

PLANNING ZONING BOARD

Tuesday, July 21, 2015

The Planning & Zoning Board held their regular meeting on Tuesday, July 21, 2015 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Andy Rumley, Bonnie Blalock, Michael Benesch, Bill Teer, and Ricky Hall. Kenneth Dixon was absent. Staff members present were Nathan Page, 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. Ricky Hall gave the invocation.

1. Public comment on non-agenda items. There were none.
2. Approval of the May 19, 2015 meeting minutes. Ricky Hall made a motion for approval, second by Bonnie Blalock. All voted in favor.
3. Committee Reports. There were none.
4. Old Business.
 - a. Discussion of Development Ordinance. Mr. Page removed the sidewalk in lieu from the agenda pending coordination with City Council. Their last communication was they would get with the Planning Board after the budget cycle and the adoption of the Growth Management Plan which is September 1st. At that time Mr. Page will try to organize a joint session between the Planning Board and City Council. Mr. Ward stated that Council has been very busy but he felt the longer this was left open we have potential problems with the payment in lieu of. Mr. Ward would like to see if Council has time to meet with the Planning Board and get their feelings on it before proposing any text amendment. Mr. Rumley agreed with Mr. Ward stating if there are any changes to be made, we don't need a lot more time to pass. The Board asked Mr. Page to expedite this with Council before their September meeting and he agreed to do so.
5. New Business
 - a. Roger Springs (S1501). An application by Green Mountain Engineering for a new Major Subdivision off of Rogers Road, east of the South Graham Municipal Park. Mr. Page stated this is a request to create a new subdivision on the property for 42 lots which is currently vacant. The proposal includes connecting existing road stubs and adding a path to the South Graham Park.

Vincent Townsend from Green Mountain Engineering 7A Wendy Ct Greensboro, NC spoke stating they are working for Shugart Management who is the developer for the property. Mr. Townsend said the intent is to stay under 24% impervious so they can avoid putting in a permanent structural stormwater measure on site such as a pond. NCDOT told them they would not be required to do any road widening on Rogers Road. Mr. Townsend asked for any questions from the Board. The Board had several questions concerning the type homes to be built, single or two story, and exterior description.

The Board had numerous questions concerning the unmarked cemetery that exists on the property. Some comments mentioned were what the required setbacks are, was fencing required, who maintain the cemetery and there were concerns that the houses would be too close. Also the members were concerned with grading and the stormwater runoff. Mr. Townsend said there would be a stormwater study required.

Jim Young 1615 Broadway Drive spoke expressing his concerns also with the cemetery. Mr. Young said

after any kind of storm he has raging rapids in his backyard. Mr. Young said he feels this development will affect him because they are catching everything from the new development on the other side of Rogers Road. Mr. Young said he has spent a lot of money in his backyard because of the way the slope is in his yard and he couldn't grow grass. He would like all of this to be taken into account with this development and he suggested cutting the number of homes in this new proposed development.

David Vetter 1540 Rogers Road spoke next. Mr. Vetter asked various questions about the type homes allowed on this property and also wanted to know the number of ways in and out of this development. Mr. Hall stated there would be three roads. Mr. Rumley said Palmer (north & south) and Thompson Road. Mr. Vetter asked about the buffer between the existing yards on Rogers Road and the yards proposed in this development. Mr. Page said they have to meet the R12 requirements which is 10'.

Mr. Townsend said that the entire site drains to the open space in the opposite direction from Mr. Young's property which is located north and east of the property. Mr. Townsend stated when the stormwater study is done if there is anything found that negatively impacted the stream there would have to be provisions made to amend the problem.

It was the consensus of the Board they had more input that was needed and their questions couldn't be answered by the engineer and the petitioner wasn't present to answer them. Mr. Ward made a motion to table this item until the August meeting, second by Michael Benesch. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician