

Planning Board Meeting
December 15, 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, Bobby Chin, Michael Benesch and Eric Crissman. Members absent include: Nate Perry. Staff members present: Planning Director Nathan Page and Debbie Jolly Zoning & Inspection Technician.

Approval of minutes from meeting on November 17, 2020 motion made by Michael Benesch. Seconded by Dean Ward. Item was unanimously approved. Mr. Crissman didn't vote since was not at last meeting.

2. New Business

a. CR0502b Stillhouse Farms Cheeks. Application for amending the approved townhome development for an alternative townhome development with an updated façade for 15.44 acres on Cheeks Lane, By Glenn Patterson. GPIN 8883552739.

Nathan Page presented the project to the board. Aaron Hutchins and Glen Patterson both spoke on this project. They submitted changes to the project's site plan, including a secondary access for fire safety, this morning.

Mr. Ward ask if anyone from the public would like to speak.

Tom Boney – The Alamance News

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

Michael Benensch made a motion to recommend approve with the following conditions the project will supply a sidewalk along Cheeks Lane. The final site plan must be submitted to and approved by the TRC before building permits and/or certificate of occupancy will be issued. Third must have second access point. The plan as presented in accordance with the Graham 2035 Comprehensive Plan. Motion seconded by Eric Crissman. All voted aye.

b.CR2005 Colonial Heights. Application a new single family detached subdivision. Development has up to 200 lots, for 57.29 acres off Lacy Holt Road. Application by Kye Bunker, LeoTerra Development. GPIN 8873512978,08873625474.

Nathan Page presented the project to the board. Judy Stalder presented the project to the planning board. The developer has suggested a 30' evergreen screen along the Northern, eastern and Southern perimeters of the property. The homeowners on Wendy Dr. ask for an emergency access only gate. Farm land ask for gates to keep ATV off the farm land. Vince Townsend and Kye Bunker both answered question from the board.

Mrs. Cashion	1820 Lacy Holt Rd
Cathy Silver Key	718 Wendy Dr.
Kristy Lynch	1725 Darrell Dr.
Lindsay McKinney	632 Wendy Dr.
Mary Taylor	974 Stonehaven Dr.

The board had a brief discussion and asked Mr. Page questions. Mr. Chin made a motion to approve CR2005 Colonial Heights with the following conditions an emergency access gate be installed at the end of Wendy Dr. for emergency vehicles. A berm be extended across the north accesses of the property to keep residents from using the farm land for ATV's. The application is consistent with the Graham 2035 Comprehensive Plan. Eric Crissman seconded. Vote was 4-2 Dean Ward and Michael Benesch voted against.

c. S2006 Colonial Heights. Application for Subdivision for up to 200 lot for 57 acres off Lacy Holt Road. Application by Kye Buckner, LeoTerra Development. GPINS 8873512978, 8873625474.

Nathan Page gave an overview of the project to the board. Eric Crissman made a motion to approve application is consistent with The Graham 2035 Comprehensive Plan. Mr. Bailey seconded. Vote was 4-2 with Dean Ward and Michael Benesch Voted against.

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. No discussion at this time.

4. Public comment on non-agenda items –

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 Eric Crissman. Second by Bobby Chin. All vote Aye.

Meeting adjourned at 8:42 PM.

Respectfully Submitted:

Debbie Jolly