

PLANNING ZONING BOARD

Tuesday, January 21, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, January 21, 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. Absent were 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 November 19, 2019 minutes. A motion was made to approve the minutes by Bonnie Blalock seconded by Nate Perry. All voted in favor.

2. New Business
 - 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. T. Nathan Page presented the project to the Planning Board. Brandon Martin gave an overview of his project. He answered a few questions for the board. Several neighbors voiced concerned about water issues, road issues, project is to dense for this area. No storm water control. Traffic is going to be an issue with 37 town home. The board had questions for Mr. Martin. Eric Crissman ask about changing the plan to 18 town home to help the density and the water issue and road being widen. Nate Perry ask when a storm water be required. Eric Crissman made a motion to table until The February meeting, seconded by Bonnie Blalock. All voted aye.

William Moore	1116 E. Harden St.
Kelly Jones	958 Sunset Dr.
Richard Granja	958 Sunset Dr.
Chris Dunnagan	902 Sunset Dr.
David Wilson	868 Sunset Dr.
Chris Allen	944 Sunset Dr.
Ricky Apple	884 Sunset Dr.
Joey Janicki	920 Sunset Dr.

- b. S2001 Valor Ridge. Application by David Michaels for subdivision of R-12 lots. Application for 114 lots on Parham Drive and Wildwood Lane. Various GPINs including 8883100187. Mr. Page gave an overview of the project for the subdivision. Mr. David Michael presented his projected to the board. The following neighbors spoke about their concern over this subdivision. The traffic opening up through Parham Dr, losing part of their yard for the widen of the rides, open space area, the average size house on the lot. Concerns about cars being parked on the side of the road and kids playing in the street. The board had a brief discussion about the project. Eric Crissman made a motion to

approve the plan as presented as it meet the Graham Comprehensive plan 3.2.3,3.2.4 and 4.2.1. Seconded by Justin Moody. Vote was 4-1 with Dean Ward opposing.

Mark Jones 1701	Parham Dr.
Patty Allen	265 W. Shannon Dr.
Byron Bullis	500 Wildwood Ln.
Tom Hall	5603 New Garden Rd.
Kevin Cook	1735 Parham Dr.
Homer Wade	5603 New Garden Rd
Neal Gann	1923 Broadway Dr.
Mike Allen	265 W. Shannon Dr.

- c. 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 change the language to code of Ordinance. Seconded by Nate Perry. All vote Aye.
3. Public comment on non-agenda items. Mr. Ward ask the board about going to City Council and asking them for money for an attorney to attend the BOA and Planning Board meeting as needed.

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

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly