

PLANNING ZONING BOARD

Tuesday, June 17, 2014

The Planning & Zoning Board held its regular meeting on Tuesday, June 17, 2014 in the Council Chambers of the Graham Municipal Building immediately following the Board of Adjustment meeting at 7:00 p.m. Board members present were Ricky Hall, Bill Teer, Andy Rumley, Dean Ward and Bonnie Blalock. Members absent were Michael Benesch and Tim Beshel. Staff members present were Melissa Guilbeau, City Planner and Martha Johnson, Zoning/Inspections Technician.

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

1. Approve minutes of the May 20, 2014 meeting. Bonnie Blalock made a motion to approve, second by Ricky Hall. All voted in favor.

Invocation was given by Ricky Hall.

2. Shannon Dr Internet Marketing Center (SUP1401). Melissa Guilbeau stated this request is a continuation for a request for a Special Use Permit by Chase Brooks at 107 E Shannon Dr for an electronic internet or sweepstakes use. Ms. Guilbeau said there is an existing building on the property which contains a garden center. The property is zoned B-2 and electronic internet sweepstakes gaming is a permitted use at that location with a special use permit.

Ricky Hall made a motion to deny this request, second by Bill Teer. All voted 5 to 0 for denial.

3. 220 W Harden Multifamily (RZ1405). Melissa Guilbeau said this is a request by Third Wave Housing to rezone property located at 220 W Harden St from Light Industrial (I-1) to Residential (multifamily) (R-MF) and the stated reason for this rezoning request is "we are doing an adaptive reuse of the mill building into apartments using the existing interior spaces."

Richard Angino from Third Wave Housing, 463-1/2 Carolina Cir Winston Salem, NC spoke as the applicant. Mr. Angino said the plans are to convert this vacant building to 24 loft apartments and add parking. Dean Ward asked if this project would be under the Section 42 Affordable Housing Act and Mr. Angino said no they will be market rate. Andy Rumley asked if this development will be consistent with the ones across the street and Mr. Angino answered yes. Dean Ward asked if they are going to be able to meet the landscape requirements and Mr. Angino said they are still working on that part. Dean Ward asked what type of lighting is proposed for the parking lot. Mr. Angino stated it is generally surface mount on the building. Mr. Angino asked if there was concern for the lighting. Mr. Ward stated he was concerned about the project in general with the apartments here and across the street with the number of people going to be in this area. Mr. Ward would like for it to be well lit along with some down lighting without protruding into the neighbor's area.

Andy Rumley asked Ms. Guilbeau about landscaping requirements. Ms. Guilbeau stated that only new construction or expansions would require landscaping so as long as there is no expansion to the existing parking area or building there would not be any landscaping requirements.

Larry Brooks, 1509 Stonegate Dr, had questions concerning fencing and concern about no sewer on Harden St. Ms. Guilbeau stated that she had talked to Ladd Nall, Water & Sewer Superintendent; there is public sewer that does cross the property and goes to W Elm St.

Ricky Hall stated it would be a good fit for the property and it is like what is going to be across the street.

Bill Teer made a motion to approve, second by Ricky Hall. The vote was 4 to1 with Dean Ward dissenting.

4. Granite Cellular Communication Tower (SUP1403). Ms. Guilbeau stated this is a request for a Special Use Permit by Tower Engineering for a cellular communication tower on a small portion of the property on the western side. This location is on E Hanover Rd and the property is currently vacant. The property is zoned I-1 and cellular towers are allowed with a Special Use Permit. Ms. Guilbeau mentioned the items that were submitted in the application package and said this proposal is for a 150' monopole that will occupy a 100'x100' area with a 12' wide gravel drive with one parking space. The facility is designed for future co-location with one 230sf appurtenant structure. Ms. Guilbeau said the applicant intends to use existing vegetation to meet screening and landscaping requirements.

Justin Cosgrove from Tower Engineering Professionals, 326 Tryon Rd, Raleigh, NC spoke representing the engineering firm responsible for the project. Mr. Cosgrove said they went through TRC last month and the one outstanding item was addressed in letter form this afternoon and was sent to Planning late today regarding interference with radio and TV signals. Mr. Cosgrove said he had drawings if there were any questions regarding the tower.

Dean Ward asked how many different companies will have use of this tower and Mr. Cosgrove said only one carrier and that is Verizon. The others are future carriers. Mr. Cosgrove said access would be once or twice a month for maintenance. Mr. Ward asked Ms. Guilbeau how far the other cell tower that is currently behind the car wash is from this tower and she wasn't sure. Ricky Hall said it is approximately ¼ to ½ mile. Dean Ward asked if any consideration had been given to use any existing structures already in town to put the antennas on and Mr. Cosgrove said there was a study done concerning that and there is no other existing structures at the 150' height that the carrier could utilize to meet the height requirement for the current antenna.

Mr. Teer made a motion to approve, second by Ricky Hall. All voted aye.

Ms. Guilbeau said she had prepared a power point presentation for tonight's meeting and she hoped it was easier to work with than the ones used in previous meeting and she also provided the Board with a sample of motions when it comes time to make a motion that you can use that is very similar to the one City Council uses. Also Ms. Guilbeau said she was working on rules of procedure for the Board and hopes to have them next month.

Dean Ward had concerns about the Nicks Building on the corner of Court Square with the steps being a potential trip hazard. He also had concerns about the burned building of Carver's on Elm Street where the restoration and cleanup company has posted a sign; how long are we going to allow the sign to stay up. Ms. Guilbeau said she would send a note to Darcy Sperry tomorrow.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician