

Planning Board Meeting
November 17, 2020 – 7:00 PM

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

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

Members absent include: Michael Benesch and Eric Crissman.

Staff members present: Planning Director Nathan Page and Debbie Jolly Zoning & Inspection Technician.

Approval of minutes from meeting on October 20, 2020 motion made by Bobby Chin. Seconded by Dean Ward. Item was unanimously approved. Elections for Chair and Vice Chair. Justin nominated Dean Ward for chair seconded by Mr. Bailey. All voted Aye. Chairman Dean Ward nominated Justin Moody seconded by Nate Perry. All voted aye.

2. New Business

a. RZ2008 Scott Industrial. Application for a rezoning from Low Density Residential to Light Industrial for 70 acres (+-) on Cherry Lane, By Nathan Page. GPIN 8893686572.

Nathan Page presented the project to the board. The follow people spoke on this topic.

Mr. Ward ask if anyone from the public would like to speak. The following people spoke on the topic both for and against it.

Patty Allen	265 W Shannon Dr.
Stephanie Ward	Jimmie Kerr Rd.
Tom Boney	The Alamance News
Andrew Cagle	1322 N. Jim Manor Rd.

The board members had questions for Nathan then had a discussion between themselves.

Nate Perry 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 2.4.1, 4.3.1, 2.2.1. Motion seconded by Justin Moody. All voted aye.

b.CR2004 Business W Elm Street. Application for Conditional Rezoning from Light industrial for 0.4 (-+) acres at 618 West Elm Street. Application by Jeffrey Duggins. GPIN 8874756782.

Nathan Page presented the project to the board. Chairman Dean Ward notified the board he did Work for and with Mr. Duggins and ask the member if they wanted him to recuse himself from hearing this rezoning. The board had no issues with him staying.

Ryan Moffitt Vernon Law Firm 524 S. Lexington Ave
Mr. Moffitt spoke on Mr. Duggins behave this is a request to rezone the subject property From I-1 to C-B. He wants to bring the property up to date and more useable. The property is currently vacant, but he has plans to be used as a Contractors Office, no outdoor storage. This will open up parking in the back.

Mr. Ward ask if anyone from the public would like to speak. Mr. Boney questions what the address was for this project. The board had no question for Mr. Moffitt.

Tom Boney

The Alamance News

Nate Perry made a motion to approve as present the application is consistent with The Graham 2035 Comprehensive Plan. This action is reasonable and in the public interest based on Policy 2.1.5, 2.3.1 and 2.4.2. Seconded by Dean Ward. All voted Aye.

c. SUP2001 Bethany Townes. Application for Special Use Permit for townhomes for 6.2 acres (-+) at South Main Street, by Glenwood Homes LLC. GPINS 8883332335, 8883332545.

Nathan Page gave an overview of the project to the board. Penny presented the projected for the Special Use Permit for Townhouses for property located at 1501 S Main Street. She addressed the items on the staff report. They had question on the buffers and if this was Single family homes. The public stated that traffic is an issue already in this area. Dean closed the public hearing. The board had questions for Mr. Page, and had a brief discussion about the project.

Penny Sekadlo	9220 Fairbanks Dr.
Carla Sevilla	1015 Pinehurst Dr.
Thurmandy Smith	309 Forest Dr.
Glen Patterson	885 Cheeks Ln.
Patty Allen	265 W. Shannon Dr.

Nate Perry made a motion to approve with the following conditions all roads in and out are public, mark points of egress. This application is consistent with The Graham 2035 Comprehensive Plan policy 2.2.1,5.1.1 and 5.2.1. Bobby Chin seconded. All voted Aye.

3. Old Business

a. 160D Update Review and Discussion

Discussion: 160D Update by Nathan Page, Planning Director. No update from the attorneys, received no question from the board prior to the meeting.

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

Chair Dean Ward ask about having one board member go to the next City Council meeting. The board had a brief discussion on this topic. The Board came to a consensus to allow Mr. Moody to represent the Planning Board at the City Council Meeting.

4. Public comment on non-agenda items –

Dean Ward asked if anyone from the audience wanted to speak.

Dean Ward asked if anyone from the board had any comments on none agenda items.

There were no further comments.

Motion made to adjourn by Nate Perry. Second by Dean Ward. All vote Aye.

Meeting adjourned at 8:33 PM.

Respectfully Submitted:

Debbie Jolly