



City of Graham Planning Board

Meeting Agenda

August 18th, 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 July 21, 2026, meeting minutes.
6. New Business
 - a. RZ2602: 1528 E Harden B-2
 - b. RZ2603: 128 E Moore St Overlay Removal
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, July 21st, 2026

The Planning & Zoning Board held its regular meeting on Tuesday, July 21st, 2026. Members present were Chad Huffine, Elizabeth Kirkpatrick, John Wooten, Michael Benesch, Chair Dean Ward, Tony Bailey and new member Richard Shelvin. Staff members present were Planner Cameron West, Attorney Bryan Coleman, Zoning Enforcement Officer Jenni Bost and Planner Jonathan Buckley.

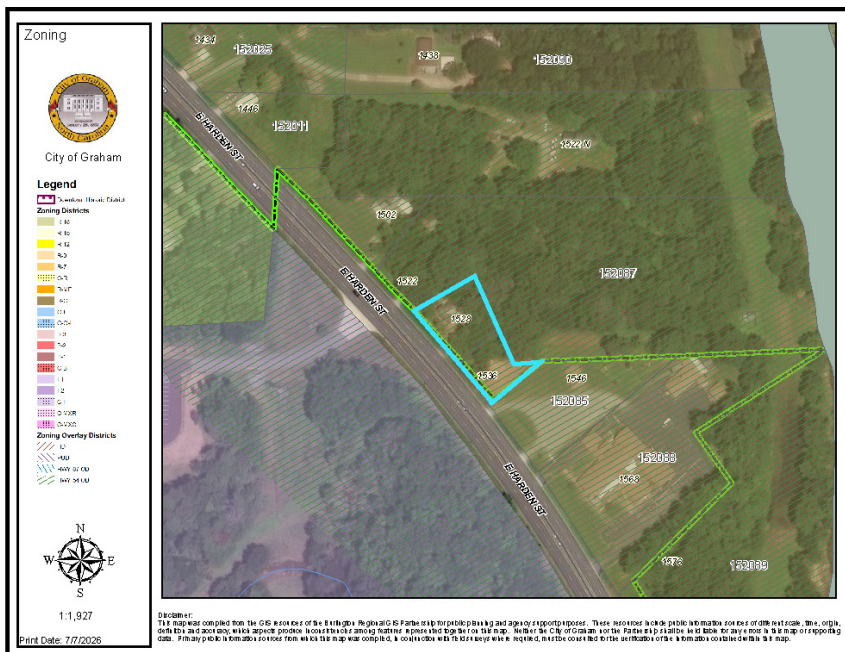
1. Meeting called to order at 6:30 p.m. by Chair Dean Ward
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
After Chair Dean Ward read the meeting rules, Tom Boney came forward and challenged the rules saying the rules were not correct. Chair Dean Ward asked Bryan Coleman to look into this for the next meeting.
5. Approval of the meeting minutes for the May 19th, 2026 meeting of the Planning Board. Chad Huffines wanted to make a correction to the May minutes regarding Mr. Huffine writing a letter on behalf of the board to address flood concerns. John Wooten made the motion to approve minutes with the correction that Chad Huffines had mentioned and Michael Benesch made the second. All voted Aye.
6. New Business
 - a. **RZ2602: 1528 E Harden St B-2**
Cameron West gave the staff report. Dewey Brown Jr is the applicant and was not present at tonight's meeting. Tom Boney came up to speak about that the business was already up and running at 1528 E Harden St and he wanted to know how this is allowed. Cameron West stated the City had sent the property owner a notice of violation for the zoning issue and this is why it is on the agenda for tonight's meeting. Chair Dean Ward made a motion to table this item until next month meeting and for Cameron West to contact the applicant again, Michael Benesch made the second. All voted aye.
7. Public comment on non-agenda items- Chair Dean Ward said he was absent from last month's meeting but watched it later. He wanted to remind the board that when making decision they need to consider the 2035 comprehensive plan and the zoning ordinances when making their decisions.
8. Staff comments- Cameron West wanted to welcome new member Richard Shevlin.



9. Adjournment—Chair Dean Ward made a motion to adjourn. Seconded by John Wooten. All voted Aye.

Meeting Adjourned at 6:44 p.m.

Respectfully submitted this day 24th day of July 2026
Jenni Bost



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:

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Zoning



City of Graham

Legend

Downtown Historic District

Zoning Districts

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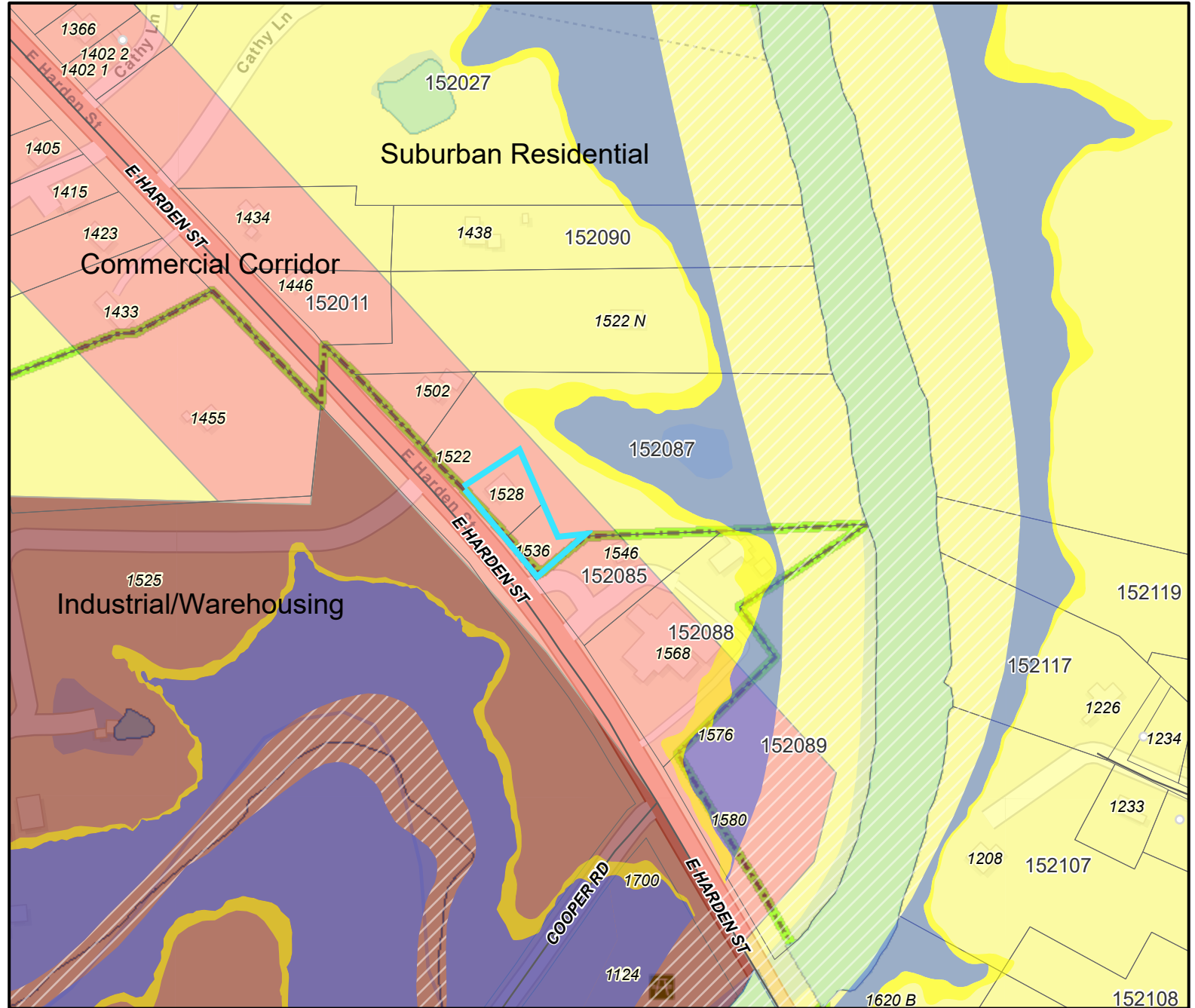
Zoning Overlay Districts

- 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.



STAFF REPORT

Prepared by Jonathan Buckley, Planner

128 E Moore B-2 (RZ2603)

Type of Request: Rezoning

Meeting Dates

Planning Board: August 18th, 2026

City Council on September 8th, 2026

Contact Information

Angela Wall Hall

578 Jeffries Cross Road, Burlington, NC 27215

336-684-5946

angie@ancorawealth.com

Summary

This is a request to remove a 0.056 acre portion of a 0.411 acre property which falls under the S Main St/Hwy 87 Overlay District. The remainder of the property is zoned B-2 (General Commercial) and upon removal of the Overlay Zoning, the front property would retain it's underlying B-2 zoning. This would be for the purpose of circumventing a required sidewalk extension and providing new parking in the front yard to support the existing commercial use. This land currently falls within the Suburban Residential Land Use category which supports small professional offices in designated neighborhood centers. Uses surrounding this property include convenience stores, offices, residential and vacant land.

Location

128 E Moore Street

GPIN:

8883363226

Current Zoning

B-2 (General Commercial)

Proposed Zoning

B-2 (General Commercial)

Overlay District

S Main St/Hwy 87 – To be removed

Surrounding Zoning

B-2, R-18, R-12 and C-MXR

Surrounding Land Uses

Vacant, Single Family, Townhouse, Convenience Store (with gasoline pumps), Offices.

Size

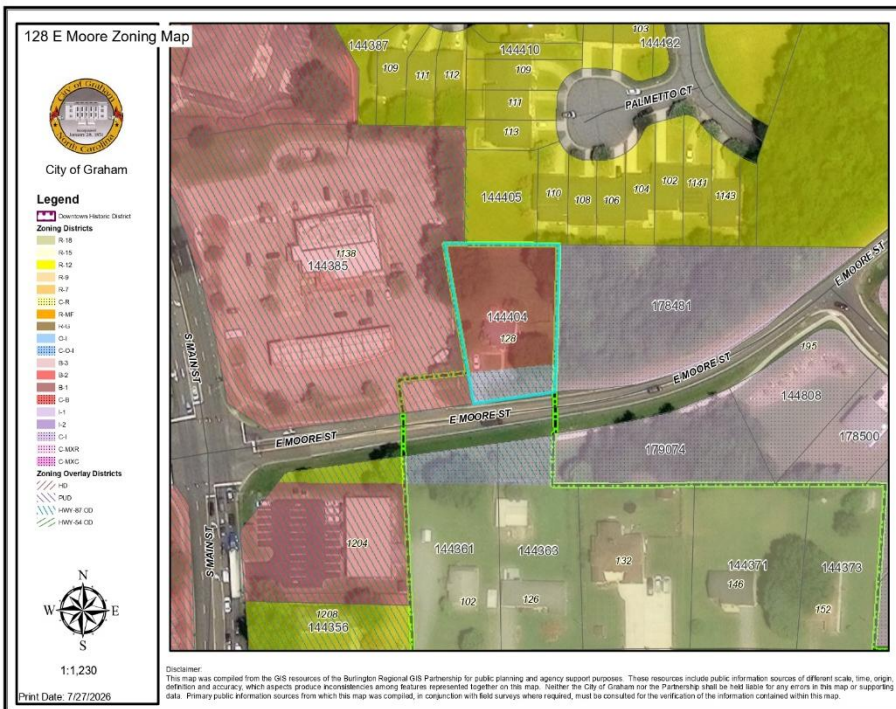
.411 acres

Public Water & Sewer

Public water and on-site septic.

Floodplain

No



128 E Moore Zoning Map



City of Graham

Legend

Downtown Historic District

Zoning Districts

- R-18
- R-15
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- R-MF
- R-G
- O-I
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- C-MXR
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Zoning Overlay Districts

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



1:1,230

Print Date: 7/27/2026



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FLU



City of Graham

Legend

- Streets
 □ Parcels

Future Land Use

-  Downtown District
-  Mixed Use Commercial
-  Education District
-  Employment District
-  Industrial / Warehousing
-  Mixed Use Residential
-  Downtown Residential
-  Suburban Residential
-  Commercial Corridor
-  Rural Residential

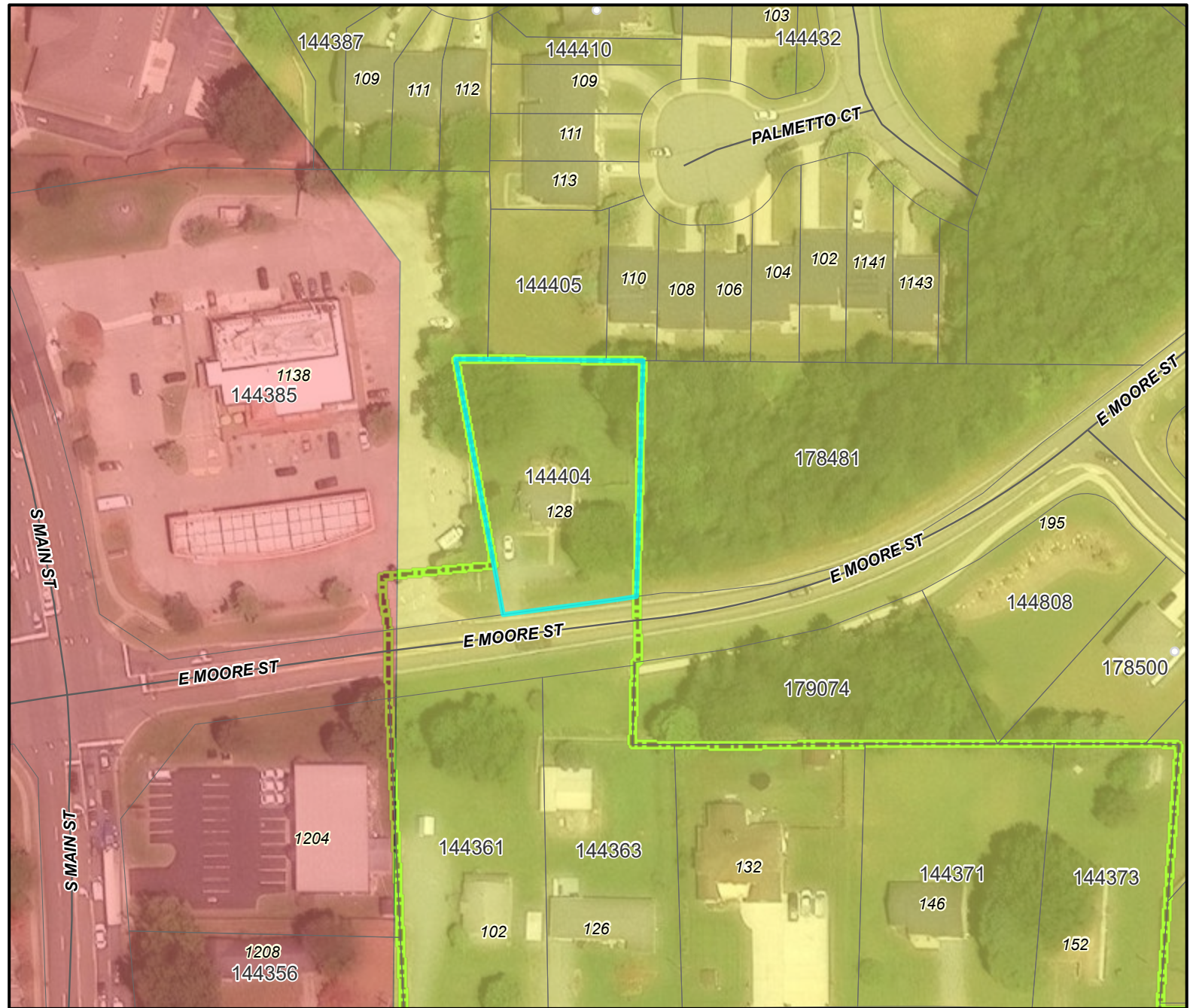
ALAM_INTEREST_POINT

- | | |
|---|-------------------|
|  | Airport |
|  | Cemetery |
|  | Education/School |
|  | Fire Station |
|  | Government Office |
|  | Historic/Museum |
|  | Jail |
|  | Library |



1:1,230

Print Date: 8/11/2026



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- 2.1.5: **Reduce Barriers.** Work with local businesses and economic development partners to identify and address unnecessary barriers to local business development.
- 3.2.1: **Connectivity.** Promote interconnectivity within residential and commercial developments.
- 3.3.4: **More Sidewalks.** Increase sidewalks on future and existing roads.

Staff Recommendation

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

- Removing the Overlay District from this property is consistent with Section 10.437 of the Development Ordinance, as this parcel is not currently adjacent to S Main Street, and furthers strategy 2.1.5, per the 2035 Comprehensive Plan.
- The proposed removal of sidewalk requirements is in-conflict with policies 3.2.1 and 3.3.4, but said requirements are contingent on the Overlay District.