

PLANNING ZONING BOARD
Tuesday, March 20, 2012

The Planning & Zoning Board held its regular meeting on Tuesday, March 20, 2012 at 7:00 p.m. in the Council Chambers of the Graham Municipal Building. Board members present were Dean Ward, Ricky Hall, Andy Rumley, Bobby Cheek and Bill Teer. Michael Benesch was absent. Staff members present were Aaron Holland Planner, Frankie Maness Assistant City Manager and Martha Johnson Zoning Inspections Technician.

Chairman Andy Rumley called the meeting to order, explained the function of the Board to those present and business was conducted as follows:

1. Invocation was given by Ricky Hall.
2. Ricky Hall made a motion for approval for the October 18, 2011 minutes, second by Bill Teer.
3. Request of Fitch Development Group to rezone a portion of property from R18 to C-R for an apartment complex. The property is located at corner of Hanford Road and Auto Park Drive shown on Old Alamance County Tax Map# 6-9-59, GPIN#8883091817.

The following citizens spoke in opposition of the apartment complex because of concerns for increased crime, increase traffic issues, property values decreasing along with declining the neighborhood, and the lighting being created from the complex:

Chad Oakley	114 West Gilbreath Street
Thomas Foust	906 Hanford Road
Michael Brown (Affordable Suites)	249 Auto Park Drive
Dave Kudron	913 Hanford Road
Dave Dillard	919 Hanford Road
Daniel Biggs	241 Olde Quarry Road
Judy Ward	483 West Moore Street
Jamie Guthrie	229 Olde Quarry Road
Charles Thornton	1010 Hanford Road
Lynne Dillard	919 Hanford Road
Jack Brewer	922 Hanford Road
John Cox	912 Hanford Road
Hugh Gray	921 Hanford Road

The neighbors also brought a signed petition against the apartment complex with more than eighty signatures on it.

Hollis Fitch spoke for the Fitch Development Group. Mr. Fitch addressed the concerns and questions the neighbors mentioned about the apartments.

Dean Ward was concerned about the parking. Mr. Ward inquired about parking per building per bedroom. Aaron Holland said there is enough if the three bedrooms are not put on Auto Park Drive.

Dean Ward asked Mr. Fitch if there would be a landscape buffer on the other side of the creek. Mr. Fitch stated they weren't purchasing that portion. Mr. Fitch said the area will remain natural wetlands.

Andy Rumley stated that he was not opposed to the church building on the property because it went with what was there. He opposes the apartment complex because of the density and he especially was against it now with all the opposition stated at the meeting tonight.

Dean Ward had concerns about the parking with the number of bedrooms facing Auto Park Drive but he did say they could relocate them. Mr. Fitch from the Fitch Development Group stated they didn't contact the surrounding neighbors before starting this rezoning and Mr. Ward felt like the company should have reached out to the neighbors before starting this process. Mr. Ward opposes this project.

Bill Teer agreed with Mr. Ward. Mr. Teer thought it would be bad for tax property around it.

Ricky Hall thought it would be a good fit for the area and beneficial for the community. Mr. Hall said it was in the City of Graham's 2000-2020 Growth Management Plan. He did say the traffic is not the best and that would be an issue for DOT not the City of Graham.

Bobby Cheek agreed with the majority. He said there was too much opposition to the project.

Dean Ward made a motion against this rezoning, seconded by Bill Teer. The vote was 4 to 1 recommending denial.

4. The next item for discussion was the Board vacancies. Aaron Holland said there was currently one vacancy. He asked the Board if they knew anyone interested to have them fill out an application. Mr. Holland said he would have the applications at the next meeting.

There being no further business the meeting was adjourned.

Respectively Submitted,
Martha Johnson
Secretary