

PLANNING ZONING BOARD

Tuesday, June 16, 2020

The Planning & Zoning Board held their regular meeting on Tuesday, June 16, 2020 as an Online Zoom Meeting at 7:00 p.m. Board members present were Dean Ward, Nate Perry, Eric Crissman, Bonnie Blalock and Justin Moody 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, and general meeting rules.

1. Approval of the February 18, 2020 minutes. A motion was made to approve the minutes by Michael Benesch seconded by Nate Perry. All voted in favor.

2. New Business
 - a. RZ2003 Jimmy Kerr B-2. Application Kansith Sorsengihn for rezoning from I-1 to B-2 for 7.55 (+/-) acres off Jimmy Kerr Road. GPIN 8894522701
Nathan Page presented the project to the board. Kansith Sorsengihn gave a brief overview of the project, and answered questions from the board. No public comments were received. The board had a brief discussion about the project. Nate Perry made a motion to approve as presented, and the project is consistent with the Graham 2035 Comprehensive Plan. Seconded by Michael Benesch. All voted Aye.

 - b. RZ2004 Rogers R-9. Application by Scott Wallace, Keystone Group for rezoning from R-18 to R-9 for approximately 35 acres on Darrel Drive and Council Road. GPIN 8873608974. Nathan Page presented the project to the Planning Board. Scott Wallace gave an overview of his project. He answered a few questions for the board. No public comments or questions. After the Planning Board discussion, Eric Crissman made a motion to approve as proposed as it is consistent with The Graham 2035 Comprehensive Plan 3.3.2 and 4.3.1. Seconded by Nate Perry. Vote was 6-1 Opposed by Bonnie Blalock.

 - c. RZ2005 Service Road Light Industrial. Application by Phil Martin for rezoning from I-2 to I-1 for 5.5 acres (+/-) on East Interstate Service Road. GPIN 8884402904. Mr. Ward and Mr. Moody stated they had done business with Mr. Martin and asked if they needed to be recused. The board voted against recusal. Mr. Page gave an overview of the project. Chad Huffines 505 E. Davis St spoke on behalf of Mr. Martin and answered questions from the board about the project. Michael Benesch made a motion to approve as it was in line with the 2035 Comprehensive plan. Seconded by Nate Perry. All voted Aye.

 - d. RZ2006 Hanson and Palmer Drive R-9. Application by Martin Shoffner for rezoning from R-12 to R-9 of 71 acres (+/-) off Hanson and Palmer Drive. GPINS 8883100157, 8883000530. Nathan Page gave a summary of the request. Martin Shoffner presented the

plan to the board. The board had several question for Mr. Shoffner. The following people spoke against the project.

| | |
|------------------|-----------------------|
| Larry Durham | 1904 Palmer Dr. |
| Paul Smart | 556 Little Creek |
| Joann Henry | 504 Grandview |
| Jennifer Stokes | 139 Collonwood Dr. |
| Steve Van Pelt | 580 Grandview Dr. |
| Charlie Smith | 616 Whisper Ridge Rd. |
| Cynthia Thompson | 1904 Palmer Dr. |
| Angela Parson | 506 Wildwood Ln. |

The board had a brief discussion on the project. Mr. Crissman made a motion to approve as it is consistent with The Graham 2035 Comprehensive Plan 3.3.2, 3.2.4 and 4.3.1. seconded by Nate Perry. Vote was opposed 4-2 Dean Ward, Bonnie Blalock Michael Bensch and Justin Moody. Nathan Page asked if the Planning Board wanted to pass a different motion, but no other motion was made. The chair moved on to the next item on the agenda.

- e. 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 398 units purposed, townhomes and single family homes. Chris Rurkowski of 5011 S. Park Dr. gave an overview of his project. The following people spoke against it.

| | |
|-----------------|-----------------|
| Scott Gollnick | 2001 Atlas Dr |
| Anthony Pierce | 2009 Atlas Dr. |
| Brent Gonet | 2033 Atlas Dr. |
| Tina Pierce | 2009 Atlas Dr. |
| Nathan Woody | 2065 Atlas Dr. |
| Lindsey Roten | 2088 Atlas Dr. |
| Stephen Roten | 2088 Atlas Dr. |
| Wendy McElfresh | 2049 Atlas Dr. |
| Janelle Woody | 2065 Atlas Dr. |
| Don Freeman | 2025 Atlas. Dr. |

The board members had questions for Mr. Rurkowski and then had a brief discussion between themselves. They ask Mr. Rurkowski if he would look at the density and make the lots bigger boarding Atlas Dr. property. Michael Benesch made a motion to table this item until July 21st meeting. Seconded by Eric Crissman. All voted Aye.

- f. S2002 Riley’s Meadow. Application by Tony Tate for subdivision for 77 acres off Jim Minor Road. GPINS 8893762882 and 8893856817. Dean Ward made a motion to table

this item until next month meeting. Seconded by Bonnie Blalock. All voted aye.

3. Public comment on non-agenda items. No public comments

Michael Benesch made a motion to adjourn, Dean Ward seconded. All voted Aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Debbie Jolly