

PLANNING ZONING BOARD
Tuesday, February 18, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, February 18, 2020 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Bonnie Blalock and Justin Moody, Rachel McIntyre and Michael Benesch. Staff members present were Nathan Page and Debbie Jolly, Zoning and Inspection Technician. Chairman Ward called the meeting to order, gave the Overview of the Board, general meeting rules.

1. Approval of the January 21, 2020 minutes. A motion was made to approve the minutes by Eric Crissman seconded by Michael Benesch. All voted in favor.

2. New Business
 - a. RZ2001 Maple Mill, Market. Application by Jerry Smith for rezoning from R-7 to R-MF for 5 acres on Maple, Mill, and Market Streets. GPIN 8884059880 (and others). Chad Huffines 505 E Davis St. presented the project. Mr. Jerry Smith was present, they are just looking to rezone for future sale. They have no plans as of this time. Mr. Crissman ask what could go in R-MF.

Robert Drumwright 307 Mill St
Jennifer Talley 808 Sideview St
Spoke against the rezoning stating it would not be good for the neighborhood. Chad Huffines spoke on behalf of the applicant with a request to withdraw this project.

 - a. CR2001 Reserve on 54. Application by Brandon Martin for rezoning from R-12 to Conditional Residential (C-R) for 37 townhomes on Sunset Drive. GPIN 8884809576. Nathan Page presented the project to the Planning Board it has been reduced from 37 townhomes to 19 single family homes. Brandon Martin gave an overview of his project. He answered a few questions for the board. Several neighbors voiced concerned about water issues, road and traffic issues, and density. After Planning Board discussion, Nate Perry made a motion to approve as proposed as it is consistent with The Graham 2035 Comprehensive Plan. Seconded by Eric Crissman. Vote was 6-1 Opposed by Michael Benesch.

Kelly Jones 958 Sunset Dr.
Richard Granja 958 Sunset Dr.
David Wilson 868 Sunset Dr.
Chris Allen 944 Sunset Dr.
Joey Janicki 920 Sunset Dr.

- b. AM2001 Planning Board Times. An amendment to the existing Planning Board Meeting date Ordinance, and to set voting for officers at the meeting following appointments. Eric Crissman made a motion to term that staff recommended to have a flexible meeting time. Seconded by Michael Benesch. All vote Aye. The Planning Board also recommended City Council consider additional mailed notice if they desire for the Planning Board meeting to be on the third Tuesday due to the state notice requirements.

Dean Ward made a motion to ask City Council about funds to do an additional mailing for the planning board. Seconded by Nate Perry. All voted Aye.

Mr. Ward made a motion to represent the board at a City Council meeting and ask them for money for an attorney to attend the BOA and Planning Board meetings for Quasi-Judicial Hearings. Seconded by Michael Benesch. All voted Aye

- c. Review and Potentially update The 2035 Comprehensive Plan. The Planning Board made a recommendation to extend the downtown district out to the area of Maple, Market, and Mill discussed earlier. The Planning Board requested that increasing the Historic District and the Gateway Overlays.

3. Public comment on non-agenda items.

Eric Crissman made a motion to adjourn, Nate Perry seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly