

ADJOURNED MEETING CITY COUNCIL  
October 22, 2018

The City Council of the City of Albemarle met in an adjourned session on Monday, October 22, 2018, at 5:30 p.m. for a work session and 6:30 pm for a dinner meeting with the Planning Board at the Rosebriar Restaurant. Mayor Ronnie Michael presided and the following Councilmembers were present, to wit: Bill Aldridge, Chris Bramlett, Benton Dry, Martha Sue Hall, Martha E. Hughes, Dexter Townsend and Chris Whitley. Absent, none.

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

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Mayor Michael brought the meeting to order.

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The Mayor stated that the rescue squad building near the warehouse that the City owns had roof damage during the hurricane. The roof will be replaced with metal or shingles and insurance will cover the roof repairs. Since the building is owned by the City, the Mayor stated that they just wanted to have the okay from the City concerning the roof repairs. City Council confirmed there being no issues with these repairs of the rescue squad building.

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The Mayor also stated that the ADDC had a water heater break loose under Market Station during the flooding from Hurricane Florence and caused a water leak. As a result, they had a high water and sewer bill of \$1,300 one month. Our policy allows for a sewer adjustment for commercial, but not an adjustment for water. Council approved an adjustment for the full amount of the excess water beyond the average bill. The policy already allows for the sewer adjustment.

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The Mayor reviewed with Council three choices they have concerning road pavement methods. Slurry, milling and repave, or full declaration of the street. City Council reviewed all three methods and the Mayor answered any questions that they had.

After further discussion, Council decided they would like to review the costs of tar and gravel from the engineer options and the cost of slurry seal from the City staff and continue discussion at a later meeting.

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Mayor Michael reviewed with Council the King Family property located at 1<sup>st</sup> Street and King Street. This is behind the Belk building and goes all the way to King Street beside the Sweet Shop and down to 1<sup>st</sup> Street. The City will pave and maintain the property for a 15 year period. The family would like credit for City taxes on the land over a 15 year period. City Attorney David Beaver is working on the contract and when ready, the Mayor stated that he will present it to the King Family.

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Planning and Development Services Director Kevin Robinson came forward to discuss Ordinance 18-31, Chapter 92: Zoning Regulations and changes to the ordinance. He stated there are four groups or types including group and assisted care dwellings, residential dwellings, temporary dwellings, and transient dwellings. He reviewed a chart with Council showing the items under each group and any changes to be made to the ordinance. They further discussed hotel/motel extended stay under temporary dwellings, allowing up to 180 days, more than five rooms, and operator present 24 hours each day in the GHBD district.

Upon a motion by Councilmember Hall, seconded by Councilmember Dry, and unanimously carried, the City Council approved the following ordinance:

(Ordinance 18-31. Text amendment to amend sections of Chapter 92: Zoning Regulations.)

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Mayor stated that Council will recess until after the dinner meeting at 6:30 for a joint meeting with the Planning Board.

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Mayor Michael brought the meeting back to order.

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Mayor Pro Tem Hall gave the prayer.

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Mayor Michael stated that long time Councilmember Ed Underwood passed away last evening after 11 pm in the hospital. He will be at Stanly Funeral Home Wednesday evening from 6-8 pm and his funeral is at West Albemarle Baptist Church on Thursday at 11 am.

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Planning and Development Services Director Kevin Robinson introduced his two new employees:

Development Coordination Specialist – Jay Boyle  
Planning Specialist – Ellie Sheild

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Planning and Development Services Director Kevin Robinson stated he would like to discuss updating Albemarle’s Planning and Regulation Ordinance Sections creating a better Unified Development Ordinance. His goals stated are as follows:

1. Create a more user friendly document, including more straightforward, process oriented framework and easier to understand regulations
2. Eliminate conflicts and redundancies throughout the existing ordinance and simplify where possible
3. Modernize our ordinance to help achieve the goals of the City’s land use plan and incentivize better and more efficient development in the City.
4. Allow for flexibility to incorporate future sections and better incorporate the requirements of other City departments and state agencies in the development process.

Mr. Robinson reviewed the existing ordinance structure as:

Title IX: Planning and Regulation of Development

- Chapter 90: Building Regulations
- Chapter 91: Subdivision Regulations
- Chapter 92: Zoning Regulations
- Chapter 93: Flood Damage Prevention
- Chapter 94: Watershed Areas

Mr. Robinson’s proposed restructuring would have existing ordinances stay the same and approve amendments and rewrites over time, section by section, and add them into a new Unified Development Ordinance. He further stated that this will be organized from

the beginning of the development process through to the final steps and would include a new “Development Standards Section”.

Mayor Michael stated that Council may want to give Mr. Robinson direction concerning reducing the size of some lots. Mr. Robinson stated that this would encourage density and more flexibility between the subdivision ordinance and zoning ordinance, especially with respect to lot size, signage, land use definitions, physical improvements such as sidewalks, etc.

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Mr. Robinson stated that he would like to establish regular workshops for the Unified Development Ordinance discussion.

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Mayor Michael stated that before Council approves a Commercial Maintenance Code, Planning and Development will insert the new State law information.

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Mayor Michael stated that today they are removing the old Ryan’s Steak House building on NC 24-27 to make way for the new Chick-Fil-A restaurant.

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Mayor Michael stated that Council has been looking at the sale of the Roosevelt Ingram Park the past 8-9+ years. The City is taking down some of the hill with the help of the Air National Guard. They have currently left the site due to Hurricane Florence but they will be back in the spring of 2019 to continue their work there.

Mayor Michael also said that in front of Olive Place, Meineke Muffler is going in.

Mayor Michael stated that we have the final contract with Chambers Engineering for the Preliminary and Final Design for Phase 1 of the Albemarle Business Center to complete as money is available.

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Councilmember Hall asked about the status of the Albemarle Hotel.

Mayor Michael stated that The Development Finance Initiative (DFI) at the School of Government partners with local governments to attract private investment for projects by providing specialized finance and development expertise. DFI did a study and someone working for DFI bought the old Albemarle Hotel. He is hoping to open the hotel at the same time as Pfeiffer University programs start downtown. Pfeiffer is hoping to be in their facility and begin their programs downtown by June 2020.

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Upon discussion of Windstream burying their cables near Five Points underground, Councilmember Aldridge asked that the Mayor have a letter sent to Windstream thanking them.

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Councilmember Bramlett stated that a lot of money will need to be donated to Pfeiffer toward their fundraising efforts for the current Masters Programs and other downtown projects looking ahead. He asked that names be given to him of anyone or business that would like to contribute.

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Mayor Michael stated that the City bought a parking lot next to Neon Beach and the building next to the parking lot owned by Caldwell A. Holbrook properties on Pee Dee Avenue for some of this to be used for Pfeiffer parking needs.

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