

April 16, 2001

The Middlesex Governing Body met in Special Session on April 16, 2001 for the purpose of holding a Public Hearing on the recommendations of the Middlesex Planning Board. Members present were Mayor Bobby R. Bissette, Commissioners Harold Meacombs, Fred Hough, Luke Robinson, Larry Daniel and Bascoe Lewis. Mayor Bissette called the meeting to order and the invocation was given by Commissioner Daniel.

Guest present for the meeting were Bill Durham, Alvin Brantley, Frankie Peele, Mozell Icneogle, Melba Hales and Mr. & Mrs. Herman Perry, and Mr. Clem Shankle.

The first item of business was a recommendation from the Planning Board to amend the Zoning Ordinance to include the following Special Use Permits in the RH Zone.

- a. Special Use Permit to allow Multi-Family Dwellings in a RH Zone for Senior Citizens without any financial assisted rents.
- b. Special Use Permit to allow Multi-Family Dwellings in a RH Zone for Senior Citizens with financial assisted rents.
- c. Special Use Permit to allow Multi-Family Dwellings in a RH Zone without financial assisted rents.
- d. Special Use Permit to allow Multi-Family Dwellings in a RH Zone with financial assisted rents.

The second recommendation of the Planning Board was to re-zone 3.11 acres of land belonging to Warner Allen on School House Road from RS to RH in order to allow the development of a 26 unit complex for Senior Citizens, contingent upon the adoption of the above changes.

Mayor Bissette opened the floor for discussion and received the following comments from the public.

1. Frankie Peele, voiced concerns over the fact that the use of the complex might be changed from senior citizen to something else in the future and that would not be good for the neighborhood. He questioned the way the complex would be controlled, and the appearance of the property.

2. Bill Durham, member of the Planning Board said that he had found out some things about the proposed development that were disturbing to him and had he known

those things he would not have voted to send this recommendation to the board. He expressed some concern over the complex being so close to the school , and that it would be close proximity to small children .

3. Mozelle Icenogle stated that she felt the town should resolve its problems of the sewer infiltration before adding more to it.

4. Melba Hales asked if anyone from the town had visited any of the properties that Southland Partners had in operation at this time, and felt that it would be good to do so.

5. Mr. Herman Perry questioned the requirements to live there.

6. Alvin Brantley said that if we could be sure that this complex would turn out like Oakdale Apartments they would be an asset, and asked how could we be assured of that.

Mr. Shankle assured the board and the guest that the property would be built as a Senior Citizen Complex and the requirement to live there would be 55 years of age or older and that the income level would be between \$12,000.00 and \$30,000.00, and that a full time manager would live on site in one of the apartments, he added that the town could expect a tax value of approximate \$1,400,000.00 on the property.

Shankle further stated that his partners had other facilities in the area and encouraged all to visit those areas.

Being no further discussion, Mayor Bissette declared the hearing closed and the board into open session.

Commissioner Hough moved to amend the Zoning Ordinance to include the recommendations of the Planning Board for the Special Use Permits, his motion was seconded by Commissioner Daniel and carried unanimously.

Mayor Bissette stated that since there was some controversy on the issue, he felt that the board should not vote, but hold another hearing and give the Nash County Board of Education a chance to comment on the issue.

A date of May 1, 2001 at 7:30 p.m. was set for the hearing, and registered letters are to be sent to all property owners in the area.

Being no further business, Commissioner Meacombs moved to adjourn

Peggy Bissette
Peggy Bissette,
Town Clerk

Mayor Bobby R. Bissette *BRB*

Commissioners

Harold Meacombs *hm*

Fred Hough *FH*

Luke Robinson *LR*

Larry Daniel *LD*

Bascoe Lewis *BL*