

PLANNING ZONING BOARD

Tuesday, November 18, 2014

The Planning & Zoning Board held their regular meeting on Tuesday, November 18, 2014 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Bill Teer, Dean Ward, Tim Beshel, Andy Rumley and Bonnie Blalock. Ricky Hall and Michael Benesch were absent. Staff members present were Melissa Guilbeau, City Planner and Martha Johnson, Zoning/Inspections Technician.

Chair Andy Rumley called the meeting to order and gave the Overview of the Board and general meeting rules. Mr. Rumley gave the invocation.

1. Public comment on non-agenda items. There were none.
2. Approval of the September 16, 2014 meeting. Dean Ward made a motion for approval, second by Bonnie Blalock. All voted in favor.
3. Committee Reports. There were none.
4. Old Business. There was none.
5. New Business.

Dean Ward expressed his concern about not being able to carry out the City's business when we don't have enough people present for a quorum or not enough people in attendance to have a four/fifths vote. Mr. Ward asked Melissa Guilbeau to look at everyone's attendance on the Planning Board and the Board of Adjustment and draft a letter to be sent to City Council. Mr. Ward stated he realizes everybody has busy schedules and some have more things going on than others. It was the consensus of the Board for Ms. Guilbeau to draft the letter and send to the members of the Planning Board and the Board of Adjustment first for review and then forward it to City Council.

- a. Elect Chair and Vice-Chair. Bonnie Blalock made a motion to elect Andy Rumley as Chair, second by Bill Teer. All voted in favor. Dean Ward made a motion to elect Ricky Hall as Vice-Chair, second by Andy Rumley. All voted in favor.
- b. Text Amendment for Stormwater and Surety. Request by staff to amend the Development Ordinance in relation to surety for stormwater treatment devices, surety in relation to site plan development, and changes related to the Jordan Lake rules.

Amend the Development Ordinance to:

- Allow stormwater treatment facilities to remain incomplete with surety at CO.
- Allow site plans the same provisions for incomplete infrastructure as subdivisions.
- Incorporate changes to state statute related to Jordan Lake rules.

Ms. Guilbeau explained the details. There was much discussion among the Board members pertaining to the amendment concerning site plans. They were concerned about guarding against "unfinished work" in a project and felt that the ordinance should remain as it is and not have the same provisions for incomplete infrastructure as subdivisions.

Dean Ward made a motion to approve the first and third bullet points but not the second regarding incomplete

infrastructure for site plans. Bonnie Blalock seconded the motion; all voted aye 5 to 0.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician