

PLANNING ZONING BOARD

Tuesday, March 18, 2014

The Planning & Zoning Board held its regular meeting on Tuesday, March 18, 2014 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Ricky Hall, Bill Teer, Andy Rumley, Tim Beshel, Michael Benesch and Dean Ward. Bonnie Blalock was absent. Staff members present were Melissa Guilbeau, City Planner, Frankie Maness, City Manager, 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. Approve minutes of the January 21, 2014 meeting. Ricky Hall made a motion to approve, second by Tim Beshel. All voted in favor.

2. WKZ River Bend Apartments (CR1401). Request by WKZ Housing, LLC to rezone property located at 1108 S Main St (GPIN 8883277291) from General Business (B-2) to Conditional Business (C-B) to construct a 72-unit multifamily apartment community. Charlie Heritage spoke representing WKZ Housing LLC. Mr. Heritage stated they are constructing a family project with 2, 3, & 4 bedroom units, playground, gazebo and a community center with a media center along with kitchen and laundry facilities. The exterior will be brick along with vinyl siding & vinyl shaks. There will be 6 three story buildings plus the community center with rent ranging between \$363 up to \$939 including utilities. Mr. Heritage said there would be one entrance in and out onto S Main St.

Dean Ward asked what type of lighting they would have on the site. Mr. Heritage said it would be down lighting with standard poles with security system and cameras that record. Bill Teer asked if approved when would they get started and Mr. Heritage said possibly 4th quarter of this year and 10-12 months to be constructed.

Lee Holt represented the family that owns this property being considered for rezoning. Ms. Holt said they had conversation with this company and what they were planning to construct. The family felt that this project would be a good opportunity for the community to bring in some local jobs and support the surrounding businesses. They will be looking to develop this property into something even if this doesn't pass but they will be aggressively trying to sell the property.

The following people spoke in opposition to the project due to landscaping, fencing, added foot traffic in the community, water runoff and drainage, traffic impact with one entrance in and out along with the increased impact on the already crowded schools:

Jerry King	1007 Ross Street
Ed Kirchgessner	110 Old Farm Drive
Pam Fogleman	1005 Ross Street
Alan Tickle	204 Cornelia Drive

Dean Ward asked if a traffic study had been done and Melissa Guilbeau said that DOT didn't request one. Michael Benesch was concerned with traffic congestion and he felt this would be a major issue morning and in the evenings in that area.

Jackie Cole, a member of the Alamance Burlington Board of Education spoke stating that this project would create issues for the school which is at and over capacity. Ms. Cole said the Board would be glad to provide any information about the capacity because they had compiled a study last fall. Ms. Cole said this project would affect the elementary school along with the middle school.

Ricky Hall made a motion to approve this with staff's recommended condition and to put fencing up, second by Andy Rumley. The Board recommended approval with a 5 to 1 vote with Bill Teer voting against.

3. Graham Commons Phase I (CR1402). Request by Graham Commons Associates Limited Partnership to rezone a portion of the property located on Auto Park Dr at Hanford Rd and W Crescent Square Dr (GPIN 8883091817) from Residential (low density) (R-18) to Conditional Residential (C-R) to construct a 64-unit multifamily rental community.

Mr. Bill Owen of 1416 Pine Valley Loop Fayetteville, NC spoke representing the requestor. Mr. Owen explained the project would be a garden style development with one 16 unit building and the other buildings would have 8 units with the 2 bedroom being approximately 1000 square feet and the 3 bedroom being approximately 1200 square feet. Mr. Owen stated the grounds would be irrigated with shrubbery and landscaping that is required by the City of Graham. Mr. Owen also stated that they manage their own units, own all of their units and it has been a family owned business for over 35 years. Mr. Owen showed the revised site plan to the Board and also stated that the 4 acres on the other side of the creek would not be developed. Mr. Owen continued his presentation with numerous pictures of some of their facilities.

Bill Teer asked when they would start the project if approved and Mr. Owen said they would start in the spring of 2015 and completion hopefully would be by the end of that year.

Dean Ward inquired about the type of lighting. Mr. Marvin Mercer owner of the engineering company doing the project of 33 Donald Lane Alexander, NC stated there would be down lighting and would follow the ordinance required by the City of Graham.

Dean Ward inquired the range on the rent. Mr. Owen said the range would be \$460 to \$775.

The following people spoke in opposition to the project due to being detrimental to property values, added traffic congestion, school overloading, and concern with some of the clientele attracted by low income housing:

Chad Oakley	114 West Gilbreath Street
Thomas Foust	906 Hanford Road
Dave Dillard	919 Hanford Road
Lynne Dillard	919 Hanford Road
Jack Brewer	922 Hanford Road
Daniel Biggs	241 Olde Quarry Road
John Wooten	387 Carolina Circle
Sharon Kudron	913 Hanford Road

Chad Oakley also provided a copy of a signed protest petition to each of the Board members. Mr. Oakley stated he had also spoken with area business owners who also opposed this project.

Dean Ward asked if anyone had approached any of the neighbors to explain to them what they might be proposing to do and Mr. Smith said no but they would be happy to discuss anything with them.

Dean Ward stated he wasn't sure this project was the fit for this property although it was a well thought out project and Tim Beshel agreed with Mr. Ward. Mr. Teer said he didn't think it was the right fit for that piece of property. Ricky Hall disagreed with the other members. Mr. Hall felt like this project was a fit and meets the 2020 plan. He said the economy has changed and young people aren't looking to buy houses until the economy has improved. Mr. Benesch stated the site plan looks good and it does fit by the City of Graham's guidelines but he is against this project. Andy Rumley said the presentation was excellent, a good use for the property yes but not the best use for the property and he too was against this project.

Dean Ward made a motion to deny approval of this project, second by Michael Benesch. The motion was approved by a vote of 5 to 1, with Ricky Hall dissenting.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician