

PLANNING ZONING BOARD
Tuesday, August 18, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, August 18, 2020 as an Online Zoom Meeting at 7:00 p.m. Board members present were Dean Ward, Justin Moody, Nate Perry, Eric Crissman, Bobby Chin, Tony Bailey, and Michael Benesch. Staff members present were Nathan Page, Debbie Jolly, and Jeff Wilson. Chairman Ward called the meeting to order, gave the Overview of the Board, and general meeting rules.

1. Approval of the July 21, 2020 minutes. A motion was made to approve the minutes by Bobby Chin, Seconded by Eric Crissman. All vote Aye.

2. New Business
 - a. AM2003 Multifamily Setback. Application by Dennis Euliss to remove the triangle setbacks for multifamily structures. Mr. Page gave an overview of the request. Mr. Euliss was not present. The board had a brief discussion about the set guidelines. Eric Crissman made a motion to approve text amendment it is consistent with the 2035 Comprehensive Plan of 2.3.1, 4.3.1. Seconded by Michael Benesch. 6-1 Bobby Chin voted Nay.

 - b. AM2004 Residential Setback- Nathan gave an overview of this request- Mike Campbell 405 N Maple St. requested setback be moved from 20 ft. to 15 ft. it's an older neighborhood and he would like to add a rear bedroom on. Mr. Campbell's communications stated that rear setbacks were an issue for many of the lots in his neighborhood. The planning board had a few questions for the applicant. After a brief discussion with the board, Mr. Chin made a motion to deny the setback request this application is not fully consistent with The Graham 2035 Comprehensive Plan. Not reasonable to change setback should request a variance. Seconded by Dean Ward. 5-2 Nate Perry and Eric Crissman voted Nay.

 - c. CR2003 Cherry Creek. Application by Tony Tate for rezoning and initiation of zoning for 70(+/-) acres off Sugar Ridge and Jimmie Kerr Roads. GPINS's 8893465385 88993762882,8893587021,893682433 and .889358808. Nathan Page presented the project to the board. This is 70 acres with 175 units purposed, single family homes. Tony Tate, 5011 S Park Dr. Durham, the site Landscape Architect gave an overview of his project, and stated they left a large area for open space 47% which is 32.97 acres. The following people spoke against the rezoning, citing traffic concerns and density and the size of house on the lots, as well as changing the country setting.

Stephanie Ward	2072 Jimmie Kerr Road
Kim Minter	1906 Jimmie Kerr Road
Michelle Morris	1800 Cherry Lane
Angela Willis	1408 N. Jim Minor Road

Christie Wood

2038 Jimmie Kerr Road

The following people spoke in favor of the rezoning, citing the lack of housing on the market in Graham, as well as the previous development plans for this parcel.

Andrew Cagle
Michael White

1677 Cherry Lane
5500 Tillary Lane, Gastonia

The board had several questions for Mr. Tate. They had a discussion between the board members. Mr. Chin made a motion to approve with the following conditions, 1. Street stubs to the east, connecting to the NCCP be prohibited. Density of portions within the identified NCCP be no less than 5 dwelling units per acre, to protect the City's investment in the water and sewer extensions to the area. Lot sizes no less than 12,000 square feet. The application is consistent with the 2035 Comprehensive Plan Strategy 3.3.2. Seconded by Michael Benesch. The motion passed 5-2, Eric Crissman and Nate Perry voted Nay.

3. S2004 Cherry Creek Application by Tony Tate for subdivision for 70 (+/-) acres off Sugar Ridge and Jimmie Kerr Roads. GPINs 8893465385, 8893762882, 8893587021, 8893682433 and 8893585808. Nathan Page presented the subdivision project. The board had a brief discussion. Nate Perry made a motion to approve the application as it is consistent with the 2035 Comprehensive Plan and to increase available housing. Seconded by Eric Crissman. All vote Aye. Old Business

- a. Fee for rezoning Application-Nathan Page gave a slide showing the fee for zoning fees around our area. Chairman Ward ask what it cost each month to do the mailings each month. Mr. Ward ask for the fees coming in and going out. The board asked several questions about the fees and cost we spend each month. Nathan agree to get a cost on advertisement, paper, envelopes and stamps before the next meeting.
- b. Open Space Subdivision –Nathan gave an overview of what this consist of An example of 28,000 square feet open space diagram. Chairman Ward Thanked Mr. Page for this and stated it was very helpful.

4. Public comment on non-agenda items. There were no public comments.

Eric Crissman made a motion to adjourn, Bobby Chin seconded. All voted Aye.

No further business the meeting was adjourned at 9:22 PM.

Respectfully Submitted,
Debbie Jolly