

Planning Commission Special Meeting  
Wednesday, October 5, 2016  
5:00 p.m. Town Hall

Edinburgh Planning Commission met in a meeting at 5:00 p.m. Wednesday, October 5, 2016

Members Present:

Jerry Lollar  
Glenn Giles  
Ray Walton  
Curtis Rooks  
Matt Ervin  
Stephanie Taylor  
Keith Sells  
Richard Pile  
Mike Graham

Also Present:     Dustin Huddleston, Town Attorney  
                      Wade Watson, Building Commissioner

Matt Ervin, Chairman started the meeting at 5:00 p.m. and asked for a motion to open the meeting. Richard Pile made a motion to open the meeting, Glenn Giles seconded. Meeting opened.

Matt Ervin did roll call of the Planning Commission. Jerry Lollar here, Glenn Giles here, Ray Walton here, Mike Graham here, Curtis Rooks here, Stephanie Taylor here, Keith Sells here, Richard Pile here, Matt Ervin here, Secretary Rhonda Barrett, here.

Matt Ervin presented the first item on the agenda, which are the minutes from February 16, 2016. Ray Walton made a motion to accept the minutes as presented. Stephanie Taylor seconded. Matt Ervin asked for a vote for all in favor by saying aye. All board members voted aye to approve the minutes. Motion passed.

Matt Ervin then presented the next item on the agenda, which is a Resolution to Amend the Comprehensive Plan for the Town of Edinburgh, and asked for Dustin Huddleston and Wade Watson to speak.

Dustin Huddleston advised the board that on October 4, 2016, at a special meeting, the Town Council passed a resolution that is a request for the Planning Commission to amend the Comprehensive Plan. He informed that board that any new plans, updates, or changes to the current Comprehensive Plan has to start with the Planning Commission. The Planning Commission can make any changes on their own or at the request of the Town Council. Tonight's meeting is to consider the Resolution that was passed by Town Council and set a public hearing to adopt the amendment. The public hearing can be adopted at the next regular scheduled meeting on October 18, 2016. A public notice will need to be advertised that the Comprehensive Plan may be amended. At the meeting the Planning Commission will need to vote as to whether or not to make a favorable recommendation to the Town Council, or a non-favorable recommendation to the Town Council. Once the recommendation is made to the Town Council, they will consider the recommendation at the next Council Meeting and if they approve the recommendation, then it will be adopted as a change to the Comprehensive Plan. The public notice needs to be advertised within 10 day of public hearing.

Matt Ervin then asked Nick Surac with Woda Group, to explain the request for the change to the board.

Nick Surac with Woda Group, out of Columbus Ohio, gave a brief description of their company. They are a developer of affordable housing, who will be purchasing Country Place Apartments and they want to apply for a Federal Program called the Rental Housing Tax Credit, which is used to rehab affordable housing. He further described the process to obtain the Tax Credit. When reviewing the Comprehensive Plan he noted that it did not include preservation of affordable housing and does not contain a map that shows the target area for preservation. Woda is requesting the Planning Commission to amend the Comprehensive Plan to include preservation of affordable housing and a map showing the target area for affordable housing preservation. The application for the tax credit is due in November and they would find out by the end of February if they are going to receive the credit. It would then take around six to eight months for architecture and permitting. Rehab and renovation of the apartments would not start until around October 2017 and would take approximately nine months to do rehab construction. The property is thirty years old and the rehab cost that they are anticipating is approximately \$50,000 per unit. After some further discussion, Nick asked the board if they had any questions for him.

Glenn Giles asked when the deadline is to apply for the tax credit. Nick stated that it is November 7, 2016.

Richard Pile asked if Woda would be managing the apartments. Nick stated that Woda will own and manage the property. Nick further stated that Woda has been in business since 1990 and they have done over 200 similar projects.

Curtis Rooks asked if all the apartments are currently rented. Nick stated that he thought there were three empty apartments, but that two of them were ready for move-ins. Curtis asked how many units there are. Nick stated there are twenty-four units, three buildings with eight units per building.

Glenn Giles asked when they were proposing to start construction. Nick stated that it would probably be a year from now, as the tax credit awards would not be announced until the end of February 2017. There is also a Federal Office of Rural Development Loan currently on the property that they would need to get approval from them before construction could begin.

Glenn Giles asked if they would be using any local contractors. Nick stated that Woda will be the general contractor and that they typically look for local sub-contractors.

Dustin Huddleston instructed the board that if they want to proceed with the request, the action they would need to do tonight would be to vote to hold a Public Hearing at the October 18, 2016 meeting, and to issue any notices that would be required.

Matt Ervin asked if anyone would like to make a motion. Ray Walton made a motion to hold a Public Hearing on October 18, 2016 at 6:00 p.m. and to advertise notices of the public hearing. Mike Graham seconded. Matt asked for all in favor to say aye. All ayes. Motion passed.

Matt Ervin asked if there was any other business. There being no further business, Mike Graham made a motion to adjourn the meeting. Glenn Giles seconded. Matt Ervin asked for all in favor to say aye. All board members voted aye. Meeting adjourned.

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Matt Ervin, Chairman

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Rhonda Barrett, Secretary

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