

ADJOURNED MEETING CITY COUNCIL
October 18, 2017

The City Council of the City of Albemarle met in an adjourned session on Wednesday, October 18, 2017, at 6:30 p.m. at the Rosebriar Restaurant. Mayor Pro Tem Martha Sue Hall presided and the following Councilmembers were present, to wit: Bill Aldridge, Chris Bramlett, Benton Dry, Martha E. Hughes, Dexter Townsend, and Chris Whitley. Absent, Mayor Michael.

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.

Mayor Pro Tem Hall brought the meeting to order.

Senior Planner, Nasser Rahimzadeh gave a report on the Planning Board's activities including meetings, zoning map and text amendments.

Senior Planner Nasser Rahimzadeh came forward to speak about Ordinance 92.101 procedure for conditional use permits and standards for a decision. He reviewed the five Findings of Fact, the burden of providing evidence and who the burden lies upon, approval and conditions, and evaluating the evidence.

He made a copy for everyone of Chapter 7 Special Use Permits from the Quasi-Judicial handbook.

Mr. Rahimzadeh answered any questions that the boards had.

Planning and Development Services Director Kevin Robinson reviewed accessory dwelling units (granny flats) regulatory provisions. Mr. Robinson stated that our ordinance already allows pool house/guest houses. He stated how the ordinance could be amended to allow these when property does not have a pool.

He reviewed the possibility of the City having an accessory to a detached single family dwelling unit such as a guest/pool house in the R-10 Single Family District and the requirements that the City may want to impose upon such as:

- Subordinate to the principal structure
- Floor area no greater than 50% of the principle structure
- Owned by the same person who owns the principle structure
- No separate driveway from that serving the principle structure
- Locate in rear yard with property line restrictions
- Shall be no taller than the principle structure

Mr. Robinson also handed out a copy of an article named “Meet the Granny Pod”: New Zoning Protection for Temporary Family Health Care Structures by David Owens.

Mr. Robinson reviewed a chart he created of Albemarle and surrounding cities with the type of structures they allow, in what districts, max size, setbacks, design and placement, restriction of use and other issues. He created from those city requirements and set up for Albemarle on a detached guest/pool house for Council to review at the top of the chart.

Mr. Robinson answered any questions that the boards had.

Mr. Robinson also reviewed with the boards Vehicle and Associated Uses and proposed changes. He reviewed the different vehicle classifications and their definitions such as Vehicle and Accessory Repair either Major or Minor, Vehicle Gas Stations, Vehicle Junkyards, Vehicle Parts and Supplies either New or Used.

Mr. Robinson answered any questions the boards had.

Mayor Pro Tem Hall asked for an update on the Old Charlotte Road situation. Mr. Robinson stated that he will be going out to the site tomorrow with the Police Department and Fire Marshal.

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Assistant City Manager gave a quick update on the Pfeiffer University construction to start January or February 2018.

Councilmember Bramlett stated that their application was sent this month to the Department of Agriculture.

Todd Furr, Vice-Chairman of the Planning Board adjourned his meeting.

Mayor Pro Tem Hall asked that City Council remain for several items of discussion.

Mayor Pro Tem Hall stated that some members of Council had wanted to spend some time this evening discussing commercial codes for the City. It was determined due to time constraints, to delay this discussion to another meeting.

Upon a motion by Councilmember Bramlett, seconded by Councilmember Dry, and unanimously carried, the Mayor and City Council adjourned to a Closed Session Pursuant to N.C.G.S. 143-318.11 (5) - Real Estate.

Upon a motion by Councilmember Hughes, seconded by Councilmember Dry, and unanimously carried, the Mayor Pro-Tem and City Council reconvened to open session. Mayor Pro-Tem Hall announced that a closed session was held Pursuant to N.C.G.S. 143-318.11 (5) - Real Estate. There was nothing to report at this time.

Upon a motion by Councilmember Hughes, seconded by Councilmember Whitley, and unanimously carried, the meeting was adjourned.