

## PLANNING ZONING BOARD

Tuesday, August 20, 2013

The Planning & Zoning Board held its regular meeting on Tuesday, August 20, 2013 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Bill Teer, Andy Rumley, Bonnie Blalock, and Tim Beshel. Michael Benesch was absent. Staff members present were Frankie Maness, City Manager, Melissa Guilbeau, City Planner, Kaitland Finkle, Planning Intern, Darcy Sperry, Zoning Enforcement Officer and Martha Johnson, Zoning/Inspections Technician.

Chairman Andy Rumley called the meeting to order and explained the function of the Board.

Invocation was given by Ricky Hall.

1. Ricky Hall made a motion for approval for the July 16, 2013 minutes, second by Bonnie Blalock. All voted in favor.

Mayor Peterman addressed the Board concerning the City Council's vote for last month's rezoning of the Woody Drive project that was opposite from the Planning Board's recommendation. Mayor Peterman stated they felt like they didn't have enough information plus they had to consider the two petitions that were presented. He thanked the Board for a great job they had done. Bill Teer responded that he felt like Council made the right decision.

2. Request by Third Wave Housing for a rezoning from Light Industrial I-1 to Residential (multifamily) R-MF for property at 219 W. Harden Street (GPIN #8884056108). Richard Angino with Third Wave Housing located at 463 ½ Carolina Circle, Winston Salem, N.C. spoke representing the firm doing the project at 219 W. Harden Street. Mr. Angino said he had been doing this for approximately twenty years, taking historical mill buildings and turning them into apartments in North Carolina and South Carolina. He said these have been located in older neighborhoods that were walkable to the downtown areas. He stated his company will get historic tax credits on this property and will try to bring the exterior façade at this location back to the 1910 era. Mr. Angino said all metal siding will be removed and the stone located at the bottom of the building will also be removed. He said the towers will stay. The historical approval process will not be finished until March or April 2014.

Dean Ward asked how many of the 127 units would be one bedroom and two bedroom apartments.

Mr. Angino said there would be 91 one bedroom with 660 – 740 square feet and the remainder would be two bedroom with 900-1000 square feet and all would be loft apartments with fourteen foot ceilings. Mr. Angino said the tenants would have background checks, criminal checks, income and employment screenings.

Mr. Teer asked the estimated rent and he said \$500 for one bedroom and \$700-750 for the two bedrooms.

Mr. Ward discussed the volume of calls the Police Departments in Mebane, Asheboro and Gastonia had received to service the apartments in these locations that were developed by Third Wave Housing. Mr. Ward asked about the amenities that would be offered at this project. Mr. Angino said they would have a clubhouse, Wi-Fi room, gym, a community space, park benches, 3 bbq's along with picnic tables. He also stated there would be no fencing around the project and what was there would be removed.

Kim Griffin of 208 N. Maple Street spoke next. She was interested in knowing if any infrastructure studies had been done concerning schools, roads etc. Mr. Angino said the phase one environmental study was in the first part of the process for the studies and were not completed at this time. He also said that his company was very open to any questions or comments and he had business cards if anyone was interested. He said they were open to meeting somewhere to discuss the progress with the neighbors if needed. Mick Griffin of

the same address 208 N. Maple Street said he didn't want a low rent project in his neighborhood and that he previously had some concerns but a lot had been alleviated now after Mr. Angino had spoken.

Dean Ward said he thought the project was a great idea but he felt like it should have been a conditional rezoning. He was also concerned about the building not meeting the setbacks along with the possible police calls that might be received, similar to the project in Mebane. Melissa Guilbeau stated that the building is non-conforming structure but it would not prohibit use of the building since they will reuse the existing structure. Mr. Ward asked if any contaminants had been found thus far and if anything happened and his company chose not to proceed with their project then the property would be opened up to any R-MF. Mr. Angino said the process was just started last week and it could take up to 60 days for all reports to be back to them with the results.

Tom Boney of the Alamance News 124 W. Elm Street asked about the parking requirements for 127 units. Melissa Guilbeau stated the requirements would be for 1.5 spaces per unit.

Andy Rumley stated he would like to see this historical building be brought back to use. He said he had concerns about traffic and the public safety but that goes along with any multifamily development.

Bill Teer made a motion to approve, second by Tim Beshel. The motion carried 4 to 2. Voting against were Dean Ward and Ricky Hall.

There being no further business the meeting was adjourned.

Respectfully Submitted,  
Martha Johnson  
Inspections/Zoning Technician