

PLANNING ZONING BOARD

Tuesday, May 20, 2014

The Planning & Zoning Board held its regular meeting on Tuesday, May 20, 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, Bonnie Blalock, 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.

Invocation was given by Ricky Hall.

1. Approve minutes of the April 15, 2014 meeting. Ricky Hall made a motion to approve, second by Bonnie Blalock. All voted in favor.

2. Shannon Dr Internet Marketing Center (SUP1401). Request by Chase Brooks for a Special Use Permit for Electronic, Internet or Sweepstakes Gaming for property located at 107 E Shannon Dr (GPIN 8883421261) was continued from the April 15, 2014 meeting. Ricky Hall made a motion to table this item until the Board of Adjustment finished the case, second by Dean Ward. All voted aye.

3. Providence Foster Respite for Children (SUP1402). Request by Mollissie Peterson for a Special Use Permit for a Group Home at property located at 306 Providence Rd. Mollissie Peterson of 704 Orange Ct, Elon, the director of Alamance Academy, spoke. Ms. Peterson stated this is a 5100 Community Respite for children where they work to stabilize the children so they can go into individual homes instead of group homes. Ms. Peterson said there would be 2 employees per shift with up to 4 children in the home with a length of the stay being no more than 30 days in most cases.

Bill Teer asked the ages of the children and Ms. Peterson said from 12 to 17. Bonnie Blalock asked if this home would be a bridge between home and foster home to keep them from a group home. Ms. Peterson said it was and this particular home would be all boys. Dean Ward asked the number of bedrooms and Ms. Peterson said three. Mr. Ward asked if the children were home schooled. Ms. Peterson said they go to school and she also has a paid tutor when they need extra help. Andy Rumley asked if the children are able to continue in the schools they previously attended. Ms. Peterson stated they try to keep them in their same schools so they will have less adjusting.

Andy Rumley asked about a policy for bad behavior. Ms. Peterson said they have consequences and she can discharge them back to their guardians. Dean Ward asked the square footage of the house and Ms. Peterson said approximately 1200 square feet. Mr. Ward said the Alamance County GIS is showing about 800 square feet and he has concerns about 6 people being in a small house. She said the staff doesn't have a bedroom.

Delmonte Blackwell currently of 306 Providence Rd spoke next. Mr. Blackwell works for Ms. Peterson and stated this is not a group home but it is providing community respite for these young men until other places are found for them.

Michael Benesch asked Mr. Blackwell how long he had lived there and he replied 3 to 4 years. Mr. Benesch asked if he had talked to his neighbors about this project. Mr. Blackwell stated he had talked to some of the neighbors but not to the property owners and he hasn't heard anything negative from anyone.

Darryl Peebles 315 Climax St had a question concerning liability for theft or property damage. Ms. Peterson

said she has a million dollar coverage liability for her vehicles and facility but she has never had that to happen in the last 8 years. Mr. Peebles stated his concerns are to protect the children. He said he has lived there for 35 years and he has observed crime in that area. Ms. Peterson said she treats these children like they are her own and she protects them just like she would anywhere else. Mr. Peebles is concerned about the number of vehicles in the back. Ms. Peterson said they have a van and the employees would have their vehicles.

Michael Benesh said he has problems with immediate danger with the neighborhood and as a Board it does comply provided it doesn't mess up the harmony in that area along with nothing negative has come from the neighbors. Tim Beshel said he didn't feel the space is a problem and he feels it is a great thing they are doing.

Michael Benesh made a motion to approve, second by Tim Beshel. The vote was 3 to 3 with dissenting votes from Bonnie Blalock, Dean Ward and Ricky Hall. Mr. Teer did not vote because he had to leave the meeting prior to this vote being taken.

4. Chase and Halsey Apartments (RZ1404). Request by Chris Foust to rezone property located on Chase and Halsey Streets (GPIN 8874799174) from Residential (low density) (R-18) to Residential (multifamily) (R-MF). Chris Foust of 1851 S Main St the applicant spoke. Mr. Foust showed the Board some pictures and stated that these apartments would be similar to the ones on Parker Street and it would be 16 units. He will be running a sewer line from Burlington to Halsey Street for the City of Graham to tie on to. He will have two entrances with one on Halsey and one on Chase. He has to extend the water line down Halsey St a bit to his property.

Dean Ward asked what the exterior will be and Mr. Foust said it would be siding. Mr. Ward also asked if the apartments will be single story and Mr. Foust said single on the ends and double in the middle with a total of 16 if possible with the setbacks. Mr. Benesch asked if he had talked to the neighbors and he said no.

Lane Lewter of 702 Halsey St, Cheryl Lewter of 702 Halsey St and Frank Wrenn of 2210 Hwy 49 N all voiced concerns with various stormwater issues in that area, sewer line issues, increase in traffic in that area, crime and noise. Mr. Lewter asked about the rental cost and Mr. Foust said from \$600-\$700 per month. Ms. Lewter asked how far off of her property line would these apartments be and Ms. Guilbeau said the setback was 25' feet.

Dean Ward said the Chase Street area for many years has had a trash problem and he had rode by there and seen trash thrown on the road in front of where this project is going. Mr. Ward feels a big portion of this problem would be eliminated if something was built on this property. He noticed numerous duplexes in that area so there is already multifamily in that area. Mr. Ward felt it would be a positive effect on the area.

Ricky Hall made a motion for a favorable recommendation, second by Dean Ward. All voted aye.

No further business the meeting was adjourned.

Respectfully Submitted,
Martha Johnson
Inspections/Zoning Technician