Notes of the Gilbane Building Company presentation, Feb. 12, 2024.

The Gilbane Development Company representatives provided information to the specially called meeting of the Wellswood Civic Association. There was no business meeting requiring minutes. There were over 80 residents in attendance. The slides of the previous plan were shown and the revisions that were made as a result of the concerns of the members of the community were shown in the revised plan. The new plan has 4 floors of apartments, and five floors of a parking garage. The plan includes 260 apartments. There will be a mix of studio, 1 br, and 2 br apartments. There will be no “section 8” or below market apartments. There will be a new church building at the SE corner of the property with a separate parking lot. There will be a “drive thru” road allowing for deliveries, ambulances, etc. which will enter off of Blann. The residents will enter the parking garage off of Rome. The commercial component of the lower flour of the apartment building will include small businesses.

The Gilbane representative who manages the traffic design said that a traffic study is being done. He further stated that while Gilbane is not required to address the traffic flow on Rome Ave, they are working with the City and Dept of Transportatation to remove the southern median on Rome at Hillsborough to allow for better flow and also to add a left turn arrow at the light at Hillsborough for the northbound traffic turning left from Rome.

The Gilbane civil engineer presented the storm water plan which includes an underground vault and chamber to manage the additional stress that storm runoff and sanitation will require.

The arborist reviewed the assessment of the trees on the property. There are 5 grand live oaks and they plan to remove 2 of them.

Pastor John Asher spoke to the 98 year history of the church. They moved to their current location in the 1970’s and want to continue to stay in Wellswood but need to downsize and create the funds to maintain the new building. The property is currently zoned for commercial general use and passed the planning commission review tonight to change to Commercial mixed use. The next meetings will be at city council on February 22 at 5 pm and March 21 at 5:00.

Respectfully submitted,

Kitty Wallace