

PLANNING ZONING BOARD

Tuesday, December 16, 2014

The Planning & Zoning Board held their regular meeting on Tuesday, December 16, 2014 in the Council Chambers of the Graham Municipal Building at 7:00 p.m. Board members present were Bill Teer, Dean Ward, Tim Beshel, Andy Rumley, Bonnie Blalock, Michael Benesch and Ricky Hall. Staff members present were Melissa Guilbeau, City Planner and Martha Johnson, Zoning/Inspections Technician.

Chair Andy Rumley called the meeting to order and gave the Overview of the Board and general meeting rules. Ricky Hall gave the invocation.

1. Public comment on non-agenda items. There were none.
2. Approval of the November 18, 2014 meeting. Ricky Hall made a motion for approval, second by Bonnie Blalock. All voted in favor.
3. Committee Reports. There were none.
4. Old Business. There was none.
5. New Business.
 - a. Peak Resources (CR1404). Request by Harold Nunn to rezone property located at 600 N Main St & 217 College St (GPIN 8884075145 & 8884072069) from Office and Institutional (O-I) to Conditional Office and Institutional (C-O-I) to construct a 75,000sf, single-story nursing home. Ms. Guilbeau explained the request.

Mr. Hall stated that he is a former Alamance County employee and has been gone less than six months. He wanted the Board to be aware of this and no one had a problem with this.

Harold Nunn of 1100 Kelly Road Apex, NC stated he purchased the property in October. The building they are in on Woody Drive is 40 years old and has a lot of issues and it would be in their best interest to construct a new facility on North Main Street. The new building will be approximately 70,000 sq ft. Mr. Nunn said they had met with members of the Historic Resources Commission and he felt like the Commission supported them. Mr. Nunn stated he currently owns 7 other nursing homes in North Carolina. Mr. Nunn hopes they will break ground in March or April 2015 and finish the project late summer of 2016.

Dean Ward asked Mr. Nunn to describe the exterior of the building. Mr. Nunn apologized for not bringing pictures to show but said the building would be all rustic brick with a colonial type look and a lot of dormers to give it a residential look. Mr. Ward asked where the sign would be located. Mr. Nunn replied hopefully at the corner of College Street and Main Street and it would be two sided. Mr. Ward asked about the screening around the dumpster and Mr. Nunn said it would be the same brick as the building. Ricky Hall had some concerns about College Street being the main entrance instead of Parker Street. Mr. Nunn said due to the layout of the building on the property, using College Street was better especially since they would share the driveway with the City along with shared parking also.

Ricky Hall asked if they spoke to any of the property owners around this property. Mr. Nunn stated letters were sent out to surrounding property owners and a meeting was held. He said there were no negative comments made from any of the attendees at the meeting and approximately 15 to 20 people attended.

Michael Benesch asked if they had addressed the issues about stormwater. Don Sever 418 Riggsbee Farm Dr,

Cary, NC, the project manager for Hugh J Gilleece & Associates, said he has had discussions with Josh Johnson about the stormwater and this property is at the high point of two different water sheds and the closest stormwater pipe is approximately two blocks away. Mr. Sever said the site plan shows four bio retention areas where the water will infiltrate down and disburse into the ground. Mr. Sever said this was an engineering challenge and they are going to see what works out best for this scenario.

Dean Ward asked the maximum number of residents they were licensed for and Mr. Nunn said 120. Mr. Ward asked if this plan would accommodate 120 and Mr. Nunn said yes.

At the Board's request, Ms. Guilbeau pulled up the Peak Resources website so the Board could see pictures of two other Peak Resources facilities, which are similar to the proposed new facility.

Dean Ward made a motion to recommend approval for rezoning to C-O-I with the following conditions:

- The final landscaping plan shall conform to the landscaping requirements of the Development Ordinance.
- All signage shall conform to the requirements of the Development Ordinance; a freestanding sign up to 100sf is not approved.
- The applicant will provide architectural renderings or similar illustrations of the proposed nursing home for review and approval by the Historic Resources Commission, prior to issuance of a building permit, to ensure the architectural design compliments the North Main Street Historic District.
- The project will meet the stormwater ordinance and control the water runoff from the property

Ricky Hall seconded the motion, all voted in favor.

b. Text Amendment for Sidewalk Payment-in-Lieu. Ms. Guilbeau explained this request by staff to amend the Development Ordinance to provide an option for payment in lieu of constructing required sidewalks for sites with unique characteristics that make it difficult to construct a sidewalk. The payment would be equal to the cost to construct the sidewalk; it would be requested by the developer and decided upon by staff; and payments would go into a fund dedicated to new sidewalk construction throughout City.

After much discussion, Dean Ward made a motion to recommend denial of the text amendment, second by Michael Benesch. All voted to recommend denial 7 to 0.

Tim Beshel told the Board he felt he couldn't continue to serve and this will be his last meeting. Ms. Guilbeau stated we had two applicants that were interested. One applicant, Lynda Allred, couldn't attend but had sent an email, copies of which were given to the Board. The other applicant, Jeanette Beaudry, was present and spoke. Ricky Hall made a motion to table until the next meeting so the members can consider the two applicants. Second was by Bonnie Blalock, all voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician