

ADJOURNED MEETING CITY COUNCIL  
January 15, 2014

The City Council of the City of Albemarle met in an adjourned session on Wednesday, January 15, 2014, at 6:00 p.m. at the Rosebriar Restaurant. Mayor Michael presided and the following Councilmembers were present, to wit: Troy E. Alexander, Benton H. Dry, II, Martha Sue Hall, Martha E. Hughes, Dexter Townsend , and Christopher Whitley. Absent, none.

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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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This month City Council received a presentation from an applicant for the District 3 seat that was unable to attend the last regular Council meeting on January 6, 2014.

Mr. Rudy Cranford came before Council and gave a presentation of why he would like to fill the District 3 seat. He answered any questions that Council had.

Mayor Michael thanked Mr. Cranford for his application and his presentation this evening.

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Mayor Michael stated that we will recess until after dinner, then resume the meeting.

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The meeting was resumed and Mayor Michael asked that everyone state their name and affiliation. Planning Board Chairman Rodney Morgan stated that he had no new business.

Planning and Community Director Keith Wolf came forward and handed out the following short agenda for discussion:

- 1) Density issue for the Central School Project
- 2) Spring Cleanup
- 3) Proposed apartments on Leonard Avenue

Mr. Wolf stated that the Central School property is currently zoned R-8A Multi-Family Residential and a site plan for eight or more multi-family units must be approved by the Planning Board and City Council. The current density requirement is 4,000 sq. ft. per dwelling unit and only 26 residential units could be allowed on this 2.43 acre property and they are proposing 55 units.

He stated that Council has two options concerning changes to allow the density desired at this location and he favors option 2(c):

- 1) A map amendment to rezone property to Central Business district (CBD)
- 2) A text amendment to allow the density needed for this project for:
  - a) All multi-family residential developments as a permitted use.
  - b) Multi-family residential developments with conditional use permit on a case by case basis
  - c) Only restoration projects with existing buildings on small lots with approval of City Council.

Council discussed the options available to confront the density compliance.

Mr. Wolf answered any questions that Council had.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry and unanimously carried, the City Council approved beginning the process for a text amendment, option 2 (c) only restoration projects with existing building on small lots with approval of City Council concerning the site plan for eight or more multi-family units for the Central School project.

There will first be application made to the Planning Department concerning this issue, then the Planning Board will consider this at their meeting, this will then be brought before City Council to consider setting a public hearing.

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The second item on the agenda was concerning plans for the 2014 Clean up Week sponsored by the Community Appearance Commission. This will be held April 7<sup>th</sup>-12<sup>th</sup> and Stanly County's Hazardous Waste Day is on Saturday, April 12.

Planning and Community Director Keith Wolf stated that the Community Appearance Commission would like the City to sponsor a contest, giving residents, groups, or club members and incentive to consider the clean up. They propose having a contest and offering cash awards to the top three participants and ask that Council appropriate the money

for the awards. The Planning Department staff will take before and after photos and the Commission will choose the winners.

First Place \$200.00  
Second Place \$100.00  
Third Place \$ 50.00

Councilmember Townsend stated that maybe it would be better to consider having a cookout for all participants in the cleanup so not to leave anyone out.

Keith Wolf indicated that Council does not have to make a decision as this item will be on the January 22 City Council agenda.

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The third item on the agenda was concerning a developer wanting to purchase land behind Wal-Mart on Leonard Avenue to build apartment units. Mr. Wolf stated that the developer would like to apply to the County for their building permit because they do not have time to get the property annexed first. They would like to build then have property annexed into the City. Assistant City Manager Michael Ferris stated that it can be served by gravity sewer.

Mr. Ferris stated that the developer wants to build to the County standards but be annexed into the City. There is a difference between the City street standards versus the County rural standards.

The Mayor stated that the developer should make a four lane road the length of their property. Mr. Ferris stated that the City has sidewalk and landscape requirements in the ordinance but not that the road be four lane. The City Manager stated that we can state the road be four lanes as a condition if we as a City want this.

The Mayor stated that we need to make a motion so as to aid Mr. Ferris and Mr. Wolf. It would be better to annex and build the building according to City ordinance including sidewalks and landscape plus any conditions they need to meet.

Upon a motion by Councilmember Dry, seconded by Councilmember Alexander and unanimously carried, the City Council approved requiring the development to be built to City standards and require extension of the four lane road all the way through to the end of the developer's property line for the City to consider annexing property into the City.

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The Mayor stated that another issue this evening is concerning Jim's Custom Windows. He stated that he had visited the property today and they have made a remarkable difference in the clean up. They need more time so they can continue the clean up and the Mayor asked that Council give an extension of time so they will continue the clean up process. The Mayor stated that the public hearing concerning this property is scheduled for next Wednesday, January 22 and it can be continued until a later date. The Mayor stated that this public hearing may be dropped anyway due to the cost of bringing the building up to code by Mr. Goins and his family. Council can continue the public hearing on Wednesday, January 22 to the next meeting on February 3.

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Mayor Michael stated that the next item this evening is concerning choosing a Business Development Task Force. He stated the people he had spoken with about filling out an application included Dick Storm, Jeff Nance, Gene Starnes, David Harrington, Brian Taylor, Sherrill Smith, and ADDC Director Shannon Johnson.

The City Manager stated that Council may want to consider Chamber of Commerce Director Kathy Almond. Councilmember Townsend gave Ronnie Thorton as a possibility. Councilmember Hughes stated that Elaine Hollins may want to be considered. The Mayor stated that the deadline to apply is Friday, January 24.

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The Mayor stated that this is the last meeting that Council will have an opportunity to discuss the candidates for the District 3 seat before Wednesday, January 22.

Councilmember Hall stated that we need to see who of the six want to be a service to the City. It was stated that two of the six may not run in two years when the term is up.

Councilmember Hall stated that when this item comes before us on Wednesday, January 22 we should probably just make a motion of choice to fill the unexpired term of the District 3 seat until November, 2015.

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Councilmember Hall stated that the RPO TCC will be meeting in Monroe tomorrow, January 16. This meeting moves around between Stanly, Anson, and Union County towns. The next meeting will be in March.

Mayor Michael asked Councilmember Whitley to consider taking Councilmember Hall's place with the RPO which expires this month.

Upon questioning, the City Manager will email Mayor and Council the ethics and financial disclosure requirements for being an RPO representative.

Councilmember Hughes asked that the City Manager send a letter concerning the issues City Council has with the RPO representative requirements.

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Upon a motion by Councilmember Hall, seconded by Councilmember Dry and unanimously carried, the meeting was adjourned.