

## PLANNING ZONING BOARD

Tuesday, June 19, 2012

The Planning & Zoning Board held its regular meeting on Tuesday, June 19, 2012 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Andy Rumley, Bill Teer and Bobby Cheek. Michael Benesch and Tim Beshel were absent. Staff members present were Frankie Maness Assistant City Manager and Martha Johnson Zoning Inspections Technician.

Chairman Andy Rumley called the meeting to order, explained the function of the Board to those present and business was conducted as follows:

1. Invocation was given by Ricky Hall.
2. Ricky Hall made a motion for approval for the May 15, 2012 minutes, second by Bill Teer. All voted in favor.
3. Request of Lynda Allred to rezone from R12 to CR property located at Whisper Ridge Drive, West Hill Townhomes. Old Tax ID 6-14A-175 thru 188 and 193 thru 208.

Lawson Brown from the Vernon Law Firm spoke first representing Old Towne Village LLC and the petitioners. He said the three owners of the property have looked for a builder. Mr. Brown stated that Mr. Dwayne Cathell built ones a little larger than the original plans and that is why they are requesting to change the setbacks to put larger units there.

Lynda Allred of Allred Realty spoke next stating she lives in the area at 528 Little Creek Drive. She said they visited the units at Abbey Glen Mr. Cathell built and was amazed how nice the units were.

Bill Teer asked about the remaining lots and Lynda Allred said they will address those lots at a later time.

Mr. Brown said the two lots at the corner of Palmer and Whisper Ridge there is an existing house on one of those and they are going to build a structure completely consistent with what is already there and will be finished similar to the existing townhome. The other two lots they have not come to contract terms on them at this time.

Steve Van Pelt of 580 Grandview Drive spoke being one of the owners. He said the Homeowner Association was presented a picture of the way the development would look.

Ricky Hall asked if the new townhomes would have a separate name and Mr. Brown said it would not.

Bobby Cheek made a motion to approve, seconded by Ricky Hall. The motion carried unanimously.

4. Request of Luxfer Gas Cylinders for rezoning property from I1 to I2. Shown on Alamance County Tax Map 6-40-28, GPIN#8894152026, located at 1200 Jay Lane.

Mike Meusil of Luxfer at 235 Riverbend Dr. spoke representing them. He explained that Luxfer was currently renting a location in Burlington and would like to expand the Graham campus to have one manufacturing facility and one warehouse facility instead of two locations. This would add a winding

department and tie the two sites together. Mr. Meusil stated that they were not adding any large piece of equipment.

Dean Ward asked if any work was being done outside now because of the loud p.a. system that is heard early in the mornings by the neighbors. Mr. Meusil was not aware of any at this time. Mr. Meusil said the plant had been there since 1991 and the p.a. system was not setup for horseplay and he would address that issue.

Mr. Ward asked if the new plant would operate twenty four hours a day. Mr. Meusil said it should be during the day only.

Mary Crowder of 1127 Challenge Drive spoke next stating that she and her husband David lived in the first house behind the warehouse. She said the p.a. system was used constantly day and night. She stated her fear was for future businesses if Luxfer left and a heavy industrial business moved in.

Andy Rumley said a buffer could be a possibility but we could not speculate on the unforeseen future.

Dean Ward asked about the type of operation can be done there now under the current zoning. Frankie Maness said we look at everything in that category. The City of Graham looks at everything in that category and we look at any and all uses and we don't get into any details.

Ricky Hall made a motion for approval, second by Bobby Cheek. The vote was four to one for approval.

Mr. Maness stated that Bill Teer was reappointed for another term and welcomed Tim Beshel to the Planning Board while this was Bobby Cheek's last meeting. He thanked Mr. Cheek for his participation with the Board and thanked him for his attendance.

Mr. Cheek thanked the Board along with the City of Graham for allowing him to serve on the Board.

There being no further business the meeting was adjourned.

Respectively Submitted,  
Martha Johnson  
Secretary