

PLANNING ZONING BOARD
Tuesday, July 21, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, July 21, 2020 as an Online Zoom Meeting at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Bobby Chin, and Tony Bailey, and Michael Benesch joined later in the evening. New members Bobby Chin and Tony Bailey were sworn in by City Clerk Darcy Sperry on Thursday, 7/16/2020 and Friday, 7/17/2020 respectively. Staff members present were Nathan Page and Jeff Wilson. Chairman Ward called the meeting to order, gave the Overview of the Board, and general meeting rules.

1. Approval of the June 16, 2020 minutes. A motion was made to approve the minutes by Nate Perry, seconded by Dean Ward. As Tony Bailey and Bobby Chin were not present for the meeting, they abstained from voting. Ward and Perry voted to approve, but as Eric Crissman's connection went out, the vote failed to carry.

2. Old Business
 - a. CR2002 Riley's Meadow. Application by Tony Tate for initiation of zoning for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817. Nathan Page presented the project to the board. This is 77 acres with 400 units purposed, townhomes and single family homes. Tony Tate, 3120A Timberline Drive, Mebane, the site Landscape Architect gave an overview of his project, and volunteered a 6' PVC privacy fence along the border of all of the homes on Atlas Drive. Kirby LaForce, developer, of 341 Kilmayne Drive, Suite 201, Cary, described other developments he is involved in. The following people spoke against the rezoning, citing traffic concerns and density.

Patty Allen	265 W Shannon Drive
Brent Gonet	2033 Atlas Drive
Nathan Woody	2065 Atlas Drive
Don Freeman	2025 Atlas Drive
Scott Gollnick	2001 Atlas Drive
Janelle Woody	2065 Atlas Drive
Lindsey Rotten	2088 Atlas Drive
Anthony Pierce	2009 Atlas Drive

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

Alice Ray	1879 Jimmie Kerr Road
Michael White	5500 Tilley Lane, Gastonia

The board members had questions for Mr. Tate and then had a discussion between themselves. Items discussed included a reduction in density, a planting buffer for the existing homes, and pedestrian amenities around, internal, and to connect to the park.

Eric Crissman made a motion to recommend approval as presented, seconded by Nate Perry. Chair Ward polled the Board and Mr. Bailey, Mr. Crissman, and Mr. Perry voted to approve. Chair Ward and Mr. Chin voted to deny. The motion carried 3 to 2.

- b. S2002 Riley's Meadow. Application by Tony Tate for subdivision for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817. Due to the similarity to the project to the previous item, after limited discussion, Eric Crissman proceeded with a motion to approve as presented, with the condition of an added turn lane, with applicable strategies from the Comprehensive Plan of 3.2.3, 3.2.4, 4.2.1, and 4.3.1. Nate Perry seconded. Chair Ward polled the Board and Mr. Bailey, Mr. Crissman, and Mr. Perry voted to approve. Chair Ward and Mr. Chin voted to deny. The motion carried 3 to 2.

Nate Perry made a motion to approve the minutes of the June 16, 2020 minutes, seconded by Dean Ward. Chair Ward voted to approve, Nate Perry voted to approve, Eric Crissman voted to approve. Tony Bailey and Bobby Chain abstained as they were not members of the board at that time. The motion carried and the minutes were approved.

3. New Business

- a. Planning Board Meeting Times and Fees. Nathan Page gave a refresher of the change in regulation approved by the City Council which gave the Planning Board the authority to choose their meeting time. The Planning Board consented to keep their meeting at the same time. Mr. Page discussed the additional expense due to the dual paper mailing requirements. The Planning Board requested Mr. Page refresh the spreadsheet of neighboring jurisdiction's fees and bring the item before them next month.
- b. 160D. Mr. Page discussed the upcoming 160D rewrite of the Development Ordinance, and that portions of the same would be coming before the Planning Board over the next few months in an attempt to get the regulations adopted and in place ahead of the NC General Assembly (NCGA) mandated deadline.

4. Public comment on non-agenda items.

- a. Patty Allen, 265 W Shannon Drive spoke against illegal trespassing.
- b. Brent Gonet, 2033 Atlas Drive spoke against a trail along his property line.
- c. Anthony Pierce, 2009 Atlas Drive requested information about forced-annexations. Mr. Page assured Mr. Pierce that the City of Graham is not interested in forced annexations, as well as the updated stricter standard applied by the NCGA.

Chair Ward requested that the 10.249 Open Space Subdivisions be added to the agenda for next month. Chair Ward also expressed gratitude for the service that Bonnie Blalock and Rachel McIntyre provided for the board.

Eric Crissman made a motion to adjourn, Chair Ward seconded. All voted Aye.

No further business the meeting was adjourned at 9:30 PM.

Respectfully Submitted,
Nathan Page