



City of Graham Planning Board

Meeting Agenda

July 21st, 2026, at 6:30 PM
Council Chambers, Graham
City Hall

1. Meeting called to order.
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the May 19, 2026, meeting minutes.
6. New Business
 - a. RZ2602: 1528 E Harden B-2
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.

Overview of Planning Board and General Meeting Rules

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

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



PLANNING BOARD MINUTES

Tuesday, May 19th, 2026

The Planning & Zoning Board held its regular meeting on Tuesday, May 19th, 2026. Members present were Chad Huffine, James Stockert, Elizabeth Kirkpatrick, John Wooten and Michael Benesch. Absent member were Chair Dean Ward and Tony Bailey. Staff members present were Planner Cameron West and Zoning/Inspections Technician Debbie Jolly.

1. Meeting called to order at 6:30 p.m. by Vice Chair John Wooten
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the meeting minutes for the April 21, 2026 meeting of the Planning Board. John Wooten stated this was not a special meeting. James Stockert made the motion and Elizabeth Kirkpatrick made the second. All voted Aye.
6. Old Business

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

Chad Huffine asked to be recused because he is working with WACA Properties. Vice Chair Wooten made the motion to allow Chad Huffine to be recused from this vote, Michael Benesh made the second. All voted aye. Cameron West gave the staff report. Vice Chair Wooten opened the meeting. Michael Watkins, CEO of Waca Properties, 940 Dickerson Drive, Troy, OH 45373 gave the presentation of this project. Chad Huffines 505 E Davis St Burlington NC also came forward and gave some details about the project he update it is now cottage not tiny homes. They updated the parking and a walking trail. The following people spoke against this project:

Jeff Benes	1407 E. Gilbreath St
Debra Huey Boone	911 Wood Ave SC
Robert Sanders	1225 Hanford Rd
Tom Boney	114 W Elm St
Ruth Sanders	1225 Hanford Rd
Alvis Webster	365 W Moore St

Chad Huffines and Michael Watkins came forward again to answer additional questions from the Board. John Wooten closed the public hearing. Michael Benesch made a motion to close the public hearing. Seconded by Elizabeth Kirkpatrick. All voted Aye. The Board discussed among themselves. James



Stockert made a motion to deny the Conditional Residential rezoning request and send it on to City Council. Michael Benesch made the second motion. All voted aye.

Elizabeth Kirkpatrick made a motion to bring Chad Huffine to the meeting. Michael Benesch made the second. All voted aye.

7. Public comment on no agenda items- Tom Boney 114 W Elm St -When will the BOA hear the appeal for the park. Cameron said he wasn't sure when it would be, He could answer it in a private setting.

8. Staff comments- Land use plan was approved the project group is updating this. The accessory dwelling unit text amendment was denied and discussion of a case by case, and a conditional rezoning normal single-family lot. Chad Huffine asked the board about addressing City Council to conduct a study for flooding at the Woody/E Harden Intersection. This would try and identify alternate routes into the roadway as the current area is susceptible to flooding. Staff recommended that a letter was drafted and have it signed by any members of the public concerned with the flooding, including members of the planning board in order to skip a step and go straight to City Council.

9. Adjournment—Michael Benesch made a motion to adjourn. Seconded by James Stockert. All voted Aye.

Meeting Adjourned at 8:22 p.m.

Respectfully submitted this day 28nd day of May 2026
Debbie Jolly



STAFF REPORT

Prepared by Cameron West, Senior Planner

1528 E Harden B-2 (RZ2602)

Type of Request: Rezoning

Meeting Dates

Planning Board: July 21st, 2026

City Council on August 11th, 2026

Contact Information

Dewey Brown Jr.

1015 E Harden St Graham, NC 27253



Summary

This is a request to rezone a .73-acre lot at 1528 E Harden Street from R-18 (Low Density Residential) to R-18 (Low Density Residential) for the purpose of utilizing the existing house on the lot for commercial use. The land currently falls in the Commercial Corridor Land Use category which supports the use of commercial growth of strategically located clusters within the NC-54 and NC-87 corridors. Uses surrounding the property are the Waste Water Treatment Plant, Vacant land, Single Family, and a Church.

Location

1528 E Harden

GPIN:

8893170556 &

8893171427

Current Zoning

R-18 (Low Density Residential)

Proposed Zoning

R-18 (Low Density Residential)

Overlay District

N/A

Surrounding Zoning

I-1 and R-18

Surrounding Land Uses

Waste Water Treatment Plant, Vacant, Single Family, and Church

Size

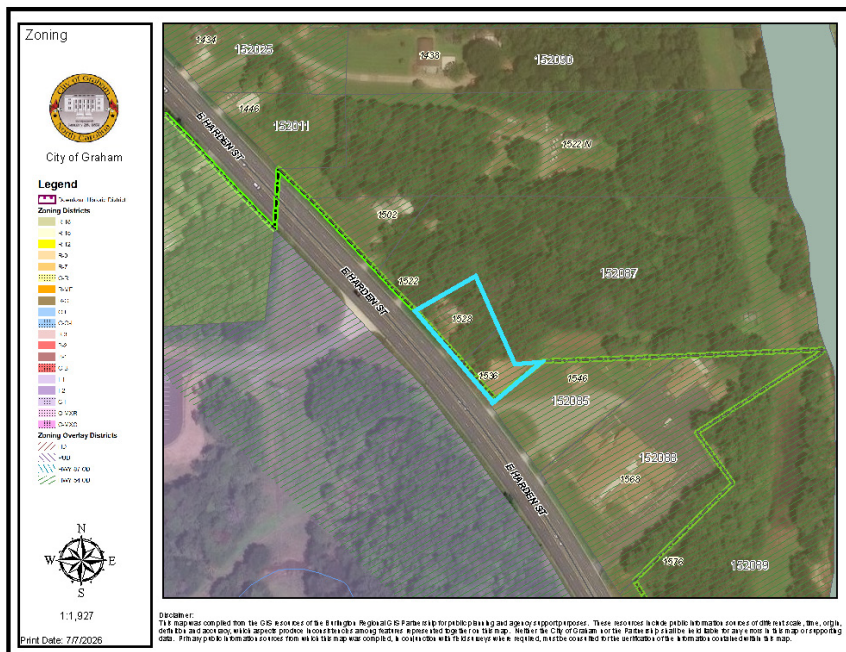
.73 acres

Public Water & Sewer

Yes

Floodplain

No



Zoning



City of Graham

Legend

Downtown Historic District

Zoning Districts

- R-18
- R-15
- R-12
- R-9
- R-7
- C-R
- R-MF
- R-G
- O-I
- C-O-I
- B-3
- B-2
- B-1
- C-B
- I-1
- I-2
- C-I
- C-MXR
- C-MXC

Zoning Overlay Districts

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



1:1,927

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.

Zoning



City of Graham

Legend

Downtown Historic District

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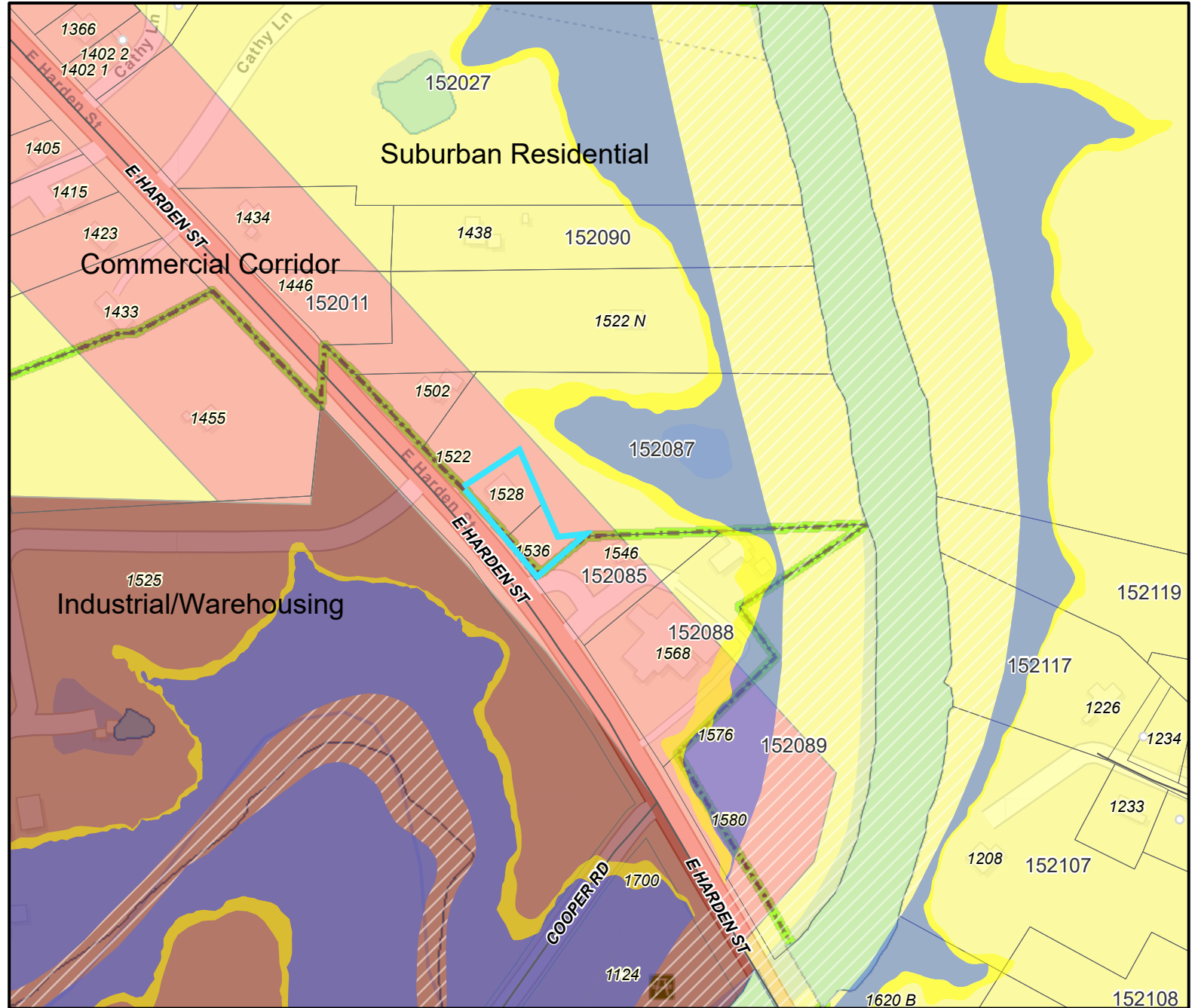
Zoning Overlay Districts

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



1:3,400

Print Date: 7/13/2026



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

Applicable Policies and Strategies:

- The Future Land Use Map provides direction for land use changes in Graham over time. **Future land use designations provide information on where and how to grow in an efficient, sustainable, and orderly manner.** Physical form is a critical component of future growth and this section addresses development patterns in Graham. The Future Land Use Map follows several growth principles, and will guide the City's land use decisions.
- 2.2.1: **Focused development.** In order to maintain Graham's affordability and promote growth, the City will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use, built environments.
- 2.3.2: **Innovative Spaces, Spaces of Innovation:** Graham promotes the development of flex space, live-work units, and adaptive structures for office, retail, and light industry.

Staff Recommendation

Based on the Graham 2035 Comprehensive Plan and the City of Graham Development Ordinance, staff provides the following statement:

- The proposed use of a zoning is consistent with the current land use plan for the overall goal of occupying the structure on the lot.
- Rezoning the property would be consistent with the Commercial Corridor land use type and furthers policy 2.2.1, and 2.3.2 as put forth by the Graham 2035 Comprehensive Plan.