

ADJOURNED MEETING CITY COUNCIL  
October 15, 2014

The City Council of the City of Albemarle met in an adjourned session on Wednesday, October 15, 2014, at 6:30 p.m. at the Rosebriar Restaurant. Mayor G.R Michael presided and the following Councilmembers were present, to wit: Bill Aldridge, Troy E. Alexander, Benton Dry, Martha Sue Hall, Martha E. Hughes, Absent, Dexter Townsend and Chris Whitley.

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The City Council held a meeting with the members of the Planning and Zoning Board and the Zoning Board of Adjustment to discuss matters of common interest.

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Mayor Michael opened the meeting and introduced Kent Harkey, the new chairman of the Planning Board.

Mr. Harkey introduced the new Planning Board member, Jason Andrew and introduced two new alternates for the Board of Adjustment, Heath LuQuire and Benny Bowers. Also, Todd Furr's term on the BOA expired and he was appointed to the Planning Board and Chuck Horne's term on the Planning Board expired and he was appointed to the BOA.

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Mayor Michael had several items to cover including:

- 1) ADDC looking at Commercial Maintenance Code for building maintenance for downtown buildings that are run down.
- 2) Concerning a study 4-5 years ago and to now look at adopting an ordinance. With 4 new Councilmembers on board, have staff revisit and enhance to send back to Council for consideration.
- 3) He is asking ADDC to get incentives together that we use and other City's use and have Mr. Wolf give this information to the Planning Board and Board of Adjustment to take a look at for the downtown area.

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Planning and Community Development Director Keith Wolf came forward and gave an update on the Senior Planner position in his department. He stated that Justin Price

was hired as Senior Planner around three weeks ago but was offered a position as town manager with Granite Quarry and has taken the position there. He stated that Nasser Rahimzadeh will be hired and in place by Monday, November 3. Mr. Rahimzadah previously worked as an intern while completing his Masters Degree.

Mr. Wolf discussed the implementation of a new tracking system for new businesses and the new City Coordination Form. He stated that individuals can go online to the City website and fill out the 1<sup>st</sup> part of the form.

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Mr. Wolf discussed training for quasi-judicial procedures for all Board of Adjustment members and any Council members who wish to attend. The 3<sup>rd</sup> alternate vacancy on the Board of Adjustment should be filled before the training is scheduled.

This was discussed by the boards and Mr. Wolf answered any questions.

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Mr. Wolf discussed enforcement of violations by a small number of people who ignore efforts by the City and continue to ignore City regulations. Properties owned by AL Lowder, Richard Huneycutt, and Jim Goins were discussed. Enforcement may include:

- 1) Having City Attorney or litigating attorney giving deadlines to those concerned and following through with court action if necessary.
- 2) Enacting new regulations for open storage and/or minimum maintenance code for commercial structures.

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The City Council, Planning Board and Board of Adjustment members discussed the possibility of the Stanly County Museum leasing the City Annex. The Mayor and City Manager answered any questions that the boards had.

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Upon a motion by Councilmember Hall, seconded by Councilmember Alexander and unanimously carried, the meeting was adjourned until Thursday, October 16 at 7 pm in the Council Chambers to discuss the City Manager search process.