



City of Graham Planning Board

Meeting Agenda

September 15th, 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 August 18, 2026, meeting minutes.
6. New Business
 - a. AM2604: Vehicle Sales Use Amendment
 - b. CR2501: 311 Cheeks Lane C-B
 - c. CR2602: White Rock Estate C-R
7. Public comment on non-agenda items.
8. Staff comment.
9. Adjournment.

Overview of Planning Board and General Meeting Rules

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

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



PLANNING BOARD MINUTES

Tuesday, August 18th, 2026

The Planning & Zoning Board held its regular meeting on Tuesday, August 18th, 2026. Members present were Chad Huffine, Elizabeth Kirkpatrick, John Wooten, Michael Benesch, Chair Dean Ward and Richard Shelvin. Absent member Tony Bailey. Staff members present were Planner Jonathan Buckley, Zoning/Inspection Technician Debbie Jolly.

1. Meeting called to order at 6:30 p.m. by Chair Dean Ward
2. Roll Call and confirmation of quorum.
3. Pledge of allegiance and moment of silence or invocation.
4. Overview of board and general meeting rules.
5. Approval of the meeting minutes for the July 21st, Micheal Benesch made the motion to approve minutes and John Wooten made the second. All voted Aye.
6. New Business

a. **RZ2602: 1528 E Harden St B-2**

Jonathan Buckley gave the staff report. Dewey Brown Jr 1015 E Harden St Spoke to the board about the plans for this property, he also answered questions from the board. Dewey Brown III, 6701 S NC 49, asked if he could clarify that Aquascapes is the business that is operating at this address and they rent the U-Hauls out. Chair Dean Ward made a motion to close the public hearing. Chad Huffine made the motion to close the the public comment. Michael Benesch made the second. The planning board had a brief discussion about this rezonning. John Wooten made a motion based on Graham 2035 Compreheshive Plan & the City of Graham Development Ordianance. Proposed use of the zoning is consistent with the current land use plan for the overall goal of occupying the structure on the lot. Secondly, rezoning the property would be consistent with the commerical corridor land use type and furthers policies 2.12 and 2.3.2 as put forth by the Graham 2035 comprehensive plan. John Wooten moved to grant this motion. Michael Benesch made the second. All voted aye.

b. **RZ2603: 128 E Moore St B-2**

Jonathan Buckley gave the staff report. 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 its 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. Angela Hall, 128 E. Moore St, presented here plans to the planning board. Justin Kesler, 128 E. Moore St, talked about the parking problem in the front since the septic is in the back. Taking off the overlay district would help make this easier for them. Eithiel Estes, 3368 Southern High-Mount Herman Rd, spoke in favor of this rezoning. Chair Ward closed the public hearing. Micheal Bensch made a motion to approve the request to remove the overlay district from this property based on the Graham 2035 Comprehensive Plan, City of Graham Development Ordinance. Removing the overlay district for this property is consistent with Section 10.437 of the Development Ordinance as this parcel is not currently adjacent to South Main Street and furthers strategy 2.1.5 of the Comprehensive Plan. John Wooten made the second. All voted Aye.

7. Public comment on non-agenda items- None

9. Adjournment— Chair Ward made motion to adjourn. Chad Huffine made the second. All voted Aye.

Meeting Adjourned at 7:09 p.m.

Respectfully submitted this day 26th August, 2026
Debbie Jolly



STAFF REPORT

Prepared by Cameron West, Senior Planner

Type of Request: Text Amendment for Vehicle Sales.

Meeting Dates

Planning Board on September 15, 2026

City Council on October 13, 2026

Contact Information

On Behalf of Planning Staff from Council Request

Summary

City Council has requested Staff to address the lack of regulation for the Vehicle Dealers/Rentals (new and used) land use type inside of the Development Ordinance and update it. Prior to the update, the use was permitted by right in the B-2, I-1 and I-2 districts with no additional regulations associated with it. The use was also permitted by condition in the C-B, C-I and C-MXC districts. This amendment will provide additional standards for this use type in the districts where it can be approved by-right, which it now must meet to be approved. All the supporting documentation has been provided to you in your agenda packets for discussion.

Project Name

Text Amendment for Vehicle Dealers/Rentals (New and Used)
(AM2604)

Location

city-wide

Current Zoning

not applicable

Proposed Zoning

not applicable

Overlay District

not applicable

Staff Recommendation

Approval

Conformity to The Graham 2035 Comprehensive Plan and Other Adopted Plans

Not applicable.

Applicable Planning District Policies and Recommendations

- Not applicable; city-wide.

Planning District

All

Development Type

All

Staff Recommendation

Based on the comprehensive plan, staff **recommends approval** of the text amendment. The following supports this recommendation:

- The proposed amendment updates the language to provide additional development standards for the Vehicle Dealers/Rentals (New/Used) land use.

Section 10.135

Table of Permitted Uses

Use Type	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 (Note 19)	I-2 (Note 19)	C-I	C-MXR	C-MXC	LUC
ABC Store (liquor)												X	X	C					C	3
Accessory Uses, See Note 1	X	X	X	X	X	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3
Office Space, Less than 5 employees									X	C	X	X	X	C	X			C	C	3
Office Space, More than 5 employees									X	C		X	X	C				C	C	3
Alteration, Clothing Repair											X	X	X	C				C	C	3
Ambulance, Fire, Police, Rescue Station	S	S	S	S	S	C	X	X	X	C	X	X	X	C	X	X	C	C	C	3
Amusement/Water Parks/Fairs/Carnivals												S			S	S	C			4
Animal Hospital/Commercial, with outdoor kennels or runs, provided all runs and pens are at least 50 ft. from any property line												S		C	X	X	C		C	3
Arts and Crafts Studio, See Note 25											X	X	X	C	X			C	C	3
Boutique Shops, No Outdoor Storage									S	C	X	X	X	C	X			C	C	3
Large Items Store (appliances, hardware, furniture)												X	X	C	X		C		C	3
Athletic Fields, See Note 2	S	S	S	S	S	C	S	S	X	C	X	X		C	X	X	C	C	C	1
Auditoriums, Stadiums, and similar facilities where admission is charged or organized athletic events are held, See Note 2							S	S	S			S	S	C	S		C		C	4
Vehicle Accessory and Supply Sales												X		C	X		C	C	C	3
Vehicle assembling, painting, upholstering, rebuilding, reconditioning; body and fender work															X	X	C			4
Vehicle body and fender repair conducted within completely enclosed building												X		C	X	X	C		C	3
Vehicle Dealers/Rentals (new and used), see Note 26												X		C	X	X	C		C	3
Vehicle repair shops, not including body or fender repair												X		C	X	X	C		C	4



23. **Group Care Facilities and Group Homes, Development Standards** – Off-street parking, as required by Section 10.240, shall be located to the side and/or rear of the building. Group Care Facilities and Group Homes should be located in areas where employment, goods and services can readily be reached by a variety of means of transportation. Access to transit, a sidewalk network and/or close proximity to employment, goods, and services are encouraged for approval of a special use permit unless the applicant can satisfactorily demonstrate that the intended residents of the group home or facility do not require this service. For halfway houses, there shall be on-site supervision at all times by persons employed by or volunteers trained by the agency operating the halfway house. Rules of conduct shall be established and enforced by the agency operating a halfway house. These rules shall prohibit the use or possession of drugs, alcohol or weapons, as well as disorderly conduct. *(Section 10.136(23) added 1/8/2013)*

24. **Solar Farms** – Power inverters and other sound producing equipment shall be no less than 150' from any property line. All solar farms shall be enclosed with a minimum of six feet high security fencing. Solar farms shall be constructed with at least a Type C planting yard, and shall abide by higher requirements when applicable. The height of no panel can exceed fifteen feet. A setback of 100 feet is required for any installation adjacent to a residential use or a residentially zoned parcel. Prior to final approval of the electrical permit, a Decommissioning Plan (see definitions) shall be submitted to the City. *(added 2/2/2016)*

25. **Short-Term Rentals** – A Zoning Permit is required to operate the use. No signage advertising the use is permitted on site. All exterior lighting shall be residential in nature. 1 parking space per bedroom is required, not including on-street parking. Overnight occupancy will not exceed two-persons per bedroom. *(added 12/10/2024)*

26. **Development Standards for Vehicle Dealers/Rentals (New/Used)** - Permitted Use by Right B-2, I-1, and I-2.

- a. **Minimum Lot Size:** The minimum lot size shall be two (2) acres in size along Highway 87 and Highway 54. The minimum lot size along all other roadways shall be five (5) acres.
- b. **Location:** Vehicle Dealers/Rentals (New/Used) shall not be located within 250 feet from any residential zoning district. Measured from exterior property lines.
- c. **Parking area:** All required parking spaces and display areas within general traffic circulation areas shall be paved and striped in accordance with the City of Graham Development Ordinance and no cars shall be displayed within a public right-of-way or within access driveways.
- d. **Edge of Display:** Wheel stops, curbs or bollards are required along the exterior parking spaces of the display area to prohibit parking within landscaped areas.
- e. **Lighting:** Any new use of land for Vehicle Dealers/Rentals (New/Used) is required to install lighting and shall conform to Section 10.290 of the City of Graham Development Ordinance. A Lighting plan shall be submitted to and approved by the City Planner for conformity.



- f. Landscaping: Any new use or new construction of land Vehicle Dealers/Rentals (New/Used) is required to install landscaping and shall conform to Article V of the City of Graham Development Ordinance. A Landscaping plan shall be submitted to and approved by the City Planner for conformity.
- g. Building: All new uses are required to have one (1) building on the lot for the sole purpose of conducting sales operations.
- h. Accessory Use: For any accessory automobile service, repair shall be limited to minor automotive repair or routine maintenance only for vehicles sold at that location, occur within an enclosed building, and limit outdoor storage of vehicles awaiting repair to the side or rear of buildings.





STAFF REPORT

Prepared by Jonathan Buckley, Planner

River Mill Parking Lot (CR2501)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on September 15th, 2026

City Council on October 13th, 2026

Contact Information

River Mill Academy

235 Cheeks Lane, Graham NC, 27253

336-229-09099

jdishmon@rivermillacademy.org

Summary

This is a request to rezone a .72-acre lot at 311 Cheeks Lane from R-18 (Low Density Residential) to C-B (Conditional Business) for the purpose of developing a parking lot for their overflow parking at the School. The lot is currently vacant and is surrounded by single family homes and the school itself. This property is listed on the Future Land Use Map as Suburban Residential. This land use area describes principle uses as detached single-family homes with supporting uses of places of worship, daycares, park facilities, schools, civic spaces, and consideration of accessory dwelling units, provided they are designed to maintain the single-family character of neighborhoods. designated neighborhood centers may include neighborhood-oriented commercial, small professional offices, live-work units, and home occupations provided they do not generate excessive traffic and parking. Since this development is associated with the greater plan of the school, it would be in line with the future land use plan.

Location

311 Cheeks Lane

GPIN:

8883450043

Current Zoning

R-18 (Low Density Residential)

Proposed Zoning

C-B (Conditional Business)

Overlay District

N/A

Surrounding Zoning

R-18 and B-2

Surrounding Land Uses

Single Family, School

Size

.72 acres

Public Water & Sewer

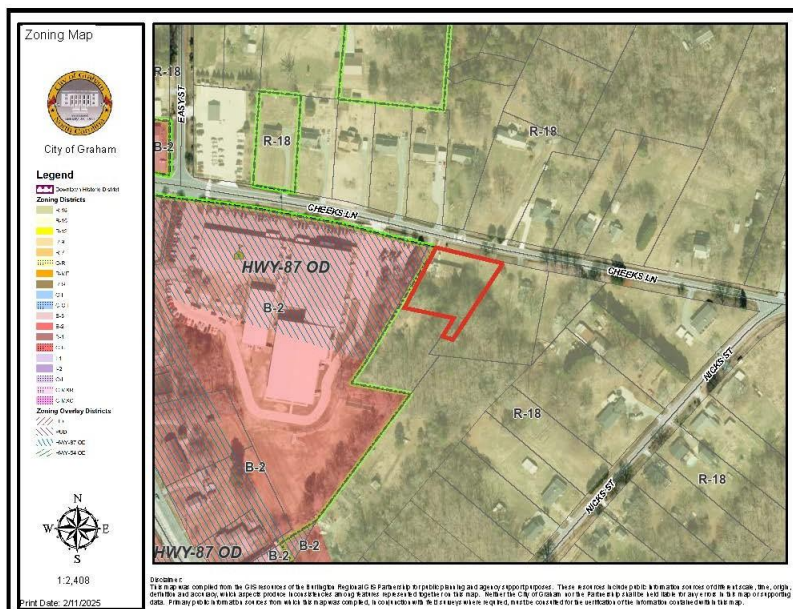
Yes

Floodplain

No

Staff Recommendation

Approval



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

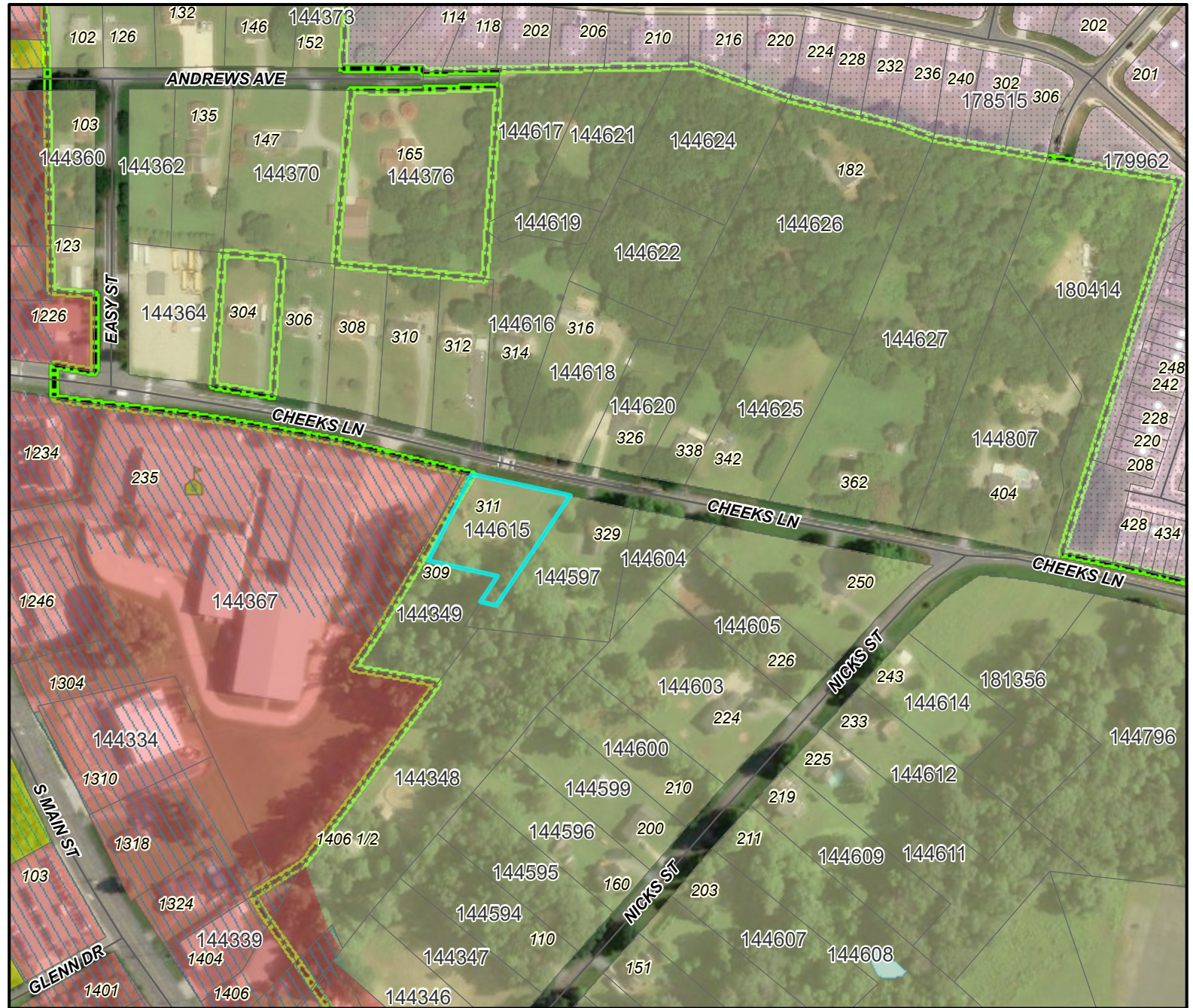
HWY-87 OD

HWY-54 OD



1:3,150

Print Date: 8/31/2026



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.

FLUM



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

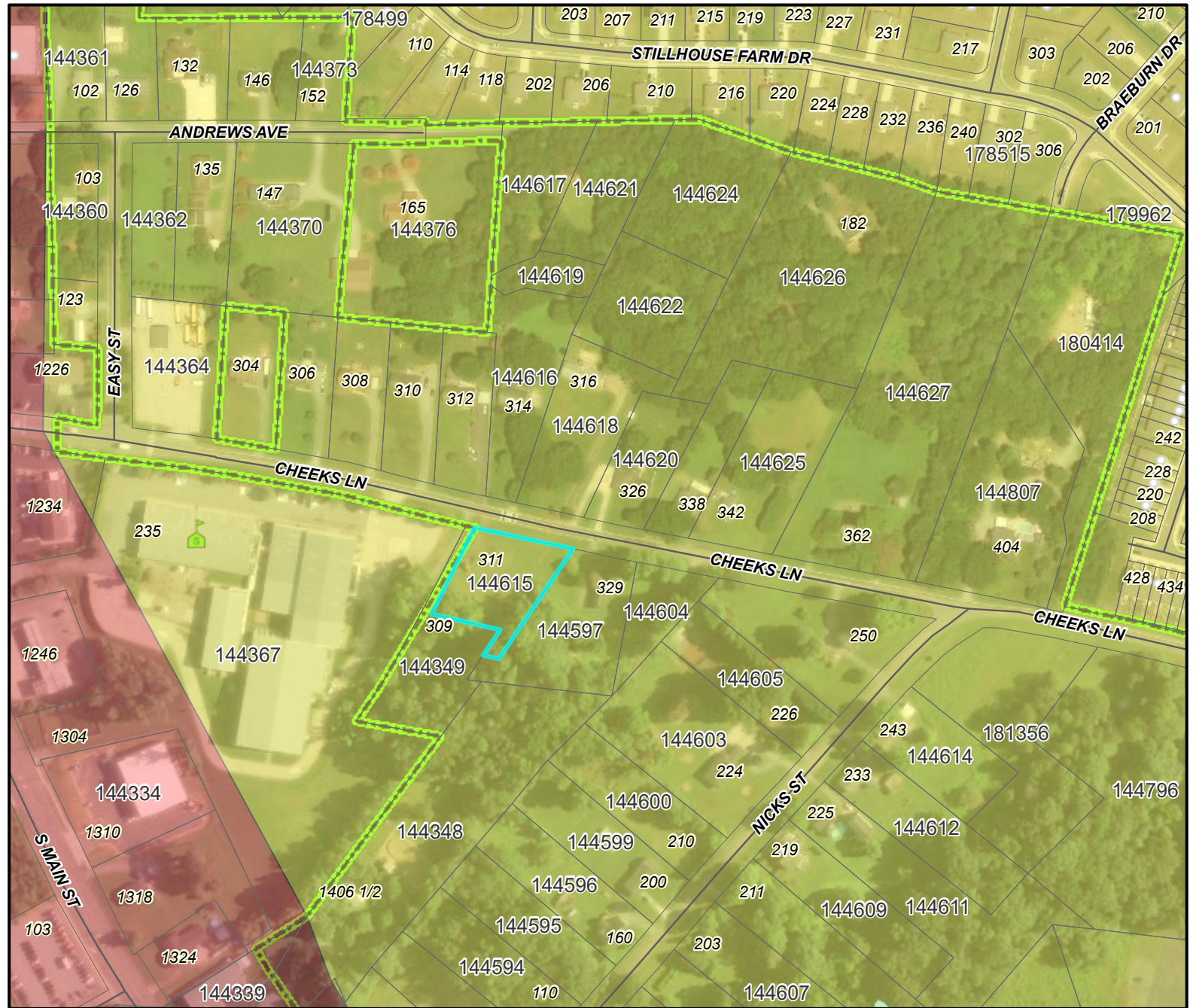
ALAM_INTEREST_POINT

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



1:3,150

Print Date: 8/31/2026



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.

RIVER MILL ACADEMY

Alamance County, North Carolina

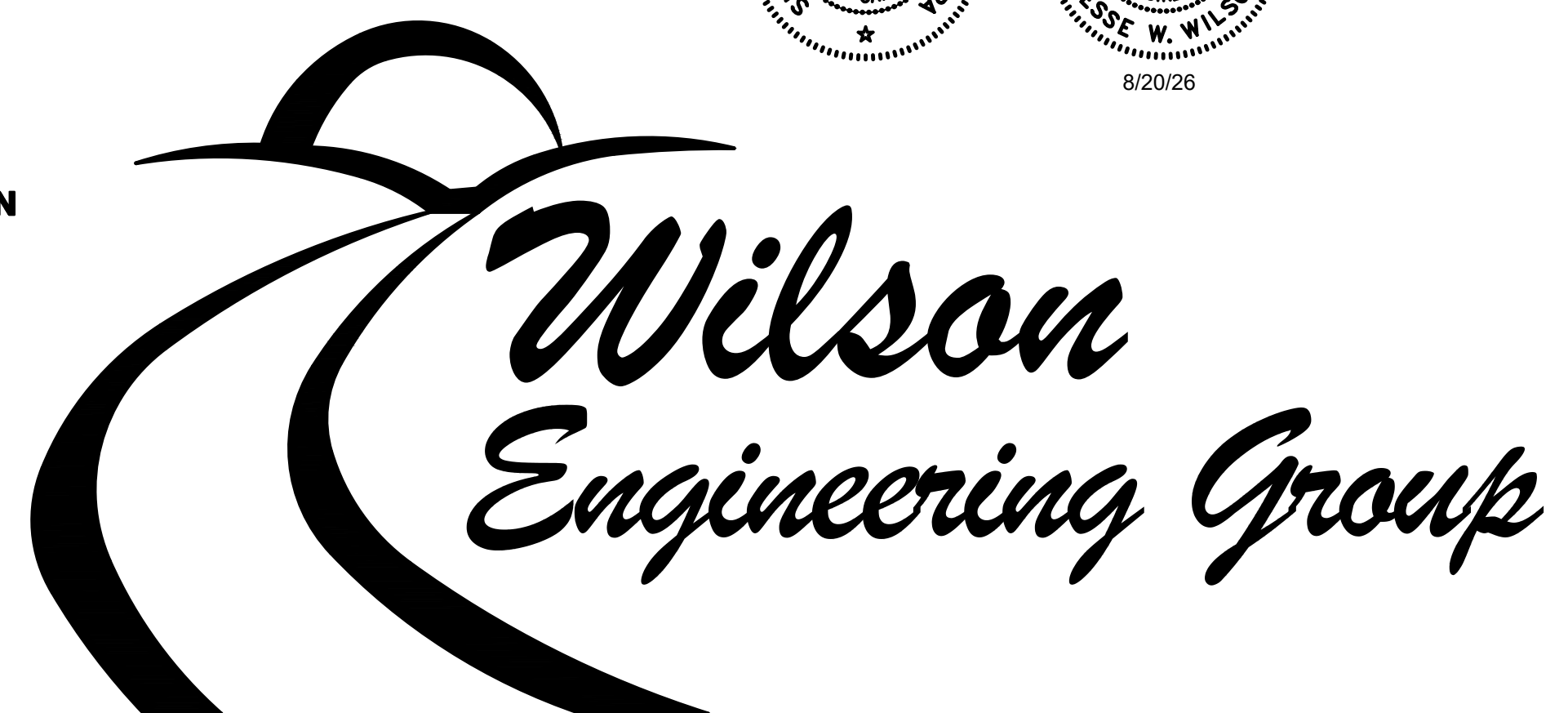
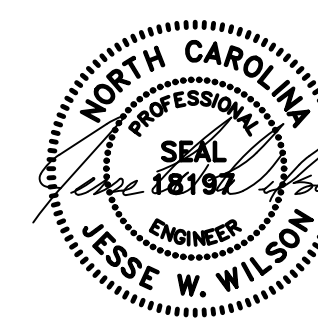
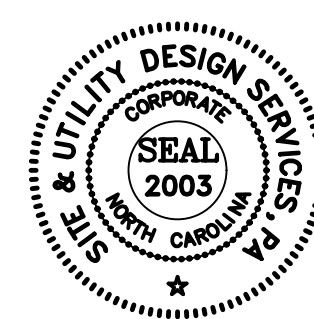
PARKING LOT ADDITION LAYOUT, GRADING & EROSION CONTROL, LANDSCAPE PLAN

AUGUST 2026

SHEET INDEX

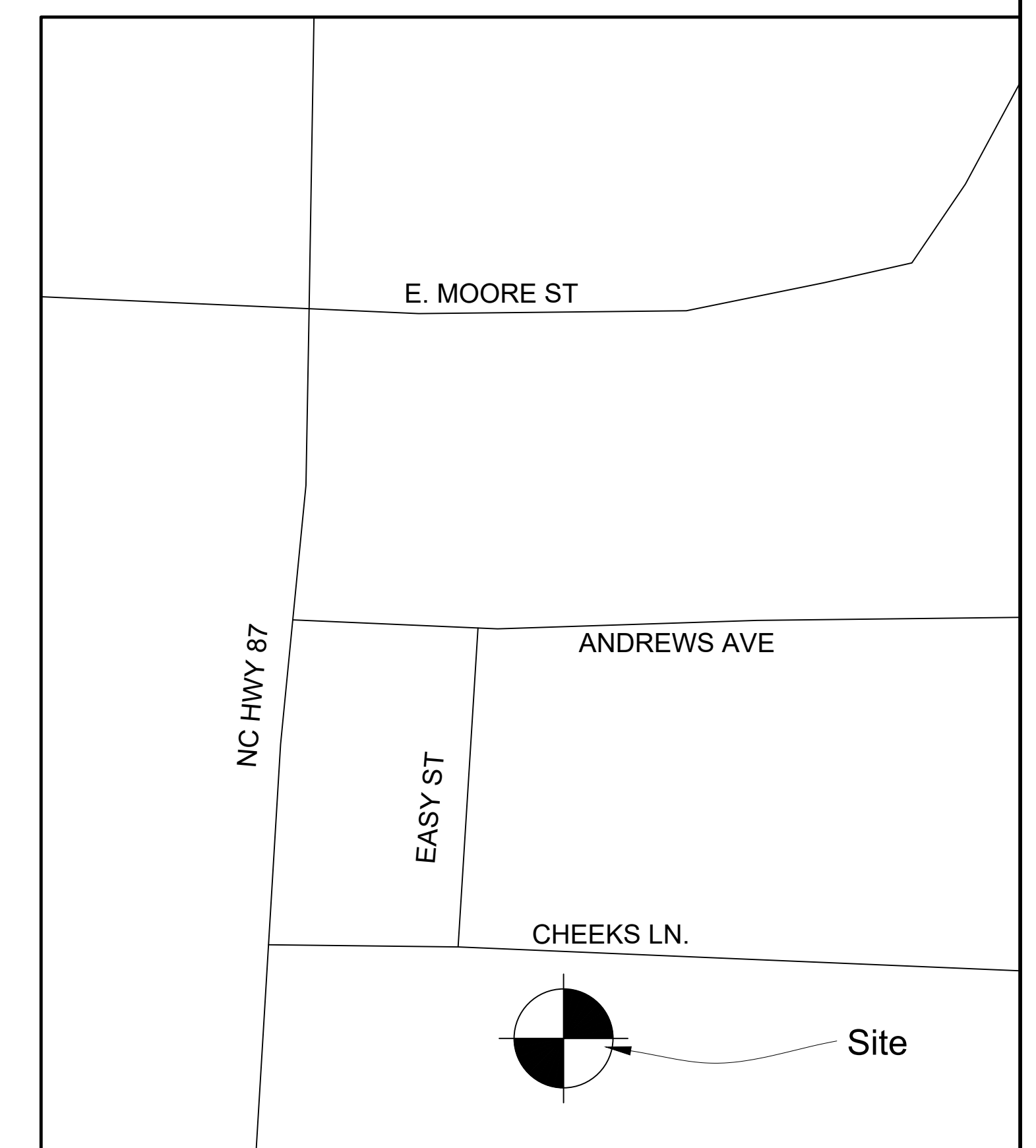
1. LAYOUT & LANDSCAPING BUFFER PLAN, GRADING & EROSION CONTROL PLAN
2. EROSION CONTROL & MISC. DETAILS

NOTE: CONDITIONAL REZONING - CR2501 - R-18 TO C-B



*Civil / Environmental
Design & Consulting*

1001 CHESTNUT DRIVE
SMITHFIELD, NORTH CAROLINA 27577
VOICE (336) 308-9613



VICINITY MAP
NO SCALE

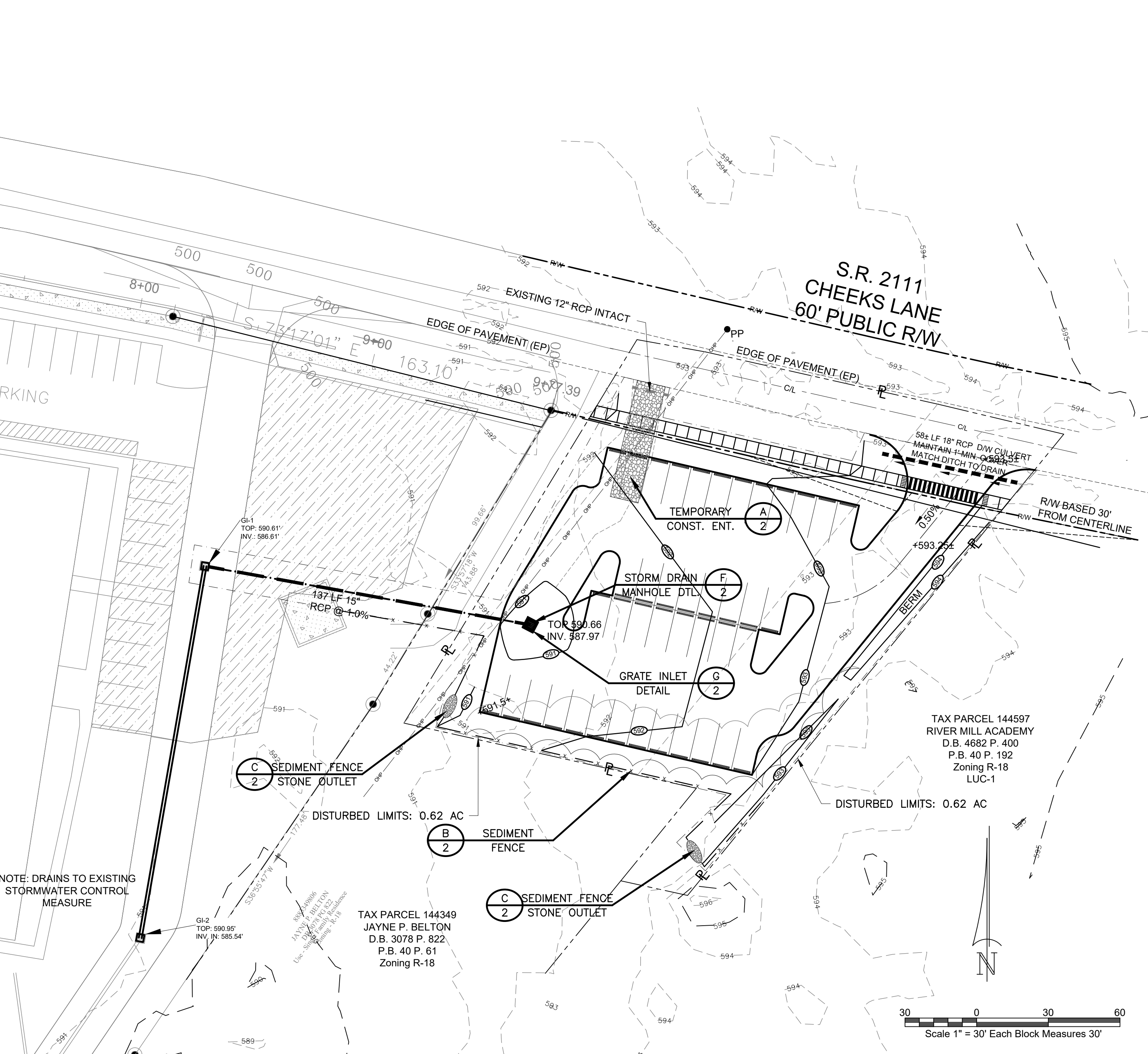
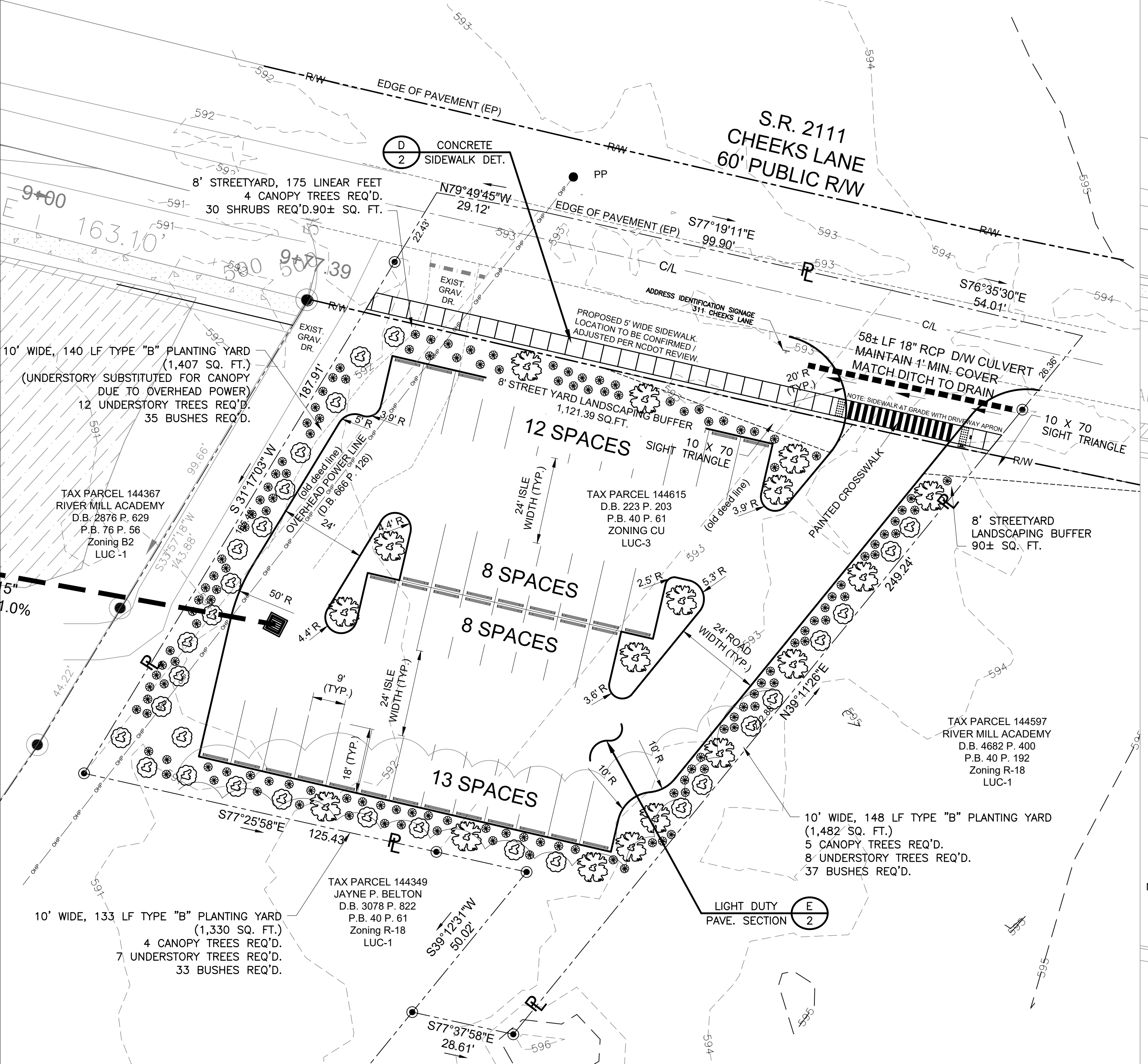
BOUNDARY & SURVEY NOTE.

BOUNDARY & SURVEY INFORMATION FROM PLAT BOOK 84 PAGE 108,
DATED 10/30/23 BY JEFFREY H. RUDD PLS-4099, LEASBURG, NC.

NOTE: NO ON-SITE LIGHTING TO
BE INCLUDED

BOUNDARY & SURVEY NOTE.

BOUNDARY & SURVEY INFORMATION FROM PLAT BOOK 84 PAGE 108,
DATED 10/30/23 BY JEFFREY H. RUDD PLS-4099, LEASBURG, NC.



LAYOUT PLAN / LANDSCAPING PLAN

SCALE: 1"=20'

GRADING & EROSION CONTROL PLAN

SCALE: 1"=30'

PLANTING YARD REQUIREMENTS - AREA % METHOD:

TOTAL PROPERTY AREA: 0.72 ACRE (31,363.2 SQ. FT.)
TOTAL PROPERTY AREA MINUS RIGHT-OF-WAY AREA: 0.56 ACRES (24,545.6 SQ. FT.)

MAX. AREA REQUIRED FOR PLANTING YARDS FOR LOTS LESS THAN 55,000 SQ. FT.
(15% OF TOTAL PROPERTY AREA INCLUDING R/W AREA): 0.15 X 31,363.20 = 4,704.48 SQ. FT.

TOTAL PROPOSED PLANTING YARD AREA:

8' WIDE STREET YARD AREA: 1,224 + 90 = 1,314 SQ. FT.
10' EAST SIDE PLANTING YARD AREA: 1,482 SQ. FT.
10' SOUTH SIDE PLANTING YARD AREA: 1,330 SQ. FT.
10' EAST SIDE PLANTING YARD AREA: 1,407 SQ. FT.
TOTAL PROPOSED PLANTING YARD AREA: 5,523 SQ. FT.

PROPOSED TYPE "B" SIDE PLANTING YARD

MINIMUM PLANTING YARD REQUIREMENTS:

- CANOPY TREES REQ'D: 3 PER 100 LINEAR FEET
- UNDERSTORY TREES REQ'D: 5 PER 100 LINEAR FEET
- SHRUBS REQ'D: 25 PER 100 LINEAR FEET

NOTE: 1 UNDERSTORY PER CANOPY MAY BE SUBSTITUTED WHEN
IN CONFLICT WITH OVERHEAD POWER

PROPOSED STREET PLANTING YARD - CHEEK LANE

- MINIMUM PLANTING REQUIREMENTS: 176' LENGTH FRONTAGE
- 8' MIN. PLANTING YARD WIDTH OFF SIGHT TRIANGLES
- CANOPY TREES REQ'D: 2 PER 100 LINEAR FEET
- SHRUBS REQ'D: 17 PER 100 LINEAR FEET

PROPOSED PARKING AREA PLANTING YARD

MINIMUM PLANTING YARD REQUIREMENTS:

- CANOPY TREES: 1 PER 12 PARKING SPACES

NOTE: ALL ISLANDS TO BE MULCHED

GRADING AND EROSION CONTROL LEGEND

- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING CONTOUR
- PROPOSED GRADE CONTOUR
- CONSTRUCTION/CLEARING LIMITS
- CENTER LINE
- PROPERTY LINE (PL)
- SEDIMENT FENCE
- SEDIMENT FENCE STONE OUTLET
- CONSTRUCTION ENTRANCE/EXIT, RIP-RAP CHANNEL OR APRON
- SECTION NUMBER OR DETAIL LETTER

PERMANENT SEEDING

DEFINITION
SEEDING DISTURBED AREAS WITH PERENNIAL GRASSES AND (OR) LEGUMES TO
PROVIDE PERMANENT VEGETATIVE COVER TO LESSEN RUNOFF AND SOIL EROSION.
PURPOSE
TO LESSEN SOIL EROSION AND PERMANENTLY STABILIZE DISTURBED AREAS CREATED
BY GRADING OF CONSTRUCTION SITES.
CONDITIONS WHERE PRACTICE APPLIES
ALL BARE SOIL AREAS ON CONSTRUCTION SITES WHICH ARE NOT COVERED BY
STRUCTURES OR OTHER EROSION CONTROL DEVICES.
PREPARATION
PREPARE SEEDBED BY RIPPING, CHISELING, HARROWING, OR PLOWING TO A DEPTH
OF AT LEAST SIX INCHES SO AS TO PRODUCE A LOOSE, FRABLE SURFACE.
REMOVE ALL STONES, BOULDERS, STUMPS OR DEBRIS FROM THE SURFACE
WHICH WOULD PROHIBIT GERMINATION OR PLANT GROWTH.
INCORPORATE 800-1,000 POUNDS 10-10-10 FERTILIZER PLUS 500 POUNDS OF
TWENTY PERCENT (20%) SUPERPHOSPHATE PER ACRE AND TWO TONS OF
DOLOMITIC LIME PER ACRE UNLESS SOIL TESTS INDICATE THAT A LOWER RATE
OF LIME CAN BE USED.
MULCHING AFTER SEEDING WITH 1.5 TONS OF GRAIN STRAW PER ACRE AND EITHER
CRIMP STRAW INTO SOIL OR TACK WITH LIQUID ASPHALT AT 400 GALLONS PER
ACRE OR EMULSIFIED ASPHALT AT 300 GALLONS PER ACRE.
SELECT SEEDING MIXTURE AND BEST PLANTING DATES FROM THE FOLLOWING TABLE:
SEEDING MIXTURE: SEEDING RATE (LB/ACRE) PLANTING DATES

SEEDING MIXTURE:	SEEDING RATE (LB/ACRE)	PLANTING DATES
TALL FESCUE (LOW MAINTENANCE)	100-150 LBS.	AUG. 15 - OCT. 15 FEB. 15 - MAY 1
TALL FESCUE WATERWAYS AND LAWNS (HIGH MAINT.)	200-250 LBS.	AUG. 15 - OCT. 15 FEB. 15 - MAY 1
BLEND OF TWO TURF- TYPE TALL FESCUES (90%) AND TWO OR MORE IMPROVED KENTUCKY BLUEGRASS VARIETIES (10%) (HIGH MAINTENANCE)	200-250 LBS.	AUG. 15 - OCT. 15 FEB. 15 - MAY 1
TALL FESCUE AND KOBÉ OR KOREAN LESPEDEZA (SEE NOTE 1)	100 LBS AND 20-25 LBS	FEB. 15 - MAY 1 AUG. 15 - OCT. 15

PERMANENT SEEDING (CONT.)

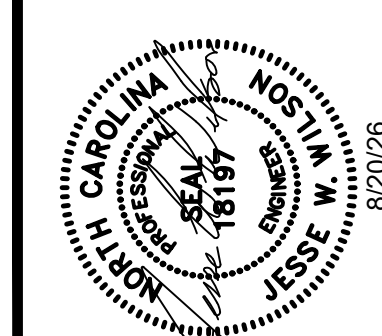
SEEDING MIXTURE:	SEEDING RATE (LB/ACRE)	PLANTING DATES
SPECIES SERECIA LESPEDEZA	60 LBS.	
TALL FESCUE AND SERECIA LESPEDEZA	50 LBS. AND 60 LBS.	NOV. 1 - FEB. 1 (UNSCARIFIED)
TALL FESCUE AND GERMAN MILLET OR SUDAGRASS (SEE NOTE 2)	60 LBS AND 30 LBS.	JULY AND AUGUST
TALL FESCUE AND RYEGRASS (SEE NOTE 2)	70 LBS. AND 25 LBS.	NOV. 1 - JAN. 30
COMMON BERMUDAGRASS	8 LBS. (HULLED) 15-20 LBS.(UNHULLED)	APRIL 15-JUNE 30 FEB. 1 - MARCH 30

- FOR SPRING SEEDING, USE SCARIFIED LESPEDEZA SEED. FOR LATE FALL AND
WINTER SEEDINGS, USE UNSCARIFIED SEED.
- ANNUALS SUCH AS MILLET, SUDAGRASS AND RYEGRASS MUST BE KEPT AT
10-12" MAXIMUM HEIGHT.

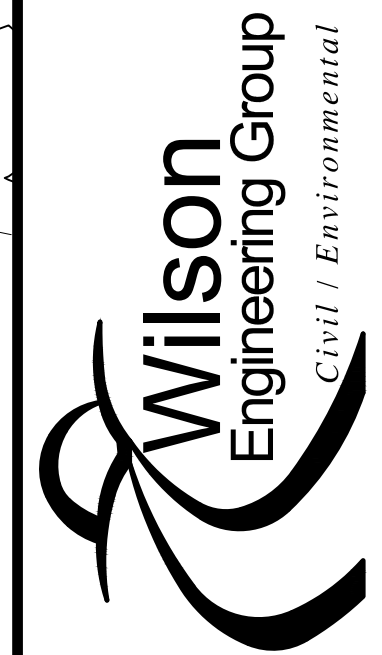
PLANTING LEGEND

	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MATURITY HEIGHT
NEW CANOPY TREES	QUERCUS SHUMARD	SHUMARD OAK	MIN: 8" CALIPER: 2"	40-60'
UNDERSTORY TREES	AMELANCHIER ARBOREA	SERVICEBERRY	MIN: 40" CALIPER: 1"	NO TALLER THAN 12'
SHRUBS	ITEA VIRGINICA	HENRY'S GARNET	----	3-5'
PARKING AREA CANOPY	QUERCUS SHUMARD	SHUMARD OAK	MIN: 8" CALIPER: 2"	40-60'

ALL LANDSCAPING SHALL COMPLY WITH CHAPTER V OF THE CITY OF GRAHAM DEVELOPMENT ORDINANCE LATEST REVISION.



1001 CHESTNUT DRIVE
SMITHFIELD, NC 27577
(336) 308-9613



REV. NO.	DESCRIPTION	DATE	BY	APP'D
1	REVISED PER CITY TRC BUDGET COMMENTS	8/20/26	JP	JWW

SITE LAYOUT & LANDSCAPING PLAN
GRADING & EROSION CONTROL PLAN

RIVER MILL ACADEMY
311 CHEEKS LANE
GRAHAM, NC

PROJECT NUMBER

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE

AS NOTED

DATE

8/20/26

1 of 2

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

Future Land Use Suburban Residential Principal Uses: Suburban residential neighborhoods are primarily settings for existing and future single family detached housing, but may also contain additional housing typologies and low-impact supporting uses in neighborhood activity centers. affordable detached homes within attractive walkable neighborhoods will continue to make Graham an attractive place to live for people who work in Graham and surrounding communities.

Applicable Policies:

- **Policy 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.
- **Policy 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.

Staff Recommendation

Based on the *Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff recommends approval of the rezoning:

- Rezoning the property would be consistent with the Suburban Residential Land Use type and policies 2.3.2 and 2.2.1, as put forth by the Graham 2035 Comprehensive Plan

Planning Type

Neighborhoods

Development Type

Suburban Residential

The term neighborhood refers to the idea of a compact, walkable, diverse, and connected community. As the building blocks of City urban fabric, neighborhoods should be organized around small scale activity centers that provide civic and commercial functions within a five to ten-minute walk for residents to meet their daily needs. Neighborhoods should be well connected internally and externally for bicyclists, pedestrians, and commuters. Small blocks and high connectivity ratios should be established and maintained both within and between neighborhoods



STAFF REPORT

Prepared by Cameron West, Senior Planner

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

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on April 21, 2026, May 19, 2026
and September 15, 2026.

City Council on June 9, 2026, August 11, 2026 and
October 13, 2026.

Contact Information

WACA Properties, LLC
988 Dickerson Drive
Troy, OH 45373

937-269-6676; mwwaca@wacaglobal.com

Summary

This is a request to rezone 10.05 acres of property from R-18 (Low-Density Residential) to C-R (Conditional Residential). The previous plan that was reviewed by Planning Board showed 16 Cottage Homes and 10 Custom Built Homes separated by a pond on site and connecting the two sides via a walking path. The previous version also showed that both sections intend to have private roadways and connect to public water and sewer and the development would have a 10 foot wide Type D landscaping buffer surrounding the development proposed of existing vegetation if possible as stated on the plans. The updated site plan shows the applicant provided an opaque evergreen buffer next to the western property owner based on comments from Planning Board. They also still show the private roadways and connections to City Water and Sewer. However, the new plan shows the removal of the 10 foot wide type D buffer surrounding the development. The new plan also reduced the number of homes to 15 cottage homes and 9 custom built homes and added additional on-street parking spaces. The applicant requested new conditions regarding minimum lot size and setbacks for both home types, as seen on the site plan. The entirety of the parcel falls within the Suburban Residential Future Land Use Zone. The future land use plan mentions the principle uses in this zone are predominantly detached single family homes and that new neighborhoods may include a range of duplexes, town homes, and small scale multi-family dwellings of twelve units or less. The Future Land Use Plan also states that the appropriate density inside of the zone is 3-6 dwelling units per acre. The current 10.05 acre lot layout of the updated 24 home would fall just shy of the 3-6 dwelling units per acre. With there being a riparian buffer and pond on the lot, some of the area is un-developable. The total lot coverage and total area of roads and sidewalks come out to 4.97 acres. This acreage would allow for 29.82 lots to be developed based on the 6 dwelling units per acre with some additional room to increase that number based on open space not inside of the riparian buffer zone. The Planning Board recommended denial of the original plans at a vote of 4-0 due to concerns with density, parking, sewer pump station, and overall inconsistency with the surrounding area. Due to extensive changes to the plans, City Council motioned to have it resubmitted for second review.

Location

0 Hanford Road

GPIN:

8873964303

Current Zoning

R-18 (Single Family
Residential)

Proposed Zoning

C-R (Conditional Residential)

Overlay District

N/A

Surrounding Zoning

R-12, R-18

Surrounding Land Uses

Single Family, Vacant

Size

10.05 acres

Public Water & Sewer

Yes

Floodplain

No

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

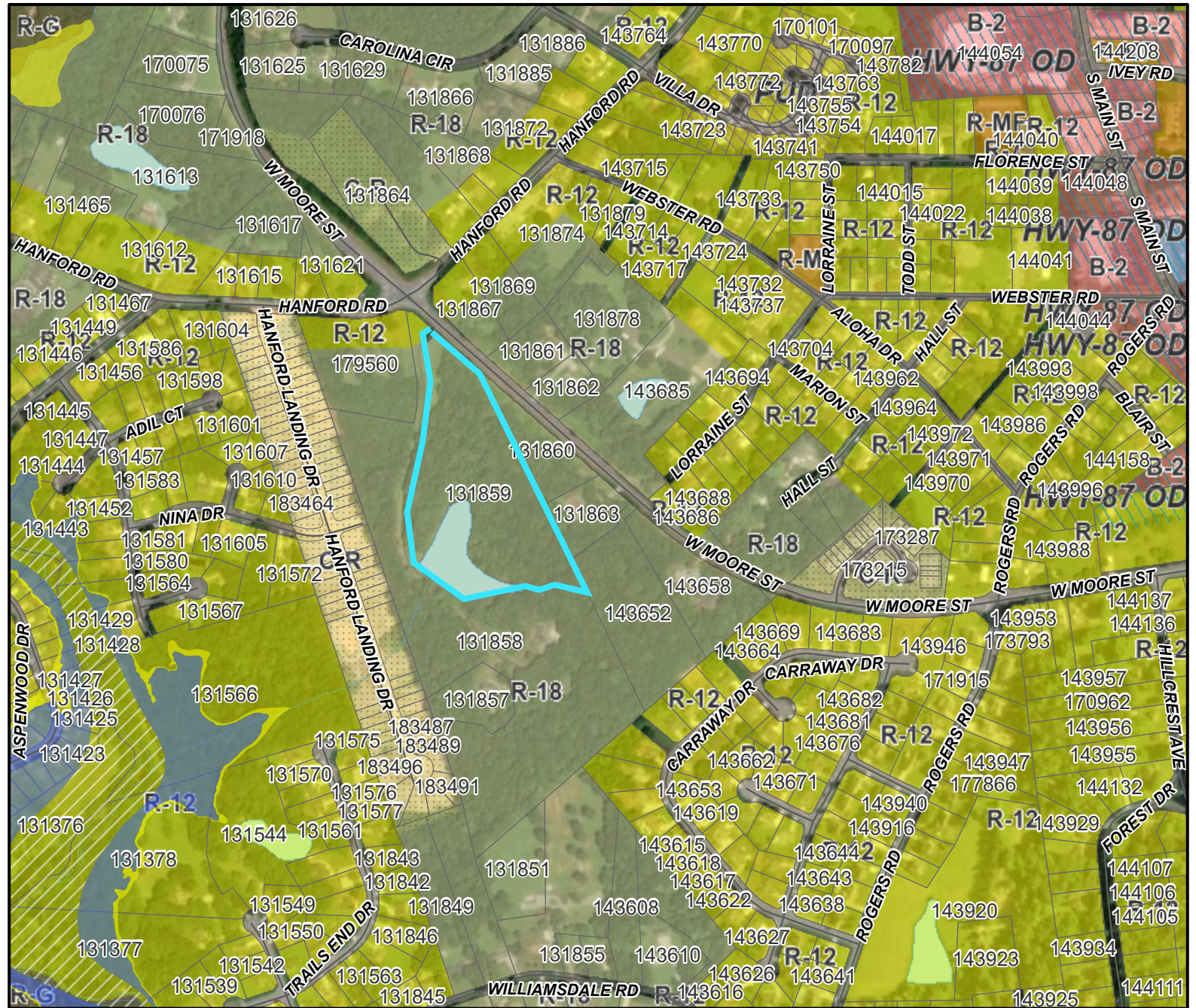
Zoning Overlay Districts

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



1:7,147

Print Date: 4/6/2026



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.

CR2602 FLUM Map



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

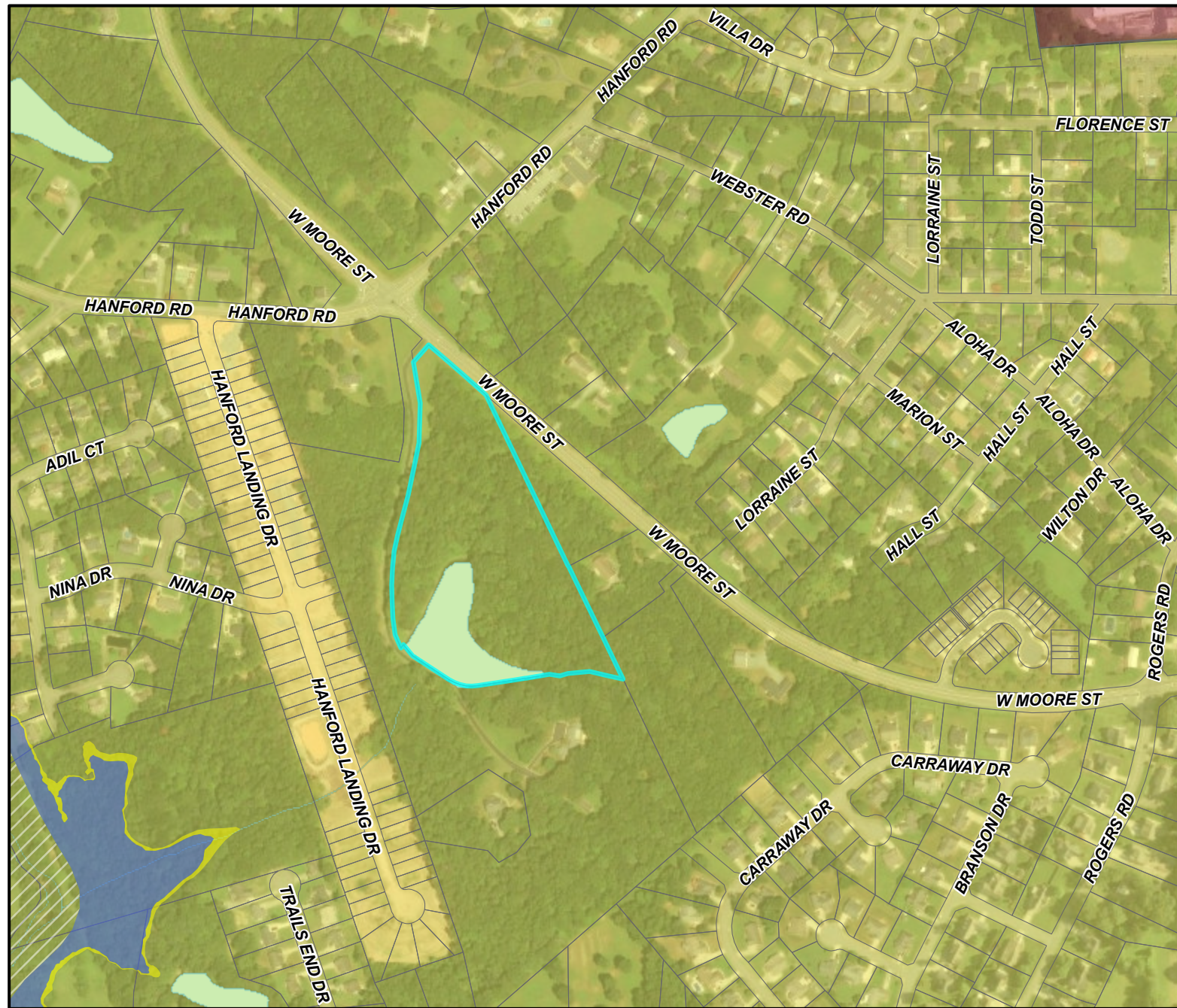
🚔 Jail

📖 Library



1:5,548

Print Date: 8/28/2026



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.

GENERAL NOTES:

1. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION OR SALES.

2. BOUNDARY AND TOPOGRAPHIC SURVEYS WERE PERFORMED BY YOUR LAND SURVEYOR, PLLC. 5704 CARRIAGEHOUSE CT. APEX, NC 27539

3. STORMWATER DRAINS TO LITTLE ALAMANCE CREEK; RIVER BASIN: CAPE FEAR.

4. THERE ARE JURISDICTIONAL STREAM AND WETLANDS ON SITE.

5. ENVIRONMENTAL CONSULTING PROVIDED BY SOIL & ENVIRONMENTAL SERVICES DATED 8/6/2025

6. THERE ARE NO DESIGNATED SPECIAL FLOOD HAZARD ZONE (100-YEAR FLOODPLAIN) ON THE PROPERTY. (DFIRM PANEL # 8873 & 8883)

7. SOILS CONSIST OF LOW TO HIGH PLASTICITY CLAYS AND SILTS, OR SILT SAND.

8. GEOTECHNICAL ENGINEERING CONSULTING PROVIDED BY GEOTECHNOLOGIES INC. 3200 WELLINGTON CT #108, RALEIGH, NC 27615.

9. ALL CONSTRUCTION IS TO BE PER CITY OF GRAHAM, NCDOT, SPECIFICATIONS AND DETAILS.

10. STORMWATER DETENTION OR DOWNSTREAM EVALUATION HAS BEEN PROVIDED TO THE TOWN.

PROJECT DATA:

1. DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL

2. OWNER/DEVELOPER: WACA PROPERTIES
988 DICKERSON DRIVE
TROY, OHIO 45373
937-263-6676
HANFORD ROAD G
GRAHAM, NC 27253

3. PROJECT ADDRESS:

DENSITY INFORMATION

4.CURRENT ZONING: R-18

CURRENT ALLOWABLE UNITS: 24.3

CURRENT DENSITY IN UNITS PER ACRE: 2.42 du/acre

5.PROPOSED ZONING: CR

PROPOSED UNITS: 24

PROPOSED DENSITY IN UNITS PER ACRE: 2.38 du/acre

LAND USE INFORMATION:

6.LONG RANGE PLAN DESIGNATION: SUBURBAN RESIDENTIAL

7.EXISTING CONDITIONS: VACANT - WOODED WITH POND

8.PROPOSED USE: RESIDENTIAL SINGLE-FAMILY RESIDENTIAL

9.VICINITY LAND USES:

GIS INFORMATION:

10.PARCEL ID: 88739644303

131859 (PID)

10.05 ACRE

11.PARCEL AREA:

INFRASTRUCTURE INFORMATION

12.ACCESS: WEST MOORE STREET

Streets: Private

Sidewalks Sidepaths and Trails: Private

13.MUNICIPAL UTILITIES:

Water: City of Graham (8,640 gpd) built to public standards

Sewer: City of Graham - Private built to public standards

Stormwater: Private built to MDC and City Standards

DIMENSIONAL LOT INFORMATION

14.COTTAGE HOME LOTS =3,000 SQ. FEET

min. lot width at setback: 48'

min. lot depth: 55'

PROPOSED SETBACKS: 20' FRONT

10' SIDE & REAR

15.CUSTOM HOME LOTS =6,000 SQ. FEET

min. lot width at setback: 61'

min. lot depth: 84'

PROPOSED SETBACKS: 20' FRONT

10' SIDE & REAR

16. PARKING PROVISIONS:

Not less than 2 spaces per lot outside right of way.

Additional Parking provided in public use spaces at 0.5 space per lot (8 common use parking spaces proposed)

PLANNING AND SPATIAL INFORMATION: PARCEL TOTAL AREA: 10.05 Acre

This is a cluster subdivision proposed to preserve natural features with integrated architectural home site designs

17. Area in 24 Parcels: 2.85 Acres (28% of the total)

Area in Right of Way: 2.12 Acres (21 % of the total)

Area in Open Space: 5.07 Acres (50% of the total)

Percentage of total open space: 50%

Percentage of ACTIVE open space (1.88/5.07): 37%

IMPERVIOUS SURFACE INFORMATION:

18. Total Impervious Surface Proposed: 2.76 Acres (28%)

Roads Parking Sidewalks: 1.68 Acres (17%)

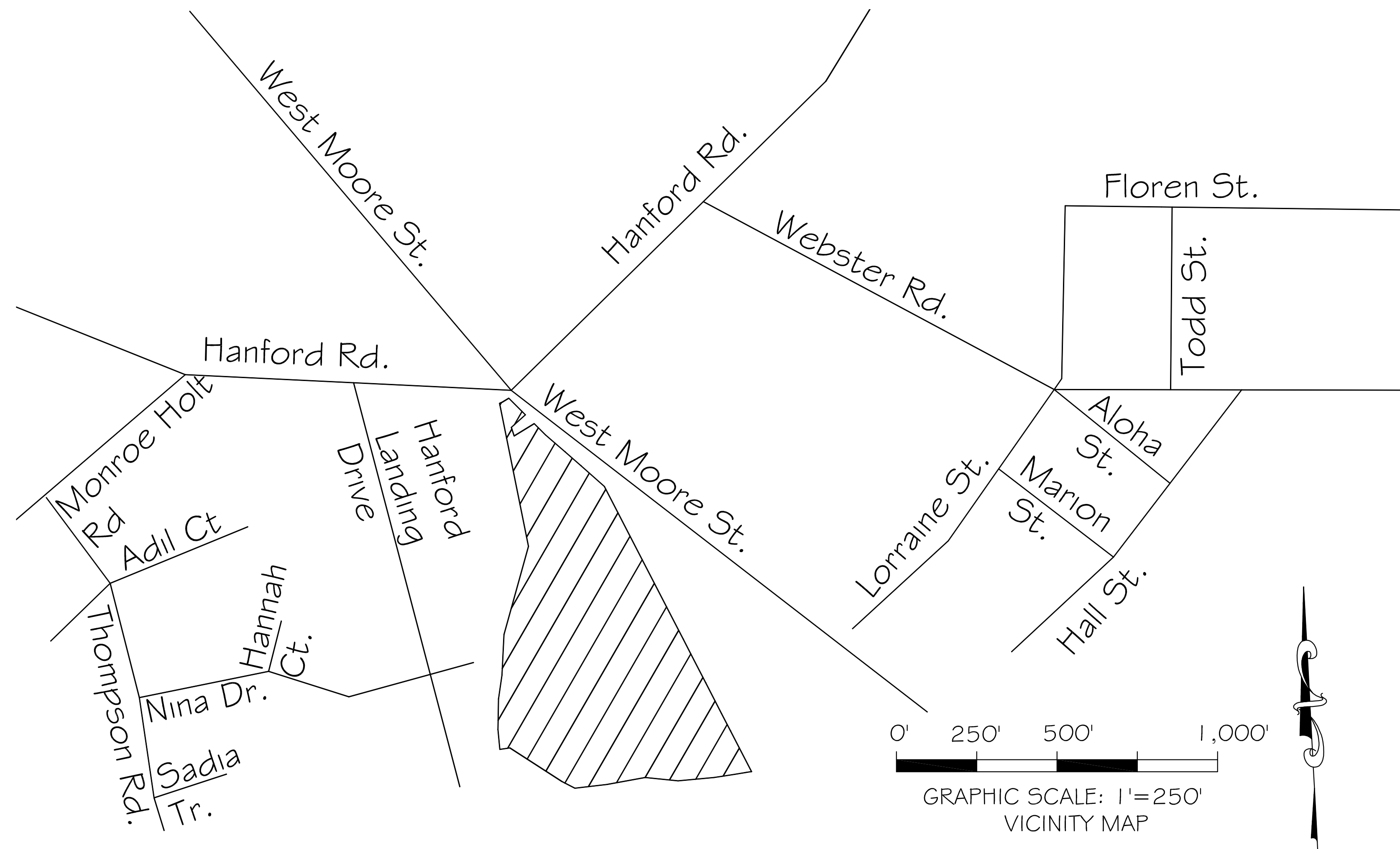
Private Driveways and Sidewalks: 0.33 Acres (3%)

Homesites Allocation - Cottages: 0.34 Acres (3%)

Homesite Allocation - Custom: 0.41 Acres (4%)

CONDITIONAL ZONING PLAN FOR

WHITE ROCK ESTATES



O HANFORD ROAD
GRAHAM, NC 27253

Professional Design Engineer Certification

I, _____ PE, certify that, pursuant to generally accepted engineering standards in the community, it is my professional opinion that runoff from this project is controlled and treated for water quality and water quantity in accordance with the City of Graham's Stormwater Manual and that this project complies with the City of Graham's Stormwater, Floodplain, and Water Supply Watershed Ordinances

Seal By: _____, PE

Date: _____

13

SHEET

5-19-2026

DATE

per plan

CDH/BSE

DESIGNED IN THE USA

1-25-1007

PROJECT NUMBER

PROJECT NUMBER

COVER SHEET WITH VICINITY MAP

8-4-2026

NORTH CAROLINA

PROFESSIONAL SEAL

24924

ENGINEER

CHARLES D. HUFFINE

Charles D. Huffine

C-1939

PROJECT:

THE L.E.A.D.S. GROUP, P.A.

505 EAST DAVIS STREET
RALEIGH, NC 27601
Phone: (919) 222-2974
Fax: (919) 222-2977
Land Engineering And Development Services

PROJECT:

WHITE ROCK ESTATES

PROJECT:

WHITE ROCK ESTATES

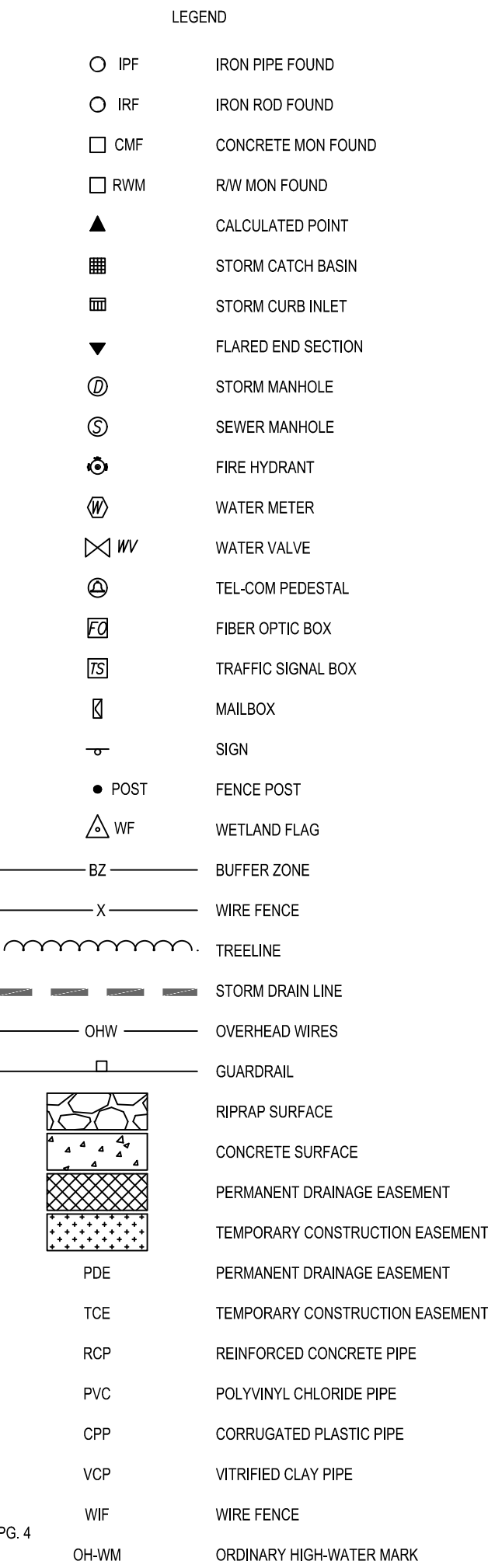
SHEET INDEX

1 - COVER SHEET WITH VICINITY MAP

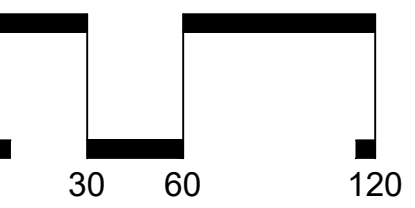
2 - EXISTING CONDITIONS SURVEY

3 - PRELIMINARY PLAT - CONDITIONS AND ZONING PLAN

1. THIS SURVEY MAP WAS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON THE PROPERTY OF WACIA SURVEYS LLC, NC PIN: 8873964303, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY YOUR LAND SURVEY, P.L.C. PROPERTY LINES WERE TAKEN FROM PLAT BOOK 60, PAGE 91, AND RECOVERED MONUMENTATION AND OTHER REFERENCES LISTED HEREON.
3. HORIZONTAL DATUM IS MAD 3311 (2011) AND VERTICAL DATUM IS NAVD83. BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS AND NORTH CAROLINA SPATIAL DATA FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODEIC SURVEY MONUMENTS "HANFORD".
4. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
5. ALL DISTANCES ARE IN U.S. SURVEY FEET. AREA COMPUTED BY COORDINATE METHOD.
6. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE. NO UTILITY DESIGNATION/MARKINGS WERE PERFORMED AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
7. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS ZONED "R-10" (CITY OF GRAHAM).
9. THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 3710887300 DATED 11/17/2017. FRISNG.GOV.
10. SITE ADDRESS: HANFORD RD



WILLIAM J. TURNER, PLS # 5591



1 of 1

Proposed Zoning Conditions - 0 Hanford Road -Graham - North Carolina

- 1) The project proposes a zoning change from R-18 residential to Conditional Residential zoning C-R with an average density of 2.39 units per acre.
- 2) The proposed Maximum Number of Single-Family Residential Units shall be 24 units.
- 3) The project offers two distinctive home type options that will be gated. The western side “custom cottage homes” option with setbacks as shown on the conditional zoning plan and the eastern side “custom ranch homes” option with setbacks as shown on the conditional zoning plan.
- 4) Private streets are proposed within this conditional zoning.
- 5) Private streets shall have a minimum right-of-way width of 45’ and a street section of 27’ back to back and the (HOA) homeowners will have maintenance responsibilities after the appropriate warranty period.
- 6) Each home will have 2 parking spaces and a total of 12 additional parking spaces: 8 additional spaces at the end of each street and 4 additional spaces at the split of the entry street. This provision results in an additional 0.5 parking spaces per unit. On-street parking shall only be allowed on one side of any street having width not less than 31’ back-to-back. Streets narrower than this minimum will be signed no parking. City standard 48’ R cul-de-sac will be provided.
- 7) The project proposes sidewalks on both sides of private streets on the Cottage Home Sections and on one side in the Custom Home Section. We will use roll curb throughout both street sections. NCDOT frame grate and hood curb inlet structures are proposed for the private streets.
- 8) The project proposes to connect to municipal water and sewer services from the City of Graham. The project proposes Private Sewer and Public Water, and both will be built to City Standards.
- 9) A self-managed home owner’s association is proposed.
- 10) The home owner’s association shall provide provisions to maintain all private and common areas and for both the legislation and enforcement of neighborhood regulations. Provisions will include prohibiting on-street parking within Private Streets, any long term parking, outside storage of unused vehicles, trailers or other nuisance items and activities.
- 11) The common and open spaces, private easements, private rights of way, other common features and common area maintenance not publicly dedicated shall be controlled in unified ownership through the home owner’s association.
- 12) The project proposes both active and passive open space with inviting community amenities including a fishing pond with a fountain feature, walking trails, an outdoor pergola and seating areas throughout the neighborhood for residents. Trails within stream buffer areas shall be constructed in accordance with applicable standards.
- 13) Street trees shall be the responsibility of the home owner’s association including long term care, pruning as needed and any associated infrastructure repairs as needed due to their maturity.
- 14) The project proposes to make an extensive effort to preserve existing vegetation and retain the scenic wooded views with modest and attractive landscaped entrance markers and supplemental buffers surrounding the perimeter of the development.
- 15) The project proposes architecturally integrated construction where homes are situated into the environment to blend with the natural features and topography as best as practical.

Revised plan noted for 8" Public Water

Note for Future Sewer Connection:

A Private Sanitary Sewer to be built to public (City of Graham standards), is proposed at White Rock Estates. A private pump station and force main are also proposed for construction, connecting to the existing City of Graham sewer in Moore Street or Hanford Road. Private sewer and pump station maintenance is proposed and will be provided for by the Homeowner's Association.

In the event that an easement providing access to a public gravity sewer connection becomes available, the Homeowner's Association reserves the right to propose a gravity public sewer connection to allow for the abandonment of both the private pump station and private force main, and the subsequent transfer of ownership and maintenance responsibility of the White Rock Estates sanitary sewer system.

Maintenance Provision:

The City of Graham shall have the right to access public water and sewer at White Rock Estates. Where the public utilities lie within paved streets or sidewalks owned by the Homeowner's Association, it shall be the responsibility of the Homeowner's Association to repair, replace, and restore any paved streets or sidewalks affected by the maintenance or repair of these utilities.

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

Future Land Use Suburban Residential Principal Uses: Suburban residential neighborhoods are primarily settings for existing and future single family detached housing, but may also contain additional housing typologies and low-impact supporting uses in neighborhood activity centers. Affordable detached homes within attractive walkable neighborhoods will continue to make Graham an attractive place to live for people who work in Graham and surrounding communities.

Applicable Policies:

- **Policy 4.3.1: Land Use Patterns.** Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *This amendment would allow for efficient land use and connection to existing services.*
- **Policy 5.1.2: Variety of ownership opportunities.** Encourage a variety of homeownership opportunities and choices by supporting the development of condominiums, cooperatives, and land trusts. *This amendment will offer flexibility in home ownership by presenting options for rental and/or owned residential units.*
- **Policy 5.2.1: Diverse Neighborhood.** Encourage a mix of housing types within Graham, including detached, duplex, multifamily, townhomes, and live-work units. *This amendment will diversify the City's residential housing stock and support the downtown landscape.*

Planning Type

Neighborhoods

Development Type

Suburban Residential

The term neighborhood refers to the idea of a compact, walkable, diverse, and connected community. As the building blocks of City urban fabric, neighborhoods should be organized around small-scale activity centers that provide civic and commercial functions within a five to ten-minute walk for residents to meet their daily needs.

Neighborhoods should be well connected internally and externally for bicyclists, pedestrians, and commuters. Small blocks and high connectivity ratios should be established and maintained both within and between neighborhoods.

Appropriate Density

3-6 dwelling units per acre

Staff Recommendation

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

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