

## **Planning Board Meeting October 20, 2020 – 7:00 PM**

Virtual Zoom Meeting called to order by Dean Ward at 7:00 PM.

Members present include: Justin Moody, Eric Crissman, Tony Bailey, Dean Ward, Nate Perry, and Bobby Chin

Members absent include: Michael Benesch.

Staff members present: Planning Director Nathan Page and Planner Laura Millsaps (secretary to Planning Board).

Approval of minutes from meeting on August 18, 2020 motion made by Eric Crissman. Seconded by Nate Perry. Item was unanimously approved.

### **2. New Business**

#### **a. S2005 Council Creek. Application by Chuck Truby, CPT Engineering, for Subdivision for 92 lots on 34 +/- acres off Council Drive. GPIN 8873608974.**

Nathan Page presented the project to the board. Chair Ward asked if Mr. Scott Wallace would like to speak on behalf of Keystone Homes.

*Mr. Scott Wallace, Keystone Homes*

*3708 Alliance Drive, Greensboro, NC*

Mr. Wallace stated he had no prepared remarks but available to answer questions. Dean Ward opened it up to board members for discussion.

The board members had questions for Mr. Wallace and then had a discussion between themselves. Items discussed included grading of the property and the connection to the existing street stub on Darrell Drive.

Eric Crissman made a motion to approve the plan as presented in accordance with the Graham 2035 Comprehensive Plan. The action is reasonable and in the public interests based on Policy 4.2.1 and Policy 3.2.3. Motion Seconded by Tony Baily. No other discussion. Item was unanimously approved.

### **3. Old Business**

#### **a. 160D Update Review and Discussion**

Discussion: 160D Update by Nathan Page, Planning Director. The changes presented were all recommendations of the UNC School of Government. Bobby Chin asked about the changes to major subdivision under section 10.339, to which Mr. Page clarified that the School of Government recommends subdivision be approved administratively, as it is use-by-right.

Chair Dean Ward asked if there were any other questions from the board regarding 160D.

Chair Dean Ward asked if anyone had any ideas from the board about how we move forward studying in 160D as the board. Eric Crissman suggested they go through individual parts and discuss the Legislative changes over multiple meetings if necessary.

