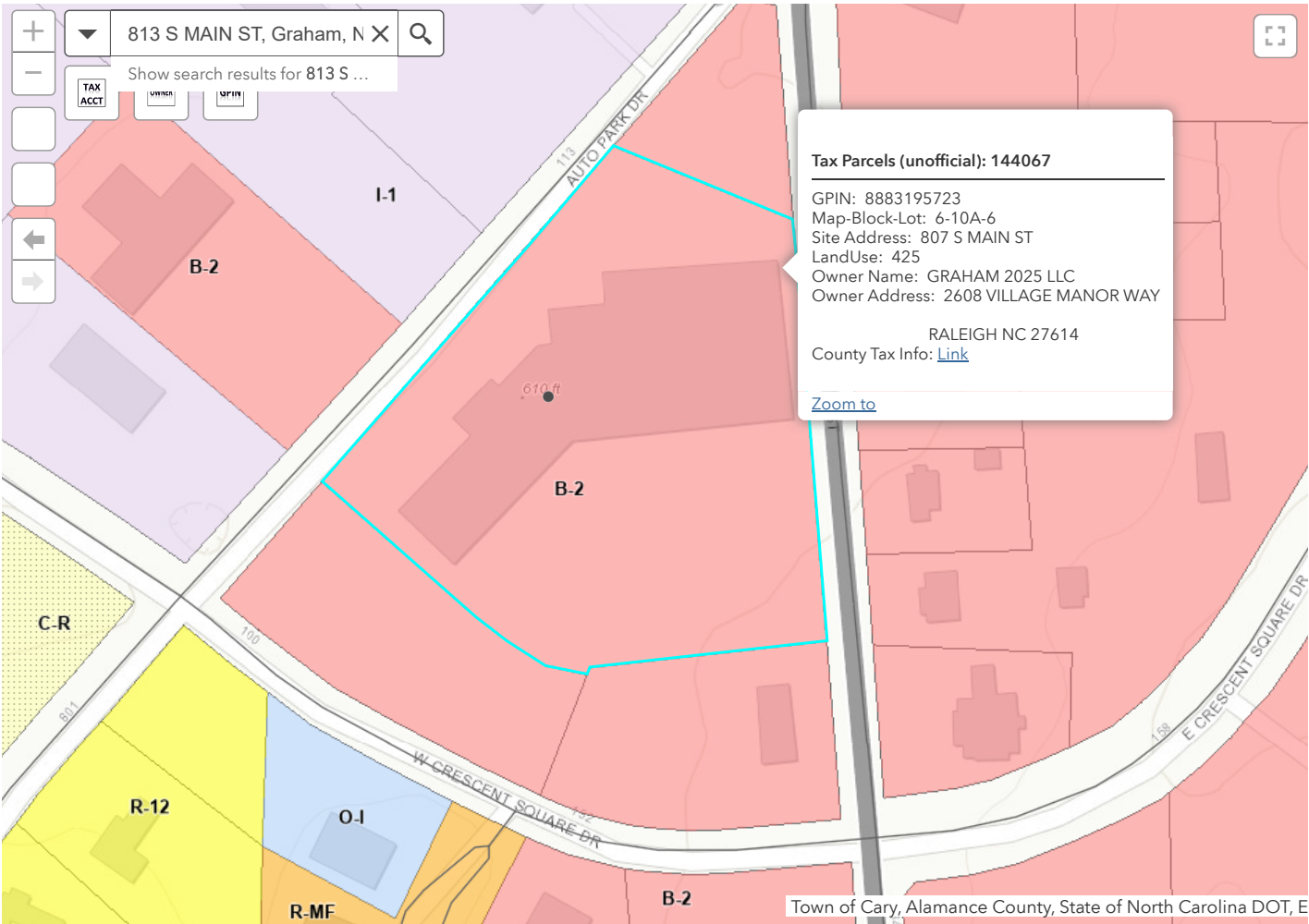
0 100 200ft  
-79.39894 36.05634 Degrees



Layer List

Layers

- Address Points
- Streets
- Contour Layers
- FEMA Flood Plain Layer
- Zoning Layers
  - Zoning Overlay Annotation
  - Zoning Overlay Districts
  - AICDZ Area
  - Downtown Historic District
  - Zoning Annotation
  - Zoning Districts
  - Lines of Agreement
- Census







Layer List

Layers

Address Points

Streets

Contour Layers

FEMA Flood Plain Layer

Zoning Layers

Zoning Overlay Annotation

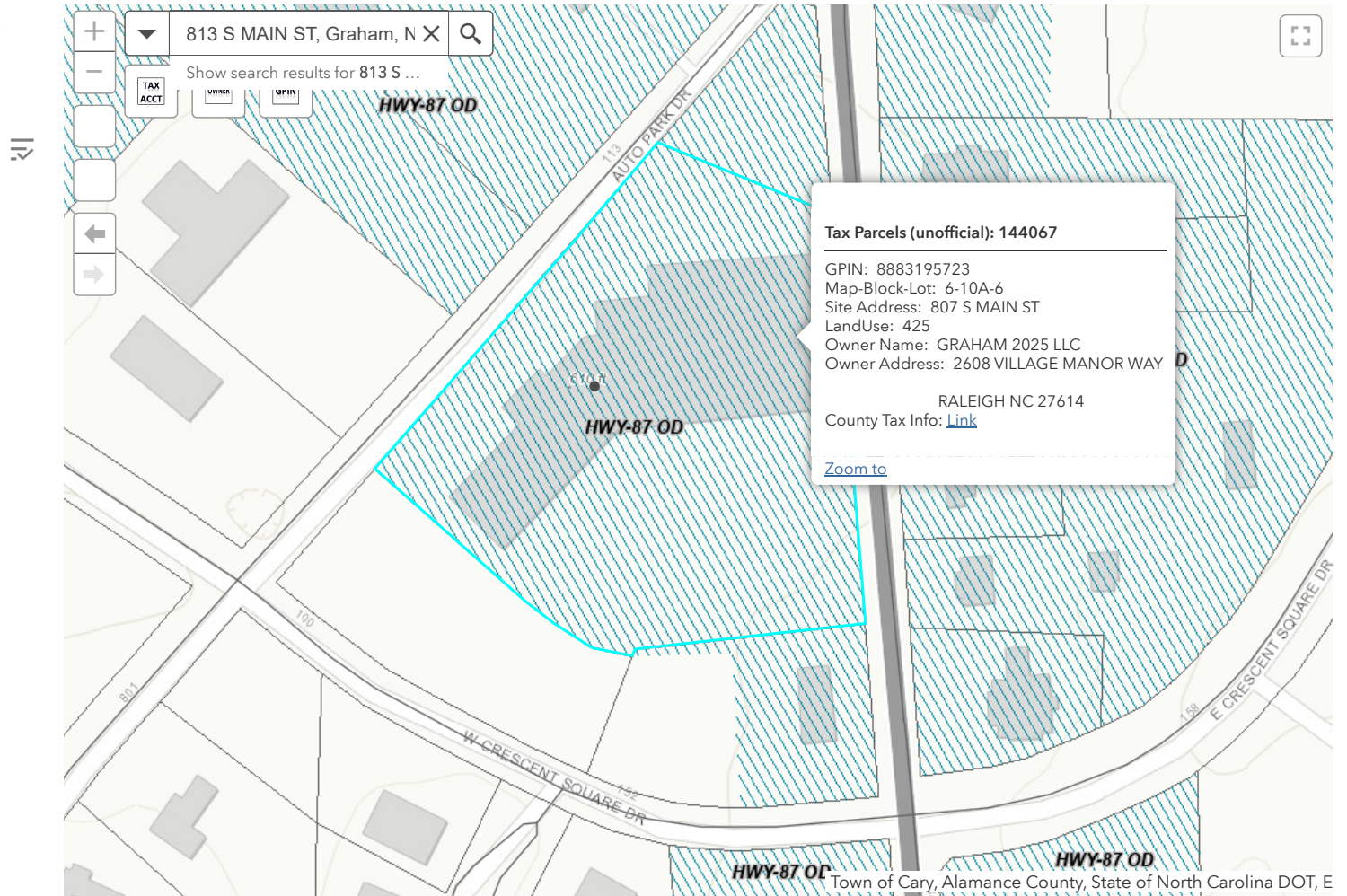
Zoning Overlay Districts

- HD, Historic District
- PUD, Planned Unit Development
- HWY-54 OD, E. Harden St/Hwy54 Overlay
- HWY-87 OD, S. MainSt/Hwy87 Overlay

AICDZ Area

Downtown Historic District

Zoning Annotation



0 100 200ft  
-79.39894 36.05634 Degrees



|                                       |                                               |                                                |                                                                    |                         |                                        |
|---------------------------------------|-----------------------------------------------|------------------------------------------------|--------------------------------------------------------------------|-------------------------|----------------------------------------|
| Company Name:                         | Dollar Tree #57195                            | Name of person collecting information:         | HSEPS                                                              |                         |                                        |
| Date:                                 | 5/1/2026                                      | Phone extension person collecting information: | 4670                                                               |                         |                                        |
| Current Ordinance Date                | Oct. 14th 2025                                | New Ordinance Date                             | N/A                                                                |                         |                                        |
| <b>PROJECT INFORMATION</b>            |                                               |                                                |                                                                    |                         |                                        |
| Address:                              | 813 S. Main St.                               |                                                | Project Number:                                                    |                         |                                        |
| City, State, Zip:                     | Graham, NC 27253                              |                                                | Zoning Classification:                                             | B-2 (Business District) |                                        |
| Parcel Number:                        | See attached parcel report                    |                                                | Code Attached?                                                     | Yes                     | <input checked="" type="checkbox"/> No |
| Jurisdiction:                         | City of Graham                                |                                                | If no, explain:                                                    |                         |                                        |
| Overlay, Sign Plan, Special District: |                                               |                                                | Hyperlink to codes if available:                                   |                         |                                        |
|                                       | HWY-87 OD (S.Main St/Hwy 87 Overlay District) |                                                | Codes Attached                                                     |                         |                                        |
| Comments:                             |                                               |                                                |                                                                    |                         |                                        |
|                                       |                                               |                                                |                                                                    |                         |                                        |
|                                       |                                               |                                                |                                                                    |                         |                                        |
| Ordinance Contact Person:             | Cameron West-Planner                          | Fax Number:                                    | (336) 570-6703                                                     |                         |                                        |
| Phone Number:                         | (336) 570-6705                                | Email address:                                 | <a href="mailto:cwest@cityofgraham.com">cwest@cityofgraham.com</a> |                         |                                        |
| Physical Address:                     | 201 South Main Street Graham, NC 27253        |                                                |                                                                    |                         |                                        |
|                                       |                                               |                                                |                                                                    |                         |                                        |
|                                       |                                               |                                                |                                                                    |                         |                                        |
| Permitting Contact Person:            | Same as above                                 | Fax Number:                                    |                                                                    |                         |                                        |
| Phone Number:                         |                                               | Email address:                                 |                                                                    |                         |                                        |
| Physical Address:                     |                                               |                                                |                                                                    |                         |                                        |
|                                       |                                               |                                                |                                                                    |                         |                                        |



## BUILDING SIGNAGE

How is square footage allowance calculated?

10% of the wall area

Max. sq. ft. NTE formula allowance

Qty. allowed: Not specifically limited but NTE area allowed

LED allowed? Yes Max. projection: 12"

Roof Signs allowed? Yes No X

Back panels count towards square ft? Yes X No

Formula for Sign area Calculation:

Multiple Shapes?

Single Shape? Yes - Geometric Shape

Street Front Only? Yes X No

Multiples Per Elevation? Yes X No

Permit required for face replacement? Yes X No

Logos on efis count towards wall sign? Yes X No

Non-illuminated letters count towards wall sign? Yes X No

Notes: The maximum total area of all attached wall signs shall be equal to no more than 10% of the area of the wall which such sign is a part or to which such sign is attached

No wall sign shall extend above the soffit, parapet or eave line, as appropriate, of the building to which it is attached / Wall signs shall not cover or interrupt major architectural features

## AWNINGS / VALANCES

Permit required? Yes X No

Type of permit? Building

Illumination Allowed? Yes X No

Zoning regulations for Awnings? Yes

Permit required to re-skin? Yes X No

Do awning signs count toward building sign square footage? Yes X No

Maximum sq. ft. of sign allowed? Per Formula

Letterset allowed on top or on Awning? Yes X No

Signage or graphics located on canopies or awnings shall be allowed but shall be counted against the allowance above for wall

attached signs - All canopies/awnings shall require a permit

Awning signs shall not be illuminated. Signs below an awning shall not be less than 9 feet above the ground or sidewalk





| ITEMS REQUIRED TO SECURE PERMITS/ INSPECTIONS |          |                                                                                   |            |            |   |                                                      |  |                              |   |    |   |
|-----------------------------------------------|----------|-----------------------------------------------------------------------------------|------------|------------|---|------------------------------------------------------|--|------------------------------|---|----|---|
| Site plan to scale                            |          | Yes                                                                               | X          | No         |   | Wall sign engineering req'd?                         |  | Yes                          | X | No |   |
| Elevations?                                   |          | Yes                                                                               | X          | No         |   | Road sign engineering req'd?                         |  | Yes                          | X | No |   |
| Property ID number?                           |          | Yes                                                                               | X          | No         |   | Speaker post/ OCU engineering req'd?                 |  | Yes                          |   | No | X |
| Legal description?                            |          | Yes                                                                               |            | No         | X | Pre-sell board engineering req'd?                    |  | Yes                          |   | No | X |
| Drawings?                                     |          | Yes                                                                               | X          | No         |   | Menu board engineering req'd?                        |  | Yes                          |   | No | X |
| Pre-assigned UL numbers req'd?                |          | Yes                                                                               |            | No         | X | Awnings engineering req'd?                           |  | Yes                          |   | No | X |
| Letter of authorization?                      |          | Yes                                                                               | X          | No         |   | Landscape plan req'd?                                |  | Yes                          |   | No | X |
| By Whom: Property Owner                       |          |                                                                                   |            |            |   | License, bond req'd to permit ?                      |  | Yes                          | X | No |   |
| Building Dimensions req'd on plans?           |          | Yes                                                                               | X          | No         |   | Can faces be replaced in non-conforming sign without |  |                              |   |    |   |
| Permit applications required?                 |          |                                                                                   |            |            |   | bringing sign into code? With approval               |  | Yes                          | X | No | X |
| Building                                      |          | Sign                                                                              | X          | Electrical | X | Does code require a licensed electrician to          |  |                              |   |    |   |
| Permit Jurisdiction                           |          |                                                                                   |            |            |   | perform the final connection?                        |  | Yes                          | X | No |   |
| City                                          | X        | County                                                                            |            | State      |   | Inspections Required?                                |  | Yes                          | X | No |   |
| Preferred submittal method                    |          |                                                                                   |            |            |   | Before installation type:                            |  | Footing                      |   |    |   |
| Email                                         | X        | Portal                                                                            | X          | In Person  |   | After installation type:                             |  | Final                        |   |    |   |
| Time to secure permit                         |          | 2-3 Weeks                                                                         |            |            |   | Inspection Contact Person:                           |  | Inspections Dept             |   |    |   |
| Permit Expiration                             |          | 6 Months                                                                          |            |            |   | Phone Number:                                        |  | Above                        |   |    |   |
| # of sets req'd                               | Drawings | 1                                                                                 | Engineered | 1          |   | Email address:                                       |  | Online inspection scheduling |   |    |   |
| Installer need to be onsite for inspect.      |          | Yes                                                                               | X          | No         |   | Installer need to provide any equip?                 |  | Yes                          |   | No |   |
| Notes:                                        |          | Zoning and Sign permits emailed to Cameron West. All other permits through portal |            |            |   |                                                      |  |                              |   |    |   |

|                                                                                                                                          |                          |                                 |     |   |                                      |  |      |   |      |  |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------|-----|---|--------------------------------------|--|------|---|------|--|
| See attached apps for complete list of required items to submit                                                                          |                          |                                 |     |   |                                      |  |      |   |      |  |
| Permit Portal: <a href="https://grahamnc.portal.iworq.net/portalhome/grahamnc">https://grahamnc.portal.iworq.net/portalhome/grahamnc</a> |                          |                                 |     |   |                                      |  |      |   |      |  |
|                                                                                                                                          |                          |                                 |     |   |                                      |  |      |   |      |  |
| <b>VARIANCE</b>                                                                                                                          |                          |                                 |     |   | Representative to attend?            |  | Yes  | X | No   |  |
| What is normal time frame?                                                                                                               |                          | 60 Days                         |     |   | Permit required after Variance?      |  | Yes  | X | No   |  |
| Cost to file:                                                                                                                            | \$300.00 Application Fee |                                 |     |   | Possibility of obtaining a variance: |  |      |   |      |  |
| Application deadline:                                                                                                                    |                          | Approx. 3-4 weeks prior         |     |   | Good                                 |  | Fair |   | Poor |  |
| Meeting date & Time :                                                                                                                    |                          | 3rd Tues of the month @ 6:30 PM |     |   | Depends on Case for Hardship         |  |      |   |      |  |
| Attempt to permit first:                                                                                                                 |                          |                                 | Yes | X | No                                   |  |      |   |      |  |
| Variance through Board of Zoning Appeals - Staff Support by Planning Dept.                                                               |                          |                                 |     |   |                                      |  |      |   |      |  |
| See attached calendar for exact deadline dates / Variance Application available from Planning by request                                 |                          |                                 |     |   |                                      |  |      |   |      |  |
| Variances in NC are generally difficult to obtain - The State of NC regulates that variances shall be based on topographical             |                          |                                 |     |   |                                      |  |      |   |      |  |
| circumstances with the property that would limit the development of a lot should the zoning ordinance be strictly enforced               |                          |                                 |     |   |                                      |  |      |   |      |  |
|                                                                                                                                          |                          |                                 |     |   |                                      |  |      |   |      |  |



# **CITY OF GRAHAM**

## **RATES AND FEES SCHEDULE 2025 - 2026**

**ADOPTED 6-10-25**

**EFFECTIVE:  
JULY 1, 2025**

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## Development Fees

|                                                                   |                                                                                                            |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Development Ordinance Book (printed or flash drive)               | \$20 flat fee                                                                                              |
| Major Subdivision Preliminary Plat Review Fee (five or more lots) | \$10 per lot (\$200 min).                                                                                  |
| Planned Unit Development Rezoning Request                         | \$5 per acre (\$200 min, \$500 max)                                                                        |
| General Rezoning Request                                          | \$200 flat fee                                                                                             |
| Conditional Rezoning Request                                      | \$300 flat fee                                                                                             |
| Special Use Permit                                                | \$300 flat fee                                                                                             |
| Final Plat Major Subdivision (more than five lots)                | \$50 flat fee                                                                                              |
| Final Plat Minor or Exempt Subdivision (up to five lots)          | \$25 flat fee                                                                                              |
| Variance Request                                                  | \$300 flat fee                                                                                             |
| Non-Residential Site Plan TRC Review Fee (excluding subdivision)  | \$250 (1 <sup>st</sup> and 2 <sup>nd</sup> included)<br>\$100 per review after the 2 <sup>nd</sup> review. |
| Annexations                                                       | \$250 per request                                                                                          |
| Administrative Amendment to Council-Approved Plans                | \$100 flat fee                                                                                             |
| Wireless Telecommunications Facility                              | \$500 legal review fee in addition to other applicable fees                                                |
| Fire Flow Test Fee                                                | \$1,200<br>for all requested fire flow tests and re-test                                                   |
| Site Development/Right of Way Improvement Re-Inspection           | \$350   \$700 2 <sup>nd</sup>   \$1,050 3 <sup>rd</sup>   etc.                                             |

**Please Note: A processing fee will be added for all electronic payments.**

# Inspection Fees

## Building Permit

|                                            |                                                                                   |
|--------------------------------------------|-----------------------------------------------------------------------------------|
| Minimum Permit Fee                         | \$60                                                                              |
| Residential (total structural square feet) | \$0.25 per sf                                                                     |
| Commercial                                 | \$5 per \$1,000 of value                                                          |
| Re-inspection Fee <sup>1</sup>             | \$100                                                                             |
| Building Plan Review, Commercial           | \$200 buildings up to 10,000 sf<br>\$200 + \$0.01 per sf for buildings >10,000 sf |
| Building Plan Review, Commercial Upfit     | \$100                                                                             |
| Building Plan Review, Residential          | \$60                                                                              |
| Sprinkler System (review and permit)       | \$100                                                                             |
| Swimming Pool                              | \$100                                                                             |
| <b>Sign</b>                                | <b>\$60</b>                                                                       |
| Building Fee Misc.                         | \$60                                                                              |
| Home Recovery                              | \$10                                                                              |

## Electrical Permit

|                                         |                       |
|-----------------------------------------|-----------------------|
| Minimum Permit Fee                      | \$60                  |
| Extra Trip                              | \$30 per trip         |
| Re-Inspection Fee <sup>1</sup>          | \$100                 |
| Mobile Home Park Spaces (1-5)           | \$60                  |
| Mobile Home Park Spaces (above 5)       | \$6 per space         |
| Billboards                              | based on service size |
| Saw Service                             | \$60                  |
| Temporary Service for Construction Site | \$60                  |
| Temporary Power for Sec. 10.8 N.C.E.C   | \$60                  |
| Residential and Commercial Service      | \$0.10 per sf         |
| Low Voltage Wiring                      | \$0.05 per sf         |
| Security System                         | \$60                  |
| Wiring Swimming Pool                    | \$110                 |

## Heating and Air Conditioning Permit

|                                |                                       |
|--------------------------------|---------------------------------------|
| Minimum Permit Fee             | \$60 plus \$5 per additional thousand |
| Re-Inspection Fee <sup>1</sup> | \$100                                 |
| Ansul Test on Hoods            | \$100                                 |
| Duct Test (smoke)              | \$60                                  |
| New Gas Line                   | \$60                                  |
| Temporary Gas                  | \$60                                  |
| Fireplace                      | \$60                                  |

# City of Graham Development Ordinance

Published by Order of the City Council

Adopted, June 1, 1999

Revised October 14, 2025

*Technical Assistance Provided by Piedmont Triad Council of Governments*



*Sign, wall:* A sign attached to or painted on a wall of a building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted, and including signs affixed to or otherwise displayed on or through a facade window.

*(Section 10.390 amended 1/6/2009)*

#### **Section 10.391            Intent**

It is the intent of this section to authorize the use of signs whose types, sizes and arrangements are compatible with their surroundings, appropriate to the type and intensity of activity to which they pertain, expressive of the identity of individual properties or occupants or products or of the community as a whole, legible in the circumstances in which they are seen and appropriate to traffic safety.

#### **Section 10.392            Scope generally**

Unless specifically exempted, no sign visible from a public right-of-way, whether exterior to or interior to a structure, shall be erected, displayed or substantially altered except in accordance with the provisions of this article and until a permit has been issued by the building inspector.

#### **Section 10.393            Exemptions**

The following signs are exempt from regulation and permit requirements under this article, provided such signs comply with the provisions of Section 10.397 General Limitations and Section 10.399:

- (1) Signs bearing only property identification numbers and names, post office box numbers of occupants of the premises or other identification of premises not of a commercial nature, provided such signs are not illuminated and do not exceed two (2) signs per zoning lot or two (2) square feet in area per display surface.
- (2) Flags and insignia of a government, when not displayed in connection with a commercial promotion.
- (3) Legal notices; bankruptcy, estate and legal sale signs and traffic directional or regulatory signs erected by or on behalf of a governmental body
- (4) Memorial signs or tablets and names and construction dates of buildings when cut into any masonry surface.
- (5) Signs directing and guiding traffic and parking on private property, provided such signs are non-illuminated or indirectly illuminated, bear no advertising matter and do not exceed four (4) square feet in area per display surface.
- (6) Real estate signs advertising the sale, rental or lease of the premises on which said signs are located, provided such signs do not exceed one sign per street frontage or one sign per four hundred (400) feet of street frontage, or six (6) square feet in area per display surface, and are removed immediately after sale, rental or lease of the premises.
- (7) Construction site identification signs whose message is limited to identification of architects, engineers, contractors and other individuals or firms involved with the construction, the name of the building, the intended purpose of the building and the expected completion date, provided such signs do not exceed one sign per construction site or thirty-two (32) square feet in area per display





surface, are not erected prior to issuance of a building permit and are removed within seven (7) days of issuance of a certificate of occupancy. Construction signs in residential zones shall not be illuminated or reflectorized.

- (8) Temporary political yard signs advertising candidates or issues, provided such signs do not exceed one sign per candidate per zoning lot or sixteen (16) square feet in area per display surface, are not erected prior to forty-five (45) days before the actual election day and are removed within seven (7) days after the election.
- (9) Yard or garage sale signs announcing yard or garage sales, provided such signs do not exceed one sign per site of such sale or four (4) square feet in area per display surface, and are removed within seven (7) days of erection.
- (10) Public event announcements by public or nonprofit organizations of special events or activities of interest to the general public, provided such signs do not exceed one sign per site of such events or activities and twelve (12) square feet in area per display surface, and are removed within fourteen (14) days of erection.
- (11) Temporary signs announcing grand openings of new businesses only, provided such signs do not exceed thirty-two (32) square feet of display area per business site, and are removed within thirty (30) days after they are erected. Such signs shall not be electrified.
- (12) Signs erected by the City or other governmental agencies, such as street signs, public service signs and historical markers, which contain no commercial advertising matter.
- (13) Churches shall be permitted two (2) freestanding signs per zoning lot. Each sign shall not exceed thirty-two (32) square feet in area and six (6) feet in height. All other regulations of this article shall apply.
- (14) Temporary signs identifying businesses or business events provided such signs are:
  - (a) Located on the business lot.
  - (b) Not to exceed sixteen (16) square feet in area per display surface.
  - (c) Not to exceed more than one (1) sign per street frontage or one (1) per one-hundred (100) feet of road frontage not to exceed (2) signs per street frontage.
  - (d) Not located less than one-hundred (100) feet from another temporary sign on same frontage.
  - (e) To be located outside of the right-of-way of any public street.
  - (f) Not located on residentially zoned lots.
  - (g) Erected not to exceed thirty (30) days in a ninety (90) day period per business.
- (15) Signs that are not visible from a public way.
- (16) Holiday decorations in season.



- (17) Signs at the main entrance to a neighborhood that says "no soliciting" or has comparable language, provided such signs are posted by the authority granted to it, signs do not exceed four (4) square feet in size, and only one being allowed at each main entrance to the development.

*(Section 10.393 amended 5/6/2008, 1/6/2009, 8/13/2024)*

**Section 10.394                      Reserved**

*(Section 10.394 deleted 11/5/2013)*

**Section 10.395                      Permit generally**

- a. Applications for permits under this article shall be submitted on forms in the building inspector's office. Each application shall be accompanied by plans, which shall:
- (1) Indicate the proposed site by identifying the property by ownership, location and use.
  - (2) Show the location of the sign on the lot in relation to property lines and buildings, zoning district boundaries, right-of-way lines and existing signs.
  - (3) Show (drawing to scale) size, character, complete structural specifications and methods of anchoring and support.
- b. If conditions warrant, the building inspector may present the plans to the planning board for their approval. He may also require such additional information as will enable a determination that such sign can or cannot be erected in conformance with this article.
- c. A fee shall be charged to erect a sign. The amount of the fee shall be fixed from time to time by the City council and shall be kept on file in the office of City clerk.

**Section 10.396                      Traffic safety precautions**

Notwithstanding any other provision in this chapter, the following restrictions shall apply to signs in order to preserve the safety of pedestrian, bicycle and vehicular movements:

- (1) No sign shall make use of the words "stop," "slow," "caution," "danger" or any other word, phrase, symbol or character in such manner as is reasonably likely to be confused with traffic directional and regulatory signs.
- (2) No sign shall be erected so that by its location, color, nature or message it is likely to be confused with or obstruct the view of traffic signals or signs, or is likely to be confused with the warning lights of an emergency or public safety vehicle.
- (3) Except as used to display time and temperature, no sign shall contain flashing lights.
- (4) In all districts except the B-1 Business District, no fence, wall, shrubbery or other obstructions to vision between the heights of three (3) feet and sixteen (16) feet shall be permitted within twenty (20) feet of the intersections of the right-of-way lines of streets or of streets and railroads.

**Section 10.397                      General limitations**



- a. Except where specifically exempted by this chapter, all signs, including the supports, frames and embellishments thereto, shall not be located within any public right-of-way, nor shall any sign be attached, affixed or painted on any utility pole, light standard, telephone or telegraph pole, any tree, rock or other natural object.
- b. No sign shall obstruct any window, door, fire escape, stairway, ladder or opening intended to provide light, air, ingress or egress for any building, structure or lot.
- c. **No sign shall have more than two (2) display surfaces.**
- d. **Illuminated signs may have either an exterior or interior source of illumination.** Exterior illumination, where the source of illumination is provided by such devices as spotlights or floodlights, shall be placed so that it is not directly visible from any residential district, or from adjacent properties. Internal illumination means that the source of illumination is from within the sign itself. Neon tube illumination shall be prohibited except as internal illumination. All wiring, grounding, etc., for illuminated signs shall meet the requirements of the National Electrical Code.
- e. Animated, rotating, flashing or other moving or apparently moving signs must display a static message for a minimum of twenty (20) seconds.
- f. **Devices consisting of banners, streamers, pennants, windblown propellers, strung light bulbs and similar installations shall be prohibited, except with the written permission of the City manager.**
- g. Mobile or portable signs (including A and T-shaped signs) shall be prohibited except for the uses specified in paragraphs (10), (11) and (14) of Section 10.393 Exemptions.
- h. All signs shall be maintained in a state of good repair. No sign shall be continued which becomes structurally unsafe or endangers the safety of the public or property. When evidence of an unsafe sign is brought to the attention of the inspector, he shall order that such sign be made safe or be removed. A period of forty-eight (48) hours following receipt of the notice by the person owning or using the sign shall be used for compliance.
- i. **No sign shall be erected on the roof of any building.**
- j. No dilapidated sign may be ordered to be moved unless the condition continues to exist after thirty (30) days from the date the building inspector gives notice to the sign owner. Notice shall be complete upon the posting of such determination affixed to the affected sign. In addition, the building inspector shall, on the same date, mail a copy of such determination by certified mail, return receipt requested, to the person, firm, or corporation, if any, who listed the sign for ad valorem taxes. This requirement shall be satisfied upon mailing. If the sign has not been listed for ad valorem taxes for the preceding or current year of such determination, no notice shall be required to be mailed.

*(Section 10.397 amended 1/6/2009, 6/1/2010)*

## **Section 10.398                      Residential districts**

No sign shall be erected or displayed in any residential district except as allowed under Section 10.393 Exemptions or as provided below:



- (1) Home occupation signs identifying a home occupation, provided such signs are not illuminated and are limited to one wall or one freestanding sign per lot and a maximum display surface area of three square feet.
- (2) Nonresidential signs identifying nonresidential uses permitted as a principal in residential districts, provided such signs are limited to one freestanding or wall sign per zoning lot and eighteen (18) square feet in area per display surface. Where a freestanding sign is used, there must be a setback of at least twenty (20) feet from the right-of-way and shall be no taller than eight (8) feet.
- (3) A single freestanding monument sign may be allowed at each main entrance drive to a major subdivision, multifamily or mixed-use development containing residential units provided the driveways are separated by 300 feet or more. Sign face area shall be no larger than 32 square feet per side (2 sides maximum), and the total height including any supports or decorative features shall not exceed eight (8) feet above adjacent grade. Signs shall be only externally illuminated and no plastic shall be used in any part of the sign. Finally, the signs shall be ground-lit or externally backlit with the light shining only on the face of the sign. No internal illumination, illuminated tubing, flashing lights, or moving installations shall be permitted on any part of the sign.
- (4) Signage approved as part of a special use permit or conditional zoning approval shall follow the standards approved by the City Council. When a standard is not proposed and approved as part of the conditional rezoning or special use permit, the standards in this Ordinance shall govern.

#### **Section 10.399**

#### **O-I, B-1, B-2, B-3, I-1 and I-2 districts**

- (a) Generally. No sign shall be erected or displayed in the Office and Institutional District, the Neighborhood, General or Central Business District, the Light Industrial District or the Heavy Industrial District except as allowed under Section 10.393 Exemptions or as provided below for the type of sign and the zoning district in which it is located.
- (b) Multiple uses. Where a zoning lot contains more than one principal use or establishment, the provisions below shall apply to the zoning lot as a whole, and the owners of the zoning lot shall be responsible for allocating permitted signs and display surface areas among the individual uses or establishments. The sign plan submitted for such zoning lot shall show all signs located or proposed thereon and shall be designed so that all signs are in harmony and consistent with each other.
  - (1) Freestanding signs. On-premises freestanding signs may be erected and displayed on a zoning lot in compliance with the maximum area per display surface and the maximum height limitations contained in Section 10.400 Area and Height of Signs provided: [PG. 14](#)
    - a. The zoning lot on which a freestanding sign is located shall be accessible by automobile and contain off-street parking for the principal uses(s).
    - b. No sign shall obstruct the vision of motorists at the intersection of right-of-way lines of streets, or streets and railroad, or of streets and driveways. The zoning enforcement officer shall investigate each site before the placement of any sign to ensure proper vision. No sign shall be erected on or protrude onto any public right-of-way.
    - c. Freestanding signs shall be limited to two (2) signs per zoning lot with street frontage of one hundred (100) feet or more, and shall not be located closer than fifty (50) feet to any other





freestanding sign on the same premises. On zoning lots adjacent to an Interstate highway, only one (1) freestanding sign up to 300 square feet shall be allowed and must be directed toward the Interstate. (Amended 4/2/2002)

- d. No freestanding sign shall be permitted on the same street frontage along which there is a projecting sign.
  - e. Freestanding signs shall clear driveway and parking areas by a height of at least fourteen (14) feet and shall clear sidewalks and pedestrian paths by a height of at least nine (9) feet.
  - f. The message of freestanding signs shall be limited to the name(s) of the establishment(s) located on the zoning lot and/or the name of a multi-use development located thereon, except that freestanding signs identifying theaters or service stations may also identify the current presentations or fuel prices, as appropriate.
- (2) Projecting signs. Projecting signs may be erected and displayed on a zoning lot in compliance with the maximum area per display surface limitations contained in Section 10.400 Area and Height of Signs, provided:
- a. The building to which a projecting sign is attached shall be twenty (20) feet or more in width.
  - b. Projecting signs shall be limited to one sign per street frontage, and shall not be located closer than fifty (50) feet to any other projecting sign.
  - c. No projecting sign shall be permitted on the same street frontage along which there is a freestanding sign.
  - d. Projecting signs shall clear sidewalks and pedestrian paths by a height of at least ten (10) feet, shall project no more than five (5) feet from the building to which they are attached and shall not extend beyond the inner edge of the curb line.
  - e. No projecting sign shall extend above the soffit, parapet or eave line, as appropriate, of the building to which it is attached.
  - f. [Reserved].
  - g. The message of projecting signs shall be limited to the name(s) of the establishment(s) located on the zoning lot and/or the name of a multi-use development located thereon.
- (3) Wall signs. Wall signs may be erected and displayed on a zoning lot in compliance with the maximum percentage of facade coverage limitations contained in Section 10.400 Area and Height of Signs, provided:
- a. Posters and paper signs displayed on or through windows are exempt.
  - b. Wall signs placed in the space between windows on different stories of a building shall not exceed in height two-thirds of the distance between the top of a window and the sill of the window above.



- c. No wall sign shall protrude more than twelve (12) inches from the wall to which it is attached.
  - d. No wall sign shall extend above the soffit, parapet or eave line, as appropriate, of the building to which it is attached. If the building consists of more than two (2) stories, wall signs shall not extend above the third story.
  - e. Wall signs, or portions thereof, placed between window spandrels shall not exceed in height two-thirds of the height of the spandrel.
  - f. Wall signs shall not cover or interrupt major architectural features.
  - g. In industrial zones, wall signs on the side of buildings adjacent to lots zoned residential are permitted only when the building is at least fifty (50) feet from the side lot line of the residential lot.
  - h. Wall signs on the side of buildings in the O-I Zone are not permitted.
- (4) Marquee or awning signs.
- a. Signs hung below a marquee or awning shall conform in size and appearance to existing signs under the same marquee or awning. Where there are no such existing signs under a marquee or awning, signs being hung under them shall meet the height and area requirements contained in Section 10.400 Area and Height of Signs.
  - b. Marquee and awning signs shall not be illuminated.
  - c. Signs below a marquee or awning shall not be less than nine (9) feet above the ground or sidewalk.
- (5) Outdoor advertising signs.
- a. Outdoor advertising signs are permitted only in the Light and Heavy Industrial Districts. In the General Business District, outdoor advertising signs are permitted only on property adjacent to Interstate 85, and such signs shall be directed toward traffic on Interstate 85.
  - b. No outdoor advertising sign shall be permitted closer than one hundred (100) feet to a lot zoned for residential purposes.
  - c. No sign shall be placed or constructed within one thousand (1,000) linear feet of another sign on the same side of the road.
  - d. Only one outdoor advertising sign shall be allowed for each two hundred (200) feet of lot frontage in single ownership.



- e. Outdoor advertising signs attached to a building structure shall not be higher than the wall to which they are attached. Outdoor advertising signs shall not be mounted on the rooftop of any building.
- f. Outdoor advertising signs may be illuminated, provided such illumination is placed and shielded so as to prevent the direct rays of illumination from being cast upon neighboring lots and/or vehicles approaching on a public way from any direction.
- g. Outdoor advertising signs shall not be permitted within a five hundred (500) foot radius of the intersecting centerline within an interchange on a limited access highway.
- h. In the industrial districts a fifty-foot setback from street rights-of-way is required, with the exception of property along Interstate 85.
- i. Any sign with a changeable or movable face, electronic or otherwise, shall display a static message for a minimum of twenty (20) seconds, and shall have a dimmer system installed so as to automatically adjust the brightness based upon ambient light conditions.
- k. Any nonconforming sign that is damaged or destroyed by a sudden act of God may be replaced to its original condition pursuant to the Code and may not be enlarged. The reconstruction or repairs must be completed within sixty (60) days of the sudden natural occurrence, which caused the damage or destruction.
- l. Sign company must acquire notarized signature of land owner or land owner must sign permit

**(6) Private flags, public flags, feather flags, and banners.**

**a. Location.**

1. Feather flags or banners shall be located only on non-residentially zoned properties. They are allowed anywhere on a parcel, but they shall not be located within a public right of way, unless the business receives a temporary encroachment agreement within the right of way, nor shall they be located in any fashion that would obstruct pedestrian access, vehicular access, safety, or visibility. Any flags or banners determined to be in violation of this subsection shall be removed by the property owner within seven days of receipt of a Notice of Violation. If not removed within seven days, the City shall remove the flags and store them at City Hall for a period not to exceed 30 days. After this time, they shall be disposed of if not claimed by the owners. Any person aggrieved by a decision of the Zoning Enforcement Officer shall be entitled to appeal said decision to the Board of Adjustment within 30 days of receipt of a written Notice of Violation.
2. Flags of any type located on a non-residential building shall be located so that the minimum clearance distance is nine feet from the bottom of the flag to the sidewalk or roadway. Flags of any type shall not be installed flat or flush against a wall or on any roof of a structure.



b. Size.

1. Feather flags shall be no greater than 12 feet in height and no greater than four feet in width.
2. Feather banners shall be no greater than 12 feet in height and no greater than 2.5 feet in width.
3. Private flags shall be no greater than 15 square feet in area and shall be no taller than 20 feet total in height when mounted to a flagpole.
4. Public flags shall be no larger than 50 square feet in area and shall be no taller than 30 feet in total height when mounted to a flagpole.

c. Number allowed.

1. Businesses and other private organizations may be allowed one feather flag or banner, or two private flags per parcel. If more than one business or organization is located on a single parcel of land, the total number of feather flags or banners or private flags permitted shall not exceed two per parcel. No more than four public flags shall be permitted on any individual parcel unless otherwise approved by the City Council.

d. Illumination.

1. Feather flags or banners and private flags shall not be illuminated. This shall not apply to public flags, which may be either uplit or downlit, provided the light shines directly on the public flags and does not create nuisance glare to pedestrians or motorists.
2. No electric, battery-powered, or motor-powered device shall be allowed for any advertising device.

e. Advertising message.

1. Feather flags or banners and private flags may have an advertising message or logo of the business for which the sign is intended.
2. No offensive content shall be allowed (included but not limited to obscenities, profanities, hate speech, lewd material, adult content, etc.). No political content shall be allowed on any flag, as this is governed by the political sign regulations in 10.393.





f. **Materials.**

1. Feather flags or banners and flags shall be of **nylon, fabric, canvas, or plastic material.**

g. **Installation.**

1. Feather flags or **banners** and flags shall be installed to ensure safety measures. **Business owners will be responsible for ensuring that flags will not create an unsafe environment during high winds. Should flags appear to be dangerous or should they dislodge by wind, they shall be immediately taken indoors or they will be disposed of by the City.**
2. **Flags of any type shall be tied down or mounted securely.**

h. **Time-limited Signs**

1. **Grand opening signs shall be removed after 30 days**
2. Feather flags shall be removed and stored indoors before close of business each day.
3. Feather flags or **banners shall not be permanent fixtures on any property and shall be taken down after a 30-day period. They may be replaced after being absent on the property for 30 consecutive days.**

i. **Maintenance and Replacement.**

1. Flags, feather flags or banners, and other similar items intended for temporary use shall be maintained so as to prevent deterioration. Should any portion of the flag or feathered flag or banner become faded, frayed, torn, or otherwise deteriorated, it shall immediately be removed.
2. Damaged or destroyed flags or feather flags or banners may be replaced only in compliance with the provisions of this Ordinance.

j. **Exemption.**

1. The standards in this Ordinance shall not apply to the flag of the United States of America.

*(Section 10.399 amended 8/2/2005, 5/10/2022, 6/14/2022)*



## Section 10.400 Area; height

The following regulations shall apply:

|                                                                                                                                                                                               | Freestanding Signs                               |                             | Projecting Signs                                 | Wall Signs                                     | Side Wall Signs<br>Adjacent to<br>Residential Lots | Marquee or Awning             |                             | Outdoor Advertising                              |                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------|--------------------------------------------------|------------------------------------------------|----------------------------------------------------|-------------------------------|-----------------------------|--------------------------------------------------|-----------------------------|
| District                                                                                                                                                                                      | Maximum Area<br>Per Display<br>Surface (Sq. Ft.) | Maximum<br>Height<br>(Feet) | Maximum Area<br>Per Display<br>Surface (Sq. Ft.) | Maximum<br>Percentage of<br>Facade<br>Coverage | Maximum Area<br>Per Display<br>Surface (Sq. Ft.)   | Maximum<br>Height<br>(Inches) | Maximum<br>Length<br>(Feet) | Maximum Area<br>Per display<br>Surface (Sq. Ft.) | Maximum<br>Height<br>(Feet) |
| O-1                                                                                                                                                                                           | 48/300*                                          | 10/50*                      | 8                                                | 5                                              | Not permitted                                      | 10                            | 3                           | Not permitted                                    | —                           |
| B-1                                                                                                                                                                                           | 25/300*                                          | 14/50*                      | 8                                                | 5                                              | 2                                                  | 10                            | 3                           | Not permitted                                    | —                           |
| B-2                                                                                                                                                                                           | 64/300*                                          | 20/50*                      | 30                                               | 10                                             | 2                                                  | 10                            | 3                           | 700*                                             | 40***                       |
| B-3                                                                                                                                                                                           | 48/300*                                          | 16/50*                      | 20                                               | 10                                             | 2                                                  | 10                            | 3                           | Not permitted                                    | —                           |
| I-1                                                                                                                                                                                           | 64/300*                                          | 20/50*                      | 20                                               | 5                                              | 30                                                 | 10                            | 3                           | 300**/700*                                       | 40***                       |
| I-2                                                                                                                                                                                           | 64/300*                                          | 20/50*                      | 20                                               | 5                                              | 30                                                 | 10                            | 3                           | 300**/700*                                       | 40***                       |
| *Adjacent to an Interstate highway. See Section 10.399 (1)(c). Pg. 8-9<br>**In areas not adjacent to Interstate 85.<br>***Measured from ground level or I-85 road level, whichever is higher. |                                                  |                             |                                                  |                                                |                                                    |                               |                             |                                                  |                             |

(Amended 11/7/2000, 4/2/2002)



## **Section 10.401                      Computations**

- (a) The area of a display surface of a sign shall be computed as including the entire area, within a regular geometric form or combination of forms, comprising all the display area of the surface and including all of the elements of the matter displayed and the sign frame. Structural members not bearing advertising matter shall not be included in the computation of sign area.
- (b) For the purpose of determining number of signs, a sign shall be considered to be a single display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random matter without organized relationship of elements, each element shall be considered a single sign.

**Sections 10.402-10.414 Reserved**



## ARTICLE XI. HIGHWAY CORRIDOR OVERLAY DISTRICTS

### Section 10.415 Intent

The State of North Carolina General Statutes permit municipalities to establish zoning overlay districts (G.S. 160D-703). Within the zoning overlay district, additional requirements may be imposed over the underlying general use and special use zoning districts. The City of Graham recognizes zoning overlay districts offer the opportunity to develop growth management regulations that will guide development towards accomplishing the community goals of maintaining Graham's delightful atmosphere, improving the community's quality of life, safety, welfare, wellbeing, and aesthetic character.

### Section 10.416 City of Graham Growth Management Plan 2000-2020

The *City of Graham Growth Management Plan 2000-2020* (Page 51) states, "Adopt an Overlay Zoning District for the Highway 54 and South Main Street corridors that would apply additional development standards to regulate building design and construction, site layout, landscaping, signage, and traffic patterns."

### Section 10.417 Definitions

Backlit Sign: A sign consisting of a cabinet containing a light source surrounded by one or more translucent faces.

Knockout Backlit Sign: A sign with lighting that illuminates from within and only letters, illustrations and/or symbols are illuminated.

Monument Sign: A monument sign is mounted generally flush with the ground plane and may not be mounted on a pole, pylon, raised on a man-made berm, wall, or similar structure.

Technical Review Committee (TRC): The purpose of the TRC shall be to determine whether or not proposed developments meet the standards established in the *City of Graham Development Ordinances* and all other applicable regulations within the City of Graham and to provide guidance as how to provide for the betterment of public safety and welfare. The TRC is made up of the Planner, who acts as Chairman, all department heads and/or their designated representatives, the City of Graham Engineer, and the NCDOT District Engineer.

### Section 10.418 Highway Corridor Overlay Districts Approval

Highway overlay districts shall be forwarded, with the recommendations of the Planning and Zoning Commission to the City council for approval.

### Section 10.419 Designation of Highway Corridor Overlay Districts

#### 1.) South Main Street/Highway 87 Overlay District

#### 2.) East Harden Street/Highway 54 Overlay District





**Section 10.420**                      **Reserved** (*amended 11/1/2016*)

**Section 10.421**                      **Alternative Compliance Using Conditional Office and Institutional Zoning or Conditional Business Zoning**

The City council may waive one or more of the specific requirements applicable to sites located in a Highway Corridor Overlay District by approving a Conditional Office and Institutional District Zoning (as described in Section 10.128 of the *City of Graham Development Ordinances*) or a Conditional Business District Zoning (as described in Section 10.129 of the *City of Graham Development Ordinances*) request by the property owner. The applicant for any such waiver shall have the burden of showing that the proposed project, with such waiver granted will be as good as or better than a project developed in compliance with the Overlay District Regulations in terms of aesthetics, environmental compatibility and traffic considerations. In granting an approval of a rezoning to a Conditional Office and Institutional or Conditional Business District, the City council may require additional conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area. The City council may modify the original plans to reflect such conditions which shall be entered into the minutes of the public hearing at which the Conditional Office and Institutional or Conditional Business Zoning is approved.

**Sections 10.422-10.435** **Reserved**

## **DIVISION 1. SOUTH MAIN STREET/HIGHWAY 87 OVERLAY DISTRICT**

**Section 10.436**                      **Purpose**

The South Main Street/Highway 87 Overlay District, referred to in this division as the “Overlay District” is an aesthetically important thoroughfare for the City of Graham. Because the Overlay District starts at the Highway 87 southern boundary of the City Limits, many citizens and visitors will see this part of the City on a daily basis. In order to arrive at the central business district, or “Historic District Overlay Zone”, from the City Limits, one must travel along the Overlay District. It is very important that the Overlay District is compatible with many of the design standards in the historic district since these two overlay zones are adjacent to one another. An easy transition shall occur between the overlay zones in order to create a more pleasing atmosphere.

The purposes of the Overlay District include:

1. Preserving and enhancing the overall image of the Overlay District and Historic District.
2. Encouraging development that compliments and expands the unique character of the Overlay District and its surrounding area.
3. Establishing Graham as a unique high-quality community within the Triad by creating development that provides visual interest consistent with the community goals.
4. Enhancing the business economy through the creation of attractive commercial areas.
5. Preserving and enhancing property values through creation of high-quality developments.



6. Implementing the goals, policies, and objectives recommendation of the *City of Graham Growth Management Plan 2000-2020*.
7. Promoting the overall health, safety, and welfare of the citizens, residents, workers, and business owners.

#### **Section 10.437                      Location and Applicability**

The South Main Street Overlay District shall include all parcels that are currently adjacent to either side of South Main Street, beginning at the southern boundary of the Historic District Overlay District and extending south to the Graham City Limits as shown on “The Zoning Atlas of the City of Graham, North Carolina”. If the Graham City Limits are extended in the future, the Overlay District boundary shall be subject to an extension.

#### **Section 10.438                      Uses Conform to Underlying District**

The South Main Street Overlay District contains several underlying zoning districts and all proposed uses shall be permitted as indicated in Section 10.135, Table of Permitted Uses, with the exception that the uses listed in Section 10.440 shall be prohibited. The terms of this Division shall control and take precedence over conflicting terms of the underlying zoning districts found within this ordinance. Where this Division is silent as to a term, condition, or requirement, the requirements of this ordinance and/or the approved policies and procedures of the City shall control.

#### **Section 10.439                      Exemptions**

The South Main Street Overlay District shall not apply to detached single-family residential dwellings being used for residential purposes.

#### **Section 10.440                      Prohibited Uses**

The following uses shall not be allowed in the South Main Street Overlay District:

Adult Entertainment; All Incinerators; Asphalt Mixing Plant; Vehicle assembling, painting, upholstering, rebuilding, reconditioning, body and fender work with outside storage that is visible from public right of way; Bars (as principal use); Campgrounds, commercial; Flea Market; Hazardous Waste Facilities; Jails; Junkyards, Salvage Yards; Landfill, Demolition Debris; Landfill, for Household and Commercial Waste; Manufactured Dwelling Park; Manufactured Home Sales; Medical Waste Operations; Pawnshops; Petroleum and Petroleum Products Storage, over 100,000 gallons; Racetracks for automobiles, motorcycles; Recycling Facility; Sexually Oriented Business; Shooting Range, Indoor; Shooting Range, Outdoor; Tattoo Business; Towers, Cellular and Digital Communications (excludes government uses); Towers, Radio and Television; Used Tire Sales; Utility Building Sales, Sales of Storage Sheds and Trailers.

#### **Section 10.441                      Building Standards**

- (a) Manufactured and mobile units shall be prohibited, except for temporary use during construction or for storage of materials during construction.



- (b) Building facades visible from South Main Street shall be clad with brick or stone masonry, wood, stucco, or similar material. The facades of buildings located on corner lots that are visible from South Main Street and any other road shall be clad with brick or stone masonry, wood, stucco, or similar material. The use of textured vinyl siding or decorative, split-faced cinder blocks may be used but shall not exceed 25% of the visible side of the building. The use of cinder-block, smooth vinyl, and metal siding shall only be allowed on the side and rear of the building if not visible from South Main Street.
- (c) All façade colors shall be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors are prohibited. Building trim and accent areas may feature black and brighter colors, including primary colors. Roof colors shall be low reflectance and non-metallic.
- (d) Roof pitches less than 3/12 will require a parapet wall.
- (e) Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of 35 is permitted. Mirror or reflective glass is not permitted at any location.
- (f) Accessory structures and signage shall be of consistent design with the primary structure and be constructed of like or architecturally compatible materials.
- (g) The use of decorative materials such as fountains, outdoor seating and benches, and statutes are encouraged in pedestrian and open space areas.
- (h) Fencing shall not be temporary, nor constructed of exposed wire, unless not visible from the right-of-way of Highway 87 or an abutting street.

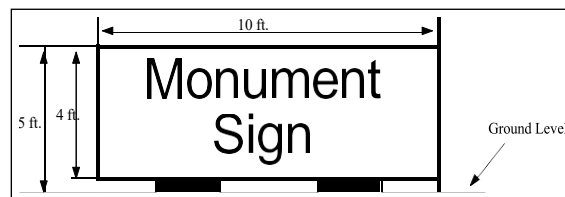
## Section 10.442

## Signage

All signage within the Overlay District shall conform to the following standards:

### (a) Monument Signs:

- (1) Monument signs shall exclusively display only the name, trademark, and registered logo.



- (2) Monument fuel pricing signs shall display only the name, trademark, registered logo, or vehicular fuel product and prices.

- (3) The area encompassed by the monument sign shall not exceed forty (40) square feet.

- (4) No monument sign shall exceed five (5) feet in height.

- (b) Walls Signs: The maximum total area of all allowable wall signs shall be equal to no more than ten percent (10%) of the area of the wall of which such sign is a part or to which each such sign is attached.

- (c) Signs shall be located such that there is at every street intersection a clear line of sight, and all signs shall be located outside of the right-of-way of any public street.



(d) Prohibited Signs: In addition to signage prohibited in Article X of the *City of Graham Development Ordinances*, the following signs shall be prohibited in the Overlay District:

- (1) Animated sign, nor moving or flashing signs, including changeable copy signs, except for ones that display exclusively time, date, and/or temperature.
- (2) Portable signs, unless exempt by Section 10.393 Exemptions.
- (3) Projecting or suspended signs from building or structure.
- (4) Inflatable signs or tethered balloons.
- (5) Backlit monument signage is not permitted except in knockout backlit signs.
- (6) Beacons.
- (7) Roof signs.
- (8) Flags used as promotional devices of any type, including but not limited to the promotion of goods, services, business establishments, events, etc., except that feather banners, private flags, and feather flags may be displayed subject to the requirements of Section 10.399 during the operating hours of the business establishment and shall be removed and stored indoors before close of business each day.
- (9) Posters.
- (10) Outdoor advertising signs shall be permitted only on properties in the Overlay District adjacent to Interstate 85-40. Such signs shall be directed toward traffic on Interstate 85-40.

(Section 10.442 amended 1/6/2009)

#### **Section 10.443            Trees**

All issues involving trees in the South Main Street Overlay District shall conform to Article VII of the *City of Graham Development Ordinances*.

#### **Section 10.444            Access Management and Parking Areas**

(a) Standards

- (1) Joint driveways are permitted and recommended. Property owners who wish to share driveways should record a driveway maintenance agreement between them.

