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Regular Meeting
Monday, October 18, 2021
6:30 PM
Council Chambers
Meeting Agenda

Call Meeting To Order:

1. Mayor Michael

Approval Of Minutes:

2. Consider Approval of the Minutes from the October 4, 2021 Regular and Closed Meetings and the October 11, 2021 Special and Closed Meetings

Public Hearings:

3. MJSR 21-06 - Consider Approval of a 134 Lot Cluster Subdivision along the NE Connector
4. Ordinance 21-46 - Consider Annexation of 135 Acres at Hwy 52 and Hwy 138
5. Ordinance 21-48 - To Rezone a 135 Acre Property at Hwy 52 S and NC Hwy 138
6. Ordinance 21-47 - Consider Annexation of 85 Acres on City Lake Drive
7. Ordinance 21-49 - To Rezone an 85 Acre Property off of City Lake Drive

Agenda Adjustments:

Unannounced Delegations:

Administrative Reports:

8. Update on the Census 2020 Redistricting Analysis
9. Update on the Development of the Albemarle Business Center
10. Spotlight Presentation - Human Resources
11. Departmental Monthly Reports

Consent Agenda:

12. Consider Road Closure for a Fundraiser
13. Property Tax Write Off

New Business:

14. Ordinance 21-43 - Budget Amendment to Appropriate Drug Seizure Funds
15. Introduction of Assistant Finance Director Kimber Hurlocker
16. Consider Closed Session Pursuant to N.C.G.S. 143-318.11(a)(4) & (5) - Economic Development and Real Estate

Adjournment:

17. Adjourn until Monday, November 1, 2021 at 6:30 pm

Print

Title – Mayor Michael

Description:

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
No Attachments Available	

APPROVALS:

Date/Time:	Approval:	Department:	
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Print

Title – Consider Approval of the Minutes from the October 4, 2021 Regular and Closed Meetings and the October 11, 2021 Special and Closed Meetings

Description:

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:	
Name:	Description:
<input type="checkbox"/> October_4_2021_REGULAR.docx	October 4, 2021 Regular Minutes
<input type="checkbox"/> October_11_2021_special_meeting.docx	October 11, 2021 Special Meeting minutes

APPROVALS:			
Date/Time:	Approval:	Department:	

REGULAR MEETING CITY COUNCIL

October 4, 2021

The City Council of the City of Albemarle met in a regular session on Monday, October 4, 2021 at 6:30 p.m. in the Council Chambers of City Hall. Mayor Ronnie Michael presided, and the following members were present, to-wit: Mayor Pro Tempore Martha Sue Hall and Councilmembers Bill Aldridge, Martha E. Hughes, Chris Whitley, Benton Dry, Dexter Townsend, and Shirley D. Lowder.

Mayor Michael called the meeting to order.

The Mayor gave the invocation.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Townsend, unanimously carried, the minutes of the September 8, 2021 special and closed meetings and the September 20, 2021 regular and closed meetings were approved as submitted.

PUBLIC HEARINGS

Ordinance 21-44 – ZMA 21-11 to Rezone a .171 Acre Vacant Parcel on Crowell Avenue from GHBD to R-6

Council conducted a public hearing to consider a request by Lasanukanami Doyin Ogunyomi of All Goodness Enterprises LLC to rezone a vacant parcel located on Crowell Avenue (Tax Record 24079) from GHBD/General Highway Business District to R-6/Urban Residential District in order for the property owner to build a 1250 square foot residential home on the parcel.

Senior Planner Ashlie Jones presented the request and staff analysis to Council. While the surrounding residential parcels are currently zoned R-8/Neighborhood Residential, many of the parcels are nonconforming with the current R-8/Neighborhood Residential ordinance requirements. The applicant had the lot surveyed to determine which zoning district would allow development while still meeting the minimum lot size and setback requirements established by City ordinance. Due to the lot being under the requirements for minimum lot size per dwelling in the Neighborhood Residential Zoning District, the applicant is requesting a rezoning to R-6/Urban Residential District in an effort to be in conformance with current ordinance requirements. The application states the proposed rezoning to be R-8. The property owner changed this to R-6 after submitting his application and speaking with Staff.

The Planning and Zoning Board unanimously recommended that the property be rezoned to R-6 as proposed in its September 2nd meeting using the Future Land Use Map Amendment Statement.

The Mayor called for the public hearing to be opened and asked if anyone would like to speak on the topic. No one came forward to speak.

Upon a motion by Councilmember Townsend, seconded by Councilmember Aldridge, unanimously carried, the public hearing was closed.

Upon a motion by Councilmember Townsend, seconded by Councilmember Lowder, unanimously carried, Council approved Ordinance 21-44 which includes ZMA 21-11 with the following map amendment statement:

The Albemarle City Council finds the action to amend Tax Record 24079 from GHBD/General Highway Business District to R-6/Urban Residential District to be inconsistent with the adopted 2028 Land Use Plan; however, rezoning the property will achieve the public interest and shall be deemed reasonable. The aforementioned map amendment shall amend the City's Land Use Plan.

[Ordinance 21-44 - ZMA 21-11 to Rezone a .171 Acre Vacant Parcel on Crowell Avenue from GHBD to R-6]

Ordinance 21-45 – To Consider Map Amendment ZMA 21-12 to Rezone a .377 Acre Portion of a Parcel Located at 2117 W. Main Street from LID to GHBD

Council conducted a public hearing to consider a request by South Central Oil Company, Inc. to rezone a portion of a parcel located at 2117 W. Main Street (Tax Record 22899) from LID/Light Industrial District to GHBD/General Highway Business District to accompany a subdivision approval.

Senior Planner Ashlie Jones presented the request and staff analysis to Council. The property is currently zoned Light Industrial and is currently used as the offices and warehouse space for South Central Oil. A tenant is interested in leasing 2117 W. Main for use as a salon. This address has been used as a salon, with the most recent use ceasing in December 2020. The salon use ended in December 2020 when the power to 2117 W. Main was disconnected at the request of a previous tenant.

The Planning and Zoning Board unanimously recommended to rezone the property to GHBD as proposed in its September 2nd meeting using the Future Land Use Map Amendment Statement.

The Mayor called for the public hearing to be opened and asked if anyone would like to speak on the topic. No one came forward to speak.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Dry, unanimously carried, the public hearing was closed.

Upon a motion by Councilmember Dry, seconded by Councilmember Aldridge, unanimously carried, Council approved Ordinance 21-45 which includes ZMA 21-12 with the following map amendment statement:

The Albemarle City Council finds the action to amend tax record 22899 from LID/Light Industrial District to GHBD/General Highway Business District to be inconsistent with the adopted 2028 Land Use Plan; however, rezoning the property will achieve the public interest and shall be deemed reasonable. The aforementioned map amendment shall amend the City's Land Use Plan.

[Ordinance 21-45 - To Consider Map Amendment ZMA 21-12 to Rezone a .377 Acre Portion of a Parcel Located at 2117 W. Main Street from LID to GHBD]

AGENDA ADJUSTMENTS

The Mayor called for a motion to add a special event permit request from Badin Brews.

Upon a motion by Councilmember Hall, seconded by Councilmember Whitley, unanimously carried, Council approved the agenda adjustment.

Badin Brews Special Event Request

Mr. Joshua Hicks, owner of Badin Brews, came in front of Council to briefly explain his event and state his request. He is looking to sponsor tailgate events in the City owned parking lot to the side of the brewery for the remaining "away" Carolina Panthers games, which would be October 24th and 31st, and November 14th.

Council discussed and decided to waive the \$25 fee.

Upon a motion by Councilmember Aldridge, seconded by Councilmember Lowder, unanimously carried, Council approved waiving the \$25 fee and the Badin Brews tailgating events as described.

ADMINISTRATIVE REPORTS

Marilyn Wells, Waste Management – WM Update and Discussion of Loose Leaf Collection Season

Public Works Director Ross Holshouser came in front of Council with a message from Ms. Wells stating that she could not make it tonight, so he summarized the loose leaf collection plan on her behalf.

Public Works staff has already met with Waste Management to review the upcoming season. A copy of the loose leaf collection map and schedule was provided in the agenda packet and will be posted to the City's website, social media outlets, and distributed as a utility bill stuffer. The loose leaf collection season will begin on October 18th and will last until the end of March.

Mr. Holshouser took questions from Council. The Mayor commented that trash is blowing from WM trucks and is scattered over residential streets. Mr. Holshouser replied that Public Works sent a letter recently to all commercial haulers which use the City of Albemarle landfill to make sure tarps are secured over loads and to check the condition of tarps. He also noted that residents need to remember to bag their trash and not leave it loose in a bin per the City's Code of Ordinances.

Councilmember Townsend noted that he has received complaints that WM has mixed recycling with trash. Mr. Holshouser noted that if the recycling driver finds contaminants in the recycling bin that resident's recycling is left for the trash driver to take both the trash and recycling.

Councilmember Hughes commented that re-education of residents about trash and recycling dos and don'ts would be advisable. City Manager Michael J. Ferris replied that this can be done again as social media campaigns have been done to remind residents periodically over the past year.

There was no action taken by Council.

MUNICIPAL CALENDAR

Mayor Michael and Council members received the municipal calendar prior to the meeting. The Mayor asked if Council had any questions or comments about the calendar.

Mayor Pro Tem Hall noted that the Charters of Freedom dedication ceremony will be next Tuesday October 12th at 5:30 pm. She and the Mayor announced that flyers about the ceremony will be placed around City facilities and other public spaces to advertise the event over the next week.

CONSENT AGENDA

Consider Closing Pee Dee Avenue on October 31, 2021 for Trick or Treating

Council considered closing Pee Dee Ave on Halloween from 5:00 – 9:00 pm for trick or treating. Council received confirmation prior to their vote that there are no changes to logistics for the street closure from last year.

Upon a motion by Councilmember Townsend, seconded by Councilmember Dry, unanimously carried, Council approved closing Pee Dee Avenue between 5:00 pm and 9:00 pm on Sunday, October 31st for trick or treating.

NEW BUSINESS

Introduction of Police Chief Jason Bollhorst

City Manager Michael J. Ferris introduced the new police chief. He noted that today is Chief Bollhorst's first day. Chief Bollhorst comes to the City from Newport News Virginia after a long career. Chief Bollhorst's hiring is the result of a national search which involved multiple seasoned

candidates. Chief Bollhorst’s level of experience, interpersonal skills with officers and the community, and a desire to serve this community separated him from other candidates.

Chief Bollhorst came in front of Council to say a few words. He noted that he has had a busy first day transitioning to the job. He is excited about residing here in Albemarle. He looks forward to being part of the City of Albemarle team moving forward. He spent time with Fire Chief Brewton already today to discuss ways to improve public safety in the City. He and his family made multiple trips here to Albemarle prior to his hiring and love Albemarle and feel like it is home.

Council warmly welcomed Chief Bollhorst and stated that they look forward to working with him in the future.

The Mayor called for a motion to change the Council member charged with acting clerk duties for personnel discussions where staff are not present from Councilmember Hughes to Councilmember Whitley from tonight moving forward.

Upon a motion by Councilmember Dry, seconded by Councilmember Townsend, unanimously carried, Council approved the change in acting clerk from Councilmember Hughes to Councilmember Whitley.

COMMENTS

Mayor Pro Tem Hall:

- A reminder that October 9th is the National Night Out event.
- She gave accolades to Parks and Recreation staff and Director Lisa Kiser for Food Truck Fridays. There has been 7 months of music, food and fun thanks to them. She also thanked Councilmember Dry and others for their financial assistance in underwriting Food Truck Fridays.

Councilmember Dry:

- He gave a shout out to Public Utilities Assistant Director Dan Worl for helping a family member out today.
- He welcomed Chief Bollhorst.

CLOSED SESSION

Upon a motion by Councilmember Lowder, seconded by Councilmember Hughes, unanimously carried, Council approved moving into closed session pursuant to N.C.G.S. 143-318.11(a)(6) Personnel.

RETURN TO OPEN SESSION

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes, and unanimously carried, Council returned to open session. The Mayor stated that a closed session was held pursuant to N.C.G.S. 143-318.11(a)(6) Personnel. There was nothing to report.

Mayor Pro Tem Hall reminded Council that the Pubic Power Day of Caring that Public Utilities is hosting is this coming Wednesday, October 6th starting at 8:30 am.

Upon a motion by Councilmember Hughes, seconded by Councilmember Lowder, unanimously carried, the meeting was recessed to Monday, October 11th at 6:00 pm in City Council Chambers to continue discussion in closed session of a Personnel item.

SPECIAL MEETING CITY COUNCIL

October 11, 2021

The City Council of the City of Albemarle met in a special session for a closed session for a personnel item, on Monday, October 11th at 6:00 p.m. in Council Chambers of City Hall. Mayor Ronnie Michael and the following Councilmembers were present, to-wit: Mayor Pro Tem Martha Sue Hall and Councilmembers Martha E. Hughes, Dexter Townsend, Christopher Whitley, Shirley D. Lowder, Benton Dry, and Bill Aldridge.

Mayor Michael called the meeting to order.

CLOSED SESSION

Upon a motion by Councilmember Aldridge, seconded by Councilmember Lowder, and unanimously carried, Council approved moving into closed session pursuant to N.C.G.S. 143-318.11(a)(6) Personnel.

RETURN TO OPEN SESSION

Upon a motion by Councilmember Hughes, seconded by Councilmember Lowder and unanimously carried, Council returned to open session. The Mayor stated that a closed session was held pursuant to N.C.G.S. 143-318.11(a)(6) Personnel.

There was nothing to report.

Upon a motion by Councilmember Dry, seconded by Councilmember Hughes and unanimously carried, the meeting was adjourned until Monday, October 18, 2021 at 6:30 p.m. in Council Chambers of City Hall.

Print

Title – MJSR 21-06 - Consider Approval of a 134 Lot Cluster Subdivision along the NE Connector

Description:

Council is being asked to consider a proposal for a 134 lot major cluster subdivision on the east and west side of the NE Connector. The current zoning for this area is R10 Single Family Residential and the subdivision does not alter the zoning classification or the maximum number of buildable residential units in the area. It allows for the development to be clustered.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:	
Name:	Description:
<input type="checkbox"/> MJSR_21-06_NE_Connector_CouncilCombined.pdf	MJSR 21-06 Combined File

APPROVALS:			
Date/Time:	Approval:	Department:	
10/12/2021 3:39 PM	Approved	City Clerk	
10/13/2021 11:12 AM	Approved	Administration	

P | 704.984.9424
F | 704.984.9436



www.albemarlenc.gov
PO Box 190
144 North Second Street
Albemarle, NC 28002-0190

**CITY OF ALBEMARLE
APPLICATION FOR SUBDIVISION REVIEW**

PROJECT INFORMATION

Subdivision Project #: MJSR 21-06 **Application Date:** 08/18/2021

Subdivision, Property Name, Address, Etc.: Northeast Connector Cluster (Badin Ridge), Albemarle, NC

Original/Parent Property Stanly County Tax ID: 655801066387

Current Property Owner's Name: C/O Leeburt Management

Applicants Name (if different): BRD Land & Investment, LP

Mailing Address: 259 Textile Way, Suite 102, Fort Mill, SC 29715

Phone #: 704-201-5385 Email: kyle@dp-development.com

Type of subdivision or legal change to property and administrative fee (please check one):

Exempt Subdivision "EXSR" (\$100) 1-3 Lot "Minor" Subdivision "MNSR" (\$100) 4+ Lot "Major" Subdivision "MJSR" (\$100 + \$5 per lot over 3)

Please provide a brief description of the proposed subdivision or legal change to property:

Badin Ridge is proposed as a cluster subdivision of 137 single-family homes under the current R10 zoning.

I, the undersigned owner or authorized representative, hereby submit this application with the attached information required by the subdivision administrator in accordance with City Ordinance. I have the legal authority to request this action be taken. I understand that sale or transfer of any land referencing this or any other plat prior to formal approval is considered a Class 1 misdemeanor. The information and documents provided are complete and accurate to the best of my knowledge.

August 18, 2021
DATE

Kyle diPreto
SIGNATURE OF APPLICANT

TO BE COMPLETED BY THE SUBDIVISION ADMINISTRATOR

REQUIREMENTS:

_____ **Sketch Plan Submittal** (optional): **Date:** _____

Notes: _____



Preliminary Plat Submittal (for all Major subdivisions): **Date:** _____

- _____ Location of existing and platted property lines, streets, buildings, watercourses, railroads, transmission lines, sewers, bridges, culverts, and drainpipes, water mains, city limit lines, and any public utility easements.
- _____ Boundaries of tract shown with bearings, distances, and closures.
- _____ Delineation of wooded areas, marshes, and any other physical or environmental condition present on or affecting the site.
- _____ Names of adjoining subdivision or property owners.
- _____ Zoning classification, if any, on the land to be subdivided and on adjoining lands.
- _____ Proposed streets, street names, rights-of-way, pavement widths, approximate grades.
- _____ The location (layout) of proposed utilities (sewer, water, gas, electricity) showing connections to existing systems or location plans for individual water supply, sewage disposal, storm drainage, and the like.
- _____ Other proposed right-of-way or easements, location, widths, and purposes.
- _____ Proposed lot lines, lot and block number, and approximate dimensions.
- _____ Proposed minimum building setback lines.
- _____ Proposed parks, school sites, or other public open spaces, if any.
- _____ Title (Name of development), date, north point, and graphic scale.
- _____ Name of owner, surveyor, engineer, or land planner.
- _____ Sketch vicinity map showing relationship between subdivision and surrounding area.
- _____ Statement of the existence of environmental conditions on site, including regulated wetlands, FEMA floodplains, regulated watersheds and others as applicable.

_____ Site data included in chart.

- (1) Acreage in total tract.
- (2) Acreage in park or other land usage.
- (3) Average lot size.
- (4) Total number of lots.
- (5) Lineal feet in streets.

Notes: _____

RECOMMENDATIONS OF THE PLANNING BOARD (Major Subdivisions):

Unanimous favorable recommendation with applied conditions. Conditions noted in preliminary review document attached.

PUBLIC HEARING DATE (Major Subdivisions): October 18th, 2021

ACTION TAKEN BY CITY COUNCIL (Major Subdivisions): _____

_____ DATE: _____

Final Plat Submittal Date (First plat for Exempt-Minor Subdivision): _____

_____ The lines and manes of all streets and roads.

_____ Lot lines and lot and block numbers.

_____ Minimum building setback lines.

_____ Reservations, easements, alleys, and any areas to be dedicated to public uses or sites for other than residential use with notes stating their purpose and any limitations.

_____ Sufficient data to determine readily and reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line (with errors of closure), block line, and building line, whether curved or straight, and including true north point. This should include the radius, central angle, point of tangent, tangent distance, and arcs and chords of all curved streets and curved streets and curved property lines.

_____ All dimensions should be to the nearest 1/10 of a foot and angles to nearest minute.

_____ Accurate location and description of all monuments and markers.

_____ The names and locations of adjoining subdivisions and streets, and the location and ownership of adjoining subdivided property.

_____ Title, date, name and location of subdivision, and graphic scale.

_____ Name of subdivider, registered surveyor, engineer, or land planner.

_____ Utility layouts.

- (1) Water.
- (2) Gas.
- (3) Sanitary sewer.
- (4) Storm drainage.
- (5) Electrical lines.

_____ Forms for final certification. The following certificates as shown in Ordinance section 91.15 shall be lettered or rubber stamped on the final plat.

- (1) Certificate of approval by the Planning Board. (Major subdivisions)
 - (2) Certificate of ownership and dedication.
 - (3) Certificate of accuracy.
 - (4) Insite septic tanks.
 - (5) Certification of the approval of the installation and construction of streets, utilities, and other required improvements.
 - (6) Certificate of approval for recording plan and acceptance of dedications.
 - (7) Other certificates required by Subdivision Administrator _____
- _____

ACTION OF SUBDIVISION ADMINISTRATOR (Exempt/Minor subd):

Approved/Denied: _____

Signed: _____ Date: _____

NOTIFICATION OF ACTION SUBMITTED TO APPLICANT ON:

_____ Date: _____

ADDITIONAL NOTES: _____

PAYMENT SUMMARY RECEIPT

CITY OF ALBEMARLE
144 NORTH SECOND STREET
ALBEMARLE NC 28001

DATE: 09/28/21 CUSTOMER#:
TIME: 15:58:56
CLERK: cpoole

RECPT#: 53716 PREV BAL: 3350.00
TP/YR: P/2022 AMT PAID: 3350.00
BILL: 53716 ADJSTMNT: .00
EFF DT: 09/28/21 BAL DUE: .00
Misc Cash Receipts

-----TOTALS-----

PRINCIPAL PAID: 3350.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

AMT TENDERED: 3350.00
AMT APPLIED: 3350.00
CHANGE: .00

PAID BY: BRD LAND & INVESTMEN
PAYMENT METH: CHECK
PAYMENT REF: 001656

TOT PREV BAL DUE: 3350.00
TOT BAL DUE NOW : .00

Badin Ridge Subdivision

Statement of Proposed Land Use

This property lies in the area categorized as General Residential in Albemarle's Future Land Use Map. A network of streams and wetland areas that contribute to the health of local water quality and stands of trees that provide cover for wildlife in the urban environment cover a considerable portion of the parcel.

In Section Six of the City's Lands Use Plan 2028, the description of General Residential encourages 'compact residential neighborhoods that set aside significant natural vista, parkland, landscape features and other rural heritage features for permanent conservation...' Improvements proposed for this community, by working within the existing zoning in a cluster layout, exemplify this description and comply with the stated growth strategy of Open Space Development. It will also connect existing residential more directly with Downtown Albemarle and utilize existing utility infrastructure which increases services fees with minimal obligation for municipal capital outlay.

Specifically, this community's plan meets or addresses multiple Policy Directives of the Land Use Plan:

- Transportation: Sidewalks on both sides of the street that link the internal open spaces provide recreational opportunities (Objective O-1.a). Potential turn lane improvements and defined access to the Northeast Connector help 'ensure safety and usefulness of area thoroughfares by encouraging common access points and discouraging frequent driveway cuts (Objective O-1.g). Extending existing streets to meet the Northeast Connector will 'connect transportation corridors to ... Downtown (Strategy 7).
- Residential Development: This community bridges existing residential areas where infrastructure already exists, thereby limiting sprawl (Objective O-3.c and Strategies 1, 12 and 13). The cluster design protects natural features (Objective O-3.f and Strategy 7).
- Open Space/Recreation: By limiting development impacts to wetlands and stream corridors, the cluster layout protects environmentally sensitive areas (Objective O-6.a), provides opportunity for both passive and active recreation in proportionally provided open space (Objectives O-6.b and O-6.C), and connects the residential use with the adjacent school facility (Objective O-6.f).



Kyle diPretoro
BRD Land & Investment, LP

9/17/21

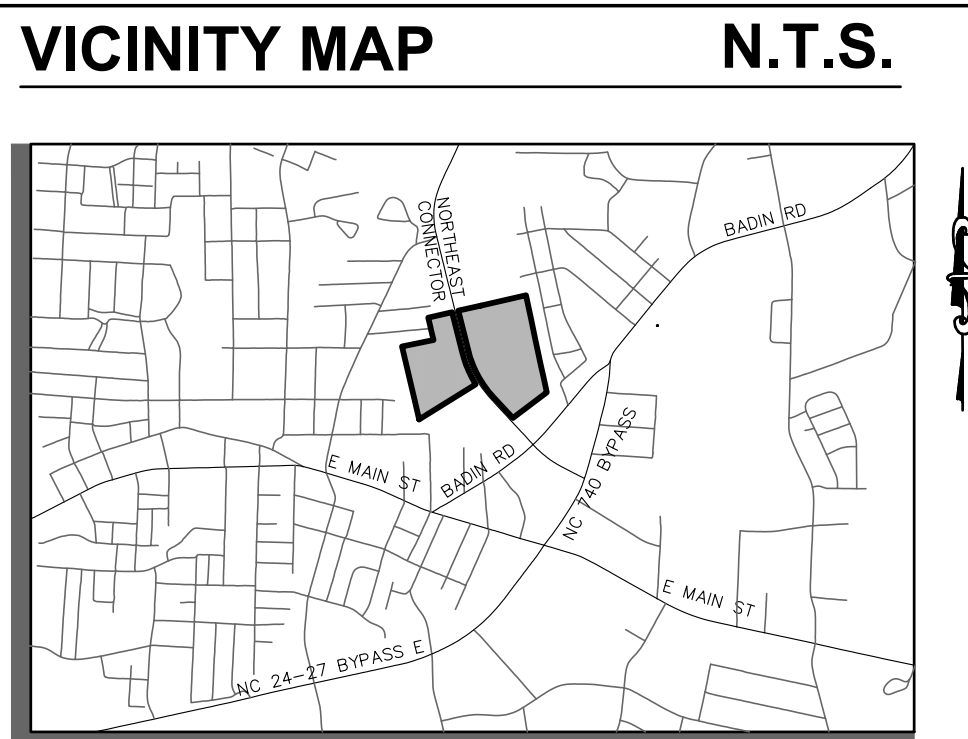
Date



OWNER
NAME: C/O LEEBURT MANAGEMENT LLC
ADDRESS: 320 E. MAIN ST
ALBEMARLE, NC 28001
PHONE #: (704) 983-7629

DEVELOPER
NAME: BRD LAND & INVESTMENT, LP
KYLE diPRETORO
ADDRESS: 259 TEXTILE WAY, SUITE 102
FORT MILL, SC 29715
PHONE #: (704) 201-5385
EMAIL: KYLE@DP-DEVELOPMENT.COM
NAME: MCKIM-CREED
ADDRESS: 8020 TOWER POINT DRIVE
CHARLOTTE, NC 28227
PHONE #: (704) 841-2588

SITE DATA:
CITY: ALBEMARLE
COUNTY: STANLY
STATE: NORTH CAROLINA
PARCEL #: 655801066387
PROJECT AREA: ± 60.80 ACRES
CURRENT ZONING: R-10
PROPOSED ZONING: R-10 (CLUSTER)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, DETACHED
WATERSHED: LONG CREEK



NUMBER OF LOTS ALLOWED: 211
(60.8 AC - 20%) / 10,000 SF = NUMBER OF LOTS ALLOWED
2,118,758.4 SF / 10,000 SF = 211

NUMBER OF LOTS PROPOSED:
SINGLE-FAMILY (WEST SIDE OF NE CONNECTOR): 68
SINGLE-FAMILY (EAST SIDE OF NE CONNECTOR): 66
TOTAL LOTS PROPOSED: 134

PROPOSED SETBACKS:
FRONT: 30' (NO REDUCTION)
SIDE: 5' (50% REDUCTION)
SIDE(CORNER): 5' + 10' (25% REDUCTION)
REAR: 30' (NO REDUCTION)
MAX HEIGHT: 35' (NO REDUCTION)
MIN. LOT SIZE ALLOWED: 5,000 SF (50% REDUCTION)
MIN. LOT SIZE PROPOSED: 5,125 SF (48.75% REDUCTION) 41' x 125' (SEE SHEET 2, TYPICAL LOT DETAIL A)
ADDITIONAL LOT SIZES PROPOSED:
6,150 SF (38.5% REDUCTION) 41' x 150'
6,120 SF (38.8% REDUCTION) 51' x 120' (SEE SHEET 2, TYPICAL LOT DETAIL A)

PARKING SPACES:
REQUIRED: 2 SPACES PER UNIT (134 UNITS X 2 SP) = 268 SPACES
PROPOSED: 268 SPACES (OFF-STREET)

OPEN SPACE:
REQ. (MIN. 5% OF 60.8 AC) : ±3.04 ACRES (132,422.4 SF)
TOTAL OPEN SPACE PROVIDED: ± 26.10 ACRES (1,136,898 SF)

REQ. MIN. PER CLUSTER: # OF LOTS (10,000 SF/LOT) - TOTAL AREA IN LOTS PROVIDED
1,340,000 SF - 873,506.15 SF = 466,493.85 SF (+/- 10.71 AC)

MIN. 50% TO BE IMPROVED OPEN SPACE: 466,493.85 SF (5) = 233,246.93 SF

IMPROVED OPEN SPACE PROVIDED: 118,441.43 SF (WEST SIDE)*
+ 174,954.52 SF (EAST SIDE)*
293,395.95 SF TOTAL* (62.9%) *TO BE MAINTAINED BY HOA

EXAMPLES OF POTENTIAL COS IMPROVEMENTS:
COS 1: OUTDOOR SEATING, PERENNIAL GARDEN
COS 2: MAILBOXES, HOLIDAY TREE, FIRE PIT, CORNHOLE
COS 3: PLAY LAWN, DOG PARK
COS 4: PICNIC AREA, PLAY STRUCTURE
COS 5: OUTDOOR SEATING, HOLIDAY TREE
COS 6: PLAY LAWN, DOG PARK
COS 7: MAILBOXES, PICNIC AREA, PLAY STRUCTURE
COS 8: FIRE PIT, CORNHOLE

ROAD LENGTHS (LF):
CANNON AVENUE: 436 (WEST SIDE) 1,306 (EAST SIDE)
BOONE AVENUE: 970 (WEST SIDE) 906 (EAST SIDE)
MONTGOMERY AVENUE: 1,693
RICHARD STREET: 393
ELMER STREET: 863

ADJOINING PARCEL INFORMATION

PROPERTY NUMBER	OWNER(S) NAME	DEED BOOK AND PAGE	ZONING
A	TIMOTHY J. COLEY, SR	DB 696 PG 201	R-10
B	BOBBY L. TALBERT	DB 945 PG 831	R-10
C	SANDY M. BURLISON	DB 338 PG 935	R-10
D	DOROTHY S. BEENER HELEN BURLISON BUJARD, DAVID LORAY BURLISON & KATHERYN BURLISON FIELDS, AS TENANTS IN COMMON	DB 1576 PG 110 DB 1226 PG 276	R-10
E	GRADY E. MOORE & HELEN M. FIELDS	DB 308 PG 619	R-10
F	CITIDEL/FAIRVIEW MEMORIAL PARK, LLC	DB 783 PG 138; BK 2 PG 23	R-10
G	STANLEY COUNTY BOARD OF EDUCATION	DB 756 PG 3	R-10
H	ALDRIDGE COMPANIES, LLC	DB 1105 PG 238	R-10
I	JOYCE R. HARWOOD RODGER D. HARWOOD & WIFE JOYCE R. HARWOOD	DB 1500 PG 166	R-10
J	KATHRYN RUSSEL SMITH & SHARON LEWIS ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP	DB 1378 PG 752	R-10
K		DB 1624 PG 92	R-10
L			

NOTES:

- ALL LOTS TO BE SERVED WITH CITY WATER AND SEWER.
- UTILITY CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF ALBEMARLE STANDARD SPECIFICATIONS AND DETAILS.
- WATER AND SEWER CONSTRUCTION INCLUDING TAPS TO BE INSTALLED BY THE DEVELOPER'S CONTRACTOR WITH APPROVAL OF CITY OF ALBEMARLE/TRU.
- WATER METERS ARE NOT ALLOWED IN DRIVEWAYS OR SIDEWALKS. COORDINATE THE LOCATION OF WATER TAPS DURING CONSTRUCTION. IF METER FALLS WITHIN DRIVEWAYS, THE DEVELOPER'S CONTRACTOR WILL BE REQUIRED TO RELOCATE THE SERVICES.
- MINIMUM 20' RADIUS DEDICATED AT ALL STREET INTERSECTIONS.
- NE CONNECTOR CLUSTER (PROPOSED BADIN RIDGE) SUBDIVISION SHALL BE CONSTRUCTED IN TWO PHASES, EAST AND WEST OF NE CONNECTOR. FENCES AND WALLS ARE NOT PROPOSED FOR NE CONNECTOR CLUSTER (PROPOSED BADIN RIDGE) SUBDIVISION.
- PLANTING AREAS, INCLUDING LAWN AND LANDSCAPE BEDS, ARE PROPOSED TO BE TYPICAL OF RESIDENTIAL DEVELOPMENT.
- SITE EROSION CONTROL MEASURES SHALL MEET OR EXCEED NCDEQ REQUIREMENTS.
- WASTE DISPOSAL SHALL BE VIA WASTE MANAGEMENT THROUGH CITY OF ALBEMARLE PUBLIC WORKS, RESIDENTIAL COLLECTION SERVICES.

BOUNDARY AND BASE DATA TAKEN FROM ACTUAL SURVEYS BY MCKIM & CREED ENTITLED '07798-0015 NE CONNECTOR BOUNDARY EAST' DATED 9-7-2021, '07798-0015 NE CONNECTOR WEST PLAT' DATED 08-26-2021, AND PUBLICLY AVAILABLE GIS DATA.

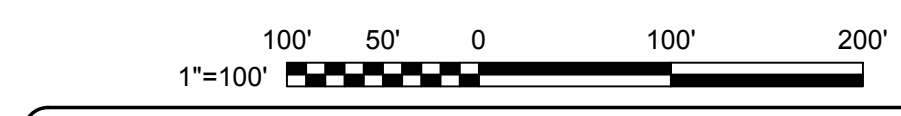
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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
CITY OF ALBEMARLE
NORTH CAROLINA
PRELIMINARY PLAT
OVERALL PLAN
(SHEET 1 OF 7)

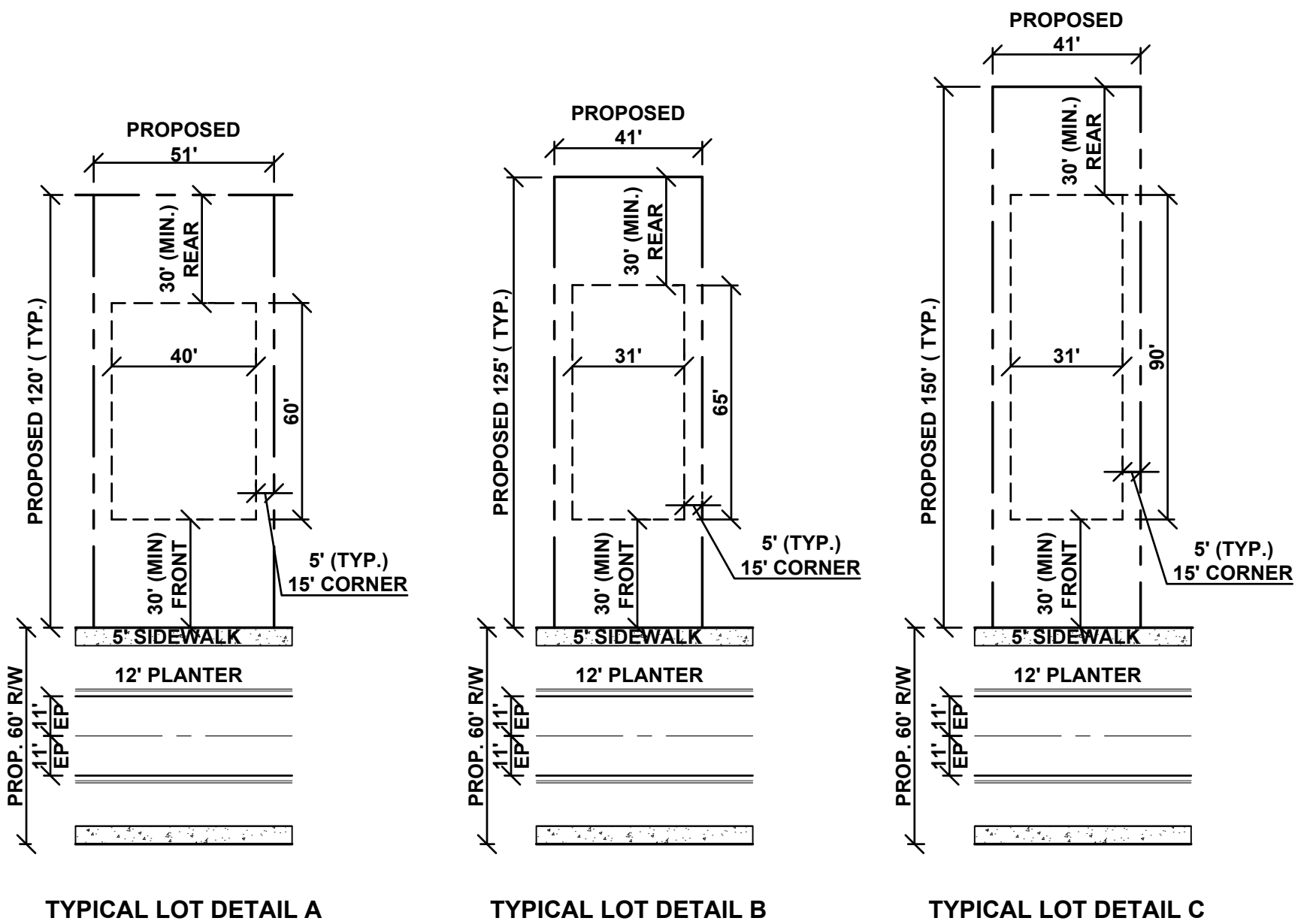
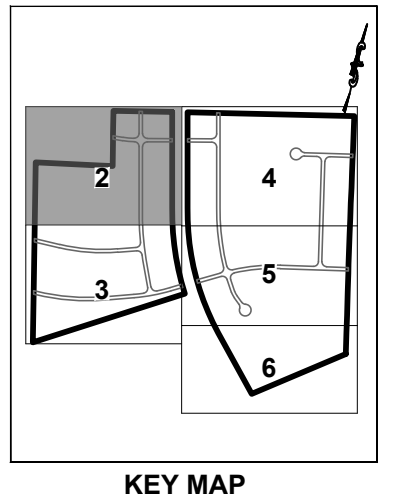
DATE: SEPTEMBER 2021
MCE PROJ. #: 07798-0015
DRAWN: JPM
DESIGNED: JPM
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SCALE
HORIZONTAL: 1" = 100'
VERTICAL: N/A

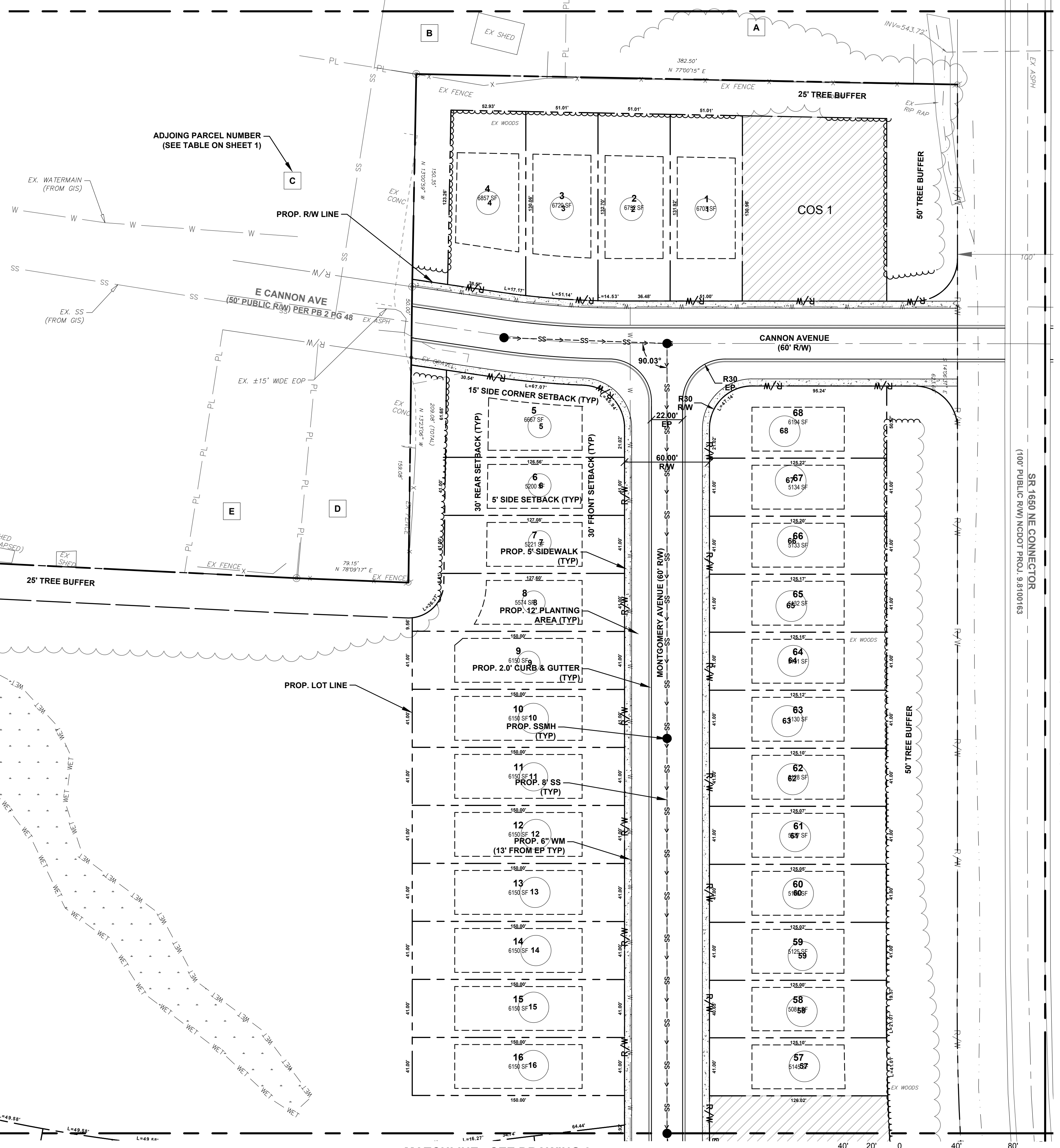
DRAWING NUMBER
1

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STATUS: **PRELIMINARY DRAWING NOT FOR CONSTRUCTION**



TYPICAL LOT DETAIL A, TYPICAL LOT DETAIL B, TYPICAL LOT DETAIL C



MATCHLINE - SEE DRAWING 4

MATCHLINE - SEE DRAWING 3

Table with columns for REV. NO., DESCRIPTIONS, and DATE.

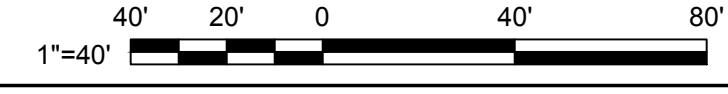
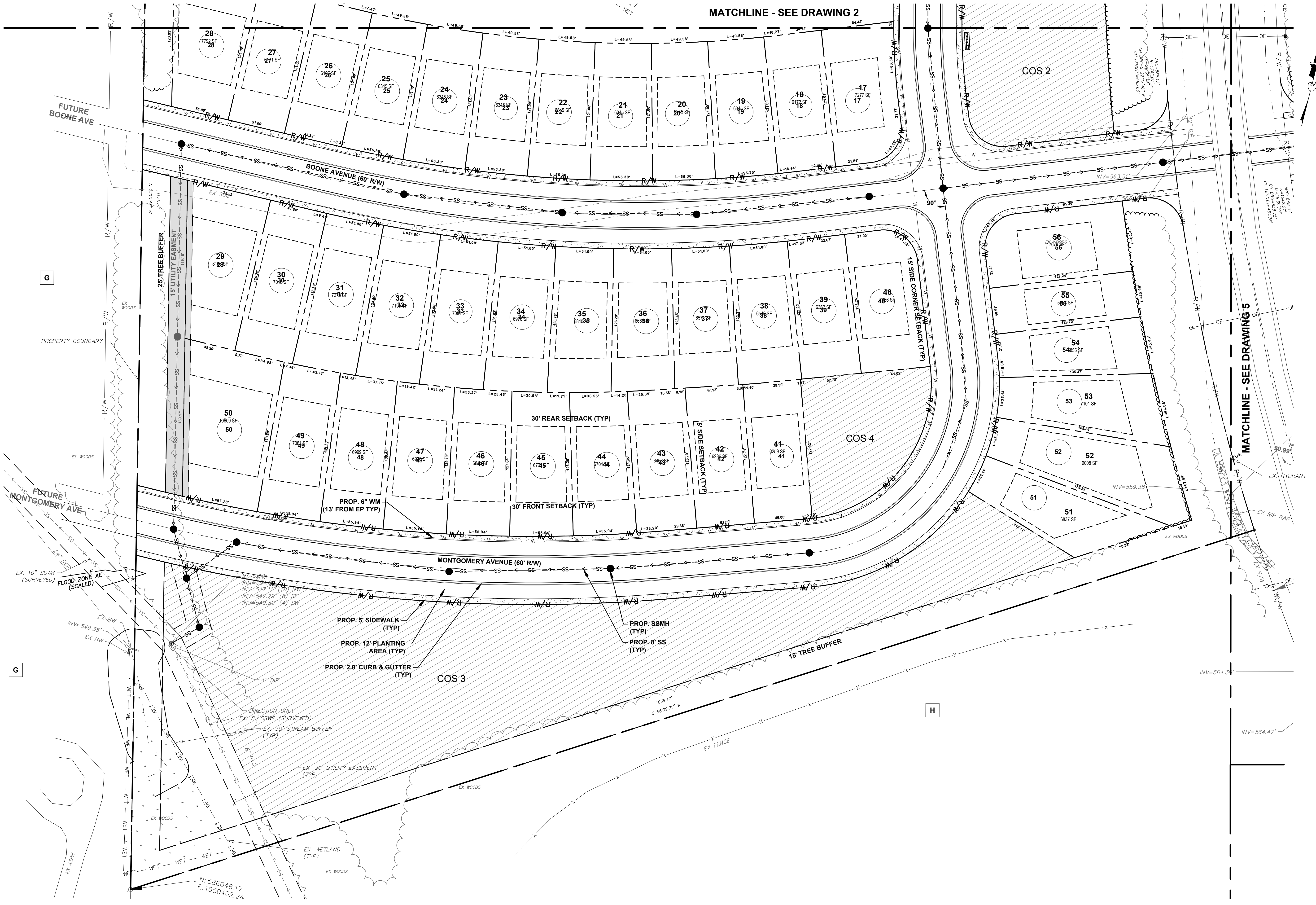
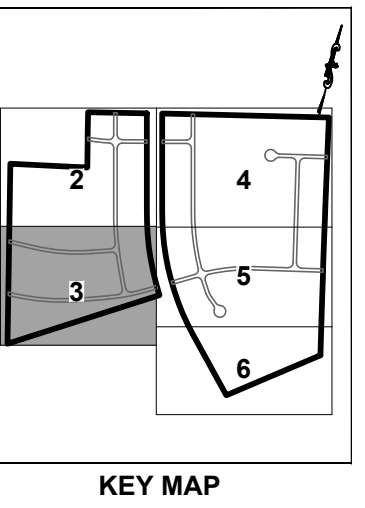
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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
CITY OF ALBEMARLE
NORTH CAROLINA
PRELIMINARY PLAT
ENLARGED PLAN
(SHEET 2 OF 7)

DATE: SEPTEMBER 2021
MCE PROJ. #: 07798-0015
DRAWN: JPM
DESIGNED: TMM
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PROJ. MGR.: TMM
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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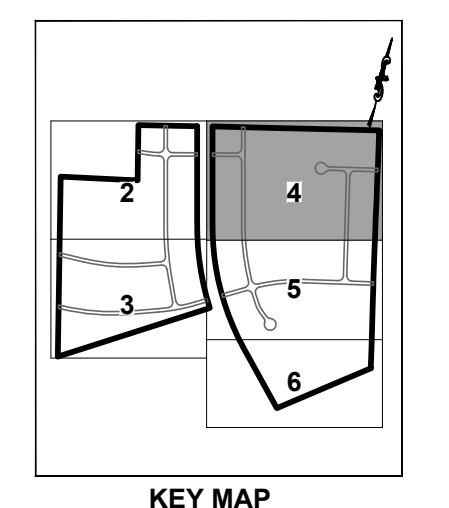
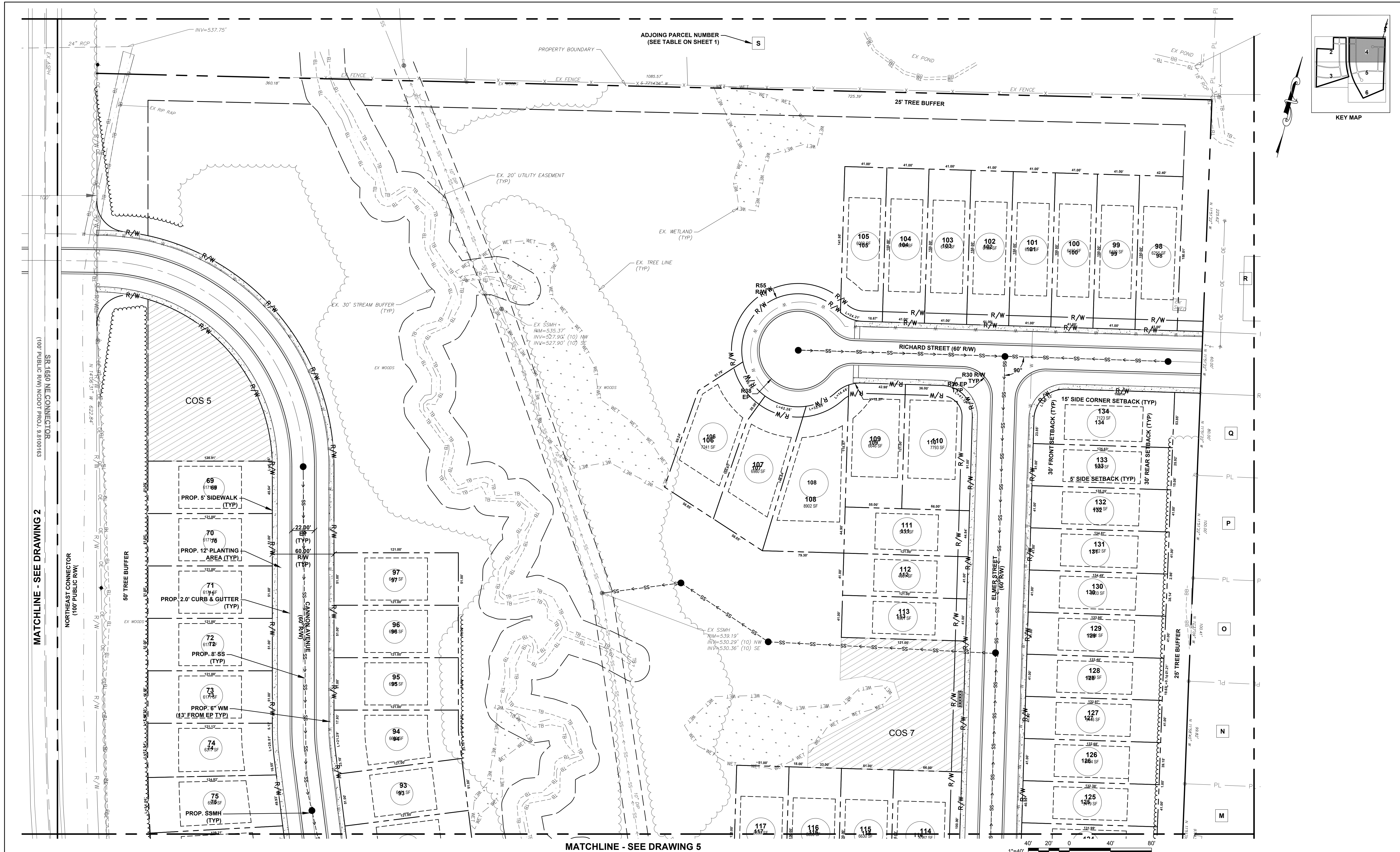
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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
 CITY OF ALBEMARLE
 NORTH CAROLINA
 PRELIMINARY PLAT
 ENLARGED PLAN
 (SHEET- 3 OF 7)

DATE:	SEPTEMBER 2021
MCE PROJ. #	07798-0015
DRAWN	JPM
DESIGNED	TMM
CHECKED	TMM
PROJ. MGR.	TMM

SCALE	3
HORIZONTAL:	
VERTICAL:	
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MATCHLINE - SEE DRAWING 2

MATCHLINE - SEE DRAWING 5

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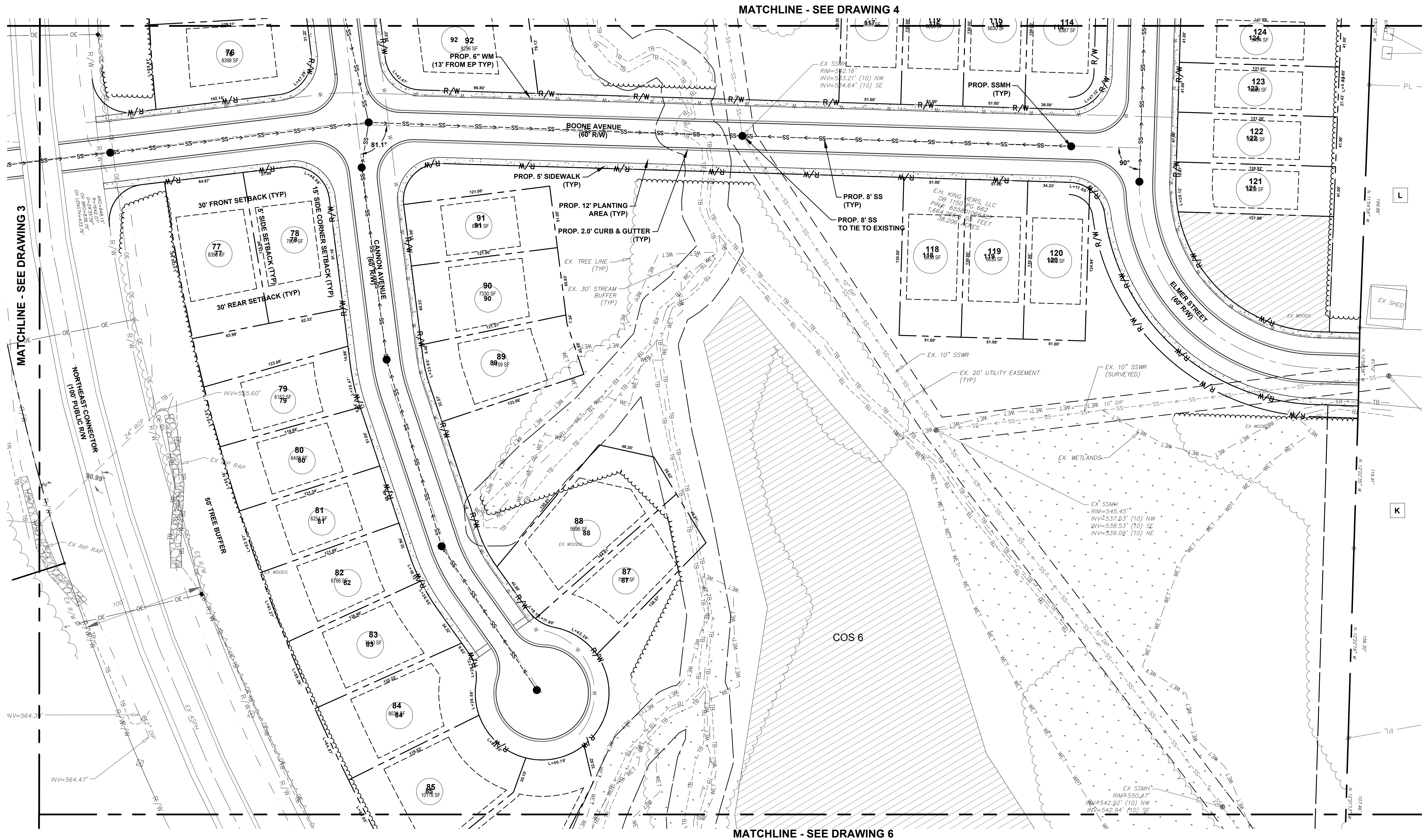
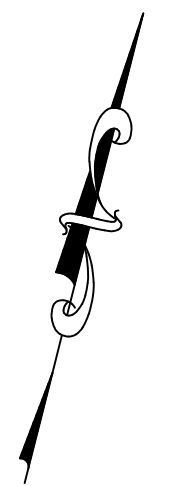
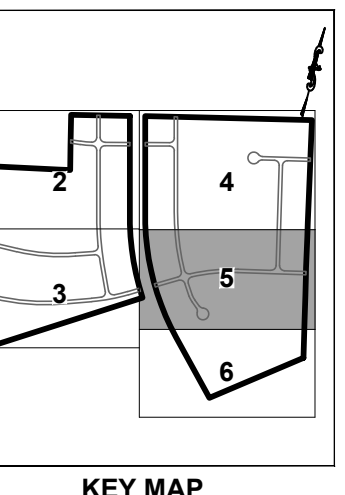
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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
CITY OF ALBEMARLE
NORTH CAROLINA
PRELIMINARY PLAT
ENLARGED PLAN
(SHEET 4 OF 7)

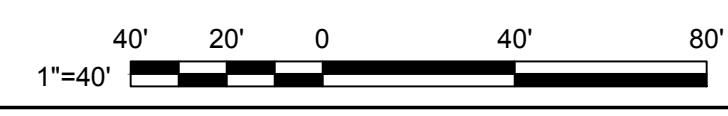
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CHECKED:	TMM	REVISION:		
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STATUS: PRELIMINARY DRAWING		NOT FOR CONSTRUCTION		



MATCHLINE - SEE DRAWING 4

MATCHLINE - SEE DRAWING 6

MATCHLINE - SEE DRAWING 3



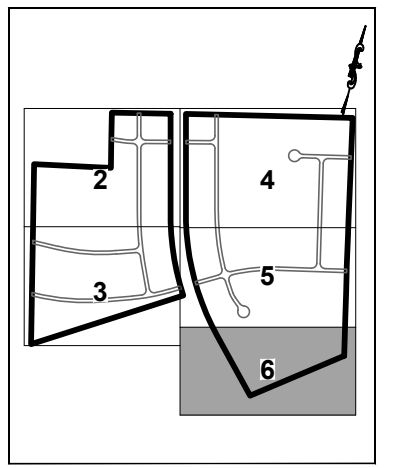
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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
CITY OF ALBEMARLE
NORTH CAROLINA
PRELIMINARY PLAT
ENLARGED PLAN
(SHEET 5 OF 7)

DATE: SEPTEMBER 2021	SCALE: HORIZONTAL: 1" = 40'	<p>5</p> <p>DRAWING NUMBER</p> <p>REVISION</p>
MCE PROJ. # 07798-0015	VERTICAL: N/A	
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DESIGNED: JPM		
CHECKED: TMM		
PROJ. MGR. TMM		

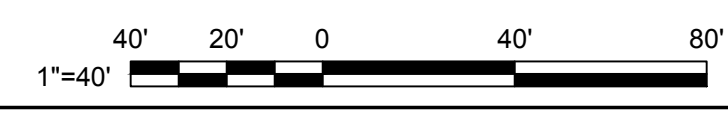
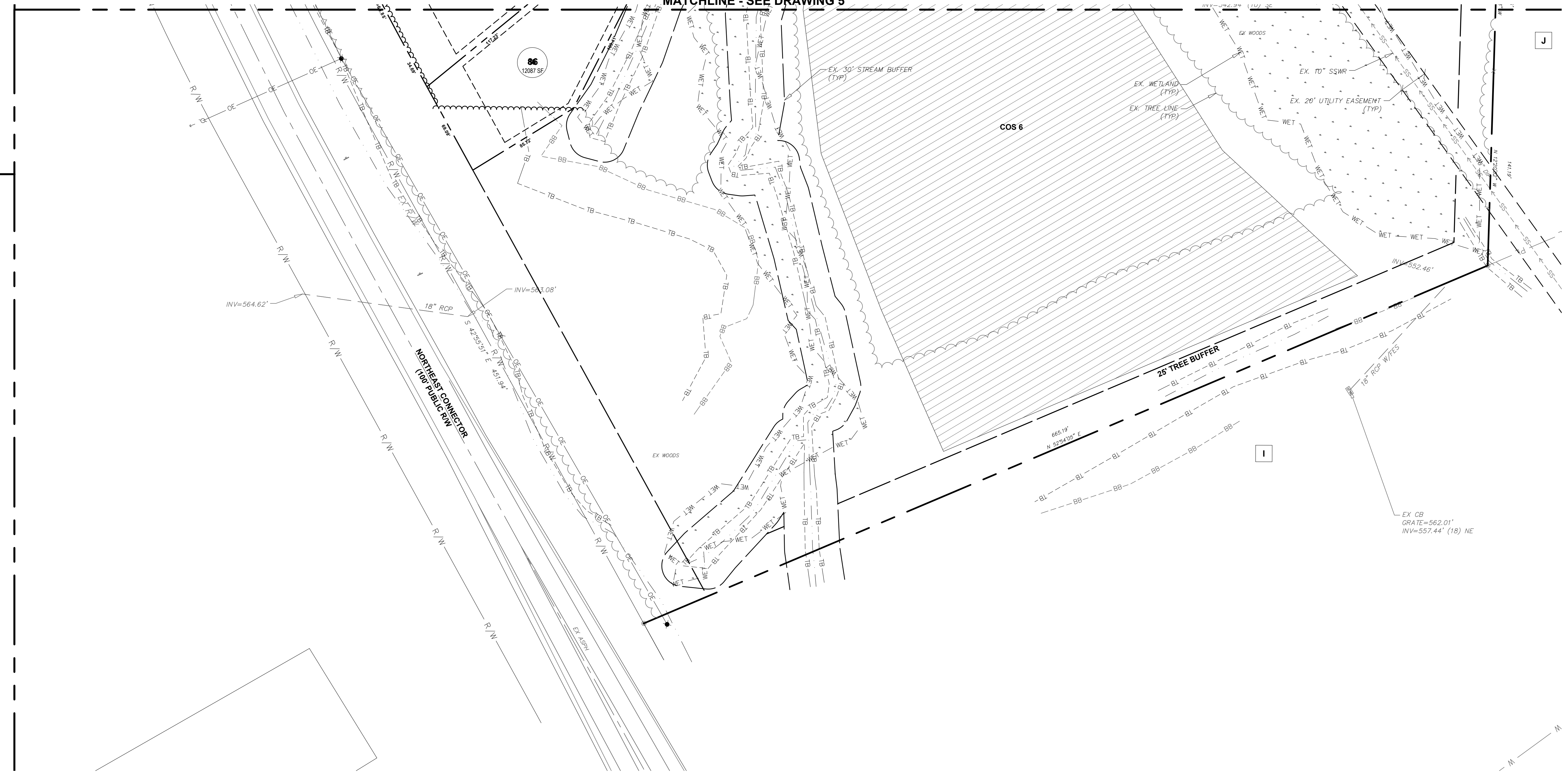


KEY MAP



MATCHLINE - SEE DRAWING 3

MATCHLINE - SEE DRAWING 5



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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
CITY OF ALBEMARLE
NORTH CAROLINA
PRELIMINARY PLAT
ENLARGED PLAN
(SHEET 6 OF 7)

DATE:	SEPTEMBER 2021
MCE PROJ. #	07798-0015
DRAWN	JPM
DESIGNED	TMM
CHECKED	TMM
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SCALE	6
HORIZONTAL:	
VERTICAL:	
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ADJOINING PARCEL INFORMATION

PROPERTY NUMBER	OWNER(S) NAME	DEED BOOK AND PAGE	ZONING
A	TIMOTHY J. COLEY, SR	DB 696 PG 201	R-10
B	BOBBY J. TALBERT	DB 945 PG 831	R-10
C	SANDY M. BURLERSON	DB 338 PG 935	R-10
D	DOROTHY S. BEENER HELEN BURLERSON BUJARD, DAVID LORAY BURLERSON & KATHERYN BURLERSON FIELDS, AS TENANTS IN COMMON	DB 1576 PG 110	R-10
E	GRADY E. MOORE & HELEN M. FIELDS	DB 1226 PG 276	R-10
F	CITIDEL/FAIRVIEW MEMORIAL PARK, LLC	DB 783 PG 138; BK 2 PG 23	R-10
G	STANLEY COUNTY BOARD OF EDUCATION	DB 756 PG 3	R-10
H	ALDRIDGE COMPANIES, LLC	DB 1105 PG 238	R-10
I	JOYCE R. HARWOOD RODGER D. HARWOOD & WIFE JOYCE R. HARWOOD	DB 1500 PG 166	R-10
J	KATHERYN RUSSEL SMITH & SHARON LEWIS ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP	DB 1373 PG 752	R-10
K		DB 1624 PG 92	R-10

PROPERTY NUMBER	OWNER(S) NAME	DEED BOOK AND PAGE	ZONING
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N	RASHAAD BALDWIN	DB 1607 PG 102	R-10
O	SHANTINE A. BENJAMIN	DB 1646 PG 808	R-10
P	BRENDA F. PICKETT	DB 1497 PG 897	R-10
Q	SUSAN L. HUNEYCUTT (MARRIED)	DB 1569 PG 575	R-10
R	SUSAN L. HUNEYCUTT (MARRIED)	DB 1569 PG 575	R-10
S	MARK T. LOWDER & WIFE SUZANNE W. LOWDER	DB 1674 PG 963	R-10

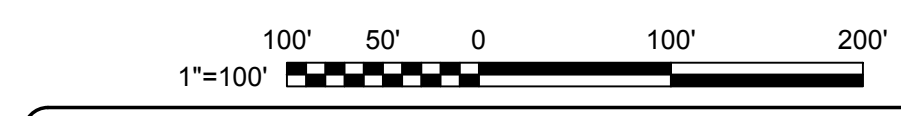
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NE CONNECTOR (BADIN RIDGE) SUBDIVISION
CITY OF ALBEMARLE
NORTH CAROLINA
PRELIMINARY PLAT
EXISTING CONDITIONS
(SHEET 7 OF 7)

DATE: SEPTEMBER 2021	SCALE: HORIZONTAL: 1" = 100'	7 DRAWING NUMBER
MCE PROJ. # 07798-0615	VERTICAL: N/A	
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Table 4A - NE Connector at Ridge Street Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		A	A	A
Total Intersection Delay (Seconds)		4.9	5.0	5.0
Ridge Street Westbound	LOS	A	A	A
	Approach Delay	4.5	4.6	4.6
Ridge Street Eastbound	LOS	A	A	A
	Approach Delay	4.5	4.6	4.6
NE Connector Northbound	LOS	A	A	A
	Approach Delay	4.8	4.8	5.0
NE Connector Southbound	LOS	A	A	A
	Approach Delay	5.2	5.3	5.4
PM Peak Hour		2021 Existing	2025 Background	2025 Background
Intersection Level of Service (LOS)		A	A	A
Total Intersection Delay (Seconds)		6.0	6.2	6.3
Ridge Street Westbound	LOS	A	A	A
	Approach Delay	5.0	5.1	5.2
Ridge Street Eastbound	LOS	A	A	A
	Approach Delay	5.1	5.3	5.4
NE Connector Northbound	LOS	A	A	A
	Approach Delay	6.5	6.7	6.9
NE Connector Southbound	LOS	A	A	A
	Approach Delay	5.9	6.1	6.2




 Delay Decrease or LOS Improvement
 Delay Increase > 25% or LOS Decrease by 1 Letter Grade
 LOS "F"

Table 4B - NE Connector at Ridge Street Business Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Ridge Street Westbound	Maximum	53	54	72
	95th Percentile	0	0	0
Ridge Street Eastbound	Maximum	55	55	79
	95th Percentile	0	0	0
NE Connector Northbound	Maximum	104	56	99
	95th Percentile	25	25	25
NE Connector Southbound	Maximum	102	68	77
	95th Percentile	25	25	25
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Ridge Street Westbound	Maximum	58	55	51
	95th Percentile	0	0	0
Ridge Street Eastbound	Maximum	97	31	52
	95th Percentile	0	0	0
NE Connector Northbound	Maximum	205	77	186
	95th Percentile	50	50	50
NE Connector Southbound	Maximum	95	73	75
	95th Percentile	25	50	50

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 5A - NE Connector at Moss Springs Road Level of Service

AM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
	LOS			
	Approach Delay			
Moss Springs Road Eastbound	LOS	B	B	B
	Approach Delay	12.9	13.2	13.4
NE Connector Northbound	LOS	A	A	A
	Approach Delay	0.7	0.7	0.7
NE Connector Southbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
PM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
	LOS			
	Approach Delay			
Moss Springs Road Eastbound	LOS	C	C	C
	Approach Delay	17.2	17.8	18.5
NE Connector Northbound	LOS	A	A	A
	Approach Delay	0.6	0.6	0.6
NE Connector Southbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0




 Delay Decrease or LOS Improvement
 Delay Increase > 25% or LOS Decrease by 1 Letter Grade
 LOS "F"

Table 5B - NE Connector at Moss Springs Road Queues

AM Peak Hour				
	Queue Length	2021 Existing Feet	2025 Background Feet	2025 Future Buildout Feet
	Maximum			
	95th Percentile			
Moss Springs Road Eastbound	Maximum	66	74	73
	95th Percentile	8	10	10
NE Connector Northbound	Maximum	140	79	78
	95th Percentile	3	3	3
NE Connector Southbound	Maximum	0	0	0
	95th Percentile	0	0	0
PM Peak Hour				
	Queue Length	2021 Existing Feet	2025 Background Feet	2025 Future Buildout Feet
	Maximum			
	95th Percentile			
Moss Springs Road Eastbound	Maximum	117	55	135
	95th Percentile	3	3	3
NE Connector Northbound	Maximum	132	0	163
	95th Percentile	25	28	30
NE Connector Southbound	Maximum	0	0	0
	95th Percentile	0	0	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 6A - NE Connector at Badin Road Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		A	A	A
Total Intersection Delay (Seconds)		7.6	8.0	7.8
Badin Road Westbound	LOS	A	B	B
	Approach Delay	10.0	13.1	13.0
Badin Road Eastbound	LOS	B	B	B
	Approach Delay	11.2	15.1	15.1
NE Connector Northbound	LOS	A	A	A
	Approach Delay	7.0	5.4	5.4
NE Connector Southbound	LOS	A	A	A
	Approach Delay	5.4	4.3	4.4
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		A	A	A
Total Intersection Delay (Seconds)		8.0	7.8	7.8
Badin Road Westbound	LOS	B	B	B
	Approach Delay	11.0	13.2	13.0
Badin Road Eastbound	LOS	B	B	B
	Approach Delay	12.2	14.8	14.9
NE Connector Northbound	LOS	A	A	A
	Approach Delay	7.1	5.6	5.9
NE Connector Southbound	LOS	A	A	A
	Approach Delay	5.9	4.8	4.8

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 6B - NE Connector at Badin Road Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Badin Road Westbound	Maximum	68	89	89
	95th Percentile	42	55	55
Badin Road Eastbound	Maximum	77	112	100
	95th Percentile	41	54	54
NE Connector Northbound	Maximum	134	113	94
	95th Percentile	49	51	54
NE Connector Southbound	Maximum	96	108	92
	95th Percentile	28	30	34
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Badin Road Westbound	Maximum	68	134	136
	95th Percentile	45	51	52
Badin Road Eastbound	Maximum	98	54	115
	95th Percentile	49	55	55
NE Connector Northbound	Maximum	104	71	113
	95th Percentile	77	78	88
NE Connector Southbound	Maximum	100	70	94
	95th Percentile	32	32	35

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 7A - NE Connector at NC 740 Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
NC 740 Westbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
NC 740 Eastbound	LOS	A	A	A
	Approach Delay	5.0	5.0	5.1
NE Connector Southbound	LOS	B	B	B
	Approach Delay	11.7	12.0	12.1
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Badin Road Westbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
Badin Road Eastbound	LOS	A	A	A
	Approach Delay	4.4	4.5	4.8
NE Connector Southbound	LOS	B	B	B
	Approach Delay	11.9	12.1	12.5

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 7B - NE Connector at NC 740 Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
NC 740 Westbound	Maximum	0	0	0
	95th Percentile	0	0	0
NC 740 Eastbound	Maximum	100	81	79
	95th Percentile	13	15	15
	Maximum			
	95th Percentile			
NE Connector Southbound	Maximum	93	77	70
	95th Percentile	20	20	25
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
NC 740 Westbound	Maximum	0	0	0
	95th Percentile	0	0	0
NC 740 Eastbound	Maximum	138	55	174
	95th Percentile	23	25	30
	Maximum			
	95th Percentile			
NE Connector Southbound	Maximum	109	114	112
	95th Percentile	38	38	43

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 8A - Moss Springs Road at E Cannon Ave N Level of Service

AM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)				
Total Intersection Delay (Seconds)				
E Cannon Avenue Westbound	LOS	A	A	A
	Approach Delay	8.9	8.9	9.0
	LOS			
	Approach Delay			
Moss Springs Road Northbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
Moss Springs Road Southbound	LOS	A	A	A
	Approach Delay	0.5	0.5	0.5
PM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)				
Total Intersection Delay (Seconds)				
E Cannon Avenue Westbound	LOS	A	A	A
	Approach Delay	9.2	9.2	9.4
	LOS			
	Approach Delay			
Moss Springs Road Northbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
Moss Springs Road Southbound	LOS	A	A	A
	Approach Delay	0.4	0.4	0.4




-  Delay Decrease or LOS Improvement
-  Delay Increase > 25% or LOS Decrease by 1 Letter Grade
-  LOS "F"

Table 8B - Moss Springs Road at E Cannon Ave N Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
E Cannon Avenue Westbound	Maximum	26	48	47
	95th Percentile	0	0	3
	Maximum			
	95th Percentile			
Moss Springs Road Northbound	Maximum	0	0	0
	95th Percentile	0	0	0
Moss Springs Road Southbound	Maximum	0	0	0
	95th Percentile	0	0	0
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
E Cannon Avenue Westbound	Maximum	25	22	26
	95th Percentile	0	0	0
	Maximum			
	95th Percentile			
Moss Springs Road Northbound	Maximum	0	0	0
	95th Percentile	0	0	0
Moss Springs Road Southbound	Maximum	0	0	29
	95th Percentile	0	0	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 9A - Moss Springs Road at Montgomery Ave Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Montgomery Avenue Westbound	LOS	A	A	A
	Approach Delay	9.3	9.4	9.6
Montgomery Avenue Eastbound	LOS	A	A	A
	Approach Delay	9.0	9.0	9.0
Moss Springs Road Northbound	LOS	A	A	A
	Approach Delay	0.6	0.6	0.6
Moss Springs Road Southbound	LOS	A	A	A
	Approach Delay	0.5	0.5	0.4
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Montgomery Avenue Westbound	LOS	B	B	B
	Approach Delay	10.1	10.1	10.5
Montgomery Avenue Eastbound	LOS	A	A	A
	Approach Delay	9.2	9.2	9.3
Moss Springs Road Northbound	LOS	A	A	A
	Approach Delay	1.5	1.5	1.3
Moss Springs Road Southbound	LOS	A	A	A
	Approach Delay	0.4	0.4	0.4

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 9B - Moss Springs Road at Montgomery Avenue Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Montgomery Avenue Westbound	Maximum	53	28	29
	95th Percentile	0	0	3
Montgomery Avenue Eastbound	Maximum	54	46	53
	95th Percentile	5	5	5
Moss Springs Road Northbound	Maximum	0	26	0
	95th Percentile	0	0	0
Moss Springs Road Southbound	Maximum	22	0	0
	95th Percentile	0	0	0
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Montgomery Avenue Westbound	Maximum	29	28	29
	95th Percentile	3	3	3
Montgomery Avenue Eastbound	Maximum	78	30	53
	95th Percentile	5	5	5
Moss Springs Road Northbound	Maximum	49	0	26
	95th Percentile	3	3	3
Moss Springs Road Southbound	Maximum	22	0	22
	95th Percentile	0	0	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 10A - Moss Springs Road at E Main Street Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		A	A	A
Total Intersection Delay (Seconds)		7.3	6.3	7.1
E Main St Westbound	LOS	A	A	A
	Approach Delay	6.3	4.7	5.7
E Main St Eastbound	LOS	A	A	A
	Approach Delay	5.3	4.0	4.7
Moss Springs Road Northbound	LOS	B	B	B
	Approach Delay	15.3	16.0	15.9
Moss Springs Road Southbound	LOS	B	B	B
	Approach Delay	14.9	16.5	16.1
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		B	A	A
Total Intersection Delay (Seconds)		10.4	9.0	9.1
E Main St Westbound	LOS	A	A	A
	Approach Delay	7.1	5.7	5.8
E Main St Eastbound	LOS	A	A	A
	Approach Delay	8.9	7.2	7.3
Moss Springs Road Northbound	LOS	B	B	B
	Approach Delay	19.4	17.9	17.8
Moss Springs Road Southbound	LOS	B	B	B
	Approach Delay	18.9	18.7	18.3

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 10B - Moss Springs Road at E Main Street Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
E Main Street Westbound	Maximum	198	199	119
	95th Percentile	119	115	120
E Main Street Eastbound	Maximum	131	150	89
	95th Percentile	73	69	72
Moss Springs Road Northbound	Maximum	47	48	71
	95th Percentile	24	24	24
Moss Springs Road Southbound	Maximum	92	96	69
	95th Percentile	33	34	37
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
E Main Street Westbound	Maximum	187	136	177
	95th Percentile	117	111	116
E Main Street Eastbound	Maximum	198	144	301
	95th Percentile	198	189	193
Moss Springs Road Northbound	Maximum	89	68	82
	95th Percentile	49	47	46
Moss Springs Road Southbound	Maximum	95	52	91
	95th Percentile	49	47	51

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 11A - Moss Springs Road at E Cannon Ave S Level of Service

AM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
	LOS			
	Approach Delay			
E Cannon Ave S Eastbound	LOS	A	A	A
	Approach Delay	8.8	8.8	8.9
Moss Springs Road Northbound	LOS	A	A	A
	Approach Delay	0.9	0.9	0.9
Moss Springs Road Southbound	LOS	A	A	A
	Approach Delay	0	0	0
PM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
	LOS			
	Approach Delay			
E Cannon Ave S Eastbound	LOS	A	A	A
	Approach Delay	9.2	9.2	9.3
Moss Springs Road Northbound	LOS	A	A	A
	Approach Delay	0.6	0.6	0.6
Moss Springs Road Southbound	LOS	A	A	A
	Approach Delay	0.0	0	0

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 11B - Moss Springs Road at E Cannon Ave S Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
	Maximum			
	95th Percentile			
E Cannon Ave S Eastbound	Maximum	28	27	28
	95th Percentile	3	3	3
Moss Springs Road Northbound	Maximum	0	0	0
	95th Percentile	0	0	0
Moss Springs Road Southbound	Maximum	0	0	0
	95th Percentile	0	0	0
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
	Maximum			
	95th Percentile			
E Cannon Ave S Eastbound	Maximum	28	28	27
	95th Percentile	3	3	3
Moss Springs Road Northbound	Maximum	0	0	0
	95th Percentile	0	0	0
Moss Springs Road Southbound	Maximum	0	0	0
	95th Percentile	0	0	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 12A - Pond Street at Richard Street Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Richard Street Westbound	LOS	A	A	A
	Approach Delay	8.5	8.5	8.6
Richard Street Ext Eastbound	LOS			A
	Approach Delay			8.8
Pond Street Northbound	LOS	A	A	A
	Approach Delay	0.0	0.0	2.4
Pond Street Southbound	LOS	A	A	A
	Approach Delay	3.2	3.2	2.2
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Richard Street Westbound	LOS	A	A	A
	Approach Delay	8.5	8.5	8.8
Richard Street Ext Eastbound	LOS			A
	Approach Delay			8.8
Pond Street Northbound	LOS	A	A	A
	Approach Delay	0.0	0.0	2.8
Pond Street Southbound	LOS	A	A	A
	Approach Delay	3.6	3.6	2.4

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 12B - Pond Street at Richard Street Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Richard Street Westbound	Maximum	31	31	31
	95th Percentile	0	0	0
Richard Street Ext Eastbound	Maximum			31
	95th Percentile			0
Pond Street Northbound	Maximum	0	0	31
	95th Percentile	0	0	0
Pond Street Southbound	Maximum	0	0	0
	95th Percentile	0	0	0
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Richard Street Westbound	Maximum	31	31	32
	95th Percentile	0	0	0
Richard Street Ext Eastbound	Maximum			31
	95th Percentile			0
Pond Street Northbound	Maximum	0	0	0
	95th Percentile	0	0	0
Pond Street Southbound	Maximum	31	0	0
	95th Percentile	0	0	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 13A - Pond Street at Elmer Street Level of Service

AM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
	LOS			
	Approach Delay			
Elmer Street Ext Eastbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	8.5
Pond Street Northbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	3.6
Pond Street Southbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0
PM Peak Hour				
		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
	LOS			
	Approach Delay			
Elmer Street Ext Eastbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	8.5
Pond Street Northbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	2.4
Pond Street Southbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0




-  Delay Decrease or LOS Improvement
-  Delay Increase > 25% or LOS Decrease by 1 Letter Grade
-  LOS "F"

Table 13B - Pond Street at Elmer Street Queues

AM Peak Hour				
	Queue Length	2021 Existing	2025 Background	2025 Future Buildout
		Feet	Feet	Feet
	Maximum			
	95th Percentile			
Elmer Street Ext Eastbound	Maximum	n/a	n/a	31
	95th Percentile	n/a	n/a	0
Pond Street Northbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0
Pond Street Southbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0
PM Peak Hour				
	Queue Length	2021 Existing	2025 Background	2025 Future Buildout
		Feet	Feet	Feet
	Maximum			
	95th Percentile			
Elmer Street Ext Eastbound	Maximum	n/a	n/a	31
	95th Percentile	n/a	n/a	0
Pond Street Northbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0
Pond Street Southbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 14A - Badin Road at Eastwood Park Circle Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Badin Road Westbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
Badin Road Eastbound	LOS	A	A	A
	Approach Delay	0.2	0.2	0.2
	LOS			
	Approach Delay			
Eastwood Park Circle Southbound	LOS	A	A	A
	Approach Delay	9.3	9.4	9.4
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Badin Road Westbound	LOS	A	A	A
	Approach Delay	0.0	0.0	0.0
Badin Road Eastbound	LOS	A	A	A
	Approach Delay	0.2	0.2	0.2
	LOS			
	Approach Delay			
Eastwood Park Circle Southbound	LOS	A	A	A
	Approach Delay	9.3	9.4	9.4

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 15B - NE Connector at Northern Accesses Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Proposed Access #2 Westbound	Maximum	n/a	n/a	52
	95th Percentile	n/a	n/a	3
Proposed Access #1 Eastbound	Maximum	n/a	n/a	28
	95th Percentile	n/a	n/a	5
NE Connector Northbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0
NE Connector Southbound	Maximum	n/a	n/a	28
	95th Percentile	n/a	n/a	0
PM Peak Hour				
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Proposed Access #2 Westbound	Maximum	n/a	n/a	52
	95th Percentile	n/a	n/a	0
Proposed Access #1 Eastbound	Maximum	n/a	n/a	49
	95th Percentile	n/a	n/a	0
NE Connector Northbound	Maximum	n/a	n/a	56
	95th Percentile	n/a	n/a	0
NE Connector Southbound	Maximum	n/a	n/a	30
	95th Percentile	n/a	n/a	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 15A - NE Connector at Northern Accesses Level of Service

AM Peak Hour		2021 Existing	2024 Background	2024 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Proposed Access #1 Eastbound	LOS	n/a	n/a	B
	Approach Delay	n/a	n/a	12.7
Proposed Access #2 Westbound	LOS	n/a	n/a	B
	Approach Delay	n/a	n/a	14.4
NE Connector Northbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.1
NE Connector Southbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.1
PM Peak Hour		2021 Existing	2024 Background	2024 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Proposed Access #1 Eastbound	LOS	n/a	n/a	C
	Approach Delay	n/a	n/a	15.0
Proposed Access #2 Westbound	LOS	n/a	n/a	C
	Approach Delay	n/a	n/a	16.2
NE Connector Northbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.2
NE Connector Southbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.1




 Delay Decrease or LOS Improvement
 Delay Increase > 25% or LOS Decrease by 1 Letter Grade
 LOS "F"

Table 15B - NE Connector at Northern Accesses Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Proposed Access #1 Eastbound	Maximum	n/a	n/a	52
	95th Percentile	n/a	n/a	3
Proposed Access #2 Westbound	Maximum	n/a	n/a	28
	95th Percentile	n/a	n/a	5
NE Connector Northbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0
NE Connector Southbound	Maximum	n/a	n/a	28
	95th Percentile	n/a	n/a	0
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Proposed Access #1 Eastbound	Maximum	n/a	n/a	52
	95th Percentile	n/a	n/a	0
Proposed Access #2 Westbound	Maximum	n/a	n/a	49
	95th Percentile	n/a	n/a	0
NE Connector Northbound	Maximum	n/a	n/a	56
	95th Percentile	n/a	n/a	0
NE Connector Southbound	Maximum	n/a	n/a	30
	95th Percentile	n/a	n/a	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

Table 16A - NE Connector at Southern Accesses Level of Service

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Proposed Access #3 Eastbound	LOS	n/a	n/a	B
	Approach Delay	n/a	n/a	12.7
Proposed Access #4 Westbound	LOS	n/a	n/a	B
	Approach Delay	n/a	n/a	14.8
NE Connector Northbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.1
NE Connector Southbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.1
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
Intersection Level of Service (LOS)		n/a	n/a	n/a
Total Intersection Delay (Seconds)		n/a	n/a	n/a
Proposed Access #3 Eastbound	LOS	n/a	n/a	B
	Approach Delay	n/a	n/a	14.3
Proposed Access #4 Westbound	LOS	n/a	n/a	C
	Approach Delay	n/a	n/a	16.9
NE Connector Northbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.1
NE Connector Southbound	LOS	n/a	n/a	A
	Approach Delay	n/a	n/a	0.3

- Delay Decrease or LOS Improvement
- Delay Increase > 25% or LOS Decrease by 1 Letter Grade
- LOS "F"

Table 16B - NE Connector at Southern Accesses Queues

AM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Proposed Access #3 Eastbound	Maximum	n/a	n/a	26
	95th Percentile	n/a	n/a	3
Proposed Access #4 Westbound	Maximum	n/a	n/a	26
	95th Percentile	n/a	n/a	5
NE Connector Northbound	Maximum	n/a	n/a	0
	95th Percentile	n/a	n/a	0
NE Connector Southbound	Maximum	n/a	n/a	29
	95th Percentile	n/a	n/a	0
PM Peak Hour		2021 Existing	2025 Background	2025 Future Buildout
	Queue Length	Feet	Feet	Feet
Proposed Access #3 Eastbound	Maximum	n/a	n/a	26
	95th Percentile	n/a	n/a	3
Proposed Access #4 Westbound	Maximum	n/a	n/a	46
	95th Percentile	n/a	n/a	5
NE Connector Northbound	Maximum	n/a	n/a	94
	95th Percentile	n/a	n/a	0
NE Connector Southbound	Maximum	n/a	n/a	87
	95th Percentile	n/a	n/a	0

- Queue Decrease
- Queue Increase > 25%
- Queue > Available Storage

= 95th percentile volume exceeds capacity, queue may be longer.

MJSR 21-06 NE Connector Major Subdivision

Preliminary Staff Review-First Submittal

Submission of Preliminary Plat:

- Subdivision Application and Appropriate Fee- **Completed**
- Three Full-Size Prints of Preliminary Plat- **Completed**
- Two Signed Statements of Proposed Land Use- **Completed**
- Draft of Protective Covenants Placed on Subdivision- **Incomplete-Proposed to be submitted during final platting.**
- Three Copies of Supplemental Info. (Floodplain maps against proposed building footprints.) - **Completed**
- Digital Copy of All Prints -**Completed**
- Filing Fee Amount: \$25 per lot- **Completed**

Preliminary Plat Standards:

- Location of Existing Property Lines- **Good**
- Streets, Buildings, Watercourses, Railroads, Transmission Lines, Sewers, Bridges, Culverts, Drainpipes, Water Mains, City Limit Lines, Public Utility Easements.- **Good**
- Boundaries of Tract- **Good**
- Wooded Areas, Marshes, Any Other Physical Condition Affecting Site- **Good**
- Names of Adjoining Property Owners- **Good**
- Zoning Classification on Development and Adjoining Lands- **Good**
- Proposed Streets, Names, Right of Ways, Pavement Widths and Grades- **Good-Names to be determined through E-911.**
- Proposed Utilities Connecting to Existing Utilities- **Good**
- Other Proposed Right of Ways- **Good**
- Proposed Lot Lines & Dimensions- **Good**
- Minimum Building Setback Lines- **Good**
- Proposed Parks, School Sites, Open Spaces- **Good**
- Title, Date, North Arrow, Graphic Scale- **Good**
- Name of Owner, Surveyor, Engineer or Planner- **Good**
- Data: Acreage in Total, Acreage in Open Space, Average Lot Size, Total Lots, Lineal Feet in Streets- **Good**

- Vicinity Map- **Good**
- Forms For Preliminary Certification (per 91.15)- **Good**

Additional Information Required By Subdivision Administrator:

- Traffic Impact Analysis- **Full TIA in progress, Level of Service & TIA Recommendations Submitted**
- Map Amendment Application- **Not Required**
- Annexation Petition & Boundary Survey- **Not Required**

Introduction: MJSR 21-06 NE Connector Major Subdivision is a proposal for 134 new single family residential lots in the existing R-10 zoning district. The development is proposed as a cluster subdivision which allows the developer to reduce lot sizes and setbacks by up to 50% while providing accessible & more usable open space amenities as well as sidewalks on both sides of the new streets. This proposal is located roughly 600' north of the NE Connector and Badin Road intersection, on both sides of the NE Connector.

Access: Access is proposed in several locations in order to meet subdivision ordinance and fire code. Four primary accesses are proposed off of the NE Connector into the development, with two on each side. On the eastern side of the development, stub-out connections are proposed to the unopened Richard Street right of way as well as the unopened Elmer Street right of way. On this side, staff is recommending that an additional stub-out connection be made along the north property line to promote future connectivity and growth along the NE Connector. On the western side of the NE Connector, 3 stub-out connections are proposed at the existing E Cannon Ave, the unopened Boone Ave right of way and the unopened Montgomery Ave right of way. Staff also recommends a stub-out connection to be made to the north property line where lots 1-4 are located to promote future connectivity along the NE Connector.

Open Space: As a cluster subdivision, the reduction in each and every lot determines the minimum amount of open space. The total amount of open space provided is 26.10 acres. Based on the lot reduction, only 10.71 acres of open space is required, half of which (5.36 acres) has to be improved with a higher intensity amenity that the residents can use and is otherwise developable for single family construction. The developer has provided 6.7 acres of open space that is to be improved with said amenity and has also provided clear detail on what improvements will be made in each open space section that is to be improved. Staff believes they have met this requirement of the ordinance. Staff is in support of the comments made by NCDOT for improvements along the NE Connector.

Traffic Analysis: A traffic impact analysis was required of this development. The requirement was based on the development proposed to exceed 500 trips per day per the subdivision ordinance. The developer has submitted the level of service and the queue tables for each of the study intersections. The traffic engineer has expressed that the TIA does not recommend any off-site improvements. NCDOT has made comment that left turn lanes and potentially right turn lanes may be required at both entrances off of the NE Connector. This would have to be confirmed by NCDOT district office. Staff is in support of the comments made by NCDOT for improvements along the NE Connector and would recommend that a condition of approval be placed on the development that any and all traffic improvements as required by NCDOT and/or the City be completed at the appropriate time, if not by the time the final plat is submitted to staff for approval.

Utilities and Topography: The developer proposes to extend City water, sewer and electric service to serve the proposed site. Utilities are readily available to the site and there is an existing sewer easement bisecting the eastern property which is planned to remain in its current location.

Road Design: The developer has shown on the plat that all roads to be constructed are to be 26' wide from back of curb to back of curb with a 5' wide sidewalk on each side. The right of ways are all planned for the 60' wide minimum width.

Sidewalks: Sidewalks are shown as 5' in width on both sides of the road. Sidewalks will need to be shown along the exterior of the development along the road frontage of the NE Connector, on both sides.

Setbacks: Typical setbacks in R-10 single family residential are 30' from the front, 10' on the sides, 30' in the rear and 20' on the side that abuts a street. In a cluster development, setbacks are allowed to be reduced by up to 50%. The developer has shown setbacks as 30' in the front, 5' on the sides, 15' on the side adjacent to a street and 30' in the rear which is compliant with the cluster development ordinance.

Lot Sizes: Lot sizes in R-10 for traditional subdivisions are 10,000 square feet for single family residential. In cluster developments, lot sizes can be reduced by up to 50%, which would allow a 5,000 square foot lot. The developer has proposed the minimum lot size in the development to be 5,125 square feet.

General Comment: On October 7th, 2021, The City Planning and Zoning Board heard this case and unanimously made a favorable recommendation for City Council to approve the development with the following conditions: That the plat be revised to show stub-out connections to the northern property line with one in the vicinity of lots 1-4 lined up with the intersection and the other on the eastern side of the development clear of the stream line, that the plat is revised to show Montgomery Ave re-aligned to serve as a collector that aligns on both the eastern and western sides of the development, that the plat be revised to show 5' wide sidewalks that span the exterior frontage along the NE Connector, that the developer complete any and all traffic improvements as required by NCDOT when they are confirmed and that a draft of protective covenants is submitted that outlines how the common areas will be held and maintained in perpetuity. The developer plans to submit a revised preliminary to staff by Wednesday, October 13th in which we will have presented at the October 18th City Council Meeting.

Print

Title – Ordinance 21-46 - Consider Annexation of 135 Acres at Hwy 52 and Hwy 138

Description:

City Council is being asked to consider the adoption of an ordinance annexing 135+/- acres into City Limits. If approved, a subsequent public hearing and consideration for zoning the property shall be held.

Traditionally we have had very few annexation requests and those we received were typically smaller in nature. In an effort to facilitate growth, we have expedited these requests through the process. However, we are now receiving a large amount of annexation requests for potentially very large developments. I want to make Council aware that in the future we will be altering this process. We will need significantly more time to review requests and study potential impacts on City services. We are not obligated to proceed with any annexation. Our current process has been designed to expedite the annexation process and be customer friendly. While we will still retain our high level of customer service, we will need take more time once we receive a request to study the impacts. This process will occur before bringing annexations to Council. This will allow for a review of any concerns and issues, such as those raised in this case by Planning Director Kevin Robinson, prior to coming before Council. The volume we are seeing in the last year may also expedite the need for undertaking a comprehensive review of the development and growth of the City and to analyze growth areas, service provisions, costs, and other issues. This is something we will investigate and most likely need to strongly consider in the budgeting process.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

Council is urged to read the attached Staff Analysis and Comments concerning this annexation.

ATTACHMENTS:	
Name:	Description:
<input type="checkbox"/> Updated Staff Analysis - Hwy 52 and 138 Annexation Petition.docx	AX-21-03 Staff Analysis
<input type="checkbox"/> Albemarle Intersection Counts.pdf	Intersection summary
<input type="checkbox"/> Albemarle Trip Gen + Level of Service.pdf	Traffic LOS
<input type="checkbox"/> Farmer52.138 Annexation Petition_FIN.Signed.pdf	Annexation Petition and Plat
<input type="checkbox"/> Public Hearing Notice.pdf	Public Hearing Notice
<input type="checkbox"/> Ordinance 21-46 Annexation Hwy 52S Hwy 138.docx	Ordinance 21-46

APPROVALS:			
Date/Time:	Approval:	Department:	
10/13/2021 4:45 PM	Approved	City Clerk	

10/13/2021 4:45 PM

Approved

Administration





ALBEMARLE

NORTH CAROLINA

Water. Air. Land. Opportunity.

CITY COUNCIL: PETITION FOR ANNEXATION STAFF ANALYSIS

Prepared by: Kevin Robinson

Case: AX-21-03

Date: October 11th, 2021

DESCRIPTION

There is a petition for Council to consider annexation of a large tract of land of Hwy 52. This tract consists of 2 tax parcels...#23373, a 14.66+/- acre parcel which is primarily located in the County and #7671, an adjacent 129 +/- acre parcel that is entirely in the County.

Location: Hwy 52, South of Morgan Road, near the intersection with Hwy 138/Aquadale Rd.

Parcel Size: Approx. 136 acres, +/-

PETITIONER(S)

Owner: Henry Farmer Family Ltd Partnership

REQUESTED INITIAL ZONING

Existing: Tax # 23373 City LID and County M-1 (industrial and manufacturing)

Tax # 7671 County RA (residential agricultural district, low density)

Proposed: Tax # 23373 GHBD

Tax # 7671 R-8

PROPOSED USE

The applicant has proposed this site be annexed into the City so that a commercial center can be developed along with a mix of high density residential including apartments.

PROPERTY INFORMATION

Background and Existing Use: The property is vacant.

Proposed Use: Commercial and high density residential

Adjacent Zoning:

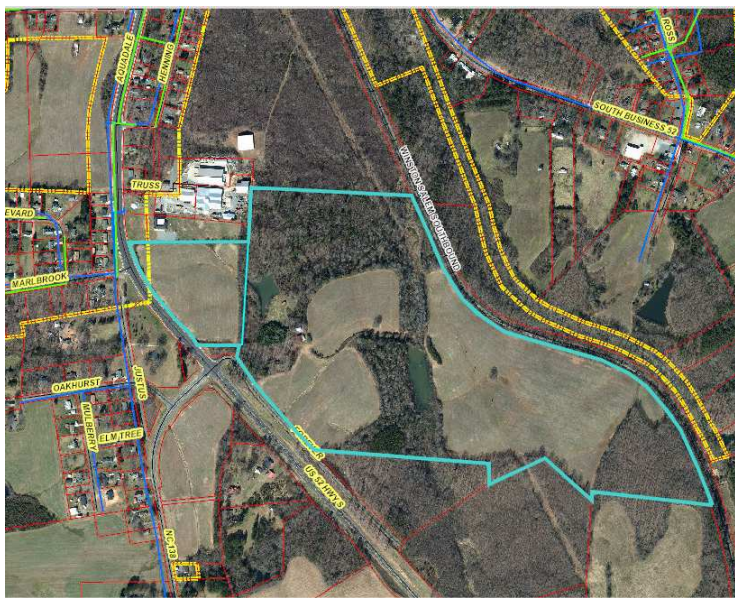
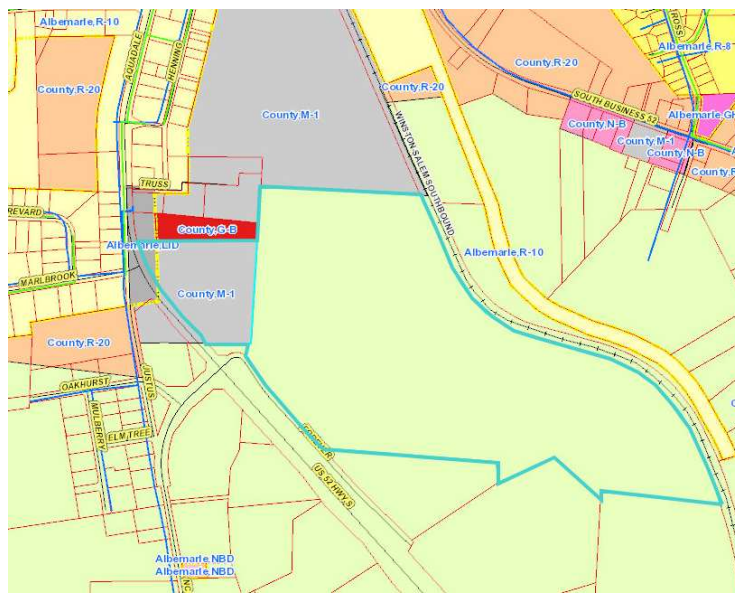
North: County G-B and M-1, City LID	East: County R-A
South: County R-A	West: County, R-A and R-20, City R-10

Utilities: City services are not currently serving this property. Sewer and water are available across Hwy 52, however this is past the end of the city’s sewer service. Capacity for water and sewer isn’t known.

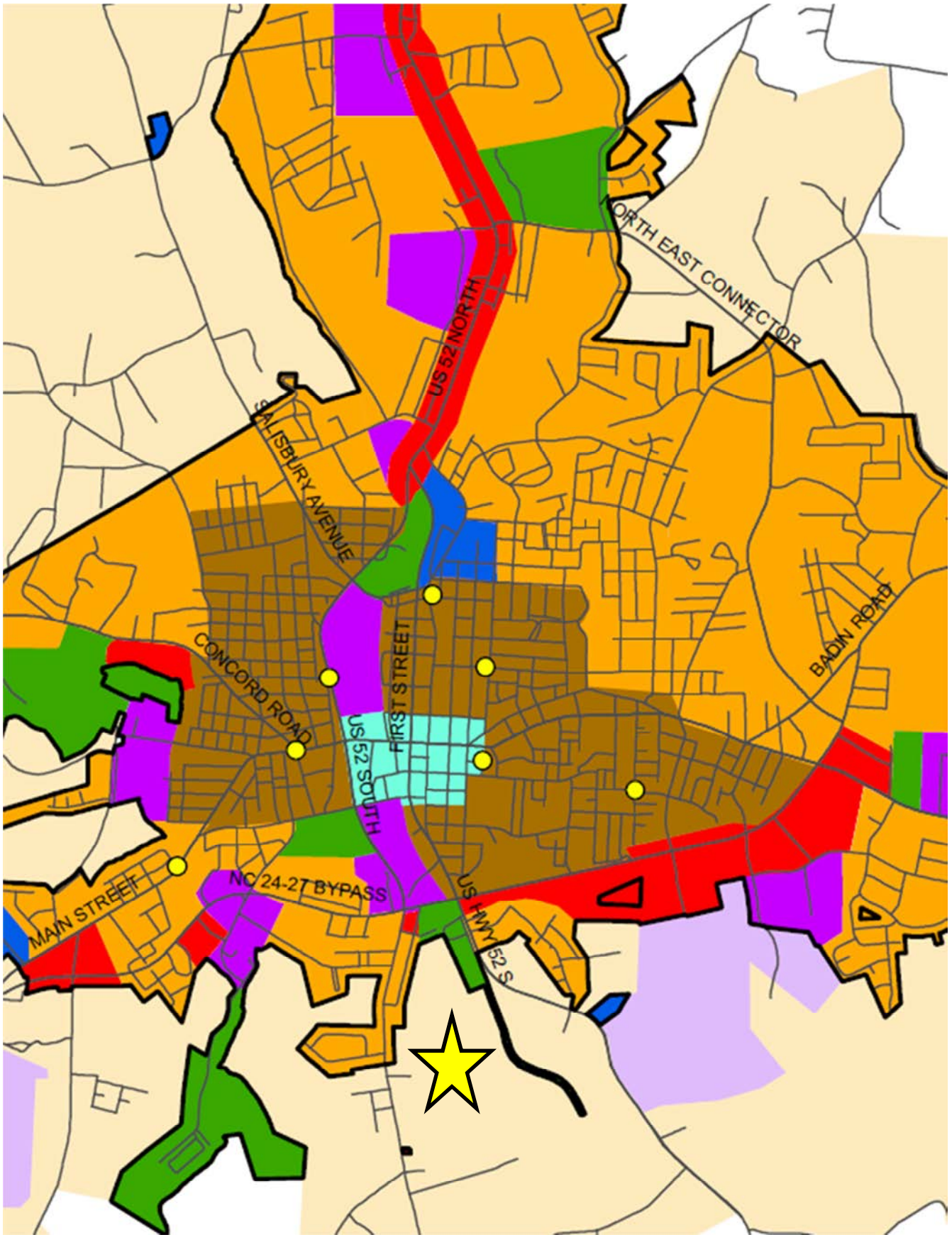
2028 Land Use Plan: The currently adopted Land Use Plan classifies this property as a County primary growth area. Future Land Use on all surrounding property outside of city limits is designated as growth area, however there very few specifics about the recommended types of use apart from residential.

Environment: A small portion, about 3.5 acres of the northeastern corner of this property is designated as floodplain. The presence of a pond and stream indicated some additional areas to the center of this property are likely wetlands.

CURRENT ZONING MAP & AERIAL



FUTURE LAND USE MAP



STAFF COMMENTS

Staff does not generally provide much in the way of recommendations to Council for most annexations. The few annexations we have had in recent years are typically smaller or else more “infill” of unincorporated areas closely surrounded by city limits that are easily serviceable with existing City infrastructure. The details surrounding this annexation are different and merit close discussion.

Staff has several concerns about the impact of annexing new properties along Hwy 52 further south than city limits currently lie. Along with the impacts of residential traffic from this development the City’s ability to provide sewer, fire, police and other services to this area are undetermined. While R-8 level densities and commercial are generally encourage by City Staff, development at this level has the potential to add up to 1,175 units once built out. Even under a less dense, R-10 build-out scenario there is potential for over 460 units on this property.

The developer has provided Staff with preliminary numbers showing only 2,600 expected trips per day from this development and no significant impact. With R-8 zoning on this property the by right density for the original 110 acres would be 479 single family detached homes OR 958 single family attached townhomes OR some combination of the two. With recent proposed changes based on Planning Board’s recommendations the entire 135 acre site zoned R-8 would allow for up to 587 single family homes OR 1,175 townhomes OR a combination of the two. Current trips per day numbers provided by the developer are based an assumed 150 single family houses and 150 townhomes. Based on recently approved subdivisions in the City, Staff believes the estimated number of units and the expected trips per day to be several times lower than what will occur with development of this property. Staff recommends that new numbers be provided showing the traffic impact equal to the full potential of the site so that Staff, DOT and Council can have a better idea.

Provision of sewer to both this and future properties in the vicinity is also a concern. Very basic discussions have occurred with public utilities about this. City sewer infrastructure currently terminates on the west side of Hwy 52 near Marlbrook Dr. across the street from the northern tip of this large property. While there may be some capacity on the existing line on Hwy 52 which can be accessed, the majority, if not all, of the property will not be gravity fed and will require pumping to reach this existing line. This is not ideal, especially for larger developments, and is something City Council should consider future policy on moving forward. Furthermore, there is the question of future growth in this area. Should City Council desire to see more development in this area then the line on 52 will likely need to be extended further south down the highway. Staff doesn’t know it that will be possible, nor who should pay for such an extension, but without it additional growth here will be very limited and effectively cut-off by this development. Staff believes Public Utilities should have some time to address future plans in this area before annexing this property.

Additional concerns exist about provision of fire and police services and response times to the entirety of this property. We have not been able to adequately assess those impacts yet, nor ascertain whether there will be a future need for new infrastructure related to these services in the future.

There is currently existing industry and industrially zoned land within and outside of City limits in this area also. Concerns about the impacts of those uses on new residential development and vice versa have been expressed by those business owners. Annexing and rezoning this for residential use, whether

recommended by Staff and Planning Board or not, will impact these businesses and also establish a precedent for future development on this corridor.

South Albemarle, south of Hwy 24-27 bypass contains some of the most disconnected road networks and sparsest levels of infrastructure in the city. With a heavily used railroad bisecting and cutting off access to other parts of the City both east and west and no plans that Staff is aware of from DOT to improve this all traffic in this area will funnel onto Hwy 52 for most daily trips. It is Staff's opinion that this is not the most ideal area of town to annex further into for continued growth at this time, especially when there are nearby tracts that have yet to be developed and several other developments happening in the City. Without a more up to date future land plan we merely have the designation of "Future Growth Area" to go by here. Staff believes Council should weigh this very broad designation against existing infrastructure and the impacts that each development may bring before annexing and zoning them for any particular use or density.

While the City's Future Land Use plan does not provide a clear designation for properties inside the growth area, it does establish several goals for new development:

- Commercial development should be encouraged to go in existing commercial areas. New commercial centers should well planned and encourage a mix of uses and avoid strip development down corridors.
- Residential should be encouraged on infill parcels. New development should feature a mix of housing types, should go where infrastructure already exists or is easily extended and should discourage sprawl.
- Existing Industrial sites should be protected from incompatible uses.

While there are some merits to developing this site for commercial and residential uses, these goals should be kept in mind. Once annexed, this property will be permitted to be developed at the very minimum for ¼ acre lot homes and likely much more if done as proposed. This will have a significant impact on existing infrastructure and services, including water, sewer, roads and emergency services. Staff has recommended the owners provide detailed data to Council on traffic impacts and levels of service and also allow staff to meet with City and State departments to determine the impact this development will have on City infrastructure and services and what future needs it may create.

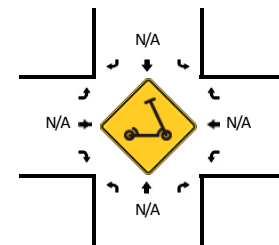
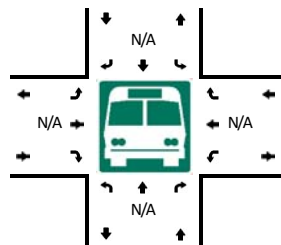
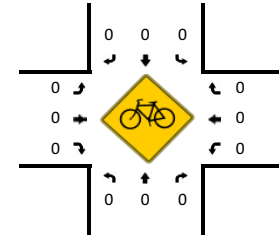
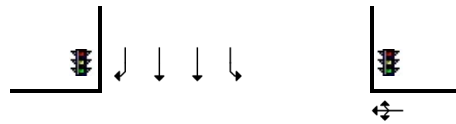
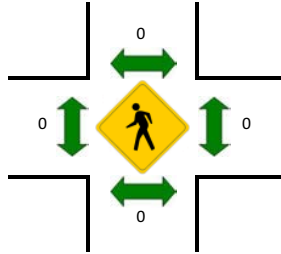
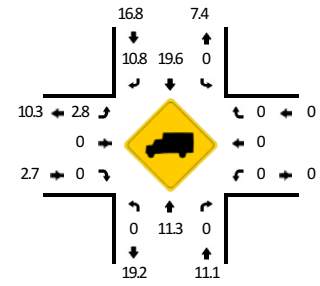
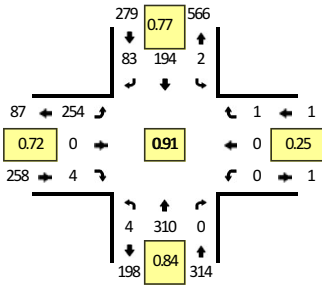
Annexing this property is likely to at least spur additional annexation requests and development in the area and quite possibly a significant level of sprawl and high demand for infrastructure improvements to meet it. The decision to annex this property is a policy decision that will be impactful on this this area and on the City.

Staff recommends that Council table the decision for annexation of this property until all relevant agencies have reviewed the proposed annexation thoroughly and Council has accurate and up to date information on all the impacts development of this site may have.

LOCATION: US 52 -- NC-138/Forever Rd
CITY/STATE: Stanly, NC

QC JOB #: 15563101
DATE: Tue, Sep 14 2021

Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM



15-Min Count Period Beginning At	US 52 (Northbound)				US 52 (Southbound)				NC-138/Forever Rd (Eastbound)				NC-138/Forever Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:30 AM	1	53	0	0	0	34	23	0	52	0	2	0	0	0	0	0	165	
6:45 AM	0	61	0	0	0	44	25	0	46	0	1	0	0	0	0	0	177	
7:00 AM	0	63	0	0	0	63	21	0	40	0	0	0	0	0	0	0	187	
7:15 AM	1	67	0	0	0	42	19	0	65	0	2	0	0	0	0	0	196	725
7:30 AM	1	83	0	0	1	67	22	1	57	0	1	0	0	0	0	0	233	793
7:45 AM	2	92	0	0	0	34	14	0	89	0	1	0	0	0	1	0	233	849
8:00 AM	0	68	0	0	0	51	28	0	43	0	0	0	0	0	0	0	190	852
8:15 AM	0	64	0	0	0	33	34	0	51	0	0	0	0	0	0	0	182	838

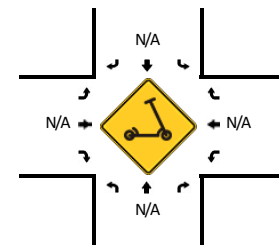
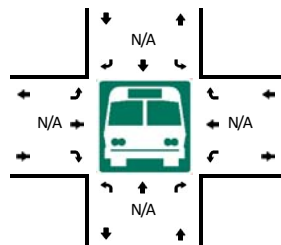
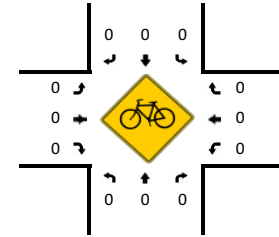
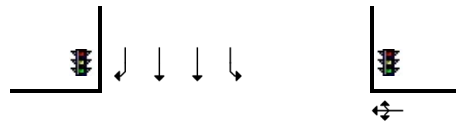
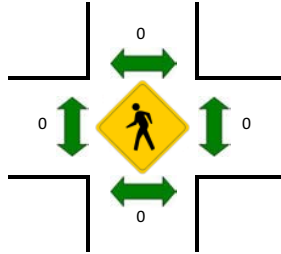
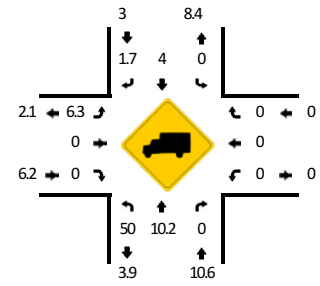
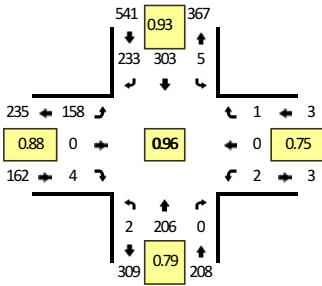
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	4	332	0	0	4	268	88	4	228	0	4	0	0	0	0	0	932
Heavy Trucks	0	44	0	0	0	40	12	4	16	0	0	0	0	0	0	0	112
Buses																	0
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scoters																	0

Comments:

LOCATION: US 52 -- NC-138/Forever Rd
CITY/STATE: Stanly, NC

QC JOB #: 15563102
DATE: Tue, Sep 14 2021

Peak-Hour: 4:45 PM -- 5:45 PM
 Peak 15-Min: 4:45 PM -- 5:00 PM



15-Min Count Period Beginning At	US 52 (Northbound)				US 52 (Southbound)				NC-138/Forever Rd (Eastbound)				NC-138/Forever Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:30 PM	1	56	0	0	0	65	67	0	32	0	1	0	0	0	0	0	222	
4:45 PM	0	66	0	0	1	67	57	1	43	0	3	0	0	0	1	0	239	
5:00 PM	1	47	0	0	0	76	69	1	26	0	0	0	0	0	0	0	220	
5:15 PM	0	49	0	0	1	83	45	0	45	0	0	0	1	0	0	0	224	905
5:30 PM	1	44	0	0	1	77	62	0	44	0	1	0	1	0	0	0	231	914
5:45 PM	0	42	0	0	0	72	52	0	49	0	1	0	0	0	0	0	216	891
6:00 PM	1	44	0	0	0	57	46	0	34	0	0	0	0	0	0	0	182	853
6:15 PM	1	60	0	0	1	66	56	1	36	0	3	0	0	0	1	0	225	854

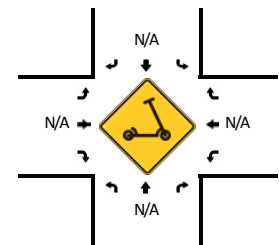
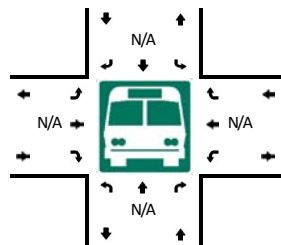
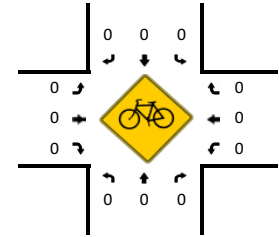
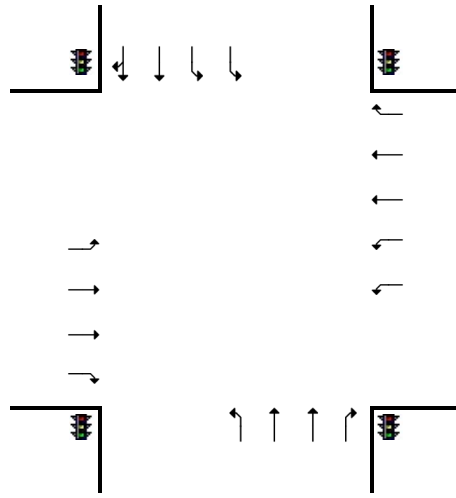
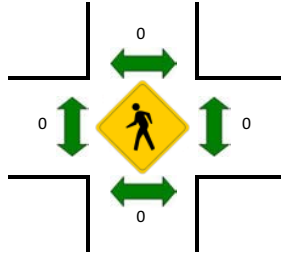
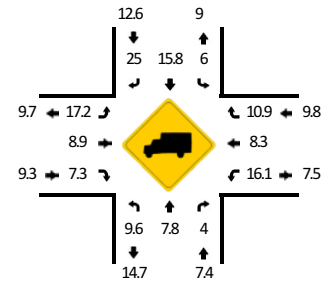
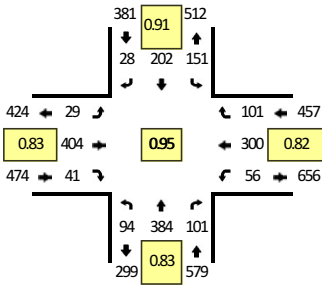
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	264	0	0	4	268	228	4	172	0	12	0	0	0	4	0	956
Heavy Trucks	0	20	0	0	0	24	8	4	16	0	0	0	0	0	0	0	68
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scoters																	

Comments:

LOCATION: US 52 -- NC 24/27
CITY/STATE: Albemarle, NC

QC JOB #: 15563103
DATE: Tue, Sep 14 2021

Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 8:00 AM -- 8:15 AM



15-Min Count Period Beginning At	US 52 (Northbound)				US 52 (Southbound)				NC 24/27 (Eastbound)				NC 24/27 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:30 AM	29	58	15	0	37	35	3	0	5	35	12	0	12	65	17	0	323	
6:45 AM	20	67	23	0	41	46	5	0	2	58	10	0	8	72	23	0	375	
7:00 AM	35	57	15	0	30	53	6	0	7	77	15	0	11	73	28	0	407	
7:15 AM	23	88	21	0	32	52	6	0	9	82	10	0	7	89	22	0	441	1546
7:30 AM	21	111	18	0	36	63	6	0	8	98	11	1	12	61	28	0	474	1697
7:45 AM	26	116	33	0	48	33	11	0	5	98	10	0	11	69	19	0	479	1801
8:00 AM	24	69	29	0	35	54	5	0	5	126	10	1	26	81	32	0	497	1891
8:15 AM	25	69	32	0	35	53	6	0	16	75	7	0	14	75	29	0	436	1886

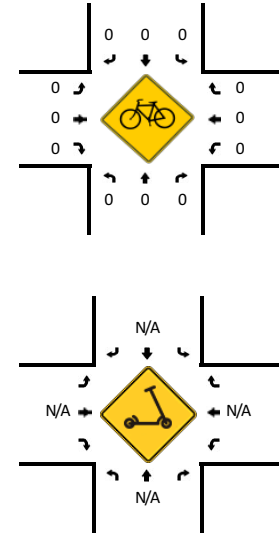
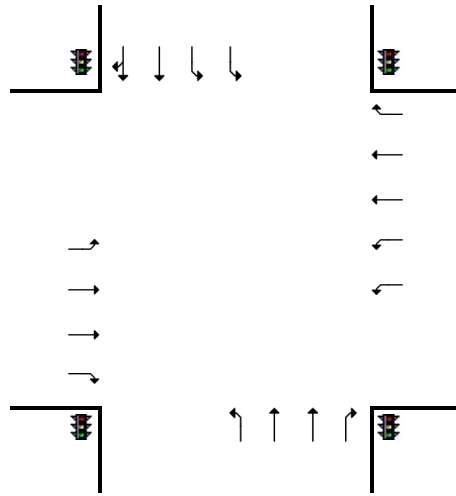
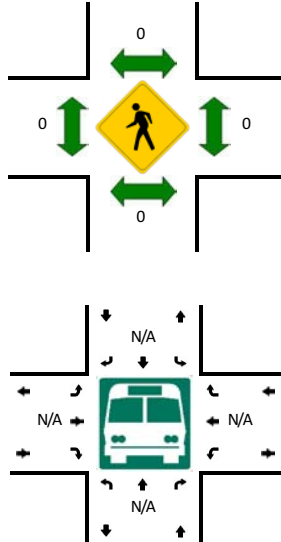
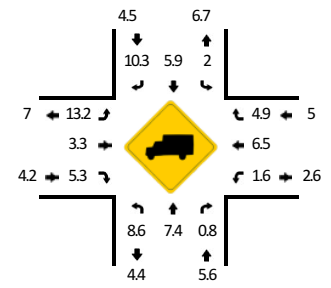
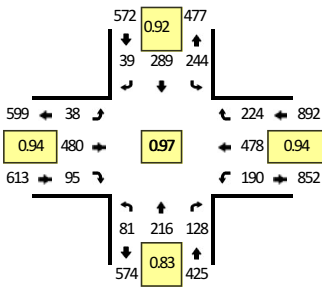
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	96	276	116	0	140	216	20	0	20	504	40	4	104	324	128	0	1988
Heavy Trucks	12	12	8		4	44	0		4	36	4		16	32	24		196
Buses																	
Pedestrians	0	0	0		0	0	0		0	0	0		0	0	0		0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

LOCATION: US 52 -- NC 24/27
CITY/STATE: Albemarle, NC

QC JOB #: 15563104
DATE: Tue, Sep 14 2021

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 4:45 PM -- 5:00 PM



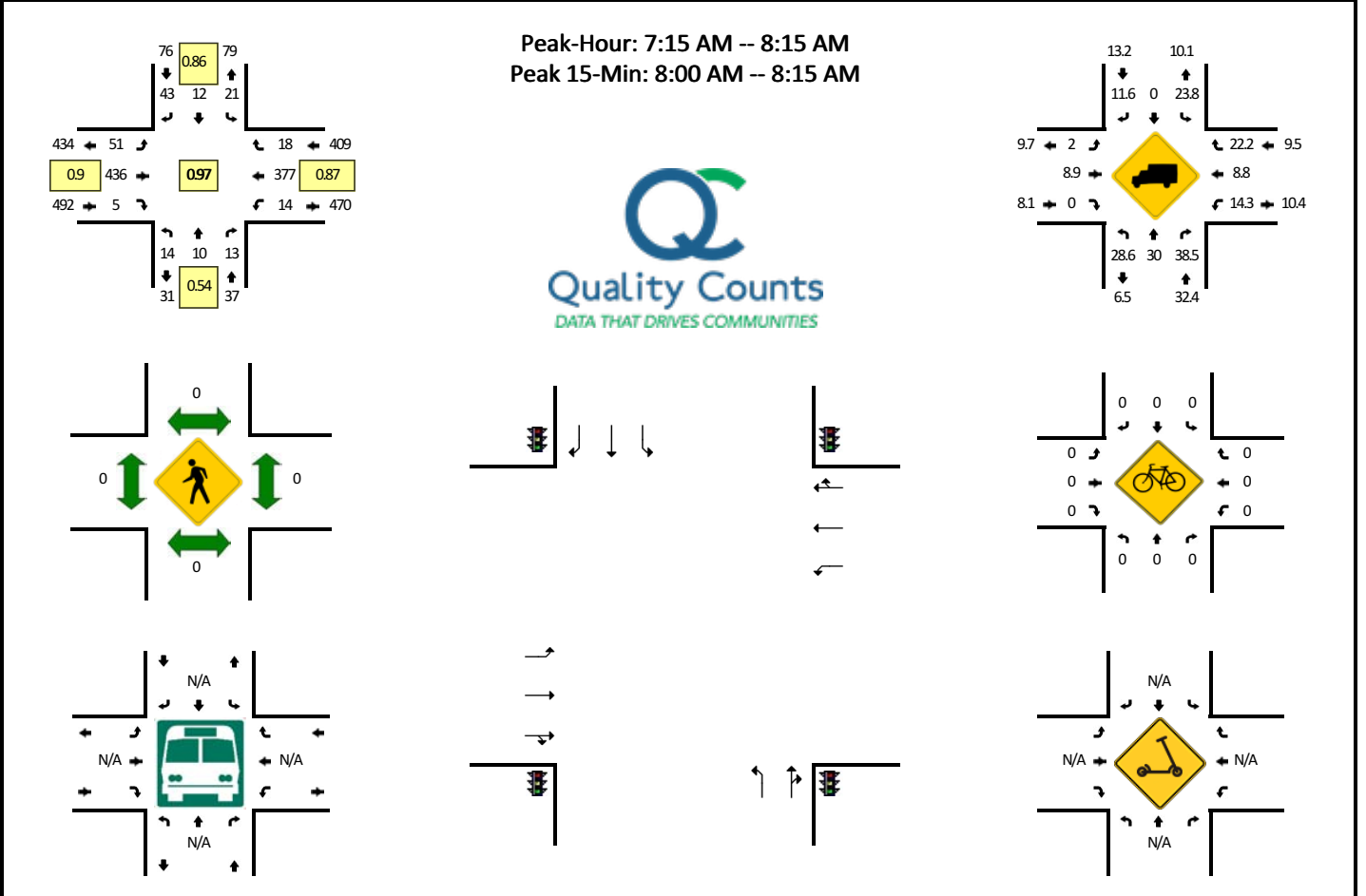
15-Min Count Period Beginning At	US 52 (Northbound)				US 52 (Southbound)				NC 24/27 (Eastbound)				NC 24/27 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:30 PM	18	62	31	0	51	70	10	0	7	132	24	0	43	111	54	0	613	
4:45 PM	24	63	41	0	71	70	15	0	9	111	23	0	47	115	53	0	642	
5:00 PM	18	45	22	0	58	72	6	0	12	109	26	1	54	121	63	0	607	
5:15 PM	21	46	34	0	64	77	8	0	9	128	22	0	46	131	54	0	640	2502
5:30 PM	9	46	34	0	59	75	12	0	6	116	25	0	63	97	66	0	608	2497
5:45 PM	20	42	36	0	61	60	7	0	8	132	24	0	34	128	53	0	605	2460
6:00 PM	18	39	26	0	71	61	7	0	4	93	19	1	35	100	59	1	534	2387
6:15 PM	14	67	35	0	68	59	0	0	4	102	15	0	55	87	57	0	563	2310

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	96	252	164	0	284	280	60	0	36	444	92	0	188	460	212	0	2568
Heavy Trucks	16	24	0		0	20	4		8	24	8		4	28	12		148
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scoters																	

Comments:

LOCATION: Coble Ave -- NC 24/27
CITY/STATE: Albemarle, NC

QC JOB #: 15563105
DATE: Tue, Sep 14 2021

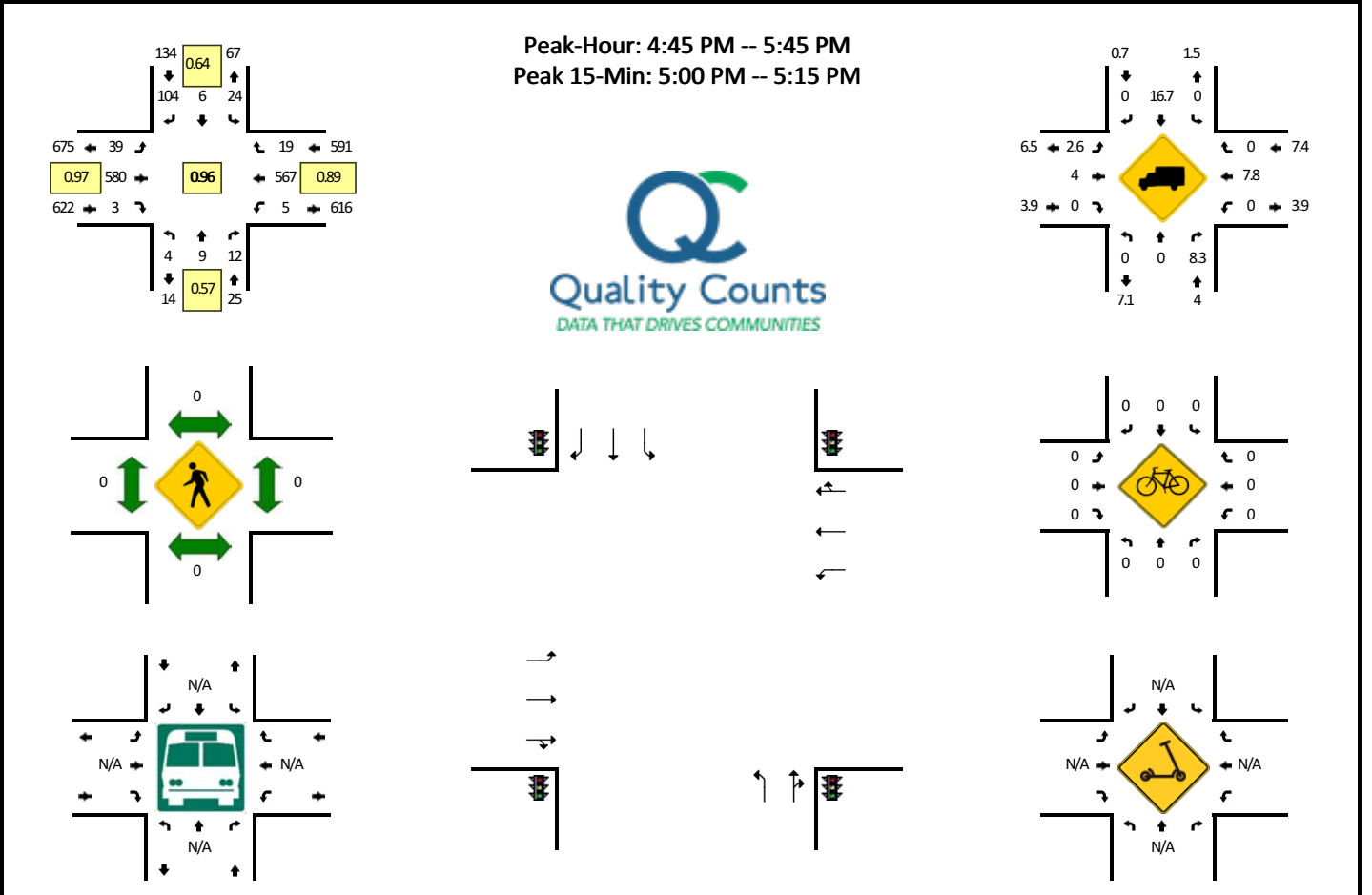


15-Min Count Period Beginning At	Coble Ave (Northbound)				Coble Ave (Southbound)				NC 24/27 (Eastbound)				NC 24/27 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:30 AM	0	0	0	0	3	4	7	0	11	55	2	0	6	80	5	0	173	
6:45 AM	1	1	0	0	4	11	6	0	17	74	11	0	13	83	9	0	230	
7:00 AM	1	0	2	0	2	7	13	0	9	87	9	0	16	89	7	0	242	
7:15 AM	0	4	3	0	4	3	10	0	15	96	1	0	3	110	5	0	254	899
7:30 AM	4	0	3	0	7	3	10	0	17	117	2	0	2	85	4	0	254	980
7:45 AM	9	3	5	0	3	3	11	0	11	100	0	0	3	88	8	0	244	994
8:00 AM	1	3	2	0	7	3	12	0	8	123	2	0	6	94	1	0	262	1014
8:15 AM	3	2	4	0	3	5	8	0	11	91	3	0	6	103	6	0	245	1005
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	12	8	0	28	12	48	0	32	492	8	0	24	376	4	0	1048	
Heavy Trucks	0	4	4		8	0	8		0	28	0		0	44	0		96	
Buses																	0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																	0	

Comments:

LOCATION: Coble Ave -- NC 24/27
CITY/STATE: Albemarle, NC

QC JOB #: 15563106
DATE: Tue, Sep 14 2021



15-Min Count Period Beginning At	Coble Ave (Northbound)				Coble Ave (Southbound)				NC 24/27 (Eastbound)				NC 24/27 (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:30 PM	0	4	1	0	3	2	20	0	11	147	0	0	5	119	3	0	315	
4:45 PM	3	2	6	0	7	1	15	0	8	145	1	0	3	158	5	0	354	
5:00 PM	0	3	2	0	6	2	44	0	12	140	0	0	1	140	6	0	356	
5:15 PM	1	4	2	0	7	3	23	0	11	145	0	0	1	141	4	0	342	1367
5:30 PM	0	0	2	0	4	0	22	0	8	150	2	0	0	128	4	0	320	1372
5:45 PM	3	1	2	0	8	1	15	0	11	140	1	0	0	142	6	0	330	1348
6:00 PM	0	0	1	0	2	0	12	0	6	109	0	0	0	125	4	0	259	1251
6:15 PM	0	1	0	0	2	0	7	0	3	126	0	0	0	94	4	0	237	1146
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	12	8	0	24	8	176	0	48	560	0	0	4	560	24	0	1424	
Heavy Trucks	0	0	0		0	0	0		4	20	0		0	24	0		48	
Buses																		
Pedestrians		0				0				0				0				0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0			0
Scooters																		

Comments:

Trip Generation - R6 Zoning Scenario (A)

LUC	Proposed Land Use	Size	Unit	Total Generated Trips						Peak Hour Type	Data Source	
				Daily Trips	AM			PM				
					In	Out	Total	In	Out			Total
210	Single Family Homes	100.0	DU	1,040	19	57	76	64	38	102	Adjacent	Eqn
220	Townhomes	150.0	DU	1,093	16	54	70	53	32	85	Adjacent	Eqn
221	Apartments	250.0	DU	1,361	22	62	84	65	42	107	Adjacent	Eqn
Total Net External Trips				3,494	57	173	230	182	112	294		

Trip Generation - R8 Zoning Scenario (B)

LUC	Proposed Land Use	Size	Unit	Total Generated Trips						Peak Hour Type	Data Source	
				Daily Trips	AM			PM				
					In	Out	Total	In	Out			Total
210	Single Family Homes	150.0	DU	1,510	28	83	111	94	56	150	Adjacent	Eqn
220	Townhomes	150.0	DU	1,093	16	54	70	53	32	85	Adjacent	Eqn
Total Net External Trips				2,603	44	137	181	147	88	235		

No.	Intersection	No Build (2023) LOS		Build (2023) LOS Scenario - A		Build (2023) LOS Scenario - B	
		AM	PM	AM	PM	AM	PM
1	Hwy 24/ Coble Ave <i>(signalized)</i>	A	B	A	B	A	B
2	Hwy 24/ US 52 <i>(signalized)</i>	C	C	C	C	C	C
3	US 52/ NC 138/ Forever Rd <i>(signalized)</i>	B	B	B	B	B	B

NORTH CAROLINA

STANLY COUNTY

IN THE MATTER OF THE PETITION BY THE OWNERS OF REAL PROPERTY WITHIN AN AREA CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF ALBEMARLE REQUESTING ANNEXATION OF THE AREA DESCRIBED HEREIN AS PART OF THE CITY OF ALBEMARLE

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF ALBEMARLE:

1. We the undersigned owners, or duly authorized representatives thereof, respectfully request that the real property described in Paragraph 2 below be annexed to the City of Albemarle, North Carolina.
2. The area for which annexation is requested is contiguous to the City of Albemarle, and the boundaries of the aforesaid area are more particularly described in Exhibit A hereto attached and by reference incorporated herein and made a part hereof.

This the 24 day of August, 2021.

Henry Farmer Family LTD Partnership, David K. Farmer

By: DKF

Title: General Partner

Henry Farmer Family LTD Partnership, Henry E. Farmer Jr.

By: HEF

Title: PARTNER


NORTH CAROLINA

STANLY COUNTY

TO THE HONORABLE MAYOR AND THE COUNCIL OF THE CITY OF ALBEMARLE:

I, Cynthia L. Stone, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with General Statutes 160A-31 as amended. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Albemarle.

Dated August 25, 2021


City Clerk

(SEAL)



S 86°43'14" E a distance of 1302.38 feet to a FOUND 2" PIPE ON THE WESTERLY RIGHT OF WAY LINE OF THE WINSTON-SALEM SOUTHBOUND RAILWAY BEING A 100' WIDE RIGHT OF WAY PER MAP TITLED "RIGHT OF WAY AND TRACK MAP - WINSTON-SALEM SOUTHBOUND RAILWAY" BEING SHEET NO. 30 OF VINC OF WINSTON-SALEM SOUTHBOUND RAILWAY FROM SURVEY STATION 3082+288 TO SURVEY STATION 3187+948 PREPARED BY THE OFFICE OF CHIEF ENGINEER WILMINGTON, NC DATED DECEMBER 31, 1927

thence with SAID WINSTON-SALEM SOUTHBOUND RAILWAYS WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. S 23°59'04" E a distance of 539.47 feet to a SET #5 REBAR WITH PLASTIC CAP;
2. thence in a southeasterly direction with a non-tangent curve turning to the left with a radius of 1064.43 feet, having a chord bearing of S 47°53'52" E and a chord distance of 1006.41, having a central angle of 56°25'32" and an arc length of 1048.26 to a SET #5 REBAR WITH PLASTIC CAP;
3. S 73°17'33" E a distance of 658.72 feet to a SET #5 REBAR WITH PLASTIC CAP;
4. thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 1044.74 feet, having a chord bearing of S 50°57'45" E and a chord distance of 657.67, having a central angle of 36°41'31" and an arc length of 669.04 to a SET #5 REBAR WITH PLASTIC CAP;
5. thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 3591.60 feet, having a chord bearing of S 23°46'29" E and a chord distance of 821.85, having a central angle of 13°08'22" and an arc length of 823.66 to a SET #5 REBAR WITH PLASTIC CAP BEING A COMMON CORNER WITH THAT CECILIA M. NASH TRACT KNOWN AS STANLY COUNTY PIN 654704631705;

thence with THE NORTHERLY LINE OF SAID CECILIA M. NASH TRACT N 86°28'12" W a distance of 965.45 feet to a FOUND "X" CHISELED IN A STONE BEING A COMMON CORNER WITH THAT SANDRA P. MORRIS TRUSTEE FOR THE SANDRA P. MORRIS REVOCABLE LIVING TRUST TRACT AS DESCRIBED IN DEED BOOK 1518, PAGE 474 OF THE STANLY COUNTY PUBLIC REGISTRY;

thence with THE NORTHERLY LINE OF SAID SANDRA P. MORRIS TRACT THE FOLLOWING TWO (2) COURSES:

1. N 52°28'12" W a distance of 545.72 feet to a FOUND 2" PIPE;
2. S 64°56'41" W a distance of 458.67 feet to a FOUND STONE BEING A COMMON CORNER WITH THAT LILES MCSWAIN AND WIFE TRACT AS DESCRIBED IN DEED BOOK 318, PAGE 353 AND DEED BOOK 609, PAGE 941 OF THE STANLY COUNTY PUBLIC REGISTRY;

thence with THE NORTHERLY LINE OF SAID LILES MCSWAIN AND WIFE TRACT

THE FOLLOWING TW (2) COURSES:

1. N 05°33'58" W a distance of 170.19 feet to a FOUND STONE;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES:

1. N 42°15'16" W A DISTANCE OF 336.15 FEET TO A SET #5 REBAR WITH PLASTIC CAP;
2. N 41°41'11" W A DISTANCE OF 124.63 FEET SET #5 REBAR WITH PLASTIC CAP;
3. N 38°50'51" W A DISTANCE OF 95.77 FEET TO A SET #5 REBAR WITH PLASTIC CAP;
4. IN A NORTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1132.00 FEET, HAVING A CHORD BEARING OF N 25°33'15" W AND A CHORD DISTANCE OF 435.91, HAVING A CENTRAL ANGLE OF 22°12'07" AND AN ARC LENGTH OF 438.65 TO A FOUND #4 REBAR BEING A COMMON CORNER WITH THAT C & D RENTAL MANAGEMENT LLC TRACT AS DESCRIBED IN DEED BOOK 1540, PAGE 100 OF THE STANLY COUNTY PUBLIC REGISTRY;

THENCE WITH THE SOUTHERLY LINE OF SAID C & D RENTAL MANAGEMENT LLC TRACT N 88°26'43" E A DISTANCE OF 971.24 FEET TO A FOUND #4 REBAR WITH CAP AND BEING A COMMON CORNER WITH THAT HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT AS DESCRIBED IN DEED BOOK 662, PAGE 449 OF THE STANLY COUNTY PUBLIC REGISTRY;

THENCE WITH THE WESTERLY LINE OF SAID HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT S 05°05'42" W A DISTANCE OF 842.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.403 ACRES OR 583,815 SQUARE FEET OF LAND ACCORDING TO THAT MAP TITLED "BOUNDARY SURVEY OF: 37011 FOREVER ROAD STANLY COUNTY TAX PARCELS 654701261994, 654701369414 & 654701265312" PREPARED BY THE SURVEY COMPANY, INC. DATED JULY 22, 2021 AND SIGNED AND SEALED BY CHARLES S. LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

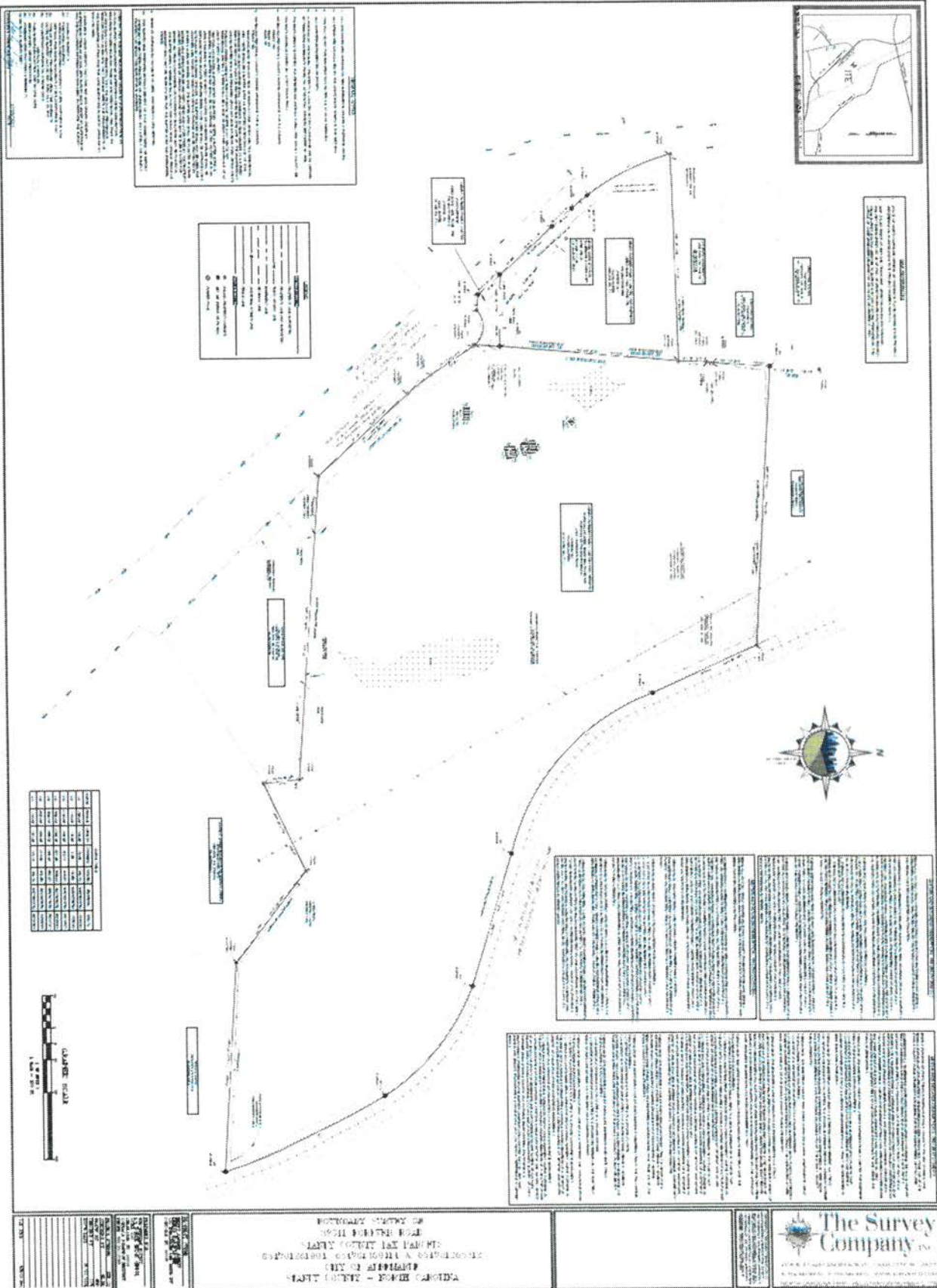
BEING ALL OF THAT TRACT KNOWN AS STANLY COUNTY PIN 654701265312 AND BEING DESCRIBED IN DEED BOOK 1639, PAGE 1594 OF THE STANLY COUNTY PUBLIC REGISTRY AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT "ALBEMARLE CORS ARP" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:580204.22 AND E:1638117.60; THENCE WITH A BEARING OF S 48°51'50" E A DISTANCE OF 6008.55 FEET TO A FOUND NAIL ON THE EASTERLY RIGHT OF WAY OF N.C. HIGHWAY 138 - AQUADALE ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER STATE OF NORTH CAROLINA DIVISION OF HIGHWAYS PLANS HAVING STATE PROJECT REFERENCE No. R-2320G AND STATE PROJECT NUMBER 34422.2.2.

AND HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:576251.50 AND E:1642642.94 AND BEING THE POINT OF BEGINNING.

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

1. IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 115.00 FEET, HAVING A CHORD BEARING OF N 87°05'21" W AND A CHORD DISTANCE



THIS SURVEY WAS MADE BY THE SURVEY COMPANY, INC., A PROFESSIONAL CORPORATION, UNDER THE CLOSE PERSONAL SUPERVISION AND DIRECTION OF THE SURVEYOR, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT OF 1975, AS AMENDED.

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF WAKE, NORTH CAROLINA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT OF LAND.

PROPERTY
 THIS SURVEY WAS MADE FOR THE PURPOSE OF PLATTING THE LAND SHOWN HEREON AS A TRACT OF LAND TO BE OWNED BY THE SURVEYOR.



THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF WAKE, NORTH CAROLINA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT OF LAND.

LINE	BEARING	DISTANCE	AREA
1	N 89° 15' 00" E	100.00	100.00
2	S 89° 15' 00" E	100.00	100.00
3	S 00° 00' 00" E	100.00	100.00
4	N 00° 00' 00" E	100.00	100.00
5	N 89° 15' 00" W	100.00	100.00
6	S 89° 15' 00" W	100.00	100.00
7	S 00° 00' 00" W	100.00	100.00
8	N 00° 00' 00" W	100.00	100.00
9	N 89° 15' 00" E	100.00	100.00
10	S 89° 15' 00" E	100.00	100.00
11	S 00° 00' 00" E	100.00	100.00
12	N 00° 00' 00" E	100.00	100.00
13	N 89° 15' 00" W	100.00	100.00
14	S 89° 15' 00" W	100.00	100.00
15	S 00° 00' 00" W	100.00	100.00
16	N 00° 00' 00" W	100.00	100.00
17	N 89° 15' 00" E	100.00	100.00
18	S 89° 15' 00" E	100.00	100.00
19	S 00° 00' 00" E	100.00	100.00
20	N 00° 00' 00" E	100.00	100.00
21	N 89° 15' 00" W	100.00	100.00
22	S 89° 15' 00" W	100.00	100.00
23	S 00° 00' 00" W	100.00	100.00
24	N 00° 00' 00" W	100.00	100.00
25	N 89° 15' 00" E	100.00	100.00
26	S 89° 15' 00" E	100.00	100.00
27	S 00° 00' 00" E	100.00	100.00
28	N 00° 00' 00" E	100.00	100.00
29	N 89° 15' 00" W	100.00	100.00
30	S 89° 15' 00" W	100.00	100.00
31	S 00° 00' 00" W	100.00	100.00
32	N 00° 00' 00" W	100.00	100.00
33	N 89° 15' 00" E	100.00	100.00
34	S 89° 15' 00" E	100.00	100.00
35	S 00° 00' 00" E	100.00	100.00
36	N 00° 00' 00" E	100.00	100.00
37	N 89° 15' 00" W	100.00	100.00
38	S 89° 15' 00" W	100.00	100.00
39	S 00° 00' 00" W	100.00	100.00
40	N 00° 00' 00" W	100.00	100.00
41	N 89° 15' 00" E	100.00	100.00
42	S 89° 15' 00" E	100.00	100.00
43	S 00° 00' 00" E	100.00	100.00
44	N 00° 00' 00" E	100.00	100.00
45	N 89° 15' 00" W	100.00	100.00
46	S 89° 15' 00" W	100.00	100.00
47	S 00° 00' 00" W	100.00	100.00
48	N 00° 00' 00" W	100.00	100.00
49	N 89° 15' 00" E	100.00	100.00
50	S 89° 15' 00" E	100.00	100.00
51	S 00° 00' 00" E	100.00	100.00
52	N 00° 00' 00" E	100.00	100.00
53	N 89° 15' 00" W	100.00	100.00
54	S 89° 15' 00" W	100.00	100.00
55	S 00° 00' 00" W	100.00	100.00
56	N 00° 00' 00" W	100.00	100.00
57	N 89° 15' 00" E	100.00	100.00
58	S 89° 15' 00" E	100.00	100.00
59	S 00° 00' 00" E	100.00	100.00
60	N 00° 00' 00" E	100.00	100.00
61	N 89° 15' 00" W	100.00	100.00
62	S 89° 15' 00" W	100.00	100.00
63	S 00° 00' 00" W	100.00	100.00
64	N 00° 00' 00" W	100.00	100.00
65	N 89° 15' 00" E	100.00	100.00
66	S 89° 15' 00" E	100.00	100.00
67	S 00° 00' 00" E	100.00	100.00
68	N 00° 00' 00" E	100.00	100.00
69	N 89° 15' 00" W	100.00	100.00
70	S 89° 15' 00" W	100.00	100.00
71	S 00° 00' 00" W	100.00	100.00
72	N 00° 00' 00" W	100.00	100.00
73	N 89° 15' 00" E	100.00	100.00
74	S 89° 15' 00" E	100.00	100.00
75	S 00° 00' 00" E	100.00	100.00
76	N 00° 00' 00" E	100.00	100.00
77	N 89° 15' 00" W	100.00	100.00
78	S 89° 15' 00" W	100.00	100.00
79	S 00° 00' 00" W	100.00	100.00
80	N 00° 00' 00" W	100.00	100.00
81	N 89° 15' 00" E	100.00	100.00
82	S 89° 15' 00" E	100.00	100.00
83	S 00° 00' 00" E	100.00	100.00
84	N 00° 00' 00" E	100.00	100.00
85	N 89° 15' 00" W	100.00	100.00
86	S 89° 15' 00" W	100.00	100.00
87	S 00° 00' 00" W	100.00	100.00
88	N 00° 00' 00" W	100.00	100.00
89	N 89° 15' 00" E	100.00	100.00
90	S 89° 15' 00" E	100.00	100.00
91	S 00° 00' 00" E	100.00	100.00
92	N 00° 00' 00" E	100.00	100.00
93	N 89° 15' 00" W	100.00	100.00
94	S 89° 15' 00" W	100.00	100.00
95	S 00° 00' 00" W	100.00	100.00
96	N 00° 00' 00" W	100.00	100.00
97	N 89° 15' 00" E	100.00	100.00
98	S 89° 15' 00" E	100.00	100.00
99	S 00° 00' 00" E	100.00	100.00
100	N 00° 00' 00" E	100.00	100.00



THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF WAKE, NORTH CAROLINA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT OF LAND.

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF WAKE, NORTH CAROLINA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT OF LAND.

DATE	BY	REVISION
10/15/2024	J. SMITH	INITIAL SURVEY
10/15/2024	J. SMITH	FINAL PLATTING

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF WAKE, NORTH CAROLINA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT OF LAND.

PLATTING SURVEY OF
WAKE COUNTY LAND
 WAKE COUNTY, NORTH CAROLINA
 COUNTY OF WAKE - NORTH CAROLINA

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF THE COUNTY OF WAKE, NORTH CAROLINA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT OF LAND.

The Survey Company
 1000 W. HARRIS STREET, SUITE 100
 WAKE FOREST, NC 27157
 (919) 750-1234
 www.surveycorp.com

NOTICE OF ALBEMARLE CITY COUNCIL PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN to the general public that the Albemarle City Council will conduct public hearings concerning the item(s) listed below at the date, time and location provided herein:

- 1. Annexation and Initial Zoning (ZMA #21-13)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 135+/- acres off Forever Rd and US Hwy 52 (Tax Records 7671, 23373, and 138798) from County R-A and M-1 to City of Albemarle R-8/Neighborhood Residential District and GHBD/General Highway Business District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.
- 2. Annexation and Initial Zoning (ZMA #21-14)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 86.84 +/- acres off City Lake Drive (Tax Record 13976) from County R-A to City of Albemarle R-10/General Residential District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.

Hearings will be conducted by City Council in Council Chambers of City Hall, located at:

144 North Second Street, Albemarle, N.C. 28001
on October 18, 2021, at 6:30 p.m.

All interested parties are invited to attend hearings. Anyone wishing to speak for or against any of the aforementioned cases shall adhere to all applicable City and State statutes regarding open meeting laws.

City Council's approved agenda, including applications for the items above can be found on the city's website, <http://coanovuspublic.com/>. Applications for all items above are also kept on file at the City of Albemarle Planning and Development Services Department in the City Hall, which is open between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact City Staff if you wish to attend the meeting or with any questions or comments, 704-984-9424.

Dated: September 23, 2021

Publish: Tuesday, October 05, 2021 & Tuesday, October 12, 2021

ORDINANCE 21-46

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF ALBEMARLE, NORTH CAROLINA TO INCLUDE A PROPERTY NEAR THE INTERSECTION OF HIGHWAY 52 SOUTH AND NC HIGHWAY 138.

WHEREAS, the Council of the City of Albemarle, North Carolina has been petitioned under North Carolina General Statutes 160A-31, as amended, to annex the area described herein;

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held in the Council Chambers at the City Hall at 6:30 p.m. on Monday, October 18, 2021 after due notice by publication in Stanly News and Press on October 5, 2021 and October 12, 2021; and

WHEREAS, the Council of the City of Albemarle, North Carolina, hereby does find as a fact that said petition meets the requirements of the General Statutes 160A-31, as amended; now, therefore,

BE IT ORDAINED, by the City Council of Albemarle, North Carolina as follows:

SECTION 1. By virtue of the authority granted by the North Carolina General Statutes 160A-31, as amended, the following territory hereby is annexed and made a part of the City of Albemarle, North Carolina as of October 18, 2021: All that tract or parcel of land as detailed on the plat recorded in the Stanly County Register of Deeds Office in **Book ____ Page____**, and described as being all that certain piece, parcel of tract of land lying and being in the City of Albemarle, Stanly County, North Carolina and being more particularly described as follows:

BEING A PORTION OF THAT TRACT KNOWN AS STANLY COUNTY PIN 654701369414 AND BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 662, PAGE 449 OF THE STANLY COUNTY PUBLIC REGISTRY AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT "ALBEMARLE CORS ARP" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:580204.22 AND E:1638117.60; THENCE WITH A BEARING OF S 48°51'50" E A DISTANCE OF 6008.55 FEET TO A FOUND NAIL ON THE EASTERLY RIGHT OF WAY OF N.C. HIGHWAY 138 - AQUADALE ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER STATE OF NORTH CAROLINA DIVISION OF HIGHWAYS PLANS HAVING STATE PROJECT REFERENCE No. R-2320G AND STATE PROJECT NUMBER 34422.2.2.

AND BEING A COMMON CORNER WITH THAT HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT AS DESCRIBED IN DEED BOOK 1533, PAGE 789 OF THE STANLY COUNTY PUBLIC REGISTRY AND HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:576251.50 AND E:1642642.94 AND BEING THE POINT OF BEGINNING.

THENCE WITH THE EASTERLY LINE OF SAID HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT THE FOLLOWING TWO (2) COURSES:

1. N 05°12'28" E a distance of 116.33 feet to A SET #5 REBAR WITH PLASTIC CAP;
2. N 05°05'42" E a distance of 842.48 feet to FOUND #4 REBAR WITH CAP BEING A COMMON CORNER WITH THAT C & D RENTAL MANAGEMENT LLC TRACT AS DESCRIBED IN DEED BOOK 1540, PAGE 100;

thence with THE EASTERLY LINE OF SAID C & D RENTAL MANAGEMENT LLC TRACT N 01°38'18" E a distance of 131.79 feet to a FOUND #4 REBAR BEING A COMMON CORNER WITH THAT STRUCTURAL BUILDING COMPONENTS TRACT AS DESCRIBED IN DEED BOOK 1443, PAGE 53 AND BEING LOT 3 OF PLAT BOOK 22, PAGE 179 OF THE STANLY COUNTY PUBLIC REGISTRY;

thence with THE EASTERLY LINE OF SAID STRUCTURAL BUILDING COMPONENTS TRACT THE FOLLOWING TWO (2) COURSES:

1. N 05°39'10" E a distance of 32.48 feet to a FOUND #5 REBAR;
2. N 04°32'03" E a distance of 264.92 feet to a SET #5 REBAR WITH PLASTIC CAP BEING A COMMON CORNER WITH THAT PC & CB INVESTMENTS LLC TRACT AS DESCRIBED IN DEED BOOK 1629, PAGE 677 OF THE STANLY COUNTY PUBLIC REGISTRY;

thence with THE SOUTHERLY LINE OF SAID PC & CB INVESTMENTS LLC TRACT S 86°43'14" E a distance of 1302.38 feet to a FOUND 2" PIPE ON THE WESTERLY RIGHT OF WAY LINE OF THE WINSTON-SALEM SOUTHBOUND RAILWAY BEING A 100' WIDE RIGHT OF WAY PER MAP TITLED "RIGHT OF WAY AND TRACK MAP - WINSTON-SALEM SOUTHBOUND RAILWAY" BEING SHEET NO. 30 OF VINC OF WINSTON-SALEM SOUTHBOUND RAILWAY FROM SURVEY STATION 3082+288 TO SURVEY STATION 3187+948 PREPARED BY THE OFFICE OF CHIEF ENGINEER WILMINGTON, NC DATED DECEMBER 31, 1927

thence with SAID WINSTON-SALEM SOUTHBOUND RAILWAYS WESTERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. S 23°59'04" E a distance of 539.47 feet to a SET #5 REBAR WITH PLASTIC CAP;
2. thence in a southeasterly direction with a non-tangent curve turning to the left with a radius of 1064.43 feet, having a chord bearing of S 47°53'52" E and a chord distance of 1006.41, having a central angle of 56°25'32" and an arc length of 1048.26 to a SET #5 REBAR WITH PLASTIC CAP;
3. S 73°17'33" E a distance of 658.72 feet to a SET #5 REBAR WITH PLASTIC CAP;
4. thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 1044.74 feet, having a chord bearing of S 50°57'45" E and a chord distance of 657.67, having a central angle of 36°41'31" and an arc length of 669.04 to a SET #5 REBAR WITH PLASTIC CAP;
5. thence in a southeasterly direction with a non-tangent curve turning to the right with a radius of 3591.60 feet, having a chord bearing of S 23°46'29" E and a chord distance of 821.85, having a central angle of 13°08'22" and an arc length of 823.66 to a SET #5 REBAR WITH PLASTIC CAP BEING A COMMON CORNER WITH THAT CECILIA M. NASH TRACT KNOWN AS STANLY COUNTY PIN 654704631705;

thence with THE NORTHERLY LINE OF SAID CECILIA M. NASH TRACT N 86°28'12" W a distance of 965.45 feet to a FOUND "X" CHISELED IN A STONE BEING A COMMON CORNER WITH THAT SANDRA P. MORRIS TRUSTEE FOR THE SANDRA P. MORRIS REVOCABLE LIVING TRUST TRACT AS DESCRIBED IN DEED BOOK 1518, PAGE 474 OF THE STANLY COUNTY PUBLIC REGISTRY;

thence with THE NORTHERLY LINE OF SAID SANDRA P. MORRIS TRACT THE FOLLOWING TWO (2) COURSES:

1. N 52°28'12" W a distance of 545.72 feet to a FOUND 2" PIPE;
2. S 64°56'41" W a distance of 458.67 feet to a FOUND STONE BEING A COMMON CORNER WITH THAT LILES MCSWAIN AND WIFE TRACT AS DESCRIBED IN DEED BOOK 318, PAGE 353 AND DEED BOOK 609, PAGE 941 OF THE STANLY COUNTY PUBLIC REGISTRY;

thence with THE NORTHERLY LINE OF SAID LILES MCSWAIN AND WIFE TRACT THE FOLLOWING TW (2) COURSES:

1. N 05°33'58" W a distance of 170.19 feet to a FOUND STONE;
2. N 85°40'56" W a distance of 1414.15 feet to A FOUND #4 REBAR ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.C. HIGHWAY 138 - AQUADALE ROAD;

thence with SAID EASTERLY RIGHT OF WAY LINE OF N.C. HIGHWAY 138 - AQUADALE ROAD THE FOLLOWING FOUR (4) COURSES:

1. N 42°24'07" W a distance of 571.01 feet to a FOUND CONCRETE MONUMENT;
2. thence in a northwesterly direction with a non-tangent curve turning to the right with a radius of 960.00 feet, having a chord bearing of N 38°09'27" W and a chord distance of 140.72, having a central angle of 08°24'23" and an arc length of 140.85 to A FOUND CONCRETE MONUMENT;
3. N 33°55'21" W a distance of 236.80 feet to a FOUND CONCRETE MONUMENT;
4. thence in a northwesterly direction with a non-tangent curve turning to the left with a radius of 115.00 feet, having a chord bearing of N 38°37'06" W and a chord distance of 15.88, having a central angle of 07°55'13" and an arc length of 15.90 TO THE POINT OF BEGINNING AND CONTAINING 122.029 ACRES OR 5,315,582 SQUARE FEET OF LAND ACCORDING TO THAT MAP TITLED "BOUNDARY SURVEY OF: 37011 FOREVER ROAD STANLY COUNTY TAX PARCELS 654701261994, 654701369414 & 654701265312" PREPARED BY THE SURVEY COMPANY, INC. DATED JULY 22, 2021 AND SIGNED AND SEALED BY CHARLES S. LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

BEING ALL OF THAT TRACT KNOWN AS STANLY COUNTY PIN 654701261994 AND BEING DESCRIBED IN DEED BOOK 1533, PAGE 789 OF THE STANLY COUNTY PUBLIC REGISTRY AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT "ALBEMARLE CORS ARP" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:580204.22 AND E:1638117.60; THENCE WITH A BEARING OF S 48°51'50" E A DISTANCE OF 6008.55 FEET TO A FOUND NAIL ON THE EASTERLY RIGHT OF WAY OF N.C. HIGHWAY 138 - AQUADALE ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER STATE OF NORTH CAROLINA DIVISION OF HIGHWAYS PLANS HAVING STATE PROJECT REFERENCE NO. R-2320G AND STATE PROJECT NUMBER 34422.2.2.

AND HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:576251.50 AND E:1642642.94. THENCE WITH A BEARING OF N 05°12'28" E A DISTANCE OF 116.33 FEET TO A SET #5 REBAR WITH PLASTIC CAP ON THE NORTHERLY LINE OF THAT HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT AS DESCRIBED IN DEED BOOK 1639, PAGE 1594 OF THE STANLY COUNTY PUBLIC REGISTRY WHICH IS THE POINT OF BEGINNING.

THENCE WITH THE NORTHERLY LINE OF SAID HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT N 89°29'01" W A DISTANCE OF 339.05 FEET TO A SET #5 REBAR WITH PLASTIC CAP ON THE EASTERLY RIGHT OF WAY OF SAID N.C. HIGHWAY 138 - AQUADALE ROAD;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES:

1. N 42°15'16" W A DISTANCE OF 336.15 FEET TO A SET #5 REBAR WITH PLASTIC CAP;
2. N 41°41'11" W A DISTANCE OF 124.63 FEET SET #5 REBAR WITH PLASTIC CAP;
3. N 38°50'51" W A DISTANCE OF 95.77 FEET TO A SET #5 REBAR WITH PLASTIC CAP;

4. IN A NORTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1132.00 FEET, HAVING A CHORD BEARING OF N 25°33'15" W AND A CHORD DISTANCE OF 435.91, HAVING A CENTRAL ANGLE OF 22°12'07" AND AN ARC LENGTH OF 438.65 TO A FOUND #4 REBAR BEING A COMMON CORNER WITH THAT C & D RENTAL MANAGEMENT LLC TRACT AS DESCRIBED IN DEED BOOK 1540, PAGE 100 OF THE STANLY COUNTY PUBLIC REGISTRY;

THENCE WITH THE SOUTHERLY LINE OF SAID C & D RENTAL MANAGEMENT LLC TRACT N 88°26'43" E A DISTANCE OF 971.24 FEET TO A FOUND #4 REBAR WITH CAP AND BEING A COMMON CORNER WITH THAT HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT AS DESCRIBED IN DEED BOOK 662, PAGE 449 OF THE STANLY COUNTY PUBLIC REGISTRY;

THENCE WITH THE WESTERLY LINE OF SAID HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT S 05°05'42" W A DISTANCE OF 842.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.403 ACRES OR 583,815 SQUARE FEET OF LAND ACCORDING TO THAT MAP TITLED "BOUNDARY SURVEY OF: 37011 FOREVER ROAD STANLY COUNTY TAX PARCELS 654701261994, 654701369414 & 654701265312" PREPARED BY THE SURVEY COMPANY, INC. DATED JULY 22, 2021 AND SIGNED AND SEALED BY CHARLES S. LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

BEING ALL OF THAT TRACT KNOWN AS STANLY COUNTY PIN 654701265312 AND BEING DESCRIBED IN DEED BOOK 1639, PAGE 1594 OF THE STANLY COUNTY PUBLIC REGISTRY AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT "ALBEMARLE CORS ARP" HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:580204.22 AND E:1638117.60; THENCE WITH A BEARING OF S 48°51'50" E A DISTANCE OF 6008.55 FEET TO A FOUND NAIL ON THE EASTERLY RIGHT OF WAY OF N.C. HIGHWAY 138 - AQUADALE ROAD, A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER STATE OF NORTH CAROLINA DIVISION OF HIGHWAYS PLANS HAVING STATE PROJECT REFERENCE No. R-2320G AND STATE PROJECT NUMBER 34422.2.2.

AND HAVING NC GRID COORDINATES IN U.S. SURVEY FEET OF N:576251.50 AND E:1642642.94 AND BEING THE POINT OF BEGINNING.

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

1. IN A WESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 115.00 FEET, HAVING A CHORD BEARING OF N 87°05'21" W AND A CHORD DISTANCE OF 163.13, HAVING A CENTRAL ANGLE OF 90°21'02" AND AN ARC LENGTH OF 181.35 TO A FOUND #5 REBAR;
2. THENCE WITH A BEARING OF N 83°28'24" W A DISTANCE OF 73.12 FEET TO A SET #5 REBAR WITH PLASTIC CAP;
3. THENCE WITH A BEARING OF N 42°14'42" W A DISTANCE OF 138.21 FEET TO A SET #5 REBAR WITH PLASTIC CAP BEING A COMMON CORNER WITH THAT HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT AS DESCRIBED IN DEED BOOK 1533, PAGE 789 OF THE STANLY COUNTY PUBLIC REGISTRY.

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING WITH THE SOUTHERLY LINE OF SAID HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT S 89°29'01" E A DISTANCE OF 339.05 FEET TO A SET #5 REBAR WITH PLASTIC CAP ON THE WESTERLY LINE OF THAT HENRY FARMER FAMILY LIMITED PARTNERSHIP AS

DESCRIBED IN DEED BOOK 662, PAGE 449 OF THE STANLY COUNTY PUBLIC REGISTRY;

THENCE WITH SAID HENRY FARMER FAMILY LIMITED PARTNERSHIP TRACT A BEARING OF S 05°12'28" W A DISTANCE OF 116.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.631 ACRES OR 27,495 SQUARE FEET OF LAND ACCORDING TO THAT MAP TITLED "BOUNDARY SURVEY OF: 37011 FOREVER ROAD - STANLY COUNTY TAX PARCELS 654701261994, 654701369414 & 654701265312" PREPARED BY THE SURVEY COMPANY, INC. DATED JULY 22, 2021 AND SIGNED AND SEALED BY CHARLES S. LOGUE, PLS L-4212 TO WHICH REFERENCE IS HEREBY MADE.

SECTION 2. Upon and after October 18, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Albemarle, and shall be entitled to the same privileges and benefits as other parts of the City of Albemarle. The costs for the extension of water and sewer infrastructure will be the responsibility of the developer. Said territory shall be subject to the municipal taxes according to North Carolina General Statutes 160A-31(e), as amended.

SECTION 3. The Mayor of the City of Albemarle, North Carolina, shall cause to be recorded in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 hereof, together with a duly certified copy of this ordinance.

This ordinance was introduced and signed by Councilmember _____, a member of the Council of the City of Albemarle, North Carolina.

Councilmember

This ordinance was introduced and passed its reading at the meeting of the Council held on October 18, 2021 and was adopted and ordered published as required by law.

Date: October 18, 2021

Mayor

Attest:

City Clerk

Print

Title – Ordinance 21-48 - To Rezone a 135 Acre Property at Hwy 52 S and NC Hwy 138

Description:

If the annexation of this property is approved, the applicant is requesting that this property be initially zoned into the General Highway Business District & the R-8 Neighborhood Residential District. The Planning and Zoning Board approved zoning to all R8 by 4-3 vote.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> ZMA21-13_Council_Combined.pdf	ZMA 21-13 Combined Agenda Item
<input type="checkbox"/> Ord_21-48_(ZMA21-13).docx	Ordinance 21-48

APPROVALS:

Date/Time:	Approval:	Department:	
10/12/2021 12:53 PM	Approved	City Clerk	
10/12/2021 12:53 PM	Approved	Administration	

CITY OF ALBEMARLE
ZONING MAP CHANGE APPLICATION
(Submit in Duplicate)

Application # _____ Date of Application 7/20/2021

I. Applicant / Owner Information

- A. Applicant's Name: EXPONENTIAL DEVELOPMENT LLC
Address: 307 W TREMONT AVE. #162 CHARLOTTE, NC 28203
Phone: 704 999 5655
Connection to Property if not Owner UNDER CONTRACT TO PURCHASE
- B. Owner's Name: HENRY FARMER FAMILY LTD PARTNERSHIP, DAVID H FARMER
Address: 525 ELIZABETH LEE DR NW CONCORD, NC 28027
Phone: 704 290 7232

II. Property Information

- A. Property Location: 37011 FOREVER RD.
ALBEMARLE, NC 28001
- B. Tax Record Number: 654701369414, 654701261994, 654701265312
- C. Deed Book 662 Page 469 SEPARATE USES
- D. Existing Zoning COUNTY RA & M1 Proposed Zoning R4 - TND OR GHBD - COMMERCIAL
- E. Existing Use _____ Proposed Use _____ R-6 URBAN
- F. Property Size 135 ACRES + - (Sq. Ft./Acres)

III. Other Required Information (Attach the Following)

- A. The application shall be accompanied by two (2) copies of a map, drawn to an appropriate scale. The map shall contain the following:
1. All property lines with dimensions, including a north arrow.
 2. Adjoining streets with rights-of-way and paving widths.
 3. The location of all structures and the use of all land.
 4. Zoning classification of all abutting zoning districts.
 5. Comprehensive site plan if the application is for commercial, industrial, or multi-family development.

- B. A statement regarding the changing conditions, if any, in the area or in the city generally, that makes the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.

N/A - PLEASE SEE ATTACHED EXHIBIT A

- C. Does this zone change request also contain a request for a conditional use permit? Yes No. If yes, please attach Conditional Use Permit application.
- IV. Application processing fee. Attach check, payable to the City of Albemarle in the amount of _____.
- V. Applicant must attend all meetings.

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

7/20/2021
DATE



SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

(The Following Information is to be Completed by the Zoning Administrator)

RECOMMENDATIONS OF THE PLANNING BOARD:

PUBLIC HEARING DATE: _____

Notice of Public Hearing Published in the Stanley News and Press on: _____

Notices to Applicant and Adjoining Property Owners Mailed on: _____
(Verification Attached)

Sign Posted On: _____

Action Taken by City Council:

Notification of Action Mailed to Applicant On: _____
(Notification Attached)



City of Albemarle Annexation Packet

Project Name (if applicable): EXPONENTIAL - HWY 52

SECTION I: APPLICANT INFORMATION

Applicant Name: EXPONENTIAL DEVELOPMENT LLC

Mailing Address: 307 W TREMONT AVE #162 CHARLOTTE NC 28203

Phone: 704 999 5655 Email: BRANDON@EXPONENTIAL-EQUITY.COM

SECTION II: PROPERTY OWNER INFORMATION (if different from above)

Owner Name(s): HENRY FARMER FAMILY LTD PARTNERSHIP, DAVID K FARMER

Mailing Address: 525 ELIZABETH LEE DR NW CONCORD, NC 28027

Phone: 704 290 7232 Email: Y2KHAROTOP@GMAIL.COM

SECTION III: PROPERTY INFORMATION

Street Address and/or

Description of Location 37011 FOREVER ROAD ALBEMARLE, NC 28001

Parcel Tax ID #(s): 654701369414, 654701265312 Total Site Acres/Sq Feet: 135 +/- ACRES

Current Zoning District(s): COUNTY RA 1/2 Proposed Zoning District(s): R4-TND OR SEPARATE USES 94 BD-COMMERCIAL/R6 URBAN

Deed Book/Page: 662/469 County M-1 Plat Book/Page:

*If any change in zoning accompanies this annexation application, a separate rezoning application is required.

SECTION IV: VESTED RIGHTS

Do you declare vested rights? [X] Yes [] No

A vested right is the right to undertake and complete an approved site specific development plan or an approved phased development plan. A site specific development plan may include any of the following plans or approvals. A planned unit development plan, a subdivision plan, a preliminary or general development plan, a conditional or special use permit, a conditional or special use district zoning plan, or any other land-use approval designation as may be utilized by the City.

If you declare vested rights, please describe those rights in writing (use additional sheets as necessary).

WE ARE UNDER CONTRACT TO PURCHASE THE PROPERTY CONTINGENT UPON REZONING/ANNEXATION APPROVAL. I CAN PROVIDE THE FULLY EXECUTED CONTRACT UPON REQUEST.

If you declare vested rights, you must submit evidence of such right with this application. Evidence must be in sufficient detail to determine whether such right exists and the extent of such right. Necessary information may include an approved building permit, development permit, conditional use permit, site plan, preliminary plat, or master plan.



SECTION V: Additional Information

1. I/We the undersigned real property owners respectfully request that the area, as referenced by the attached survey map and metes and bounds description be annexed into the City of Albemarle, North Carolina.
2. An area is deemed contiguous if it either abuts directly on the primary City boundary or is separated from the City boundary by a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina. An area is not deemed contiguous if it abuts the boundary of a non-contiguous municipal area.
 - a) Is the territory petitioned for annexation contiguous to the primary boundary of the City of Albemarle?
 Contiguous Non-Contiguous
3. If applicable, I/We the undersigned owners of real property acknowledge and accept the property acknowledge and accept the provision that the City of Albemarle will provide such municipal services it presently provides other lands within its corporate limits, except sewer services (inasmuch as the land is not within a reasonable proximity to the City sewer lines and the drainage basin for the property makes the provision of sewer services financially impracticable).
4. I/We hereby certify that all information given with regard to this property is true and accurate to the best of my/our knowledge and is signed by all owners of the property being petitioned for annexation. Attached is the applicable signature page:
 - a) Individual(s) Corporation Partnership LLC
5. Fire flow at the subject property(ies) is _____ gallons per minute (GPM). This is only required for annexations that precede a preliminary plat approval.
6. **Residential Projects Only:** Are municipal trash services available to serve the subject property?
 - a) Yes No



ALBEMARLE
NORTH CAROLINA
With the Best Opportunity

COMPLETE THIS PAGE IF PROPERTY IS OWNED BY PARTNERSHIP, ONE PAGE PER PARTNER

PETITIONED PROPERTY TAX RECORD: 654701261994, 654701265312, 654701369414 (partial)

Partner Name: David Kelly Farmer
Address: 525 Elizabeth Lee Dr NW
City: Concord State: NC Zip: 28027
Email Address: y2khardtop@gmail.com Phone: 704 290 7232
Signature: David Kelly Farmer

State of North Carolina

County of Cabarrus

I, Tara K. Sigears, Notary Public, do hereby certify that David Kelly Farmer
(name of individual(s) whose acknowledgement is being taken) personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18 day of June, 2021.

(Official Seal)



Tara K. Sigears
Official Signature of Notary

Tara K. Sigears
Notary's printed or typed name
Notary Public

My commission expires: 1-9-24



COMPLETE THIS PAGE IF PROPERTY IS OWNED BY PARTNERSHIP, ONE PAGE PER PARTNER

PETITIONED PROPERTY TAX RECORD: _____

Partner Name: HENRY F. FARMER, JR.
Address: 501 AQUADILLA RD
City: ALBEMARLE State: NC Zip: 28001
Email Address: hefarmer@yachon.com Phone: 704-306-4945
Signature: [Handwritten Signature]

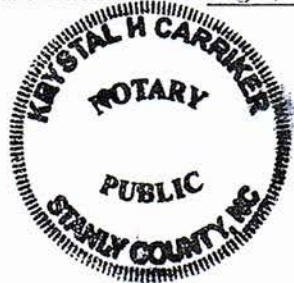
State of North Carolina

County of Stanly

I, Krystal H Carriker, Notary Public, do hereby certify that Henry E Farmer, Jr.
(name of individual(s) whose acknowledgement is being taken) personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21st day of June, 20 21.

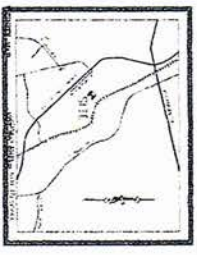
(Official Seal)



Krystal H Carriker
Official Signature of Notary

Krystal H Carriker
Notary's printed or typed name
Notary Public

My commission expires: 1-25-2026



LEGEND

---	PROPERTY LINE
- - -	ADJACENT PROPERTY
---	EXISTING ROAD
---	PROPOSED ROAD
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING ENCUMBRANCE
---	PROPOSED ENCUMBRANCE
---	EXISTING SURVEY
---	PROPOSED SURVEY

NOTICE TO THE PUBLIC

This is to certify that the above described survey was conducted in accordance with the laws and regulations of the State of North Carolina and the rules and regulations of the Board of Survey and Mapping of the State of North Carolina.

The survey was conducted on the 15th day of June, 2010, at the City of Albemarle, North Carolina.

The survey was conducted by The Survey Company, Inc., a professional surveying firm, and the results of the survey are shown on the attached plan.

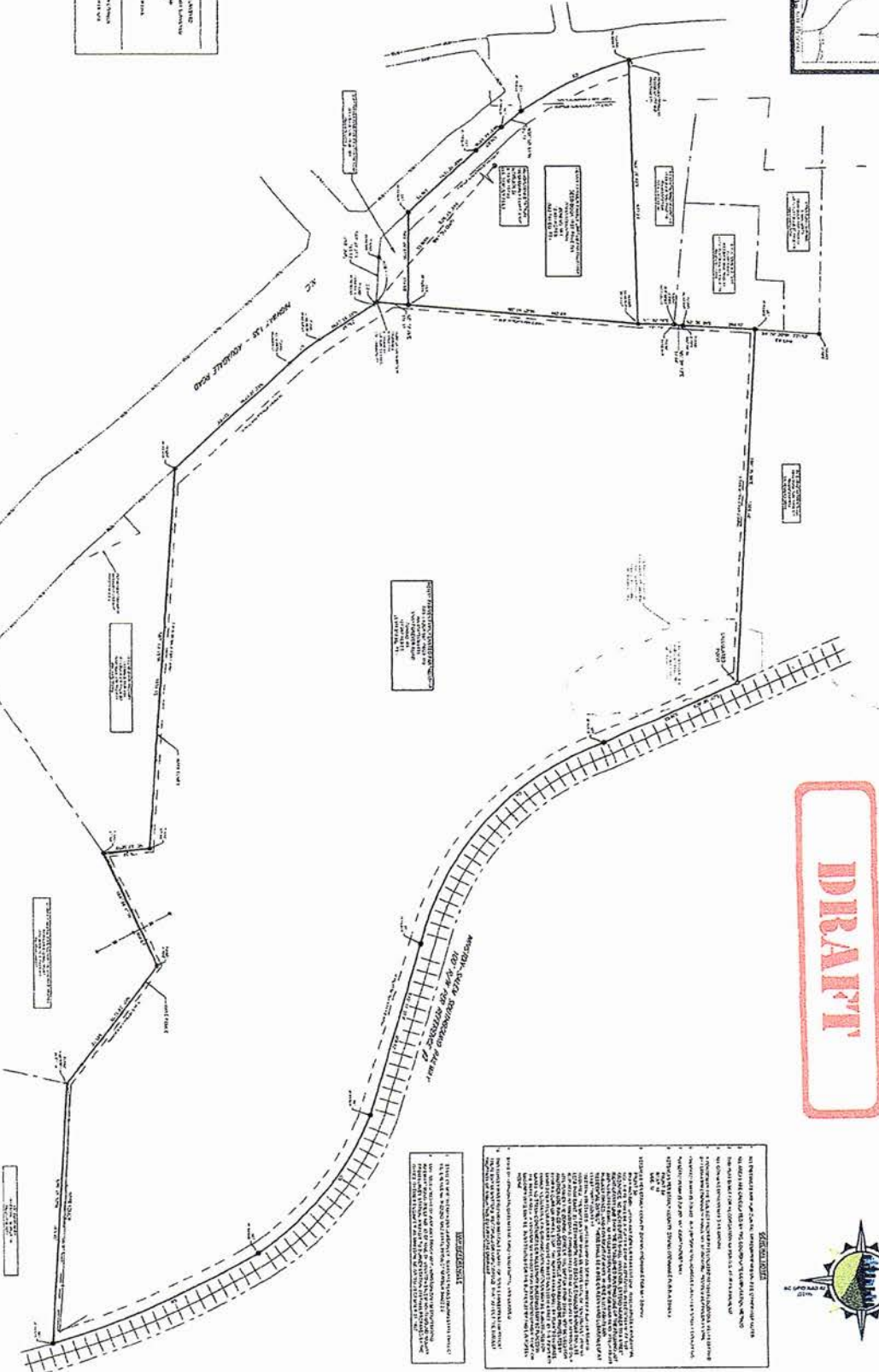
The survey was conducted in accordance with the laws and regulations of the State of North Carolina and the rules and regulations of the Board of Survey and Mapping of the State of North Carolina.

The survey was conducted on the 15th day of June, 2010, at the City of Albemarle, North Carolina.

The survey was conducted by The Survey Company, Inc., a professional surveying firm, and the results of the survey are shown on the attached plan.

DRAFT

AREA	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
1	10,000.00	111.11	10.00
2	20,000.00	222.22	20.00
3	30,000.00	333.33	30.00
4	40,000.00	444.44	40.00
5	50,000.00	555.56	50.00
6	60,000.00	666.67	60.00
7	70,000.00	777.78	70.00
8	80,000.00	888.89	80.00
9	90,000.00	1,000.00	90.00
10	1,000,000.00	11,111.11	100.00



DRAFT

DISCLAIMER

This survey was conducted in accordance with the laws and regulations of the State of North Carolina and the rules and regulations of the Board of Survey and Mapping of the State of North Carolina. The survey was conducted on the 15th day of June, 2010, at the City of Albemarle, North Carolina. The survey was conducted by The Survey Company, Inc., a professional surveying firm, and the results of the survey are shown on the attached plan.

The survey was conducted in accordance with the laws and regulations of the State of North Carolina and the rules and regulations of the Board of Survey and Mapping of the State of North Carolina. The survey was conducted on the 15th day of June, 2010, at the City of Albemarle, North Carolina. The survey was conducted by The Survey Company, Inc., a professional surveying firm, and the results of the survey are shown on the attached plan.

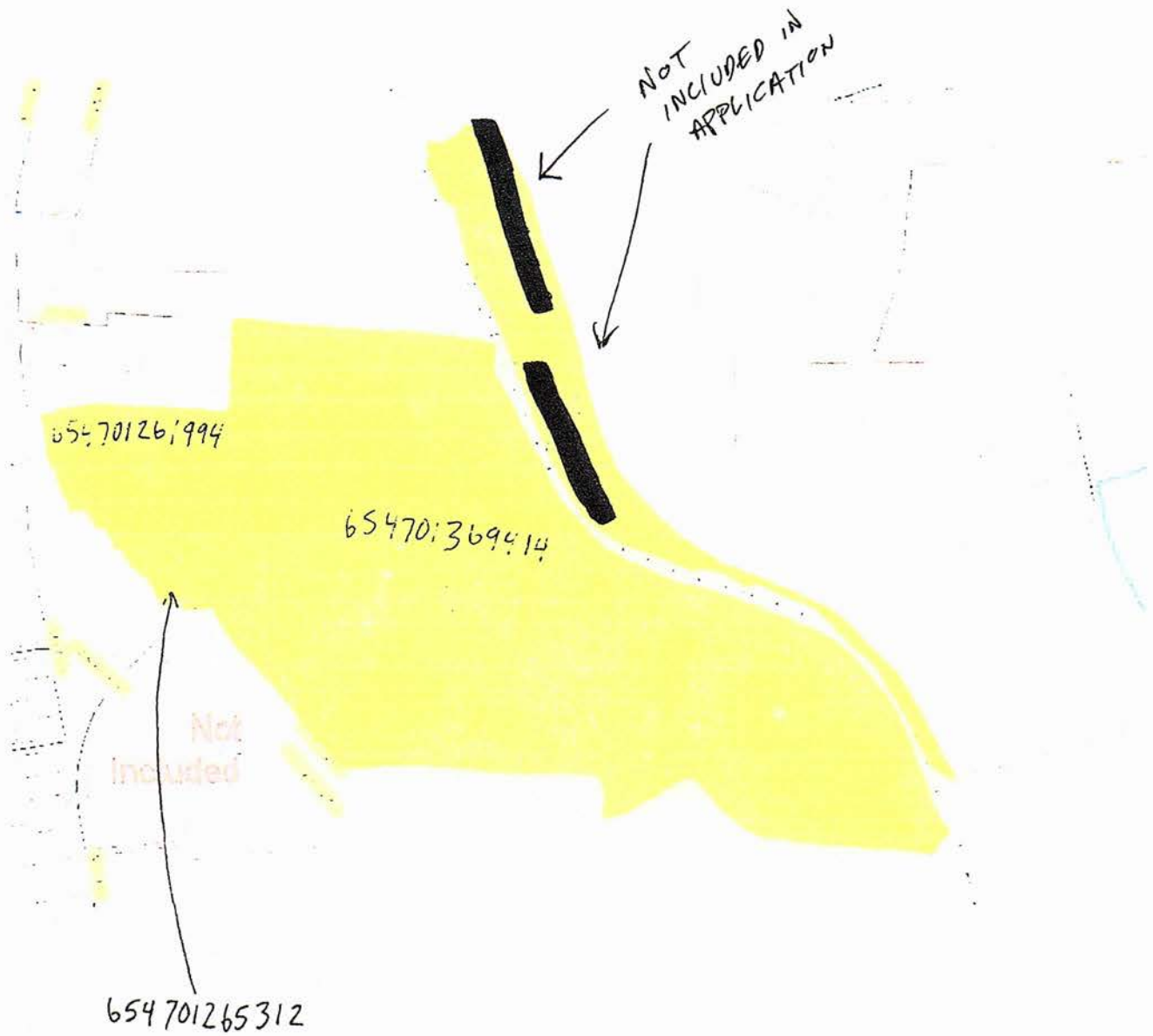


DATE	2010.06.15
DRAWN BY	J. SMITH
CHECKED BY	M. JONES
APPROVED BY	K. BROWN
SCALE	1" = 100'
PROJECT NO.	100123456
CITY	ALBEMARLE, NC
COUNTY	STANLY COUNTY
STATE	NORTH CAROLINA

BOUNDARY SURVEY OF:
 37011 FOREVER ROAD
 STANLY COUNTY TAX PARCELS
 854701261994 & 654701369414
 CITY OF ALBEMARLE
 STANLY COUNTY - NORTH CAROLINA

THE SURVEY COMPANY, INC.
 4105 B. STUART ANDREW BLVD., CHARLOTTE, NC 28217
 P: 704.561.9970 F: 704.561.9977 WWW.SURVEYCO.COM
 HOBBS CAROLINA P.E.M. REGISTRATION NUMBER C-1766

The Survey Company, Inc.
 4105 B. STUART ANDREW BLVD., CHARLOTTE, NC 28217
 P: 704.561.9970 F: 704.561.9977 WWW.SURVEYCO.COM
 HOBBS CAROLINA P.E.M. REGISTRATION NUMBER C-1766



Seller Initial

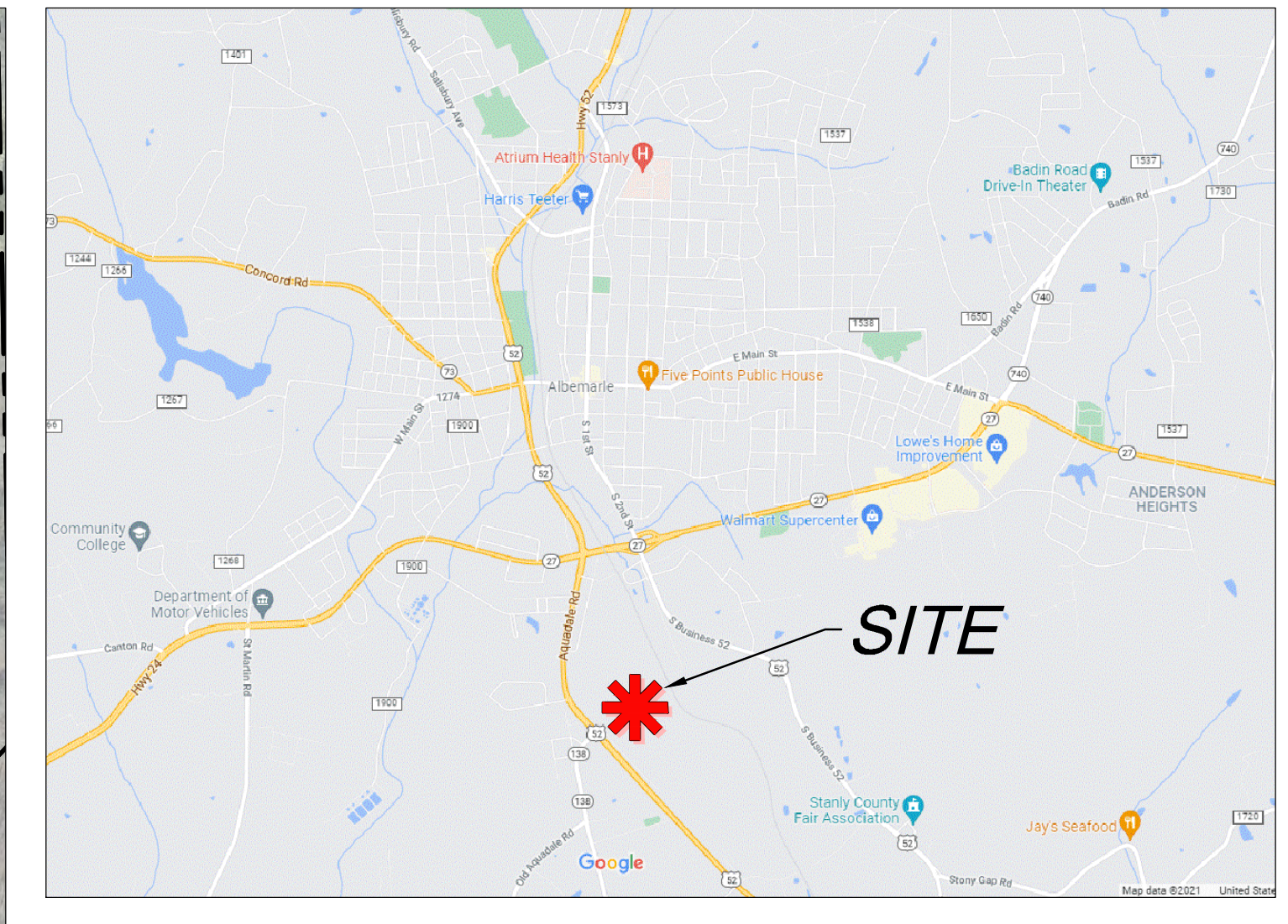
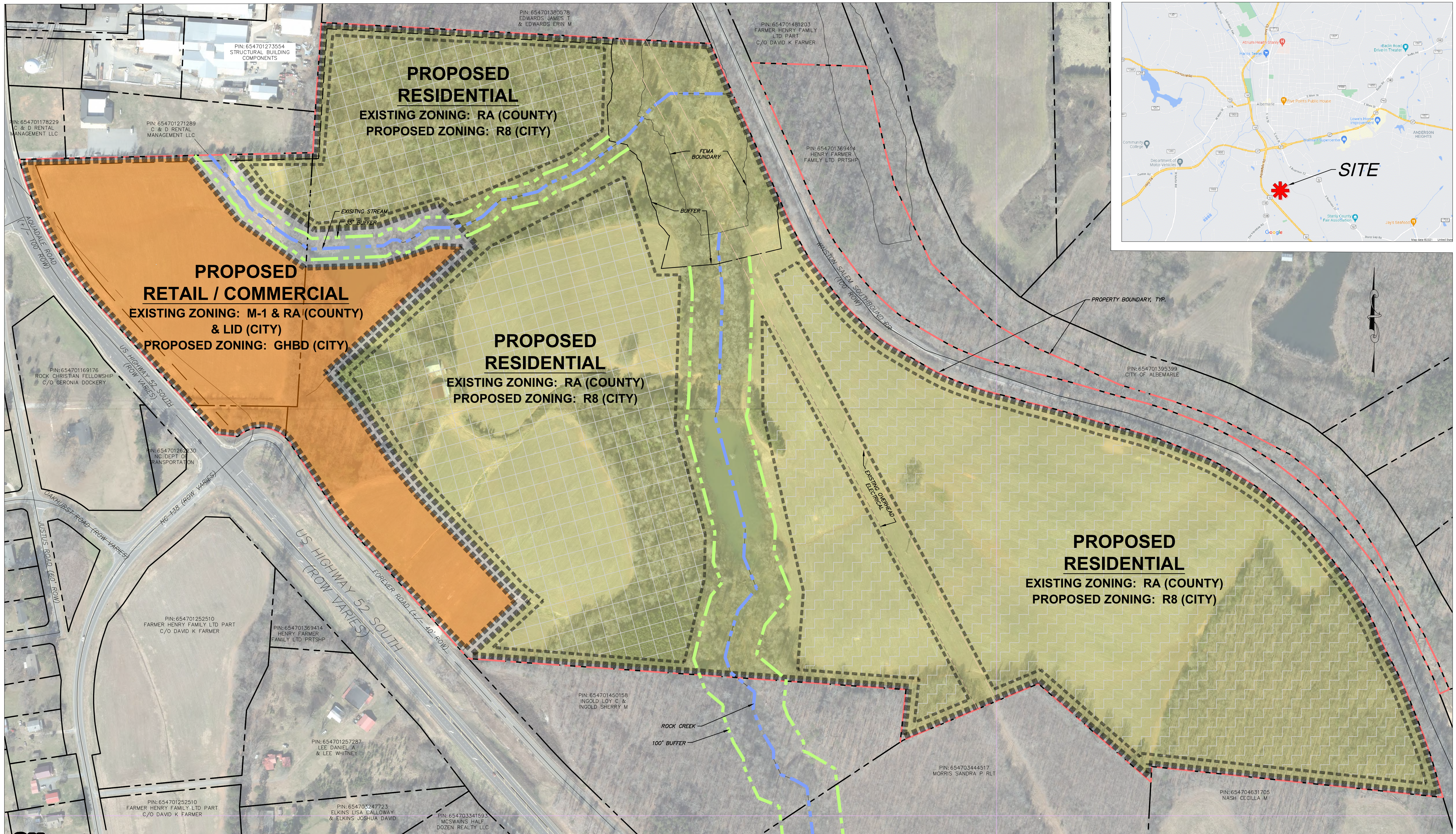
Buyer Initial

Date

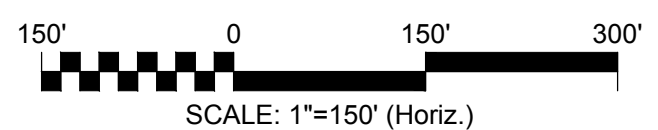
EXHIBIT A

According to both the *City of Albemarle Land Use Plan 2028* and *2010 Stanly County Land Use Plan*, the population of Stanly County will continue to grow, especially as pressure from major regional economic centers like Charlotte press outward. Commercial services and uses for both neighborhoods and larger areas need to be in place to serve residents, as well as to ease residents' share of the tax burden for infrastructure and utility improvements needed by an expanding community. Specifically, this site lies adjacent to the existing population center of Albemarle within one of the county's targeted primary growth areas along Highway 52, a recently improved major north-south transportation route. Improvements proposed combine both neighborhood and regional commercial opportunities and a mix of residential uses within a framework of a Traditional Neighborhood Development to meet the following strategies as outlined in the county's Land Use Plan for new development:

- Commercial development focused adjacent to an existing population center.
- Minimizes negative effects of sprawl on the countryside.
- Promotes Mixed Use.
- Provides a Traditional Neighborhood Development framework.
- Adds to the tax base.
- Preserves local character by maintaining a portion of Rock Creek and associated flood plain/wetlands, and, to the extent possible, two existing farm ponds.



PARCELS PROPOSED FOR ANNEXATION/REZONING: # 654701261994, # 654701369414, & A PORTION OF # 654701265312
 BASE INFORMATION FROM GIS DATA AND SHOULD BE FIELD-VERIFIED FOR ACCURACY.



REV. NO.	DESCRIPTIONS REVISIONS	DATE

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8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 841-2588, Fax: (704) 841-2567
 NC License# F-1222
www.mckimcreed.com

**HWY 52 SOUTH ANNEXATION/REZONING
 ALBEMARLE (STANLY COUNTY), NC**

BUBBLE PLAN

DATE: SEPTEMBER 2021	SCALE
MCE PROJ.# 08142-0005	HORIZONTAL:
DRAWN BBB	VERTICAL:
DESIGNED	DRAWING NUMBER
CHECKED	REVISION
PROJ. MGR.	

STATUS: **PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION**



CITY COUNCIL: MAP AMENDMENT STAFF ANALYSIS

Prepared by: Ashlie Jones

Case: ZMA21-13

Ordinance # 21-XX

Date: October 8, 2021

APPLICATION

A request by Exponential Development, LLC for an initial zoning, upon annexation, for +/- 135 acres of tax records 7671, 23373, and 138798 from County R-A and M-1 and City LID to City of Albemarle R-8/Neighborhood Residential District and GHBD/General Highway Business District.

Location: Hwy 52 South/Aquadale Road and Forever Road

Parcel Size: Approx. 135 acres.

APPLICANT(S)

Applicant: Exponential Development LLC

Owner: Henry Farmer LTD Partnership

REQUESTED ZONING CHANGE

Existing: County R-A/ County M-1/ City LID

Proposed: City R-8/Neighborhood Residential District & GHBD/General Highway Business District

APPLICANT STATEMENT FOR PROPOSED REQUEST

“According to both the 2028 City of Albemarle Land Use Plan and the 2010 Stanly County Land Use Plan, the population of Stanly County will continue to grow, especially as pressure from major regional economic centers like Charlotte press outward. Commercial services and uses for both neighborhoods and larger areas need to be in place to serve residents, as well as ease residents’ share of the tax burden for infrastructure and utility improvements needed by an expanding community.”

PROPERTY INFORMATION

Background and Existing Use: The property is vacant.

Proposed Use: Improvements proposed combine both neighborhood and regional commercial opportunities as well as a mix of residential uses.

Adjacent Zoning:

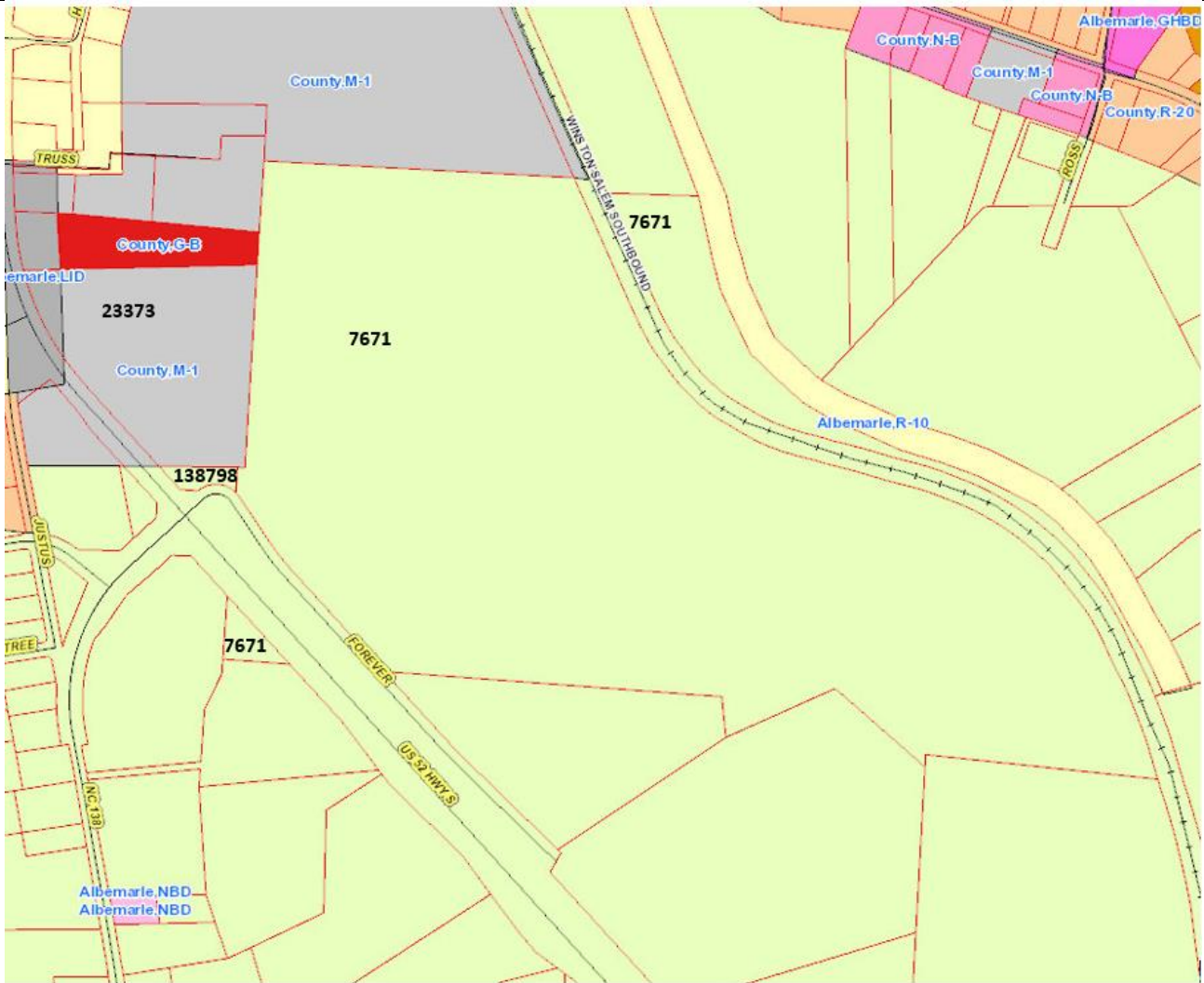
North: County M-1, R-20	East: R-10, County R-A
South: County R-A	West: County G-B & City HID

Utilities: No services are currently provided for the parcel.

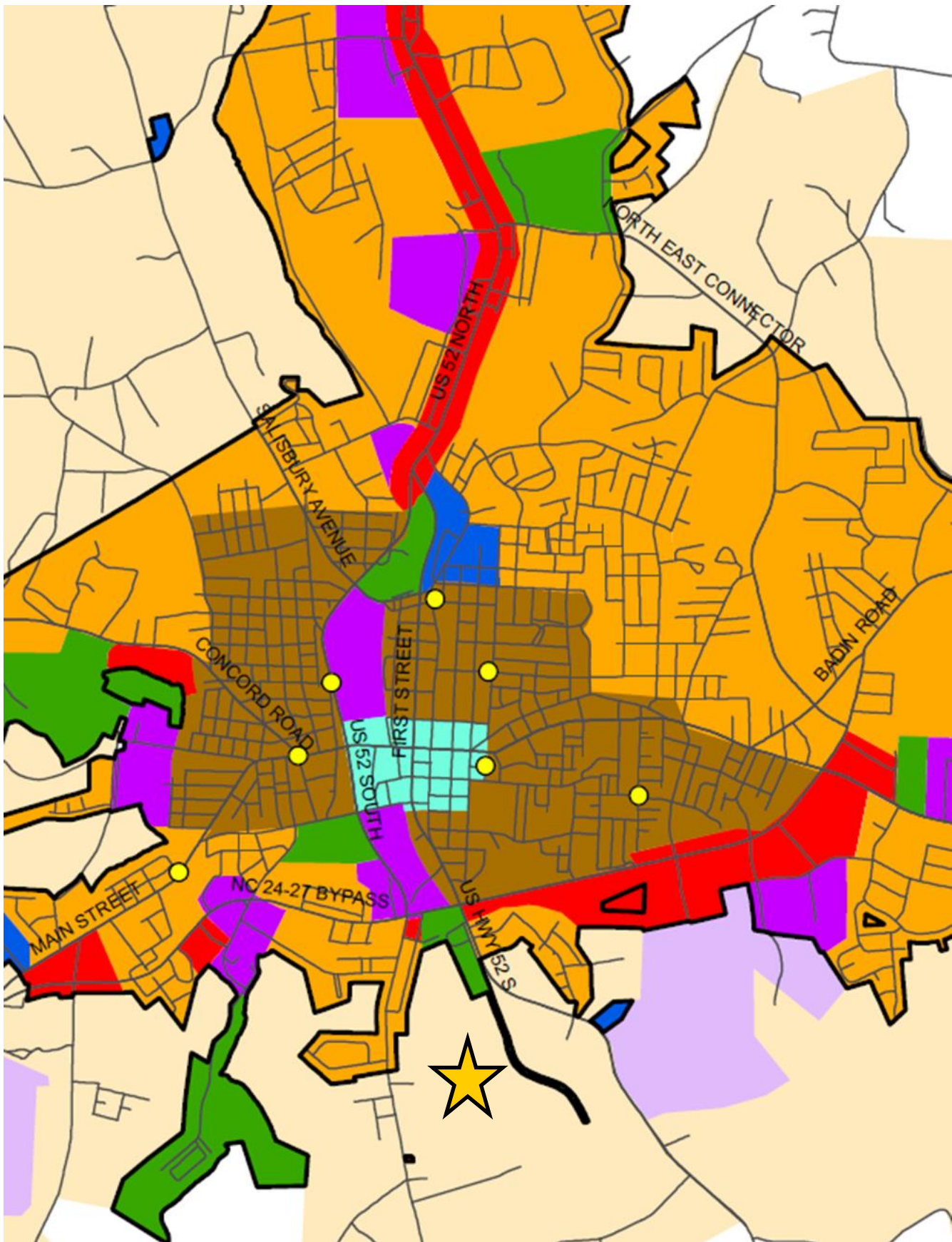
2028 Land Use Plan: The City of Albemarle 2028 Land Use Plan designates this area as County Primary and Secondary Growth Area – These are areas identified in the Stanly County Land Use Plan 2010 for each of the eight cities and towns located within Stanly County where growth and development is encouraged over the next 10 years.

Environment: This property is not located in any regulated watershed. There is existing regulated floodplain on portions on the northern portion of tax record 7671.

CURRENT ZONING MAP



FUTURE LAND USE MAP



STAFF COMMENTS

All public hearing notice requirements have been met for the 10/7 Planning Board Meeting.

City Council set a public hearing date for annexation at its 9/07 meeting.

This request is for an initial zoning upon annexation. The City of Albemarle 2028 Future Land Use Map indicates that this area is an area designated as a County Primary and Secondary Growth Area. The 2010 Stanly County states that the areas designated as county primary and secondary growth areas are intended to encourage the majority of future growth in the county over the next 10-20 years, utilize mixed-land use, and reflect the highest residential development density with an overall rate of 2 – 4 dwellings per acre or higher, in a traditional neighborhood design due to the proximity of adjacent cities.

There is still information to be learned from NCDOT, Stanly County, and the City of Albemarle about the plans for the area along the 52 South corridor. The Future Land Use Map reflects that this property is further from existing City of Albemarle boundaries than other initial zoning requests in recent past. The closest areas of City of Albemarle boundaries shown on the Future Land Use Map reflect that those areas are appropriate for General Residential as opposed to Neighborhood Residential due to the distance from the downtown core. The request for an initial zoning from County M-1 to General Highway Business District is an understandable request due to the proximity to a major transportation corridor, but is still classified on the City of Albemarle Future Land Use Map and the 2010 County Land Use Plan as a primary growth area for Stanly County and due to the lack of existing and established commercial use in this area, it may be difficult to determine the long-term effects this rezoning would have on the corridor, as that plan has yet to be determined.

Proposed Zoning District Description: 92.095 R-8 & 92.102 GHBD
--

The regulations of the R-8 district are intended to emphasize a more standard, medium-density district like those found in Albemarle's early suburbs in closer proximity to the downtown core. The principal use of land is devoted to a wider mix of housing types while still promoting an overall residential character. The R-8 Neighborhood Residential District is commonly found outside of walking distances to downtown and commercial areas, but is still well connected and is a good district for infill development in such areas.

§92.095 R-8 permits by right: accessory buildings or structures, single family dwellings, two-family dwellings, single-family attached dwellings and accessory dwelling units. There are several special uses permitted when authorized by City Council, which include churches, schools, parks, public safety facilities.

The regulations of the GHBD district are designed to serve those commercial activities which function relatively independent of intense pedestrian traffic. The General Highway Business Districts shall be located along state and federal highways or other highways designated as major streets and should be established in zones of two acres or larger.

§92.102 GHBD currently permits by right many uses, to include retail, entertainment, automobile related and office related uses. There are several special uses permitted when authorized by City Council, which include warehousing and wholesale establishments, storage units, and some light manufacturing uses.

The standard setbacks for R-8 and GHBD are included below, but R-8 setbacks may be reduced depending on if a cluster subdivision is approved:

District & Use Category	Lot Size per Unit	Max Density (units / acre)	Front Set back (feet)	Side Set back (feet)	Rear Set back (feet)	Max. Height (feet)
R-8 - Neighborhood Residential						
Single Family Detached Unit	8,000	5.44	20	8(a)	25	35
Duplex or 2nd Detached Unit	6,000	7.26	20	8(a)	25	35
Single Family Attached Unit	4,000	10.89	20	8(a)(m)	25	35
Detached Accessory Dwelling Unit			(l)	8(a)(n)	8(o)	25
Accessory Structures			(k)	5(a)(n)	5(o)	25
GHBD - General Highway Business District						
Non-residential Structures				30 (b)(f)(h)	10(e)(f)(h)	20(f)
Accessory Structures						

On October 7, 2021, The City of Albemarle Planning and Zoning Board recommended approval to initially zone tax parcels 7671 & 138798 to R-8/Neighborhood Business District upon annexation, and found that this request is consistent with the 2028 Future Land Use Map. In the matter of the request to initially zone tax parcel 23378 to GHBD/General Highway Business District, the Board found that request to be inconsistent with the 2028 Future Land Use Map, and recommends that City Council initially zone this parcel as R-8/Neighborhood Business District upon annexation.

STATEMENT OF ZONING CONSISTENCY WITH ADOPTED PLANS

Per G.S.160D-605 Governing Board Statement (Ref. City Ordinance §92.140)

(a) Plan Consistency. - When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is not subject to judicial review. If a zoning map

amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

(b) Additional Reasonableness Statement for Rezonings. - When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

(c) Single Statement Permissible. - The statement of reasonableness and the plan consistency statement required by this section may be approved as a single statement.

CONSISTENCY STATEMENT

The Albemarle City Council finds the action to initially zone a +/- 120 acre of tax records 7671, 138798, as defined in the attached annexation boundary survey prepared by The Survey Company, Inc., from County R-A to City R-8/Neighborhood Residential District to be consistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel to be reasonable and in the public interest.

The Albemarle City Council finds the action to initially zone a +/- 14.66 acre of tax records 23373 as defined in the attached annexation boundary survey prepared by The Survey Company, Inc., from County M-1 to City GHBD/General Highway Business District to be consistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel to be reasonable and in the public interest.

INCONSISTENCY STATEMENT

The Albemarle City Council finds the action to initially zone a +/- 120 acre of tax records 7671, 138798, as defined in the attached annexation boundary survey prepared by The Survey Company, Inc., from County R-A to City R-8/Neighborhood Residential District to be inconsistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel not to be reasonable and in the public interest.

The Albemarle City Council finds the action to initially zone a +/- 14.66 acre of tax records 23373 as defined in the attached annexation boundary survey prepared by The Survey Company, Inc., from County M-1 to City GHBD/General Highway Business District to be inconsistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel not to be reasonable and in the public interest.

FUTURE LAND USE MAP AMENDMENT STATEMENT

The Albemarle City Council finds the action initially zone a +/- 135 acre of tax record 7671, 138798, 23373, as defined in the attached annexation boundary survey prepared by The Survey Company, Inc., from County R-A and County M-1 to City R-8/Neighborhood Residential District and City GHBD/General Highway Business District to be inconsistent with the adopted 2028 Land Use Plan; however, rezoning the property will achieve the public interest and shall be deemed reasonable. The aforementioned map amendment shall amend the City's Land Use Plan.

NOTICE OF ALBEMARLE CITY COUNCIL PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN to the general public that the Albemarle City Council will conduct public hearings concerning the item(s) listed below at the date, time and location provided herein:

- 1. Annexation and Initial Zoning (ZMA #21-13)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 135+/- acres off Forever Rd and US Hwy 52 (Tax Records 7671, 23373, and 138798) from County R-A and M-1 to City of Albemarle R-8/Neighborhood Residential District and GHBD/General Highway Business District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.
- 2. Annexation and Initial Zoning (ZMA #21-14)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 86.84 +/- acres off City Lake Drive (Tax Record 13976) from County R-A to City of Albemarle R-10/General Residential District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.

Hearings will be conducted by City Council in Council Chambers of City Hall, located at:

144 North Second Street, Albemarle, N.C. 28001
on October 18, 2021, at 6:30 p.m.

All interested parties are invited to attend hearings. Anyone wishing to speak for or against any of the aforementioned cases shall adhere to all applicable City and State statutes regarding open meeting laws.

City Council's approved agenda, including applications for the items above can be found on the city's website, <http://coanovuspublic.com/>. Applications for all items above are also kept on file at the City of Albemarle Planning and Development Services Department in the City Hall, which is open between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact City Staff if you wish to attend the meeting or with any questions or comments, 704-984-9424.

Dated: September 23, 2021

Publish: Tuesday, October 05, 2021 & Tuesday, October 12, 2021



Certificate of Service

I hereby certify that on September 24, 2021 I served a copy of the foregoing notice of a Zoning Map Amendment request for ZMA21-13 property tax record 7671, 23373 and 138798 upon the following persons by depositing a true and correct copy thereof in an envelope bearing sufficient postage in the United States mail at Albemarle, North Carolina, addressed as follows:

Tax Record	Owner Name	Owner Name 2	Mailing Address	City	State	Zip	Physical Address	Deed Acres
5649	BANEMANVONG YOUAN C & D RENTAL MANAGEMENT LLC	BANEMANVONG SENGDARA	1415 ROSS DR	ALBEMARLE	NC	28001	24495 SOUTH BUSINESS 52	32.87
29583	C & D RENTAL MANAGEMENT LLC		723 AQUADALE RD	ALBEMARLE	NC	28001	723 AQUADALE RD	3.9
30071	C & D RENTAL MANAGEMENT LLC		723 AQUADALE RD	ALBEMARLE	NC	28001	723 AQUADALE RD	0.88
28553	CITY OF ALBEMARLE		PO BOX 190	ALBEMARLE	NC	28002	114 ROCK CREEK DR	32.85
6288	EDWARDS JAMES T FARMER HENRY FAMILY LTD PART	EDWARDS ERIN M	20211 RIDGEBROOK LN	LOCUST	NC	28097	329 HENNING DR	59.42
13497	FARMER HENRY FAMILY LTD PART	C/O DAVID K FARMER	525 ELIZABETH LEE DR NW	CONCORD	NC	28027	NC 138 HWY	15.21
23373	FARMER HENRY FAMILY LTD PART	C/O DAVID K FARMER	525 ELIZABETH LEE DR NW	CONCORD	NC	28027	AQUADALE RD	14.66
24345	FARMER HENRY FAMILY LTD PART	C/O DAVID K FARMER	525 ELIZABETH LEE DR NW	CONCORD	NC	28027	SOUTH BUSINESS 52	9.94
7671	HENRY FARMER FAMILY LTD PRTSHP		525 ELIZABETH LEE DR NW	CONCORD	NC	28027- 6576	37011 FOREVER RD	129.84
138798	HENRY FARMER FAMILY LTD PRTSHP		525 ELIZABETH LEE DR NW	CONCORD	NC	28027- 6576	NC 138 HWY	0.63
140007	INGOLD LOY C	INGOLD SHERRY M	5306 ATWATER DR	CONCORD	NC	28025	FOREVER RD	12.77
139600	LEE DANIEL A	LEE WHITNEY	15869 SILVER RD	OAKBORO	NC	28129	24296 NC 138 HWY	6.44
18048	MORRIS SANDRA P	MORRIS SANDRA P RLT	24013 NC 138 HWY	ALBEMARLE	NC	28001	NC 138 HWY	47.99
2480	NASH CECILLA M		10302 SYCAMORE RD	NORWOOD	NC	28128	SOUTHSIDE RD	68.91
28001	ROCK CHRISTIAN FELLOWSHIP CH	C/O GERONIA DOCKERY	2830 ROSE MEADE DRIVE	MONROE	NC	28110	26294 JUSTUS RD	5.12
22914	STRUCTURAL BUILDING COMPONENTS		PO BOX 986	ALBEMARLE	NC	28002	TRUSS LN	3.38

Ashlie Tolliver Jones
City of Albemarle

P | 704.984.9424
F | 704.984.9435



ALBEMARLE
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www.albemarlenc.gov
PO Box 190
Albemarle, NC 28002

Planning and Development Services

September 23, 2021

PUBLIC NOTICE

There will be two meetings to consider a request by Exponential Development LLC for an Initial Zoning for approximately 135+/- acre of properties located off of Forever Road and US Hwy 52 South (Tax Records 7671, 23373, and 138798) from County R-A and M-1 to City of Albemarle R-8/Neighborhood Residential District and GHBD/General Highway Business District.

The meetings are as follows:

- City of Albemarle Planning Board meeting will be held in the City Hall Council Chambers, 144 North Second Street, on **Thursday, October 7th, 2021, at 6:30 p.m.**
- City of Albemarle City Council meeting will be held in the City Hall Council Chambers, 144 North Second Street, on **Monday, October 18th, 2021, at 6:30 p.m.**

The Planning Board will make a recommendation on the request to City Council. City Council will hear the case at a later date, and notices will be sent in the form of mailing prior to that meeting.

The application and associated information may be reviewed at Planning and Development Services Department, 144 North Second Street, second floor, between 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. If you have any interest in this matter you should appear at the meeting and present your views.

Due to COVID-19, we ask that you contact staff prior to attending meeting so we can make safe accommodations. Please let us know if we may be of any assistance.

Planning and Development Services
704-984-9424

ORDINANCE 21-48

AN ORDINANCE OF THE CITY OF ALBEMARLE, NORTH CAROLINA, PROVIDING THAT ITS CODE OF ORDINANCES BE AMENDED BY CHANGING THE BOUNDARIES OF A CERTAIN DISTRICT ESTABLISHED UNDER THE ZONING ORDINANCE OF THE CITY OF ALBEMARLE, NORTH CAROLINA, SO AS TO TRANSFER THE FOLLOWING:

FROM STANLY COUNTY M-1/LIGHT MANUFACTURING DISTRICT TO CITY OF ALBEMARLE R-8/NEIGHBORHOOD RESIDENTIAL DISTRICT A +/- 638,589 SQ FOOT (14.66 ACRE) PARCEL DEFINED AS TAX RECORD 23373.

FROM STANLY COUNTY R-A/RESIDENTIAL-AGRICULTURAL DISTRICT TO CITY OF ALBEMARLE R-8/NEIGHBORHOOD RESIDENTIAL DISTRICT A +/- 5,619,240 SQ FOOT (129.84 ACRE) PARCELS DEFINED AS TAX RECORDS 7671 AND 138798.

BE IT ORDAINED by the Council of the City of Albemarle, North Carolina, as follows:

SECTION 1. TITLE IX: Planning and Regulation of Development, Chapter 92, of the City of Albemarle, North Carolina, Code of Ordinances, shall be and the same is hereby amended as follows:

That tax record 23373, also defined in Deed Book 1533 Page 789 Tract 14, is transferred from Stanly County M-1/Light Manufacturing District to City of Albemarle R-8/Neighborhood Residential District. This is consistent with the annexation of said tracts.

That tax record 7671, also defined in Deed Book 662 Page 469, is transferred from Stanly County R-A/Residential-Agriculture District to City of Albemarle R-8/Neighborhood Residential District. This is consistent with the annexation of said tracts.

That tax record 138798, also defined in Deed Book 1639 Page 1594, is transferred from Stanly County R-A/Residential-Agriculture District to City of Albemarle R-8/Neighborhood Residential District. This is consistent with the annexation of said tracts.

SECTION 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed, and the presently effective City of Albemarle 2028 Future Land Use Map is hereby amended.

SECTION 3. This ordinance shall be effective as of the date of final adoption.

This ordinance was introduced and signed by Councilmember _____,
a member of the Council of the City of Albemarle, North Carolina.

Member of Council

At the meeting of the Council held on October 18, 2021, this ordinance was introduced, adopted and ordered published as by law provided.

Dated October 18, 2021.

Mayor

Attest:

Clerk

Print

Title – Ordinance 21-47 - Consider Annexation of 85 Acres on City Lake Drive

Description:

City Council is being asked to consider adopting an ordinance approving the petition to annex 85 acres on City Lake Drive. If approved a subsequent hearing to rezone the property shall be conducted.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

See Staff analysis.

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> Staff_Analysis_City_Lake_Dr_Annexation.docx	AX21-04 Staff Analysis
<input type="checkbox"/> Public_Hearing_Notice.pdf	Public Hearing Notice
<input type="checkbox"/> City_Lake_Annexation_Petition_FIN.Signed.pdf	Annexation Petition and Plat
<input type="checkbox"/> Ordinance_21-47_Annexation_City_Lake_Drive.docx	Ordinance 21-47

APPROVALS:

Date/Time:	Approval:	Department:	
10/13/2021 11:12 AM	Approved	City Clerk	
10/13/2021 4:45 PM	Approved	Administration	



ALBEMARLE

NORTH CAROLINA

Water. Air. Land. Opportunity.

CITY COUNCIL: PETITION FOR ANNEXATION STAFF ANALYSIS

Prepared by: Kevin Robinson

Case: AX-21-04

Date: October 11th, 2021

DESCRIPTION

There is a petition for Council to consider annexation of +/- 86.84 acres of tax record 13976 which is located in the County.

Location: South of City Lake Drive, North of Sapphire Lane

Parcel Size: +/- 86.84 acres, tax record 13976

APPLICANT(S)

Applicant: Smith Douglas Homes

Owner: E H King Heirs, LLC C/O Leeburt Management LLC

REQUESTED INITIAL ZONING

Existing: County R-A

Proposed: City R-10/General Residential District

APPLICANT STATEMENT FOR PROPOSED REQUEST

“This zoning change offer additional housing to residents of Albemarle in a convenient location along City Lake.”

PROPERTY INFORMATION

Background and Existing Use: Currently vacant property.

Proposed Use: Single Family Dwelling permitted per 92.0094 (B) (2)

Adjacent Zoning:

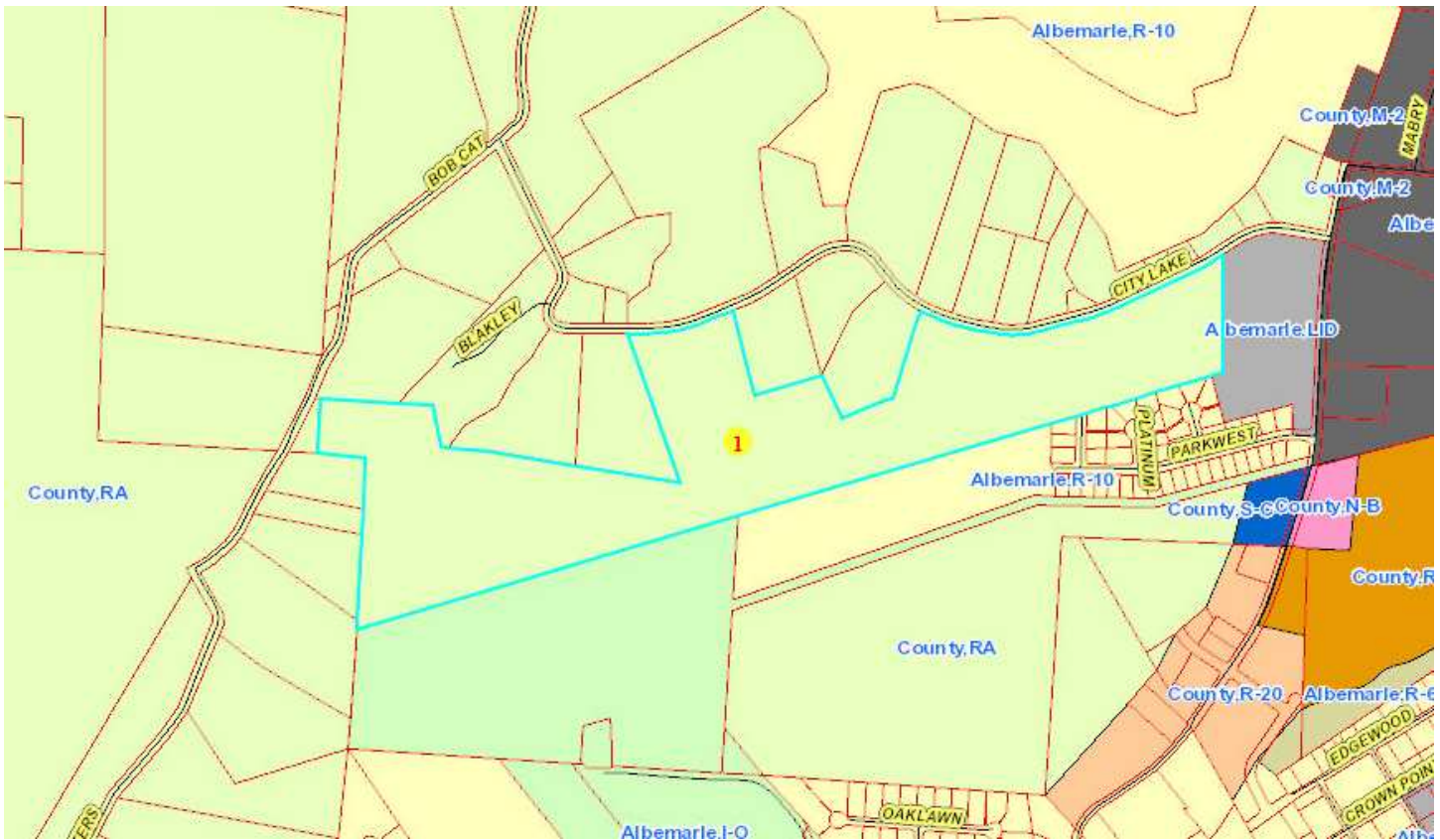
North: City R-10	East: City LID
South: City I-O and City R-10	West: County R-A

Utilities: No services are currently provided for the vacant parcel. City water/sewer/electric lines will be extended to service whole site upon development.

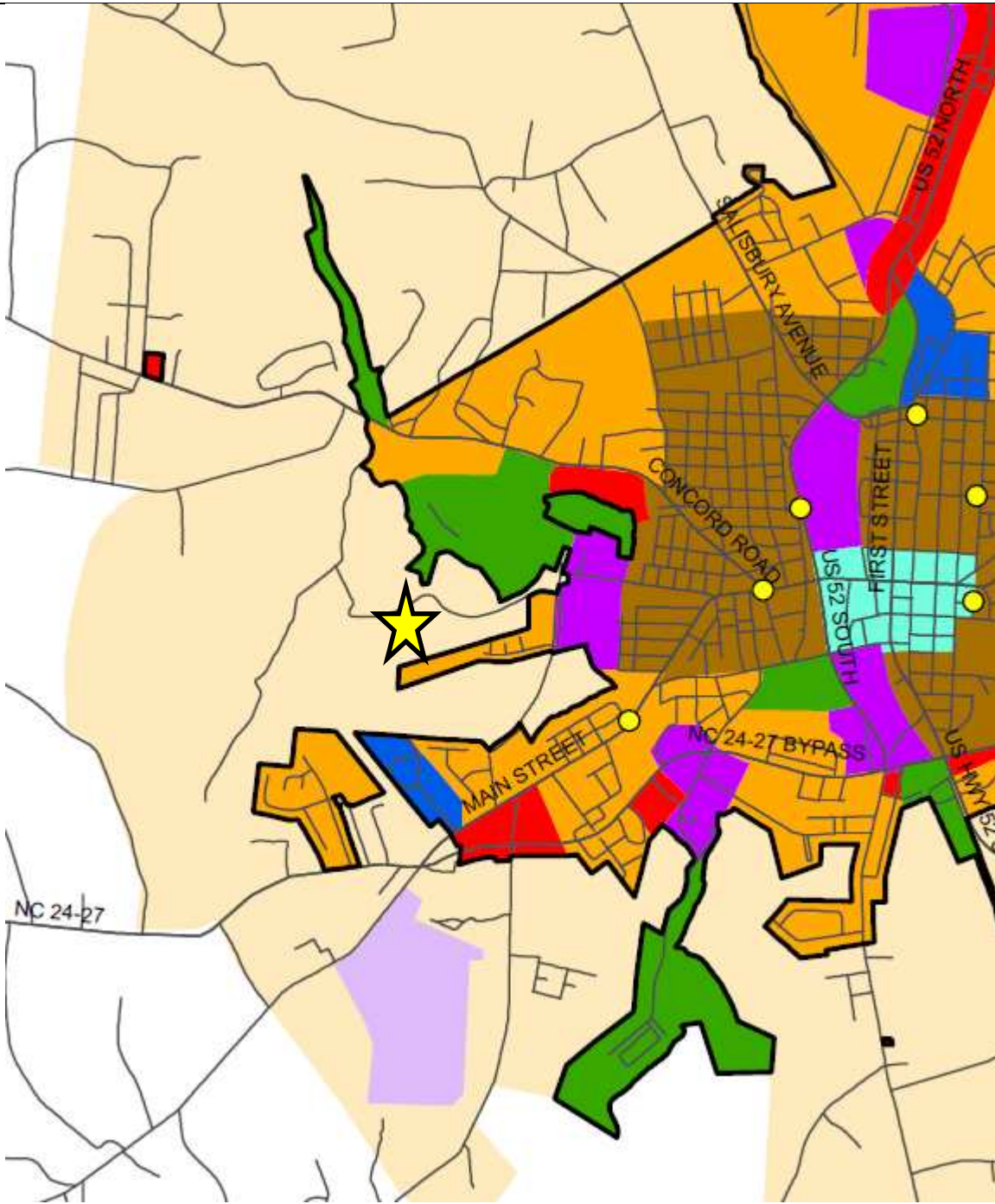
Environment: This property is not located in any regulated floodplain or watershed.

2028 Land Use Plan: Future Land Use Map classifies this parcel and surrounding area as County Primary and Secondary Growth Area. These are areas identified in the 2010 *Stanly County Land Use Plan* for each of the eight cities and towns located within Stanly County where growth and development is encouraged over the next 10 years.

CURRENT ZONING MAP



FUTURE LAND USE MAP



STAFF COMMENTS

On July 29th, 2021, Smith Douglas Homes delivered to the City a petition for voluntary annexation of 85.53 acres off of City Lake Drive. The petition was certified by the City Clerk August 19th, 2021. On Tuesday, September 7th, 2021, City Council adopted Resolution 21-25 to set a public hearing on the matter on October 18th, 2021.

The 85.53 acre City Lake Drive property is a vacant parcel that is contiguous to our current City Limits that encompasses Stanly Community College, Phases I & II of the Parkwest Subdivision and another vacant parcel that fronts Poplin's Grove Church Road & City Lake Drive. The property being petitioned is currently zoned County Residential Agriculture. The zoning district that is being applied for is City R-10, General Residential. By right uses in this zoning district are accessory buildings, single family dwellings, two-family dwellings, accessory dwelling units & residential cluster developments. Manufactured homes are not permitted, however Modular homes are. If the property were to be subdivided, the maximum lot yield could be up to 297 single family lots. This is after a 20% reduction for infrastructure, right of ways and common areas. This calculation does not include undevelopable or environmentally sensitive areas. On October 7th, 2021, the City Planning and Zoning Board made a unanimous favorable recommendation to City Council that if the property were to be annexed, that it be initially zoned into the R-10, General Residential Zoning District.

This property will be primarily accessed from City Lake Dr, which feeds onto both Hwy 73 and Poplins Grove Church Rd. Secondary access will be available to the Parkwest neighborhood. A TIA will be required prior to subdivision approvals and development occurring on site and improvements to City streets and DOT will be required as indicated. Staff does not otherwise believe there to be any major concerns of traffic impacts on the surrounding area.

In discussions with the Department of Public Utilities, City utilities are nearby by way of the Parkwest Subdivision, as well as on Poplin's Grove Church Road. An engineered civil design would be needed to confirm the optimal route of extension. The developer has acknowledged that it is their responsibility to design and extend water & sewer infrastructure both to the site and into the site for it to be developed. Some natural encumbrances on-site include steep topography in some places, as well as channelized drainage flowing through the property and into adjacent properties. If the property were to develop, an erosion control and sedimentation plan would have to be submitted to the state Department of Environmental Quality. An environmental assessment would also have to be conducted to determine any jurisdictional water to be avoided or permitted if they were to be disturbed. I have spoken with adjacent property owners that are downstream of this property that do have concerns with the management of storm-water if this site were to be developed.

NOTICE OF ALBEMARLE CITY COUNCIL PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN to the general public that the Albemarle City Council will conduct public hearings concerning the item(s) listed below at the date, time and location provided herein:

- 1. Annexation and Initial Zoning (ZMA #21-13)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 135+/- acres off Forever Rd and US Hwy 52 (Tax Records 7671, 23373, and 138798) from County R-A and M-1 to City of Albemarle R-8/Neighborhood Residential District and GHBD/General Highway Business District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.
- 2. Annexation and Initial Zoning (ZMA #21-14)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 86.84 +/- acres off City Lake Drive (Tax Record 13976) from County R-A to City of Albemarle R-10/General Residential District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.

Hearings will be conducted by City Council in Council Chambers of City Hall, located at:

144 North Second Street, Albemarle, N.C. 28001
on October 18, 2021, at 6:30 p.m.

All interested parties are invited to attend hearings. Anyone wishing to speak for or against any of the aforementioned cases shall adhere to all applicable City and State statutes regarding open meeting laws.

City Council's approved agenda, including applications for the items above can be found on the city's website, <http://coanovuspublic.com/>. Applications for all items above are also kept on file at the City of Albemarle Planning and Development Services Department in the City Hall, which is open between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact City Staff if you wish to attend the meeting or with any questions or comments, 704-984-9424.

Dated: September 23, 2021

Publish: Tuesday, October 05, 2021 & Tuesday, October 12, 2021

NORTH CAROLINA

STANLY COUNTY

IN THE MATTER OF THE PETITION BY THE OWNERS OF REAL PROPERTY WITHIN AN AREA CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF ALBEMARLE REQUESTING ANNEXATION OF THE AREA DESCRIBED HEREIN AS PART OF THE CITY OF ALBEMARLE

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF ALBEMARLE:

1. We the undersigned owners, or duly authorized representatives thereof, respectfully request that the real property described in Paragraph 2 below be annexed to the City of Albemarle, North Carolina.
2. The area for which annexation is requested is contiguous to the City of Albemarle, and the boundaries of the aforesaid area are more particularly described in Exhibit A hereto attached and by reference incorporated herein and made a part hereof.

This the 29 day of July, 2021.

E H KING HEIRS LLC

By: 

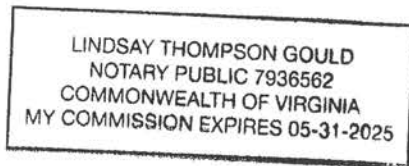
Title: MANAGER

NORTH CAROLINA *VIRGINIA*

_____ COUNTY

THIS IS TO CERTIFY that on the 29 day of July, 2021 before the undersigned Notary Public of Stanly County, North Carolina, personally appeared Wallace N. King and acknowledged that (s)he is the owner of the 85.53 acres property described herein, being duly authorized to do so, executed the foregoing Petition for the purposes therein contained, by signing the name of the aforesaid corporation by himself or herself.

Witness my hand and notarial Seal, the date above written.



Lindsay Thompson Gould

Lindsay Thompson Gould

Notary Public 7/29/2021

NORTH CAROLINA

STANLY COUNTY

TO THE HONORABLE MAYOR AND THE COUNCIL OF THE CITY OF ALBEMARLE:

I, Cynthia L. Stone, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with General Statutes 160A-31 as amended. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Albemarle.

Dated August 19, 2021

Cynthia Stone

City Clerk

(SEAL)



Exhibit A

LEGAL DESCRIPTION OF THE OUTER BOUNDARY OF PINs 653803136014.

BEGINNING AT A CONCRETE MONUMENT, SAID MONUMENT BEING THE SOUTHEAST CORNER OF PIN 653803136014 OF STANLY COUNTY GIS AND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 583,569.92', E: 1,634,352.48' AND RUNNING THE FOLLOWING CALLS;

S 73°30'02" W A DISTANCE OF 2935.38 FEET TO A 1" IRON PIPE; THENCE S 73°29'45" W A DISTANCE OF 2,321.67 FEET TO AN EXISTING 1/2" IRON REBAR; THENCE N 02°58'40" E A DISTANCE OF 1003.63 FEET TO AN EXISTING 1" IRON REBAR; THENCE N 86°45'43" W A DISTANCE OF 264.71 FEET TO AN EXISTING 1/2" IRON PIPE; THENCE

N 03°26'20" E A DISTANCE OF 313.02 FEET TO AN EXISTING BENT 1" IRON PIPE; THENCE S 87°43'08" E A DISTANCE OF 437.91 FEET TO AN EXISTING 1" IRON PIPE; THENCE S 87°38'24" E A DISTANCE OF 208.76 FEET TO AN EXISTING ANGLE IRON; THENCE S 10°39'17" E A DISTANCE OF 245.47 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE S 79°05'27" E A DISTANCE OF 42.53 FEET TO AN EXISTING 3/4" IRON PIPE; THENCE S 79°45'46" E A DISTANCE OF 779.16 FEET TO AN EXISTING AXLE; THENCE S 81°41'08" E A DISTANCE OF 580.80 FEET TO AN EXISTING 1" IRON PIPE; THENCE N 18°42'31" W A DISTANCE OF 875.42 FEET TO AN EXISTING TBAR; THENCE N 18°07'54" W A DISTANCE OF 42.82 FEET TO AN EXISTING 1/4" X 2" IRON REBAR; THENCE N 18°35'03" W A DISTANCE OF 24.28 FEET TO A COMPUTED POINT ON THE SOUTHERN RIGHT OF WAY OF CITY LAKE DRIVE; THENCE, WITH SAID RIGHT OF WAY, N 89°50'55" E A DISTANCE OF 97.56 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,275.08 FEET AND A CHORD OF 128.69 FEET BEARING N 86°40'24" E, ALONG SAID CURVE AND CONTINUING WITH SAID RIGHT OF WAY, A DISTANCE OF 128.75 FEET TO A POINT SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 919.31 FEET AND A CHORD OF 114.91 FEET BEARING N 78°34'57" E, ALONG SAID CURVE, AND CONTINUING WITH SAID RIGHT OF WAY, A DISTANCE OF 114.99 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 72°36'05" E A DISTANCE OF 58.82 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 69°24'23" E A DISTANCE OF 102.05 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 67°19'35" E A DISTANCE OF 143.73 FEET TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY, S 14°28'38" E A DISTANCE OF 524.01 FEET TO AN EXISTING 2" IRON PIPE; THENCE N 74°30'41" E A DISTANCE OF 434.54 FEET TO AN EXISTING 1/2" EIP; THENCE S 29°35'01" E A DISTANCE OF 297.37 FEET TO AN EXISTING 2" BENT IRON PIPE; THENCE N 68°52'51" E A DISTANCE OF 298.87 FEET TO AN EXISTING 1" IRON PIPE; THENCE N 13°14'16" E A DISTANCE OF 544.42 FEET TO AN EXISTING 1" IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF CITY LAKE DRIVE, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,182.06 FEET AND A CHORD OF 331.58 FEET BEARING S 71°01'54" E, ALONG SAID CURVE AND WITH SAID RIGHT OF WAY A DISTANCE OF 332.67 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, S 78°06'25" E A DISTANCE OF 81.64 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 566.43 FEET AND A CHORD OF 183.57 FEET BEARING S 87°37'16" E, ALONG SAID CURVE AND WITH SAID RIGHT OF WAY A DISTANCE OF 184.39 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,369.90 FEET AND A CHORD OF 82.79 FEET BEARING N 79°58'53" E, ALONG SAID CURVE AND WITH SAID RIGHT OF WAY A DISTANCE OF 82.80 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,369.90 FEET AND A CHORD

OF 79.31 FEET BEARING N 76°35'28" E, ALONG SAID CURVE AND WITH SAID RIGHT OF WAY A DISTANCE OF 79.32 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 75°25'11" E A DISTANCE OF 139.75 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 74°21'29" E A DISTANCE OF 133.16 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 69°16'41" E A DISTANCE OF 116.89 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 65°01'29" E A DISTANCE OF 147.57 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 64°05'57" E A DISTANCE OF 182.44 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 64°19'49" E A DISTANCE OF 153.46 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 62°51'53" E A DISTANCE OF 157.65 FEET TO A POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N 56°56'38" E A DISTANCE OF 72.82 FEET TO A POINT; THENCE, LEAVING SAID RIGHT OF WAY, S 00°39'00" W A DISTANCE OF 691.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING A TOTAL OF 85.53 ACRES, MORE OR LESS AND BEING ALL OF THE AFORESAID STANLY COUNTY PARCELS 653803136014 SHOWN ON THE BOUNDARY SURVEY PERFORMED BY BATEMAN CIVIL SURVEY COMPANY TITLED, DATED 07/23/2021.

ORDINANCE 21-47

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF ALBEMARLE, NORTH CAROLINA TO INCLUDE A PROPERTY NEAR CITY LAKE DRIVE.

WHEREAS, the Council of the City of Albemarle, North Carolina has been petitioned under North Carolina General Statutes 160A-31, as amended, to annex the area described herein;

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held in the Council Chambers at the City Hall at 6:30 p.m. on Monday, October 18, 2021 after due notice by publication in Stanly News and Press on October 5, 2021 and October 12, 2021; and

WHEREAS, the Council of the City of Albemarle, North Carolina, hereby does find as a fact that said petition meets the requirements of the General Statutes 160A-31, as amended; now, therefore,

BE IT ORDAINED, by the City Council of Albemarle, North Carolina as follows:

SECTION 1. By virtue of the authority granted by the North Carolina General Statutes 160A-31, as amended, the following territory hereby is annexed and made a part of the City of Albemarle, North Carolina as of October 18, 2021: All that tract or parcel of land as detailed on the plat recorded in the Stanly County Register of Deeds Office in **Book ____ Page____**, and described as being all that certain piece, parcel of tract of land lying and being in the City of Albemarle, Stanly County, North Carolina and being more particularly described as follows:

LEGAL DESCRIPTION OF THE OUTER BOUNDARY OF PINs 653803136014.
BEGINNING AT A CONCRETE MONUMENT, SAID MONUMENT BEING THE
SOUTHEAST CORNER OF PIN 653803136014 OF STANLY COUNTY GIS AND
HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N: 583,569.92",
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SECTION 2. Upon and after October 18, 2021, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Albemarle, and shall be entitled to the same privileges and benefits as other parts of the City of Albemarle. The costs for the extension of water and sewer infrastructure will be the responsibility of the developer. Said territory shall be subject to the municipal taxes according to North Carolina General Statutes 160A-31(e), as amended.

SECTION 3. The Mayor of the City of Albemarle, North Carolina, shall cause to be recorded in the Office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 hereof, together with a duly certified copy of this ordinance.

This ordinance was introduced and signed by Councilmember _____, a member of the Council of the City of Albemarle, North Carolina.

Councilmember

This ordinance was introduced and passed its reading at the meeting of the Council held on October 18, 2021 and was adopted and ordered published as required by law.

Date: October 18, 2021

Mayor

Attest:

City Clerk

Print

Title – Ordinance 21-49 - To Rezone an 85 Acre Property off of City Lake Drive

Description:

If the property is annexed into the City Limits City Council should hold a public hearing and consider approving an Ordinance to initially zone the property into the R-10 General Residential District within City limits.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

Planning and Zoning Board voted unanimously to recommend the property be zoned R-10.

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> ZMA21-14_Council_Compiled.pdf	ZMA 21-14 Combined Item
<input type="checkbox"/> Ord_21-49_(ZMA21-14).docx	Ordinance 21-49

APPROVALS:

Date/Time:	Approval:	Department:	
10/12/2021 12:55 PM	Approved	City Clerk	
10/12/2021 3:06 PM	Approved	Administration	

CITY OF ALBEMARLE
ZONING MAP CHANGE APPLICATION
(Submit in Duplicate)

Application # ZMA 21-14

Date of Application 07/23/2021

I. Applicant / Owner Information

- A. Applicant's Name: Smith Douglas Homes
Address: 4297 NC Hwy 24/27 E, Suite B, Midland, NC 28107
Phone: 919-868-5391
Connection to Property if not Owner Developer
- B. Owner's Name: E H King Heirs, LLC C/O Leeburt Management LLC
Address: 320 E Main St. Albemarle, NC 28001
Phone: _____

II. Property Information

- A. Property Location: South of City Lake Drive, North of Sapphire Lane
- B. Tax Record Number: 13976
- C. Deed Book 1152 Page 622
- D. Existing Zoning RA (Stanly Co.) Proposed Zoning R-10
- E. Existing Use Vacant Proposed Use Single Family Homes
- F. Property Size 86.84 Ac. (Sq. Ft./Acres)

III. Other Required Information (Attach the Following)

- A. The application shall be accompanied by two (2) copies of a map, drawn to an appropriate scale. The map shall contain the following:
1. All property lines with dimensions, including a north arrow.
 2. Adjoining streets with rights-of-way and paving widths.
 3. The location of all structures and the use of all land.
 4. Zoning classification of all abutting zoning districts.
 5. Comprehensive site plan if the application is for commercial, industrial, or multi-family development.

- B. A statement regarding the changing conditions, if any, in the area or in the city generally, that makes the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.

Offering additional housing to residents of Albemarle in a convenient location along city lake.

- C. Does this zone change request also contain a request for a conditional use permit? Yes No. If yes, please attach Conditional Use Permit application.

- IV. Application processing fee. Attach check, payable to the City of Albemarle in the amount of \$500.00.
- V. Applicant must attend all meetings.

I, the undersigned owner or authorized representative, hereby submit this application with the attached information. The information and documents provided are complete and accurate to the best of my knowledge.

7/23/21

DATE

Wallace v. Key

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE



ALBEMARLE

NORTH CAROLINA
Water. Air. Land. Opportunity.

CITY COUNCIL: MAP AMENDMENT STAFF ANALYSIS

Prepared by: Ashlie Jones

Case: ZMA21-14

Ordinance # 21-XX

Date: October 8, 2021

APPLICATION

A request by Smith Douglas Homes for an initial zoning, upon annexation of +/- 86.84 acres of tax record 13976 from County R-A to City of Albemarle R-10/General Residential District.

Location: South of City Lake Drive, North of Sapphire Lane

Parcel Size: +/- 86.84 acres, tax record 13976

APPLICANT(S)

Applicant: Smith Douglas Homes

Owner: E H King Heirs, LLC C/O Leeburt Management LLC

REQUESTED ZONING CHANGE

Existing: County R-A

Proposed: City R-10/General Residential District

APPLICANT STATEMENT FOR PROPOSED REQUEST

“This zoning change offer additional housing to residents of Albemarle in a convenient location along City Lake.”

PROPERTY INFORMATION

Background and Existing Use: Currently vacant property.

Proposed Use: Single Family Dwelling permitted per 92.0094 (B) (2)

Adjacent Zoning:

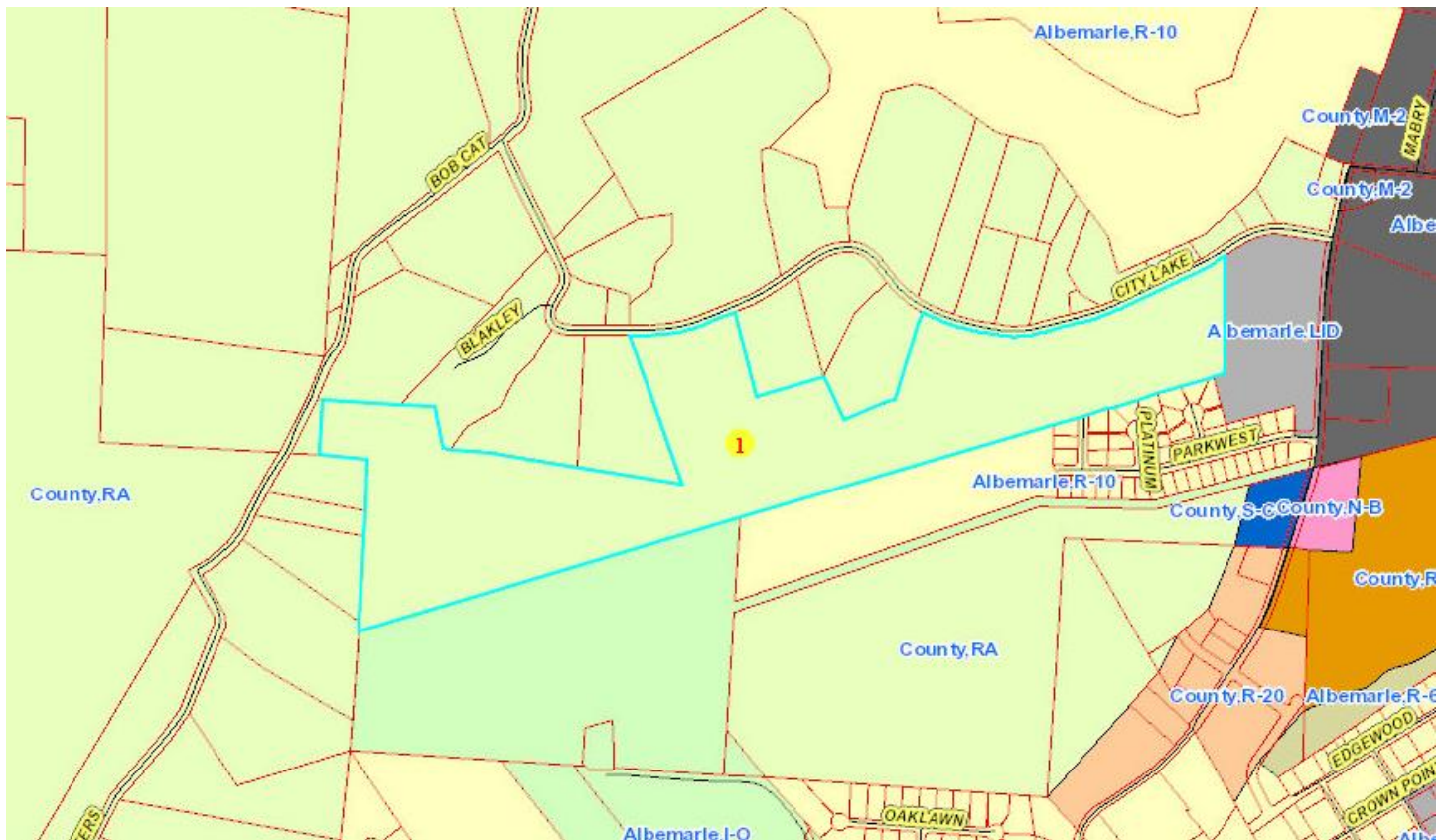
North: City R-10	East: City LID
South: City I-O and City R-10	West: County R-A

Utilities: No services are currently provided for the vacant parcel. City water/sewer/electric lines will be extended to service whole site upon development.

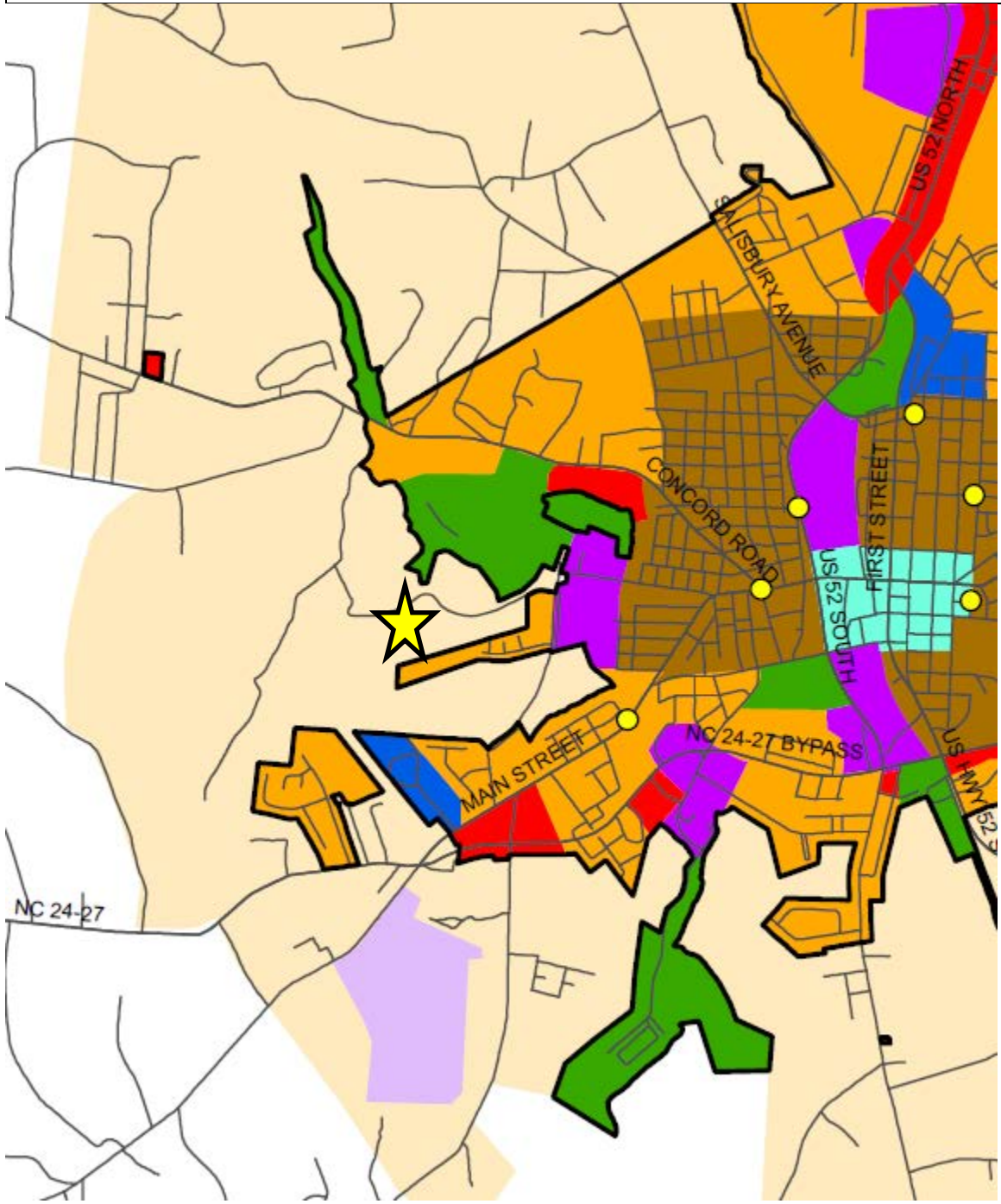
Environment: This property is not located in any regulated floodplain or watershed.

2028 Land Use Plan: Future Land Use Map classifies this parcel and surrounding area as County Primary and Secondary Growth Area. These are areas identified in the 2010 *Stanly County Land Use Plan* for each of the eight cities and towns located within Stanly County where growth and development is encouraged over the next 10 years.

CURRENT ZONING MAP



FUTURE LAND USE MAP



STAFF COMMENTS

All mailed and on-site public notices have been provided for the Planning Board meeting. County growth area adjacent, but Future Land Use Map designates surrounding area as general residential and conservation.

“The R-10 General Residential District is intended to emphasize a priority on quiet residential neighborhoods well outside of the urban core of the city and outside of watershed and other environmentally sensitive areas, but still well connected to collector streets with easy access to the larger city. This low density district features some small variation in housing types, but overall maintains a predominantly low intensity residential character consisting of single family detached and two-family dwellings along with limited home occupations and private and public community uses.

R-10 allows by right for single family dwellings, two-family dwellings, accessory dwelling units, accessory buildings or structure, and residential cluster developments as provided in 91.121. The following uses are permitted with a special use permit approval from City Council: churches, colleges, universities, elementary and secondary schools, parks, public safety facilities, funeral homes, and camps and retreats.

The developer stated on his application intent for single family dwellings for the development, which would meet the following minimum lot size and setbacks:

District & Use Category	Lot Size per Unit	Max Density (units/acre)	Front Set back (feet)	Side Set back (feet)	Rear Set back (feet)	Max. Height (feet)	Additional Requirements
R-10 - General Residential							
Single Family Detached Unit	10,000	4.35	30	10(a)	30	35	
Duplex or 2nd Detached Unit	7,500	5.8	30	10(a)	30	35	
Detached Accessory Dwelling Unit			(k)	10(a)	10	25	* Only located entirely in the rear or sideyard
Accessory Structures			75(j)	5(a)	5	25	* Unless located entirely in the rear or sideyard

On October 7, 2021, the Planning and Zoning Board made the recommendation that City Council approve the rezoning request of +/- 86.84 acres, also known as tax record 13976 from County R-A to City R-10 upon annexation. The Planning and Zoning Board found this request to be consistent with the Future Land Use Map.

STATEMENT OF ZONING CONSISTENCY WITH ADOPTED PLANS

Per G.S.160D-605 Governing Board Statement (Ref. City Ordinance §92.140)

(a) Plan Consistency. - When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan. If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment shall be required. A plan amendment and a zoning amendment may be considered concurrently. The plan consistency statement is not subject to judicial review. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

(b) Additional Reasonableness Statement for Rezonings. - When adopting or rejecting any petition for a zoning map amendment, a statement analyzing the reasonableness of the proposed rezoning shall be approved by the governing board. This statement of reasonableness may consider, among other factors, (i) the size, physical conditions, and other attributes of the area proposed to be rezoned, (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (iii) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment; (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a "large-scale rezoning" under G.S. 160D-602(b), the governing board statement on reasonableness may address the overall rezoning.

(c) Single Statement Permissible. - The statement of reasonableness and the plan consistency statement required by this section may be approved as a single statement.

CONSISTENCY STATEMENT

The Albemarle City Council finds the action initially zone a +/- 86.64 acre property tax record 13990 as defined in the attached annexation boundary survey prepared by Bateman Civil Survey Company from County R-A to City R/10/General Residential District to be consistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel to be reasonable and in the public interest.

INCONSISTENCY STATEMENT

The Albemarle City Council finds the action initially zone a +/- 86.64 acre property tax record 13990 as defined in the attached annexation boundary survey prepared by Bateman Civil Survey Company from County R-A to City R/10/General Residential District to be inconsistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel to be reasonable and in the public interest.

FUTURE LAND USE MAP AMENDMENT STATEMENT

The Albemarle City Council finds the action initially zone a +/- 86.64 acre property tax record 13990 as defined in the attached annexation boundary survey prepared by Bateman Civil Survey Company from County R-A to City R/10/General Residential District to be inconsistent with the adopted 2028 Land Use Plan. Council finds the general residential district zoning on this parcel to be reasonable and in the public interest; however, rezoning the property will achieve the

public interest and shall be deemed reasonable. The aforementioned map amendment shall amend the City's Land Use Plan.

NOTICE OF ALBEMARLE CITY COUNCIL PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN to the general public that the Albemarle City Council will conduct public hearings concerning the item(s) listed below at the date, time and location provided herein:

1. **Annexation and Initial Zoning (ZMA #21-13)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 135+/- acres off Forever Rd and US Hwy 52 (Tax Records 7671, 23373, and 138798) from County R-A and M-1 to City of Albemarle R-8/Neighborhood Residential District and GHBD/General Highway Business District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.
2. **Annexation and Initial Zoning (ZMA #21-14)** Annexation, requested by petition, pursuant to North Carolina General Statute 160A-31 and a request for Initial Zoning, pursuant to North Carolina General Statute 160D-2-4, of approximately 86.84 +/- acres off City Lake Drive (Tax Record 13976) from County R-A to City of Albemarle R-10/General Residential District. The amendment to the Zoning Ordinance of the City of Albemarle, North Carolina, by transfer from Stanly County's, changing the boundaries of the city through voluntary annexation of the aforementioned parcel.

Hearings will be conducted by City Council in Council Chambers of City Hall, located at:

144 North Second Street, Albemarle, N.C. 28001
on October 18, 2021, at 6:30 p.m.

All interested parties are invited to attend hearings. Anyone wishing to speak for or against any of the aforementioned cases shall adhere to all applicable City and State statutes regarding open meeting laws.

City Council's approved agenda, including applications for the items above can be found on the city's website, <http://coanovuspublic.com/>. Applications for all items above are also kept on file at the City of Albemarle Planning and Development Services Department in the City Hall, which is open between 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact City Staff if you wish to attend the meeting or with any questions or comments, 704-984-9424.

Dated: September 23, 2021

Publish: Tuesday, October 05, 2021 & Tuesday, October 12, 2021



Certificate of Service

I hereby certify that on September 23, 2021 I served a copy of the foregoing notice of a Zoning Map Amendment request for ZMA21-14 property tax record 13976 upon the following persons by depositing a true and correct copy thereof in an envelope bearing sufficient postage in the United States mail at Albemarle, North Carolina, addressed as follows:

Tax Record	Owner Name	Owner Name 2	Mailing Address	City	State	Zip	Physical Address	Deed Acres
22726	ALBEMARLE AMVETS POST 910		35859 CITY LAKE RD	ALBEMARLE	NC	28001	29856 BOB CAT RD	10.29
36234	CYNTHIA BLALOCK ALMOND		506 AZURE AVE	ALBEMARLE	NC	28001	506 AZURE AV	0.31
3233, 20537	MATTHEW MICHAEL ALMOND		35616 CITY LAKE DR	ALBEMARLE	NC	28001	CITY LAKE DR	7.9
20537	MATTHEW MICHAEL ALMOND		35616 CITY LAKE DR	ALBEMARLE	NC	28001	35616 CITY LAKE DR	9.1
16189	JO BIGGERS		29744 BOB CAT RD	ALBEMARLE	NC	28001	29744 BOB CAT RD	5.27
31979	RONALD L & LINDA K BLAKLEY	RONALD L & LINDA K BLAKLEY	8268 US HWY 64	TRINITY	NC	27370	31988 BLAKLEY DR	9.45
38469	PATRICK BOONE	MARY BOONE	505 SAPPHIRE RD	ALBEMARLE	NC	28001	505 SAPPHIRE RD	0.27
36468	BART LEE BORCHARDT	JANET KAYE BORCHARDT	503 SAPPHIRE RD	ALBEMARLE	NC	28001	503 SAPPHIRE RD	0.25
3278	RONNIE J BURLESON		35873 CITY LAKE DR	ALBEMARLE	NC	28001	35873 CITY LAKE DR	2.68
3626, 3625	PEARLIE RAE BURRIS		35849 CITY LAKE DR	ALBEMARLE	NC	28001	35849 CITY LAKE DR	2.46
3625	PEARLIE RAE BURRIS		35849 CITY LAKE DR	ALBEMARLE	NC	28001	35831 CITY LAKE DR	2.74
36475	KEDRICK LYNETTE GARR		505 PLATINUM DR	ALBEMARLE	NC	28001	505 PLATINUM DR	0.29
36470	MIRANDA GILMORE CASAVANT		506 SAPPHIRE RD	ALBEMARLE	NC	28001	506 SAPPHIRE RD	0.32
32854	ROBERT CLARK	DONNA M CLARK	29858 BOB CAT RD	ALBEMARLE	NC	28001	29758 BOB CAT RD	2.14
2964	ROBERT L CLARK	DONNA MICHELLE CLARK	29758 BOBCAT ROAD	ALBEMARLE	NC	28001	BOB CAT RD	1.15
18741	JEFFREY G COLEY		414 OLD SALISBURY RD	RICHFELD	NC	28137	35887 CITY LAKE DR	0.46
5149	STANLEY COOKE ET AL		35643 CITY LAKE DRIVE	ALBEMARLE	NC	28001	35643 CITY LAKE DR	0.7
13976	E H KING HEIRS LLC	C/O LEEBURT MANAGEMENT LLC	320 E MAIN ST	ALBEMARLE	NC	28001	CITY LAKE DR	86.3
18667	BRANDON M EMERSON	PAIGE L EMERSON	PO BOX 1071	ALBEMARLE	NC	28002- 1071	35796 CITY LAKE DR	6.34
36477	HENERETHA GADDDY		508 PLATINUM DR	ALBEMARLE	NC	28001	508 PLATINUM DR	0.39
36476	TODD J GARLAND	FELICIA A GARLAND	507 PLATINUM DR	ALBEMARLE	NC	28001	507 PLATINUM DR	0.28
10759, 11180	GLENN R SMITH JR REVOC TRUST	SURMA A & DAILEY V TRUSTEES	12207 CHIASSO WAY	CHESTERFIELD	VA	32838	35704 CITY LAKE DR	5.6
11180	GLENN R SMITH JR REVOC TRUST	SURMA A & DAILEY V TRUSTEES	12207 CHIASSO WAY	CHESTERFIELD	VA	32838	35459 CITY LAKE DR	34.31
36233	ROBERT SCOTT HERRING	CAROL M HERRING	507 AZURE AVE	ALBEMARLE	NC	28001	507 AZURE AV	0.37
7198	RICHARD HUNEYCUTT	HUNEYCUTTS MHP NO3	907 W MAIN ST	ALBEMARLE	NC	28001	35969 CITY LAKE DR	1.18
14209	LAKEVIEW INC		PO BOX 411	ALBEMARLE	NC	28002	35781 CITY LAKE DR	12.7
15990, 139277	LTC DEVELOPMENT LLC		132 KENNEDY FORD RD	OAKBORO	NC	28129	POPLINS GROVE CH RD	18.11
15990	LTC DEVELOPMENT LLC		132 KENNEDY FORD RD	OAKBORO	NC	28129	POPLINS GROVE CH RD	18.11
139277	LTC DEVELOPMENT LLC		132 KENNEDY FORD RD	OAKBORO	NC	28129	POPLINS GROVE CH RD	13.33
36232	LANE DALTON MORRIS		505 AZURE AVE	ALBEMARLE	NC	28001	505 AZURE AV	0.27
21185, 18343	RAYMOND W PACK	DELORES L PACK	35945 CITY LAKE DR	ALBEMARLE	NC	28001	35945 CITY LAKE DR	0.51
18343	RAYMOND W PACK	DELORES L PACK	35945 CITY LAKE DR	ALBEMARLE	NC	28001	35925 CITY LAKE DR	0.56
22254	LINDA G RUSSELL		1229 WENDOVER AVE	ALBEMARLE	NC	28001	CITY LAKE DR	3.06
13957	DERON L SMITH	BRANDI M SMITH	29728 BOB CAT RD	ALBEMARLE	NC	28001	29728 BOB CAT RD	11
28620	DAVID NED STALLINGS SR	DONNA E STALLINGS	44022 STONY GAP RD	ALBEMARLE	NC	28001	BOB CAT RD	16.84
32765	STANLY COMMUNITY COLLEGE				NC		COLLEGE DR	58.97
24071	CHAVIS L THOMPSON		35754 CITY LAKE DR	ALBEMARLE	NC	28001- 8073	35754 CITY LAKE DR	4.25
36235	KATHRYN E TOBIAS		504 AZURE AVE	ALBEMARLE	NC	28001	504 AZURE AV	0.34
15598	CHERYL HELMS WATKINS LER	MARK ZOLTON & SHANNON M GRIGG	5531 ROSSIE RD	STANFIELD	NC	28163	CITY LAKE DR	5.25
25891	TERRY LEE YATES		29776 BOB CAT RD	ALBEMARLE	NC	28001	29776 BOB CAT RD	3.24

Ashlie Tolliver Jones
City of Albemarle

P | 704.984.9424
F | 704.984.9435



www.albemarlenc.gov
PO Box 190
Albemarle, NC 28002

ALBEMARLE

NORTH CAROLINA
Water. Air. Land. Opportunity.

Planning and Development Services

September 23, 2021

PUBLIC NOTICE

There will be two meetings to consider a request by Smith Douglas Homes for an Initial Zoning for approximately 86.84+/- acre of a property located off of City Lake Drive (Tax Record 13976) from County R-A to City of Albemarle R-10/Neighborhood Residential District.

The meetings are as follows:

- City of Albemarle Planning Board meeting will be held in the City Hall Council Chambers, 144 North Second Street, on **Thursday, October 7th, 2021, at 6:30 p.m.**
- City of Albemarle City Council meeting will be held in the City Hall Council Chambers, 144 North Second Street, on **Monday, October 18th, 2021, at 6:30 p.m.**

The Planning Board will make a recommendation on the request to City Council. City Council will hear the case at a later date, and notices will be sent in the form of mailing prior to that meeting.

The application and associated information may be reviewed at Planning and Development Services Department, 144 North Second Street, second floor, between 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays. If you have any interest in this matter you should appear at the meeting and present your views.

Due to COVID-19, we ask that you contact staff prior to attending meeting so we can make safe accommodations. Please let us know if we may be of any assistance.

Planning and Development Services
704-984-9424

ORDINANCE 21-49

AN ORDINANCE OF THE CITY OF ALBEMARLE, NORTH CAROLINA, PROVIDING THAT ITS CODE OF ORDINANCES BE AMENDED BY CHANGING THE BOUNDARIES OF A CERTAIN DISTRICT ESTABLISHED UNDER THE ZONING ORDINANCE OF THE CITY OF ALBEMARLE, NORTH CAROLINA, SO AS TO TRANSFER THE FOLLOWING:

FROM STANLY COUNTY R-A/RESIDENTIAL-AGRICULTURAL DISTRICT TO CITY OF ALBEMARLE R-10/GENERAL RESIDENTIAL DISTRICT A +/- 3,782,750.4 SQ FOOT (86.84 ACRE) PARCEL DEFINED AS TAX RECORD 13976.

BE IT ORDAINED by the Council of the City of Albemarle, North Carolina, as follows:

SECTION 1. TITLE IX: Planning and Regulation of Development, Chapter 92, of the City of Albemarle, North Carolina, Code of Ordinances, shall be and the same is hereby amended as follows:

That tax record 13976, also defined in Deed Book 1150 Page 622 Tracts 1 and 2, is transferred from Stanly County R-A/Residential-Agricultural District to City of Albemarle R-10/General Residential District. This is consistent with the annexation of said tracts.

SECTION 2. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed, and the presently effective City of Albemarle 2028 Future Land Use Map is hereby amended.

SECTION 3. This ordinance shall be effective as of the date of final adoption.

This ordinance was introduced and signed by Councilmember _____,
a member of the Council of the City of Albemarle, North Carolina.

Member of Council

At the meeting of the Council held on October 18, 2021, this ordinance was introduced,
adopted and ordered published as by law provided.

Dated October 18, 2021.

Mayor

Attest:

Clerk

□ Print

Title – Update on the Census 2020 Redistricting Analysis

Description:

Following each decennial census, the City must look at the results to determine if adjustment to our voting districts are needed. As was the case with the 2000 and 2010 Census, we have engaged Centralina Regional Council (formerly COG) to assist us with the project.

The City must first ensure that the population within each Council voting district remains balanced. Since we have 4 voting districts, the total population is divided by 4 which is the ideal number of residents in each district. We are permitted to have a variance of plus or minus 5 percent. We are also required by a court settlement to maintain a majority black district. We are not a jurisdiction that is mandated by the Department of Justice to have such a district, but the City entered into a settlement agreement with the NAACP in 1988 to move to district representation for a portion of the Council seats, and that one district would maintain a majority black population. The first City election with district representation was held in 1991.

Since I worked the Census projects in 2000 and 2010, I am familiar with the redistricting process. I have asked Jay Voyles to work with me since he worked many of the Census preparation and implementation activities and was our Census 2020 coordinator. The preliminary timeline is to have the project completed by April 2022. The data may show there is no need for a change in our voting districts as it did in 2010. It may also show a need to adjust the districts, as was the case in 2000.

Updates will be provided throughout the process but we wanted to provide this overview of this matter and the requirements that must be met following an analysis of the Census data.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:	
Name:	Description:
No Attachments Available	

APPROVALS:			
Date/Time:	Approval:	Department:	

□
 Print

Title – Update on the Development of the Albemarle Business Center

Description:

We are currently awaiting the easements for the sewer to be secured. The contractor wants all the easements in hand prior to beginning the clearing and grubbing activities so they can start and finish this process as quickly as possible and with only one mobilization. NJR is aware we are awaiting the easements and has informed Chambers Engineering they are fine with this adjustment in the project start time. This will require a change to the contract to adjust the completion date to reflect the later start date. I had requested approval to pursue easements several months back, noting that sewer would have to be extended to the site regardless of what Council decided to do with development on the site. However, this was not something Council wanted to pursue at that time. This change in timing only adjusts the completion date and does not change the project scope in any way.

When the easements are signed they will be presented to City Council for approval. The appraiser informed the City and Engineer that it may be possible to have these for one of the meetings in November.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:	
Name:	Description:
No Attachments Available	

APPROVALS:			
Date/Time:	Approval:	Department:	

Print

Title – Spotlight Presentation - Human Resources

Description:

Monthly department presentations will provide City Council with an overview of the department (services, employees, total budget), current fiscal year update on goals and achievements, and future goals. This month the Human Resources Department will be highlighted.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
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No Attachments Available

APPROVALS:

Date/Time:	Approval:	Department:	
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Print

Title – Departmental Monthly Reports

Description:

Please see attached for September 2021 departmental monthly reports.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> ALL_DEPTS_September_2021.pdf	September 2021 Department Monthly Reports

APPROVALS:

Date/Time:	Approval:	Department:	



To: Michael Ferris, City Manager
From: Keith Tunnell, Economic Development
Re: Monthly Report
Date: 10/11/21

Economic Development & ADDC/Main Street September 2021

Administrative

- Ms. Monica Chang continues to be involved in training for her position as admin/marketing with our department.

Albemarle Business Center

- Two of the six easements for the ABC have been acquired by the consultant hired for acquiring the easements. The consultant can give no timeframe for completion but is in contact with each property owner.
- Preliminary architectural plans, engineering site work plans and cost estimates and a preliminary bid specs listing will be reviewed once the engineering company completes a detailed cost estimate for the site work.
- We are waiting on preliminary plans and scope as well as cost estimates for ABC signage and landscaping. Every vendor involved in the construction industry is swamped with work so I'm being told the estimate to begin the process will be later in October with a turnaround of deliverables the first of November. We have the drawings just waiting on the site work budget numbers.

Keith Tunnell: Main Street Program/ADDC/Operations/Marketing/Outreach

- Air National Guard unit and other potential units of the ANG in the region that were or could be a part of the grading project at Ingram Park are all engaged in the changeover project to new air wing at Charlotte Douglas. Will go back to ANG early next week as was suggested by ANG.
- New staff person Monica Chang will be scheduling visit with ANG staffer responsible for working with students attending classes at the ANG unit here. They will work together to develop a marketing plan to have those students spend time downtown and in other areas of town for food, entertainment, etc. In short, setup a marketing plan directed at those 2,300 visitors.
- GISWebtech information has been finalized and being reviewed prior to being sent to the company to have the info placed into the widget.
- Staff had zoom meeting with GISWebtech staff to launch the database project for properties

- Work on new economic development website is ongoing with efforts at the moment being placed on completing the GISWebtech widget and once done publishing it up to the City's current website until the new economic development site is completed.
- Joy Almond is leading the effort on our end to coordinate and support the Retail Strategies Downtown program of work.
- Received appraisal on the former APD HQ building.
- Surveyor for Market Station has been scheduled to begin third week of October.
- Study and Planning for a possible Minority Business Program has been put on hold. We will be having a discussion with Retail Strategies Downtown as that being one of the components of our overall downtown marketing plan and strategy. This would allow residents interested in this program to also be engaged and support the overall Retail Strategies Downtown process and get their input on the entire plan.
- Hotel Study information is complete and will be sent to ElectriCities to be approved and set dates for the study.
- Request for a Housing Study will need additional input from staff and information as to the scope of the study.
- Downtown Business Grant Program documents are in final review by City Management and the City Attorney. Once approved we will submit the documents to the ADDC for review and approval and Uwharrie Bank for review and approval then bring it to City Council for consideration.
- A program for downtown Albemarle is being recommended to the ARA Committee that could piggy-back on the VisitStanly platform and provide a package that includes free downtown Wifi, and a City app that allows citizens and visitors to locate info on the City, services, request service, learn more about upcoming City events and festivals, view live-streaming of events as they occur, and utilize a traditional and digital marketing plan directed at locals as well as the region to attract day-trippers and weekend visitors to downtown as well as those vacationing here. Would also include providing internet access to all of the City's public housing communities. This recommendation will continue to be pushed by staff.
- Working with Structural Engineer Ted Bartlett on plan and engineering to place fans at Market Station. This is on hold at the moment on the direction of the Mayor.
- Received word on Sept. 29 that the Heart of Albemarle Motel had sold and the developer will be scheduling a meeting soon to discuss plans and permitting.
- Attended ADDC Board Meeting
- Internship project is on hold until our new employee is fully trained.
- Photography project has been handed over to our new admin/marketing person to review and complete.
- Assisted Tomahawk Throwing Range owner with marketing and promotions support and will continue to support as needed.
- Submitted my report and recommendations to City Attorney regarding the proposed changes to the Carolina Treetop Challenge request for support and relief. Continue to have discussion with Mr. White on how best to market the business and increase ticket sales.
- Met with new owner of the industrial building on Jefferies Street. Toured building with new owner and general contractor. Building has severe and dangerous issues that will require extensive upfit and remodeling.

- Downtown Homeless initiative is on hold until which time the new Police Chief gets acclimated and has time to meet, review and discuss.
- Met with new owner of the South Street Building. Toured the downtown area. Developer is interested in properties downtown owned by the City. Mr. Ferris and Mr. Tunnell will provide an economic development project update to City Council in closed session at the next meeting.
- Continue to work with both millworkers that lost jobs due to fire at AH Millwork. They are considering bringing the business back and we are assisting with finding a suitable building.
- Met with a California developer for second time who has finished apartment projects in the region. He is considering locations for Class A apartments and is also interested in potential downtown properties to be upfit into apartments and some retail
- Retired Maryland resident who has relocated here has requested sale price of the Ingram Park property. We will provide more detail on this and other project in the next closed session.
- Helped schedule drone flight of the Charters of Freedom event.

COA Main Street Manager's Report: September/early October 2021 Activities

ADDC Events:

- **Farmer's Market:** Market now open Saturdays only through end of October. Craft Show on Oct. 30th/closing day of market
- **#bedowntownbiz After-Hours Mixer:** Thursday, Sept. 16th at the Hive. Presented 3rd quarter appearance award to the Hive.
- **Dinner on Main:** September 18th in downtown. Off the Square did a great job with the catering, and we were also able to pull in a few other downtown businesses (Trophy Shop, SweetShop, Hilltop Seafood, Badin Brews) to provide items. Still settling income/expenses in office, expect to have final financial report at November board meeting.
- **Falcons Night Out:** Partnered with Pfeiffer University to plan activities to support Homecoming weekend the evening of September 24th. Strong turnout for a first year event; restaurants reported doing well, as well as some of the retailers who stayed open late. One retailer reported residual business from being open late (Make it Personal), as several customers were not there for FNO; they just saw that the store was open. Attended dedication of Center for Health Sciences that afternoon.
- **Holiday Tour of Homes:** Met 9/30. Having difficulty recruiting homes, as homeowners are expressing concerns about the rise of COVID numbers. Committee is considering cancelling the event this year, as only two sites have been secured.

ADDC Owned/Managed Properties:

Market Station: Continuing to have increased interest from potential renters. Showed space on Sept. 20. October rentals booked for 22/23rd, and 30th. Republic Waste is bringing a replacement dumpster this month, as the current one is almost rusted through the bottom.

Have given Tony Russell the go-ahead to contact Seven Oaks to proceed with door repairs and replacement; received COA from Senior Planner Ashlie Jones on replacing door at top of ramp.

Waiting for ADDC Board to decide on asbestos company before proceeding with remediation of All-Star Flour Mill.

Work with City Departments/Committees

HRC: granted continuance on All Star Flour Mill redevelopment. Waiting for survey and title search to be completed.

Special Events Committee: updated flyer with fall events in-office. Met with P&R Assistant Cindy Burris on Sept. 7th at Market Station to assist with placement of vendors for Food Truck Friday.

City Council: Attended 10/4 meeting for review of event application for Badin Brews' tailgate party.

Economic Development: attended virtual kickoff meeting for Downtown Strategies. Will be planning stakeholders meeting for Nov. 10. Met with new owners of South Street/Morrow Bros. properties. Updated list of available downtown properties for department to share with interested developers.

Met with Keith Tunnell and potential developers on 9/23. Met appraiser to tour former APD HQ on 9/28.

NC Main Street Office: Sent award submissions for NCMS Champion, APD Headquarters (best adaptive reuse), and Pfeiffer (best public/private partnership) for consideration by the NCMS office. Should know status of latter two by mid-December.

Joined Kaylynn Horn, my Lenoir NC counterpart, in a zoom meeting, along with Monica Chang. Kaylynn shared information on a design workshop and media campaign that Lenoir had implemented.

Continuing education: Attended 'Art of Mass Gatherings NC' workshop in Greensboro NC with Monica Chang on Sept 10th. Workshop offered an on-site tour of the Folk Music Festival grounds in downtown Greensboro and addressed different aspects of event logistics, such as inclusivity, sustainability, etc.

Business outreach: worked with Badin Brews to assist with special event application for them to host tailgate party in neighboring City parking lot during Panthers' away games.

Pfeiffer Outreach: In addition to working with Tonya Judge to plan Falcons Nite Out, Monica Chang and I met with Shelby England, Pfeiffer student and president of Pfeiffer's Student Occupational Therapy Association on 9/30 to get feedback on activities and businesses that would support those students.

CITY OF ALBEMARLE

Financial Analysis

09/30/2021

Budget vs. Actual Revenues and Expenditures

Fund	Budget	YTD Revenues	Percent Collected	YTD Expenditures & Encumbrances	Percent Expended	Net Increase (Decrease) Revenues over Expenditures	Percent Increase (Decrease)
General	19,306,254	6,841,642	35.4%	4,647,360	24.1%	2,194,282	11.4%
Powell Bill	574,977	(230)	0.0%	79,033	13.7%	(79,263)	-13.8%
Water & Sewer	12,593,197	2,296,838	18.2%	2,999,201	23.8%	(702,363)	-5.6%
Electric	32,558,902	6,902,500	21.2%	7,425,198	22.8%	(522,698)	-1.6%
Landfill	4,359,945	745,382	17.1%	2,133,586	48.9%	(1,388,204)	-31.8%
Public Housing	1,428,255	380,097	26.6%	327,130	22.9%	52,967	3.7%
Section 8	1,486,897	310,415	20.9%	282,299	19.0%	28,116	1.9%
Self Insurance Fund	3,618,077	832,068	23.0%	822,595	22.7%	9,473	0.3%
Total	75,926,504	18,308,712	24.1%	18,716,402	24.7%	(407,691)	-0.5%

Notes

September is the 3rd month of the fiscal year and equates to 25% of the fiscal year. However, the above information does not reflect all of the revenues and expenditures due to the delay of information being received from outside agencies.

Cash and Investments All Funds	
	51,094,635

Debt Set Off Year to Date	
	586

Investment Earnings	
Budget	57,000
YTD Earnings	1,162
Percent Collected	2.0%

Bad Debt	
Utility Revenue/Billing	11,739,504
Utility Bad Debt Expense	25,953
Percent of Bad Debt	0.22%

Property Taxes		
	City	MSD
Tax Levy	6,873,750	43,905
YTD Collections	4,376,461	22,270
Percent Collected	63.67%	50.72%



ALBEMARLE

NORTH CAROLINA
Water. Air. Land. Opportunity.

September 2021-Monthly Fire Departmental Report

Budget FY2021-2022		
Current Budget	Year to date Expended	Remaining Budget
\$5,081,858	\$892,351	\$4,189,507

Council Priority Focus

Priority Area 1: Enhance Talent & Compensation Management to Build & Retain a Diverse Workforce

Fire Department Staffing:

- Application period will remain open (Full-time and Part-time)
- Held interviews for 17 applicants to fill 2 vacancies due to resignation on 6/17/2021 and 8/18/2021
- Recruit graduation held on Thursday, September 9, 2021 @ 6pm. Nine were presented completion certificates. Six of the nine were City of Albemarle personnel.

Priority Area 2: Build Organizational Capacity and Efficiency to Support Effective City Government

- Formation of policy review committee (Administrative and Operational)
- Working on:
 - FD Strategic Plan
 - FD Standards of Cover
 - ISO plans and development
 - (CPSE) Center for Public Safety Excellence Accreditation Model





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Priority Area 3: Advance Resources Designed To Protect our Residents and Safeguard our City

- Working with county to form an incident Response Team for major incidents
- Apparatus: All in service.
- Truck committee is working on final specifications for ordering new fire truck
- Continued working on Equipment Replacement Model
- Working on burn permits and other legal documents (Planning/Zoning) to proceed with structural burns

Response:

Total Calls for Service		Mutual Aid		
Fire	EMS		Given	Received
71	223		3	4

Deployment	
Average Turn-out time	Average Arrival time
0:01:16	0:04:19

Property Value		
Total Property Value	Total Property Loss	% of Loss
\$370,8000.00	\$2,000.00	<1%

Training:

Training		
Chief Officer	Department Wide	Total Hours
135	720	855





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- Engineers and above completed Brave Fire Leader Training Series. Each participant will receive a certificate. (9/20/2021)
- NC-OSFM Fire Instructor III Certification complete (9/17/2021)
- COA Strategic Plan Committee Meeting
- IAFC Human Relations Board Meeting (9/29/2021)
- United In Service Committee Meeting (9/9/2021 and 9/28/2021)

Community Risk Reduction/Education:

Community Risk Reduction				
Safety Programs	Safety Inspections	Pre-Plan Survey	Smoke Alarm Install	Carbon Monoxide Alarm Install
1	82	0	1	1

Certificate of Occupancy	Plans Review	Alarm Test	Investigations
1	14	1	12

****Special Circumstances****

Property Value:

N/A

End of Report 10/4/2021

TPB



HUMAN RESOURCES DEPARTMENT

Monthly Activity Report September 2021

Council Priority Area 1: Enhance Talent and Compensation Management to Build and Retain a Diverse Workforce

HR Activity – Recruiting and Development

Total Job Postings/Applications Rec'd by Role

	Job	Closing Date	Apps
1	Police Officer I	OTF	49
2	Public Information Officer	9/16	60
3	Parks Maint Tech PT	9/20	11
4	Public Housing Director	9/13	18
5	Treatment Plant Operator	OTF	5
6	Treatment Plant Superintendent	OTF	4
7	Heavy Equipment Mechanic	OTF	1
8	Electric Line Technician	10/4	8
9	HR Coordinator – Risk/Safety Off	9/30	8
10	Landfill Operations Crew Leader	9/10	6
	Total		170

Total New Hires for September 2021: 3

Current Retention Rate: 89%

Current Voluntary Turnover Rate: 11%

30 Voluntary Terms for 2021

- 23 resignations
- 7 retirement

(Key Benchmark: 10%)

The City's goal is to keep annual turnover under 10%. Average annual turnover for the period 2009-2019 was 19%. The City's 2020 Turnover rate was 12%.

New Hires

	Name	Position	Dept	Status	Date
1	Dustin Tallent	Firefighter III	AFD	FT	9/19
2	Jennifer Jernigan	PT PH Specialist	PH	PR	9/20
3	Kimber Hurlocker	Asst Fin Director	FIN	FT	9/20

Terminations

	Name	Position	Dept	Status	Date	
1	Luke Swaringen	Elec Meter Tech	PU	FR	9/3	Resignation
2	Jeremy Brown	POI	APD	FR	9/28	Resignation

Part-time Temporary Terminations – Parks & Rec – 9/16/2021

1. HOLSHOUSER, SAMANTHA T	19. RUSSELL, AVA LOVE
2. SMITH, TY C	20. LEFLER, CALEB RITCHIE
3. THOMAS, SARA KATHERINE	21. LEFLER, LUCAS JAMES
4. BALDWIN, SHAWN DEMETRICE	22. NOEL, CHERINA NICHOLLE
5. OLIVIERI, GAVIN MICHAEL	23. OLIVIERI, GRAYLIN ELIZABETH
6. FALLEN, RUTH CAROLINE	24. REYNOLDS, WESLEY TREY
7. GILBERT, BLAKE OLIN	25. SCOTT, RILEY MATTHEW
8. WHITLEY, COHEN DAVID	26. STINNETT, JACOB COLE
9. HOLSHOUSER, MACI ROSS	27. TALBERT, JOSIE ELIZABETH
10. HUNEYCUTT, ALEXANDER JAMES	28. THOMAS, HENRY WILSON
11. JACKSON, NIYA ANN	29. WHITE, KATHLEEN IVORY
12. THREADGILL, ELIJAH RONALD	30. ALMOND, ELI TUCKER
13. MORRISON, IYANNA MASHAY	31. LOWDER, SARAH ELIZABETH
14. AUSTIN, OWEN LEE	32. JONES, GRAYSON DAVIS
15. BROWN, KEELY LYNN	33. KILDE, DAVID ROBERT THOR
16. COLE, DEACON DOUGLAS	34. SWARINGEN, JOBEY TODD
17. CRISCO, KEELI RAE	35. WATKINS, TYREKE JERRELL
18. HUNEYCUTT, WILLIAM CAIN	

Job Changes

	Name	Position	Dept	Status	Date
1	Hunter Sherrill	Util Wkr II to Util Maint Op I Util Maint Op I to Util Maint Op	PU	FT	9/5
2	Joseph Blankenship	II Sr Elec Line Tech to Elec Line	PU	FT	9/5
3	Brian Bowers	Crew Ldr	PU	FT	9/5
4	Bradley Coone	FFI to FFII	AFD	FT	9/19
5	Jeromy Sponseller	FFI to FFII	AFD	FT	9/19
6	Jeffrey Hunt	Mtr Svc Superv to Mtr Svc Tech	PU	FT	9/22

Payroll Summary

Full-Time - 271
Part-Time Regular - 5
Part-Time Temp - 9
Elected - 8
Appointed - 10
TOTAL – 303

Personnel Actions Processed – 49

Benefit Summary

<i>Program</i>	<i># of Participants</i>	<i>% FT Emp Participation</i>
<u>BCBS Group Medical Insurance</u>		
Active Employees	255	100%
Council Members	6	
Retirees	38	
Separation Allowance	14	
Guardian Dental Insurance	201	74%
CEC Vision	181	67%
<u>401K</u>	160	59%
<u>457</u>	98	36%
Lincoln (Term Life Insurance)	272	100%
Credit Union	21	8%
<u>Colonial Insurance (Optional)</u>		
Pre-tax	134	50%
Post-tax	142	53%
<u>Flexible Benefits Management</u>		
<u>(Medical Reimbursement)</u>	30	11%
<u>(Dependent Care)</u>	0	
Legal Shield	6	2%

Council Priority Area 3: Advance Resources Designed to Safeguard our City

Safety Statistics – 1 employee incident reported in September.

The City continues to respond to COVID-19 and take precautions to limit the spread within the workplace. To date, 194 employees have utilized either COVID sick leave or COVID childcare leave (68%). 46 employees have utilized the maximum amount of COVID leave currently authorized (16%). City Council authorized additional COVID leave through Resolution 21-27 on 9/7.

Department	Safety Inspections Completed	Safety Committee Reports
Public Utilities	6	3
Public Works	4	4
Fire Dept.	3	3
Police Dept.	5	4

HR Items of Note

Impact to Council Priority Area 1: Build and Retain a Diverse Workforce

- 1) HR completed the first stage of implementation of the NeoGov applicant tracking tool on October 1. This system provides an opportunity for candidates to apply online and be placed into our hiring database. Going forward, if candidates apply for additional positions, they can simply update their information rather than submit an additional application. This will provide another tool to proactively seek out talent that may have previously applied to other jobs.

HR will work with candidates who need a paper application, but we will add those candidates to our database. We will continue to post jobs internally and interested employees can apply using the online application process. Step 2 of our NeoGov implementation process will be the internal process to allow hiring managers to use the system. This next step will occur during the month of October.

- 2) HR is now focusing implementing the NeoGov performance feedback tool. The City is reaching out to other municipalities who have used NeoGov specifically to understand how this tool may be used for 360-degree feedback (particularly for our Leadership Team).

The City will also have free access to NeoGov Learning tools through our partnership with the League of Municipalities.

- 3) HR will be working with the Employee Action Group to design and test an app providing easy access to payroll and benefit information, as well as other City policies and tools. The demo will begin on 10/18 with plans to launch to the City in early November.

City of Albemarle

Information Systems Department Project Report

Project Name / Title:	Review of IS Service Tickets for September, 2021
Department / Division:	Information Systems Department
Prepared By:	Owen Squires
Project Budget:	FY 2020-2021
Anticipated Completion Date:	Service continues...
Council Priority Area:	Build Organizational Capacity and Efficiency to Support Effective City Government
Project Description: Briefly describe the project and benefits.	
<p>Ongoing report to communicate the volume and efficiency of technology-related operations.</p> <p>A difference moving forward will be to include examples of work requested, and work completed, during the report month.</p>	
Project Status: Briefly describe the status of the project.	
<p>As we recognize trends in submitted tickets, we are working with departments so that their staff can help us, help them. Email messages, or phone calls even, take time to track both parties down. When we are able to better collaborate with staff that submit tickets – help them to provide good information – an incident, or a service request can be more quickly resolved.</p> <p>The ticketing system is broken down into three areas:</p> <ol style="list-style-type: none"> 1) Service Desk Requests: this is when a new application, a new piece of hardware, is being requested by a department or person. 2) Incident Reporting: this is when something has happened, something has broken or a service/application has stopped responding. 3) Project Management: we spend a lot of time identifying and categorizing projects (as opposed to a Service Desk Request). 	

Recent Progress: Briefly describe recent progress or activities on project.

The top report is a report of the September tickets that were submitted. Some tickets may have been a one-hour resolution; some of these are mini-projects that were several days to complete. The bottom section includes the completed tickets for August.

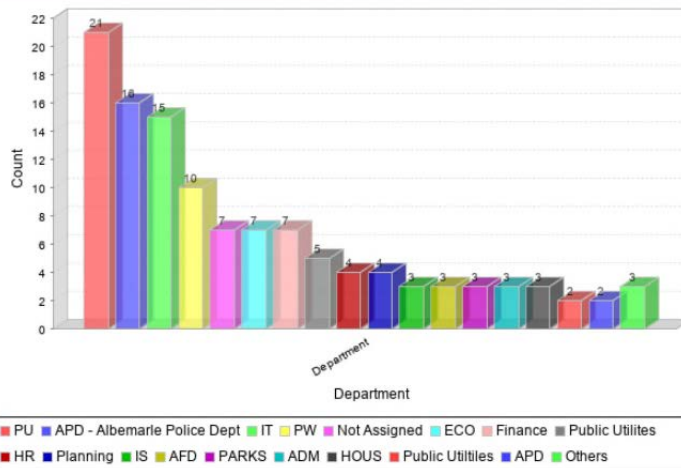
August was a busy month with 118 tickets created by citywide staff. Led by Public Utilities & APD Departments, followed by all other departments across citywide operations.



City Of Albemarle

Requests by Department

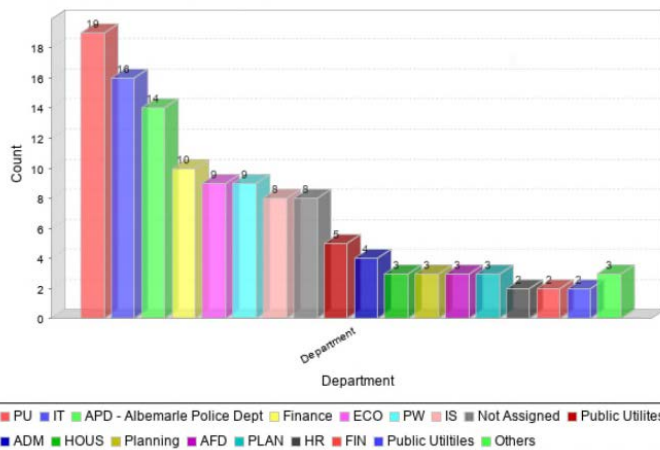
Generated by Squires, Owen on : 2021/10/13 13:34
 Total records : 118
 Created Time : From 2021/09/01 00:00 To 2021/09/30 23:59



City Of Albemarle

Completed requests by Department

Generated by Squires, Owen on : 2021/10/13 13:39
 Total records : 123
 Completed Time : From 2021/09/01 00:00 To 2021/09/30 23:59



Examples of service and support for the month:

- There was not a single project that stood out for the month of September. We worked on preparation work for many department-specific projects, and daily operations support, citywide.
- It is appropriate to mention that much of our work as an internal service provider for the City, is focused on supporting the more public facing initiatives, and departments that lead these efforts. Information Systems Department often does not lead these public facing efforts but we are often involved in a supporting role.



704-984-9460

servicedesk.ci.albemarle.nc.us



- Here is a label we are putting on equipment in an effort to encourage staff's use of the Help Desk system to report incidents, and to make (new) service requests:



- When we better communicate, everyone is more effective. We continually work to listen, and to be effective in the use of our time and resources.

Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project.

PROGRAM REPORT

Council Priority Area 6: Enhance Community Amenities to Engage Multiple Generations

Athletics

	# Leagues Offered	# Registered	# Participants	# Volunteers	# Volunteer Hours
Youth (0-17 yrs)	10	199	1854	20	120
Adult (18-49 yrs)	3	113	1345		
Seniors (50+ yrs)	0	0	0		

Programs

	# Offered	# Registered	# Participants	# Volunteers	# Volunteer Hours
Youth (0-17 yrs)	3	16	73		
Adult (18-49 yrs)	6	23	794		
Seniors (50+ yrs)	2	27	339		

Special Events

Name of Event	# Attendees	# Volunteers	# Volunteer Hours	Sponsorship \$ received
September Food Truck Friday	1200			
Tour De Elvis	200	10	1000	\$2500
Nehemiah Project Ribbon Cutting	30			

Pools

	# Days Open	# Attendees	# Swim Lessons	# Rentals	\$ Cost Recovery
Chuck Morehead					
Rock Creek					

Facility Rentals

	# Rentals	# Attendees	\$ Cost Recovery
Niven Center	6	1200	\$1625.
Waddell Community Center	9	2524	\$2430.

Picnic Shelter Rentals

	# Rentals	# Attendees	\$ Cost Recovery
City Lake Park	14	700	\$510
Rock Creek Park	4	150	\$25

BUDGET REPORT:

Revenue: \$ 13,768.

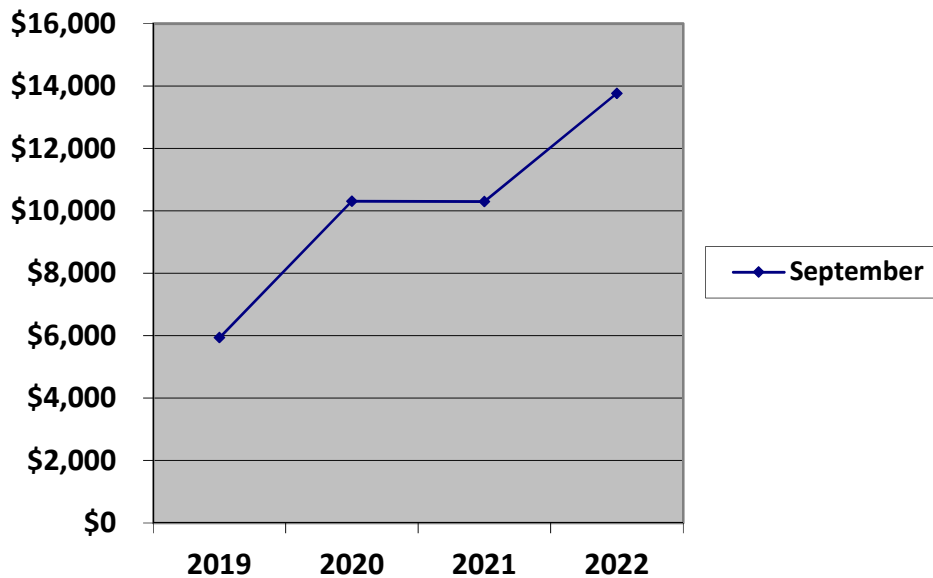
The Parks and Recreation Department collected during the month, broken down as follows:

<u>Revenue Item</u>	<u>Amount</u>	<u>Description</u>
Program Fees	\$ 4357.	Regular Programs
Building Rentals	\$ 3780.	Waddell and Niven Center Facility Rentals
Park Rentals	\$ 535.	Picnic Shelter and Athletic Field Rentals
Special Events	\$ 4262.	
Contributions and Donations	\$ 175.	
Senior Games Sponsors	\$ 0.	Program Fees
Tournament/Fundraising	\$ 0.	Softball tournament
Concessions	\$ 144.	
Admission	\$ 0.	
CTC Rental	\$ 0.	
Grant Funding	\$ 0.	

Expenses: FY 2021-22

<u>(as of 10/11/2021)</u>	<u>Starting</u>	<u>Expended</u>	<u>Encumbered</u>	<u>Remaining</u>	<u>% Expended</u>
Recreation Budget	\$888,391	\$268,709.	\$30,040.	\$589,255.	33.6%
Parks Budget	\$1,137,292	\$360,484.	\$41,369.	\$735,437.	35.3%

Revenue Comparison



Central Auditorium

Council Priority Area 6: Enhance Community Amenities to Engage Multiple Generations

Rentals/Performances	Dates	Attendance	Revenue
Public Utilities Training*	September 15	Training	
Fire Department Training*	September 7	Training	
Uwharrie Players	September 18 – October 10	Play/Musical	\$1385
Upcoming Rentals/Programs	Dates	Type of Performance	
The Talent Company Fall Show	October 11 – October 24	Play/Musical	\$1000

* Albemarle Parks & Recreation sponsored program

Monthly Operational Costs

	July	August	September
<i>Rent</i>	\$1000	\$1000	\$1000
<i>Utilities</i>	\$201.	\$185.	UNK
<i>Insurance</i>	\$11.	\$11	\$11
<i>Total Operational Costs</i>	\$1212.	\$1196	

Monthly Revenues

	July	August	September
<i>Revenue</i>	\$520.	\$1385	\$515

Expenses: FY 2021-22

(as of 10/11/2021)	Starting	Expended	Encumbered	Remaining	% Expended
Central Auditorium	\$43,200	\$3,709.	\$0.	\$39,490.	8.6%

PROJECT REPORTS:

Departmental Project Summary Reports



Project Name / Title:	Northwood Lane Repaving
Budget Priority Area	<i>Council Priority Area 4, 5 & 6: Invest in Infrastructure to Ensure Quality Service Delivery; Develop Community and City Assets to Grow the Economy and Improve Community Appearance; Enhance Community Amenities to Engage Multiple Generations</i>
Department / Division:	Parks and Recreation
Prepared By:	Lisa Kiser
Project Budget:	\$70,000
Anticipated Completion Date:	9/1/2021
Project Description: Briefly describe the project and benefits. Repave Northwoods Lane – Road that goes through Chuck Morehead Park	
Project Status: Briefly describe the current status of the project. This is an open active project. Project collaboration between Parks and Recreation and Public Works.	
Recent Progress: Briefly describe recent progress or activities on project. Asphalt is complete. Speed bumps have been installed.	
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project. Stripe parking spaces. White striping paint is on back order.	

Project Name / Title:	Niven Center Roof Replacement
Budget Priority Area	<i>Council Priority Area 4, 5 & 6: Invest in Infrastructure to Ensure Quality Service Delivery; Develop Community and City Assets to Grow the Economy and Improve Community Appearance; Enhance Community Amenities to Engage Multiple Generations</i>
Department / Division:	Parks and Recreation
Prepared By:	Lisa Kiser
Project Budget:	\$80,000
Anticipated Completion Date:	12/1/2021
Project Description: Briefly describe the project and benefits. Replace the roof at Niven Center	
Project Status: Briefly describe the current status of the project. This is an open active project. Bids have been received for this project. Contract is being review by the city attorney.	
Recent Progress: Briefly describe recent progress or activities on project. Informal bids have been received. Contract is being reviewed by the city attorney.	
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project. Due to staffing shortages, roof is scheduled to be replaced in November.	

Planning and Development Services Monthly Report

September 2021

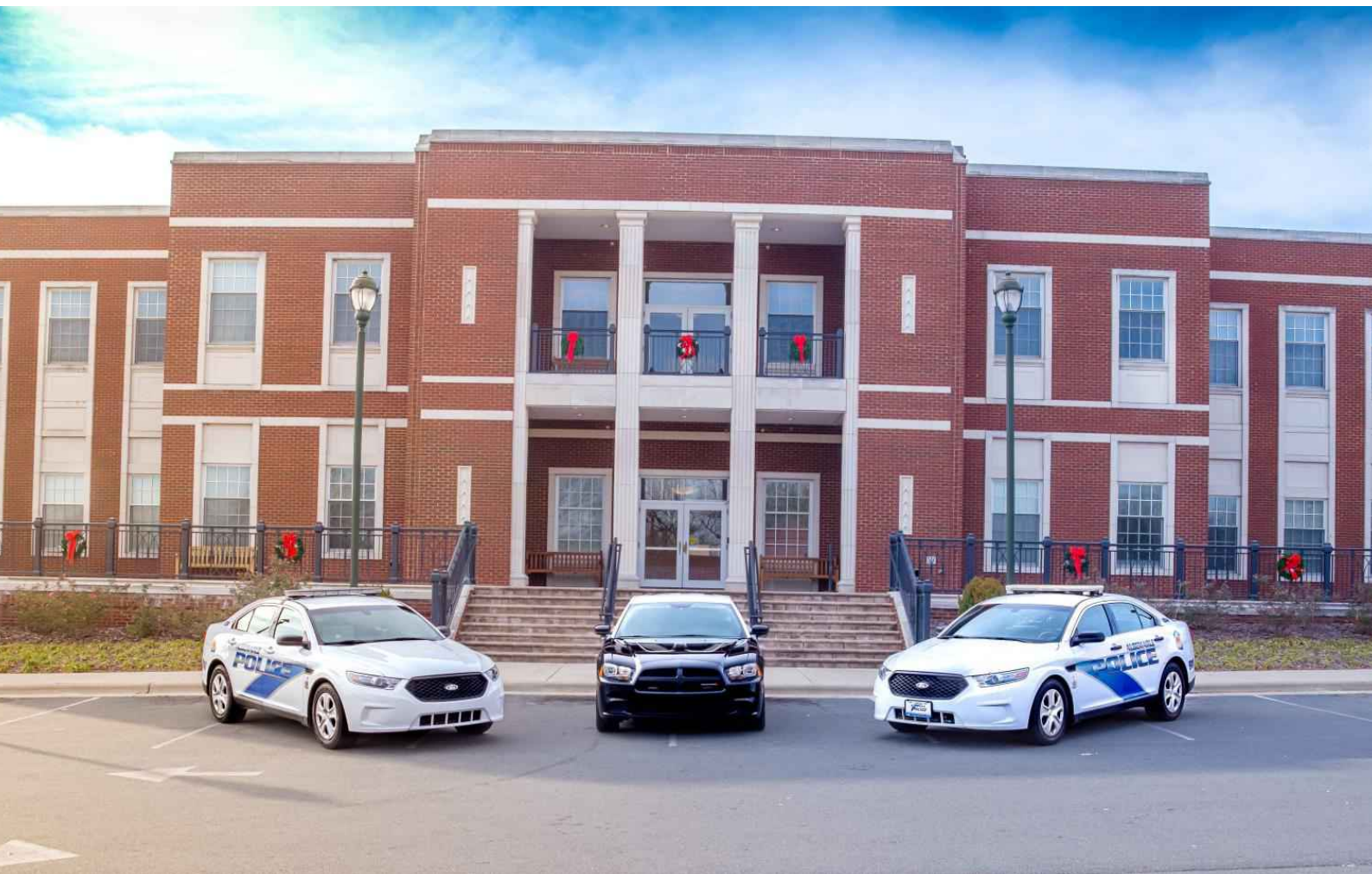
<u>Monthly Meetings</u>	<u>Dates Attended</u>
City Council	09/07/2021 & 09/20/2021
Planning & Zoning Board	09/02/2021
Historic Resources Commission	09/14/2021
Staff Meetings	09/03/2021
Priority Area 5: Develop Community and City Assets to Grow the Economy and Improve Community Appearance	Staff focused on preparing annexation petitions for City Council, working with developers on major subdivisions, identifying improvement areas for the Historic District Guidelines that will incorporate public art guidelines.

<u>Permits</u>	<u>Number</u>	<u>Enforcement</u>	<u>Number</u>
Sign	4	Min. Housing Initiated	
Coordination Forms	38	Min. Housing Resolved	
Auth. of Power	5	Min. Housing re-inspections	
Addresses Assigned	15	Sign Violations	6
Zoning Verification	5	Sign Removal in ROW	17
Floodplain	0	Nuisance Initiated	38
COA	2	Nuisance Abated	15
<u>Inquiries</u>		City Abatement	8
Zoning	41	Zoning Cases Initiated	3
Development	26	Zoning Cases Resolved	
Nuisance	13	Litigation	
Subdivision	13	<u>Development</u>	<u>Development</u>
Floodplain	4	Plans Submitted	6
Watershed	3	Plans Approved	3
Historic District	6	Erosion Control Inspections	8
General Inquiries	15	Zoning Site Inspections	3
Fence/Accessory Structures, etc.	9	Maps Created	5
Signs	4	Subdivision Review	5



ALBEMARLE POLICE MONTHLY REPORT

September 2021
by: Captain JT Cranford





Priority Area #6

Enhance community amenities
to engage multiple generation.



PRIORITY AREA #3

Advance Resources Designed to Protect our Residents
and Safeguard our City



Priority Area 2:
Build Organizational
Capacity and Efficiency to
Support Effective City
Government

Priority Area 1:
Enhance Talent
& Compensation
Management to
Build & Retain a
Diverse
Workforce



Charlotte-Mecklenburg police investigators stand near the motorcycle of an officer who was involved in a shooting on Tyvola Road in Charlotte, NC, on Thursday, September 23, 2021. The shooting happened near the intersection of South Boulevard

Priority Area 2:
Build Organizational
Capacity and Efficiency to
Support Effective City
Government

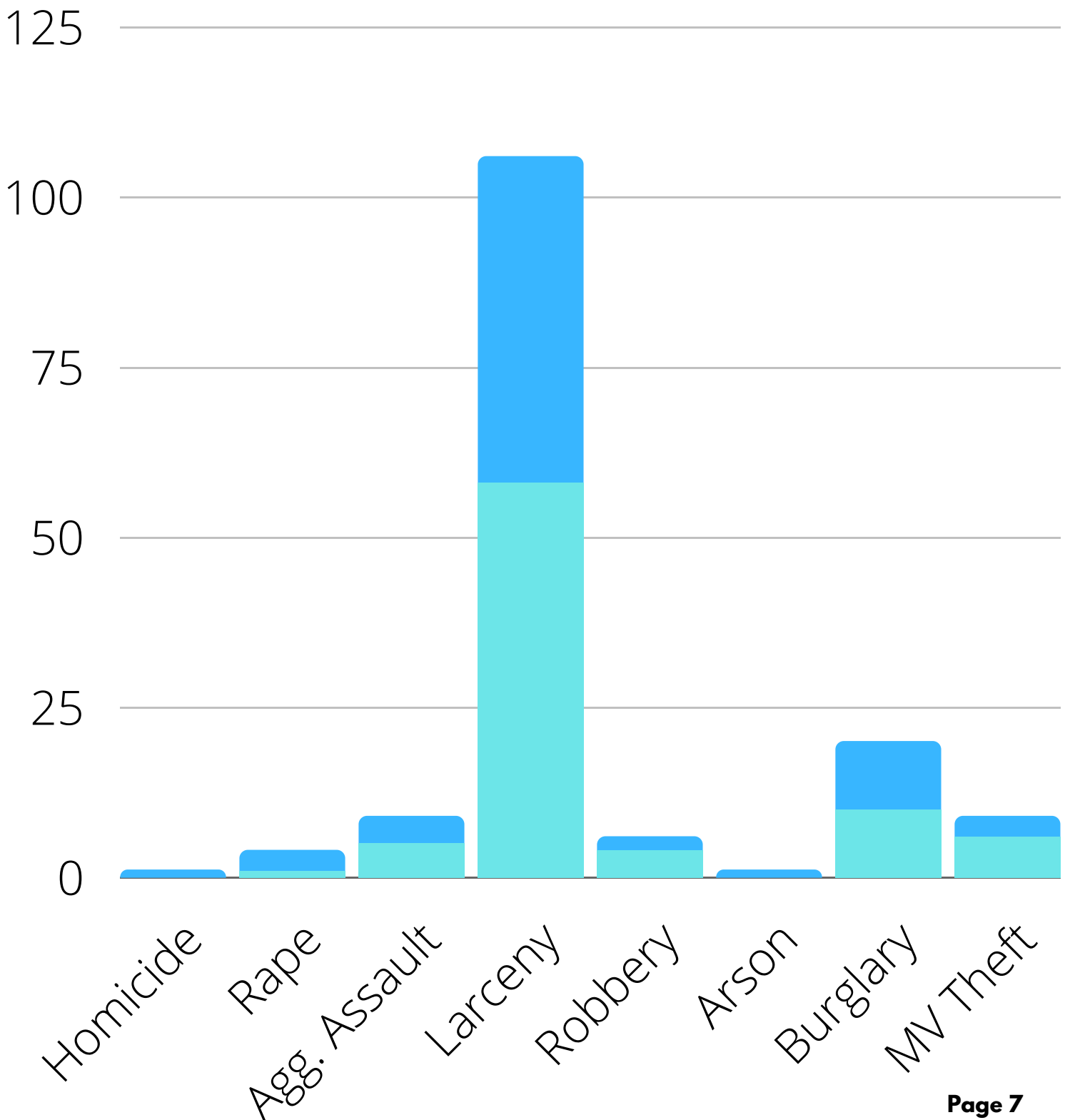


Priority Area 1:
Enhance Talent
& Compensation
Management to
Build & Retain a
Diverse
Workforce

RX DROP BOX TOTALS



Part I Crimes in September 2020 vs. 2021



**ALBEMARLE POLICE DEPARTMENT
JULY 2021 TRAFFIC SUMMARY**

Traffic Accidents Reported	80
Traffic Accidents With Injuries	18
Total Persons Injured	33
Fatalities Reported In Traffic Accidents	0
Traffic Accidents With Property Damage No Injury	62
Vehicles Damages	\$355,922
Other Property Damages	\$16,551
Total Damages	\$372,473
Violations Cited In Traffic Accidents	
Pedestrian Injuries	0
Traffic Accidents Reported Last Month	67
Traffic Accidents Reported Same Month Last Year	76
Violations Cited In Traffic Accidents Last Month	34
Violations Cited In Traffic Accidents Same Month Last Year	39
Reportable Accidents	56
Alcohol Related Accidents	2
Drug Related Accidents	0
Commercial Vehicle Accidents	3
School Bus Accidents	0
Speeding Violations	9
Seatbelt Violations	3
Child Restraint Violations	1
NOL & DWLR Violations	61
Reckless Driving	5
Other Violations	60
Total Traffic Violations Cited For Month	139
DWI Arrests	6
Traffic Violations Cited	139
Non-Traffic Related Violations Cited	0
Total Violations Cited	139



Public Housing Department
September 2021 Monthly Report

Housing Choice Voucher Program

Total Number of HAP paid September 2021.....	180
September Housing Assistance Payments (HAP)....	\$74,681.88
September Utility Assistance Payments 2021.....	\$791.00
Total payments for September 2021.....	\$75,472.88
Average HAP.....	\$408.09
Number of Owner payments.....	94
Tenant Payments (URP).....	2
Vouchers distributed.....	0
Emergency Housing Vouchers.....	0
Terminations.....	2
New Admissions.....	3 (From June and July Eligibility briefings Briefings)

Public Housing

Total Number of units.....	200
Total Accounts Receivable.....	\$55,689.00
Number Leased.....	1
Number move outs.....	1
Number transfer.....	0
Number of empty units... 1 with (4) Offline.....	total 5

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F | 704.984.9582



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PO Box 190
300 South Bell Avenue
Albemarle, NC 28002-0190

Annual recertification complete.....	0
Interims complete.....	6
Number of worker orders complete.....	74
301 S Bell off line*	
<u>September 2021</u>	
Total Accounts delinquent as of 09/30/2021.....	16
Total amount delinquent as of 09/30/2021.....	\$10,482.72
Number of applications received.....	8
Total on Waiting List 09/30/2021.....	329



Public Utilities

September 2021 Monthly Report

ELECTRIC DIVISION

COUNCIL PRIORITY AREA 2: BUILD ORGANIZATIONAL CAPACITY AND EFFICIENCY TO SUPPORT EFFECTIVE CITY GOVERNMENT

- Brian Bowers was promoted from Senior Line Tech to Line Crew Leader, filling the vacancy of Scottie Culp promotion to Technical Operations Supervisor
- Dennis Curlee, Superintendent, met on 9/22 with Jeremy Furr and Kevin Smorgala with Southeastern Engineers and Brandon Love, NCDOT Traffic Light Division, at the intersection of Dr ML King Dr and S. 2nd Street, to replace the traffic signals
- Mark Todd, ElectriCities Senior Safety & Training Specialist, conducted an on-site safety meeting and an on-site crew audit on 9/22

COUNCIL PRIORITY AREAS 3&4: ADVANCE RESOURCES DESIGNED TO PROTECT OUR RESIDENTS AND SAFEGUARD OUR CITY; INVEST IN INFRASTRUCTURE TO ENSURE QUALITY SERVICE DELIVERY.

- City service crew changed out (30) street lights to LED; installed (4) new outdoor rental lights
- Meter/substation crew tested (44) electric meter from customer complaints
- Underground crew installed (1) temporary services and (3) permanent services in Grandview Subdivision; addition of (9) undergrounds were installed at various locations
- Crews installed and connected (12) permanent services, (7) temporary services, (4) change of services
- Line crew changed out (6) high priority dangerous poles found by Sawyer Services which included bad cross arms
- City Line Crew along with Lee Electrical continued the upgrading of electric lines, poles and wiring from Central Avenue Delivery 3, Circuit 3 along Business 52 South, completing as far as Stoney Gap Road and still continuing to work in this area during September for the ABC Park
- Line Crew and Meter/Substation crew assisted PW Street Department by installing the new decorative lights on the poles at the new Pee Dee Avenue parking lot
- Tom Sawyer, Sawyer Services, completed Carolina Delivery 1 Circuit 1 to update the ARC map with city's underground lines to customers meter bases along checking for bad/damaged poles
- Joshua Herring and Yue Vang, electric meter substation crew, spliced fiber at North Street & N. 3rd Street and at LeeLynn Substation in preparation for re-routing the fiber feed from old Police Department building.
- Electric Department on-call crews handled 28 after hours calls



WATER & SEWER DIVISION

COUNCIL PRIORITY AREA 2: BUILD ORGANIZATIONAL CAPACITY AND EFFICIENCY TO SUPPORT EFFECTIVE CITY GOVERNMENT.

- Bryan Hinson, Superintendent, met with city staff on ABC Park; Alleyway Project Team Meeting to look over plans; met with LKC on W&S Capital Improvement Plan; Met with Tantalus on AMI (Advanced Metering Infrastructure) meters
- Completion of relocating meter techs and one full month of the transition under new supervisor
- Tested water for Phase 1 of Morgan Hills Subdivision
- Bryan Hinson, Justin Cook, Joel Thompson, Scott Lee, Dave Lilly and Tim Poole attended a Continuing Education Class for their certifications at the ANT on 9/15/21

COUNCIL PRIORITY AREAS 3&4: ADVANCE RESOURCES DESIGNED TO PROTECT OUR RESIDENTS AND SAFEGUARD OUR CITY; INVEST IN INFRASTRUCTURE TO ENSURE QUALITY SERVICE DELIVERY

- Crews flushed 362,200 gallons of water from hydrants
- Crews installed cleanout at 1633 West Park Avenue, 716 N. 4th Street, 742 Bost Street, 314 Leslie Street, 920 Mill Street
- Installed water & sewer taps at 220 Arey Avenue, 222 Arey Avenue, 338 Anderson Road, 340 Anderson Road, 2407 Collins Drive, 2409 Collins Drive, 2411 Collins Drive, Bethany Road
- Washed and maintained 4,707 feet of sewer main; Camera 1000 feet of sewer main; Completed 13 sewer trouble calls
- Exchange 24 water meters, install 10 new water meters for new constructions
- Crews repaired water service at 605 Prospect Church Road, 3009 Greenwood Park Circle, 163 N. Broome Street, 2005 Crestview Lane
- Crews installed 460 feet of 8" PVC sewer main on Pee Dee Avenue

PLANTS DIVISION

COUNCIL PRIORITY AREA 2: BUILD ORGANIZATIONAL CAPACITY AND EFFICIENCY TO SUPPORT EFFECTIVE CITY GOVERNMENT.

- Jon Morgan, Jeff Allman (52WTP), Billy Sellers, Paul Lothakoun, Ariel Pannell, Randy Sheppard(JFNWTP), Brandon Plyler, Beth Cook, Michael Bost, Robert Mack, Chris Shue (LCWWTP) attended a NCRWA Continuing Education Class for certifications held at the ANT on 9/15/21
- Plants ORCs, Shaun Whitley, PU Director, Assistant PU Director, and Roberto Scheller & Corey Basinger (State inspectors) met on 9/28/21
- Donnie Smith and Brandon Fesperman (52WTP) began virtual training for C-Surface Certification on 9/21
- Paul Lothakoun (JFNWTP) began his virtual training for A-Surface Certification on 9/21



- Timothy Lambert (LCWWTP) passed his Grade 1 Biological Exam
- Jon Stamper (JFNWTP) attended a continuing education for pesticide credit hour class

PLANTS DIVISION

COUNCIL PRIORITY AREAS 3&4: ADVANCE RESOURCES DESIGNED TO PROTECT OUR RESIDENTS AND SAFEGUARD OUR CITY; INVEST IN INFRASTRUCTURE TO ENSURE QUALITY SERVICE DELIVERY

- 52WTP treated 136.51 mg of water
- JFNWTP treated 109.77 mg of water
- Continue with collecting monthly organic samples at JFNWTP
- WWTP treated 106.5 mg
- Test ran all generators and washed all clarifiers at WWTP as a weekly process
- Drained and washed all 5 filters at WWTP (monthly process)
- Cleaned #1, #5, #6, #7, #8 sediment basins at 52WTP
- Fortech completed monthly calibrations on the turbidimeters at 52WTP
- Cleaned #1, #2 sediment basins at JFNWTP for preventive maintenance on trac-vac system
- Dropped and cleaned #1, #2 sludge pit for preventive maintenance on trac-vac system at JFNWTP

PLANTS MAINTENANCE DIVISION

COUNCIL PRIORITY AREA 2: BUILD ORGANIZATIONAL CAPACITY AND EFFICIENCY TO SUPPORT EFFECTIVE CITY GOVERNMENT

- Shaun Whitley, Jason Cagle, Sam Kannika attended a NCRWA Continuing Education Class at the ANT for certifications on 9/15/21

COUNCIL PRIORITY AREAS 3&4: ADVANCE RESOURCES DESIGNED TO PROTECT OUR RESIDENTS AND SAFEGUARD OUR CITY; INVEST IN INFRASTRUCTURE TO ENSURE QUALITY SERVICE DELIVERY

- Completed all monthly PM's (preventive maintenance) on all equipment at all plants and pump stations
- Drained and washed out both decant basins at JFNWTP
- Assisted W&S Systems switching all the pumps out with new voltage pumps at Vickers Plantation
- Pulled out #2 pump at LCWWTP for repairs; changed the oil in all lower bearings of screw pumps at A-Station

P | 704.984.9605
F | 704.984.9606



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Albemarle, NC 28002

-
- Tested chlorine alarms at all plants-this is done monthly
 - Tested all generator at all plants and pump stations-done monthly
 - Changed out (2) chlorine tanks at 52WTP and JFNWTP, and (2) tanks at LCWWTP in September
 - Backwashed all the raw water intakes at JFNWTP and at Old Whitney Pump Station monthly

Administration and Customer Service

COUNCIL PRIORITY AREA 2: BUILD ORGANIZATIONAL CAPACITY AND EFFICIENCY TO SUPPORT EFFECTIVE CITY GOVERNMENT

- Customer Service mailed out 2386 of final notices, Disconnection for non-payment (361), Reconnections (117), Extensions granted (309), Service Orders (247)
- Water Heaters rebate (\$1200) Heat Pumps rebates (\$800)

**PUBLIC WORKS DEPARTMENT
ADMINISTRATIVE REPORT
September 2021**



ADMINISTRATION

A leaf season collection meeting was held with Waste Management staff on Sept 1st. Collection begins on Monday Oct 18th. Updates to Council will be presented at the October 4th Council Meeting.

Ross Holshouser attended a Leadership Team Business Meeting at City Hall in the Ray Allen Community Room on Sept 9th.

Ross Holshouser, Crystal Bowers, Stephen Hartsell and Darren Preslar attended a training class conducted by Luke Melton in our Finance Department for the new Bank of America P-card system on Sept 30th at the Police Station’s training room.

Project Name / Title:	Storm Water Management Program
Budget Priority Area	Priority Area 3: Advance Resources Designed To Protect our Residents and Safeguard our City
	Priority Area 4: Invest in Infrastructure to Ensure Quality Service Delivery
Department / Division:	Public Works / Street Division
Prepared By:	Ross Holshouser
Project Budget:	N/A
Anticipated Completion Date:	FY 21-22
Project Description: Briefly describe the project and benefits.	
Plan and Develop a new Storm Water Management Plan	
Project Status: Briefly describe the current status of the project.	
WK Dickson has met with Storm Water Project Team to start implementing next steps of discussions	
Recent Progress: Briefly describe recent progress or activities on project.	
Presentation updates to City Council has taken place. Continue to do Public Outreach to community and civic organizations.	
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project.	
Moving forward with project timelines. Discussing many components with other City Departments and planning next conversations with Council to prepare next year’s FY budget.	

STREET & RIGHT OF WAY DIVISION

- Downtown trash cans were serviced and crew sprayed for weeds, weedeated, watered flowers, pruned downtown trees, filled tree wells with mulch, put mulch and bedding soil around Market Station and Pee Dee Parking Lot, took down hanging baskets and mowed several areas throughout the city.
- Completed a round of street sweeping for city streets.
- Street crew completed the Pee Dee Avenue Parking Lot Project.
- Repaired 23 potholes, repaired sunken/broken pavement on Monroe St, Driftwood Ln and Edgemont St.
- Put gravel down at end of driveway on Greenwood St, S. Morrow Ave and Colston St.
- Street crew assisted with street closing for a Dinner on Main event on Sept 18th, Still Runs Car Show event on Sept 11th and a Pfeiffer Falcon's Night Out event on Sept 24th.
- Replaced 2 sets of lights on downtown trees.
- Cut back line of sight obstruction at the intersections on Johnson St and NE Connector, Lay St and Palmer St and on Elizabeth Ave and Lincoln St.
- Repaired sidewalk on N. Fifth St and on the corner of NC 73 and W. Main St due to the Public Utilities Electric Department replacing a pole and replaced a portion of sidewalk on W. Main St for the development project.
- Cleaned out ditches on Crestview Dr, Colston St and Springhaven Circle.
- Dug out and placed 16 bags of sakrete concrete mix to form a wall and backfilled with stone on Bellamy Circle to help prevent culvert washing out under road.
- Washed driveway pipe out on Springhaven Circle.
- Cut back low hanging limbs on Freeman Ave, Lafayette Dr, Monroe St, Hyman Dr, Bellamy Circle, Holbrook Ct, E. Park Ave, Austin St and all around Crystal Village.
- Picked up illegal dumping on Snuggs Park Rd.
- Scraped and graveled Olivia Dr.
- Hung door hangers and performed follow ups on roll out containers being left out at all times, loose debris that needs to be bagged and collected (2) TV's/electronics throughout the city.
- Repaired W/S cuts on Palmer St, N. Fifth St, Arey Ave and Bost St.
- Repaired one street and stop name sign.

Division Project Summary Report

STREET & RIGHT OF WAY DIVISION

Project Name / Title:	FY 2020-2021 Pavement Maintenance Plan
Budget Priority Area	Priority Area 4: Invest in Infrastructure to Ensure Quality Service Delivery
Department / Division:	Public Works / Street Division
Prepared By:	Ross Holshouser
Project Budget:	
Anticipated Completion Date:	EOBY 2021/2022
Project Description: Briefly describe the project and benefits.	
Generate a work plan using the Agil Assets Software to produce a list of City streets for preservation, rehab or re-construction based on the most efficient use of the 20/21 budget. FY budget also includes a Pavement assessment of all City maintained Streets.	
Project Status: Briefly describe the current status of the project.	
Work is continuing to move forward with Pavement Condition study and gathering data.	

Recent Progress: Briefly describe recent progress or activities on project.	
Pavement Condition Study is complete and talks are taking place for Pavement Consultant to present data to City Council in November.	
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project.	
Gather data and summarize a report on overall condition of City Streets. Presentation will be given to City Council on current state of streets and what it will cost to address maintenance in future years to come. Council will need to discuss and advise their priorities as to how they would like to address streets moving forward.	
Project Name / Title:	King Property Upgrades and Renovation
Budget Priority Area	Priority Area 5: Develop Community and City Assets to Grow the Economy and Improve Community Appearance
	Priority Area 6: Enhance Community Amenities to Engage Multiple Generations
Department / Division:	Public Works / Street Division
Prepared By:	Ross Holshouser
Project Budget:	N/A
Anticipated Completion Date:	FY 21-22
Project Description: Briefly describe the project and benefits.	
Council has agreed to manage and maintain the King alleyway and parking areas off West Main Street all the way through to King Ave. This will also include the public parking lot on S. 1 st street & King Ave.	
Project Status: Briefly describe the current status of the project.	
Plan designs are complete and project has been advertised for bid.	
Recent Progress: Briefly describe recent progress or activities on project.	
Advertisement for bid has happened and bid openings are scheduled for Thursday, October 14 th at 2:00 pm.	
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project.	
Opening bids on Thursday, October 14 th . If bids are acceptable, negotiations with winning contractor to move forward with project.	

Project Name / Title:	Pee Dee Ave Parking Lot; Phase 1
Budget Priority Area	Priority Area 5: Develop Community and City Assets to Grow the Economy and Improve Community Appearance
Department / Division:	Public Works / Street Division
Prepared By:	Ross Holshouser
Project Budget:	\$52,000
Anticipated Completion Date:	FY 21-22

Project Description: Briefly describe the project and benefits.
Parking lot design at City owned properties on Pee Dee Ave near 5 Points Intersection. This redevelopment of existing parking lot is to offer additional parking options in the 5 Points Downtown area for Pfeifer students and growing downtown businesses.
Project Status: Briefly describe the current status of the project.
Phase 1 design of the parking lot has been completed. Optional Phase 2 of the parking lot needs to be determined by City Council if it truly is a need.
Recent Progress: Briefly describe recent progress or activities on project.
Phase 1 design of the parking lot has been completed and the lot is open and available for use by the public.
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project.
Will be up to City Council to decide if demo of vacant buildings and re-building Phase 2 of the parking lot would be cost efficient to gain minimal additional parking spaces.

WAREHOUSE

Current housed inventory is valued at \$3 million. Inventory in the amount \$77,289.38 was received and \$81,962.93 was issued out during the month of September.
Painted around loading docks and steps.

FLEET MAINTENANCE FACILITY

COMPLETED AND CLOSED WORK ORDERS

<u>Department/Division</u>	<u>NC State Inspection</u>	<u>Preventative Maintenance (PM)</u>	<u>Other Repairs</u>
Fire Department	2	2	4
Police Department		7	17
Parks & Recreation			2
P/U-Electric		6	14
P/U-W/S Systems		2	18
P/U- W/S – STP & WTP Plants			
P/W-Administration			2
P/W-Solid Waste	2	1	1
P/W-Downtown			
P/W-Streets			14
P/W-Warehouse			
P/W-Fleet			
Planning & Dev Services			
Public Housing			1
Human Resources			
Information Systems			
Administration			
Economic Development			
TOTAL	4	18	73

Over the past several months Fleet Maintenance staff has been recertified in forklift operation for classes 1-4-5 forklifts. Additionally, all staff has updated their A/C systems certifications. The completed training covers CFC-12, HFC-134a and HFO-1234yf. This training is required by Section 609 of the Clean Air Act.

Fleet Maintenance is working hard to begin stocking some of the larger 11R22.5 tires mounted on wheels in stock for the different divisions. We have started this process with the electric division. In the coming months, I will reach out to other divisions with the city. We are making adjustments as we go to make it work more efficiently and cheaper for everyone.

CITY OF ALBEMARLE SOLID WASTE FACILITY

SOLID WASTE

375,661.90 Gallons of leachate pumped through Force Main.

Saturday September 4th – Convenience area and Recycling Center open. 23 Customers and 7.88 Tons Received.

September 27th – Darren Preslar, (Microsoft Teams) NCDEQ Triad Regional Recycling Meeting

Customers Received	2,469
Recyclables & Organics Received	231.07 tons
C&D Received	1,810.22 tons
MSW Received	4,106.69 tons

Project Name / Title:	370 Compactor Rebuild
Budget Priority Area	Priority Area 4: Invest in Infrastructure to Ensure Quality Service Delivery
Department / Division:	Public Works / Solid Waste Landfill
Prepared By:	Ross Holshouser
Project Budget:	\$350,000
Anticipated Completion Date:	FY 21-22
Project Description: Briefly describe the project and benefits.	
Certified Rebuild of 6 year old Cat 370 Waste Handling Compactor	
Project Status: Briefly describe the current status of the project.	
Purchase Order Requisition has been established and CAT has begun ordering needed parts.	
Recent Progress: Briefly describe recent progress or activities on project.	
Currently working with CAT to schedule the Certified Rebuild once all parts have been received.	
Upcoming Activities: Briefly describe the next significant activity, action, or decision to be made, regarding the project.	
This rebuild should take from 30 to 90 days to complete.	

Print

Title – Consider Road Closure for a Fundraiser

Description:

Hall House & Gardens is hosting a fundraiser for Keegan Reville, who was diagnosed with leukemia in July of this year at the age of 14. Event will be held from 6pm - 10pm on Saturday, October 30th. Event will consist of bluegrass music, barbecue, and beverages.

They are requesting the closure of Second Street from Wilson Street to Montgomery Avenue. It appears this is so port-a-johns can be placed in the on-street parking, but this is not completely clear. It is also not known if this is a non-profit, which is what an organization is required to be in order to close a public street. This is a fundraiser so therefore does appear to be a not for profit activity.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> BBOBoosBluegrass_10302021.pdf	Hall House Fundraiser Special Event Application

APPROVALS:

Date/Time:	Approval:	Department:	
10/13/2021 1:19 PM	Approved	City Clerk	
10/13/2021 1:19 PM	Approved	Administration	

FOR ANY PORTIONS OF APPLICATION AS NEEDED

Event Category: (please check all that apply) <input checked="" type="checkbox"/> Assembly <input type="checkbox"/> Festival/Outdoor Market <input type="checkbox"/> Run/Walk <input type="checkbox"/> Parade <input type="checkbox"/> Demonstration <input type="checkbox"/> Concert/Performance <input type="checkbox"/> Block Party <input type="checkbox"/> Roadside Solicitation <input type="checkbox"/> Educational <input type="checkbox"/> Other: _____	Special Considerations: (please check all that apply) <input type="checkbox"/> Alcoholic Beverages <input type="checkbox"/> Food Sales <input type="checkbox"/> Cooking <input type="checkbox"/> Merchandise Sales <input type="checkbox"/> Pets/Animals <input type="checkbox"/> Use of Electricity <input checked="" type="checkbox"/> Sound Amplification <input type="checkbox"/> Tents <input type="checkbox"/> Fireworks/Pyrotechnics <input checked="" type="checkbox"/> Portable Restrooms <input type="checkbox"/> Fire Watch (attendance greater than 300 people) <input type="checkbox"/> Other: _____
Time Set up Begins: <u>Noon</u>	Time Break Down Ends: <u>midnight</u>
Estimated Event Attendance: <u>100 - 150</u>	Estimated # of People at Peak Periods: <u>150</u>
Estimated # of Vehicles: <u>75</u>	Estimated Vehicles at Peak Periods: <u>75</u>

SECTION II: EVENT ORGANIZATION INFORMATION

Host Organization: <u>Hall House</u>	Applicant Name: <u>John Williams</u>		
Address: <u>343 W 2nd St</u>	City: <u>Albemarle</u>	State: <u>NC</u>	Zip: <u>28001</u>
Phone#: <u>704-322-0115</u>	Mobile#: _____	Email: <u>johnwilliamsrealty@gmail.com</u>	
Primary On-Site Contact: <u>John Williams</u>	Mobile#: <u>704-322-0115</u>		
Other On-Site Contact Info: _____	Org. EIN#: _____		

SECTION III: EVENT DETAILS

Description of the Event: <u>Blue Grass Fundraiser at Hall House</u>
Location/s of the Event: <u>343 W 2nd St</u> Site Capacity: <u>200</u>
Property Address: <u>343 W 2nd</u>
Property Owner/s: <u>David Jacobson</u> Owner/s Authorized Use: _____

SECTION IV: INSURANCE REQUIREMENTS

(COMPLETE ONLY IF STREET CLOSURE, FIREWORKS, OR ALCOHOL BEING REQUESTED)


Name of Policy Holder: _____	Policy#: _____
Policy Amount: _____	Policy Type: _____

**A COPY OF POLICY MUST BE PROVIDED WITH THE APPLICATION.
CITY OF ALBEMARLE MUST BE LISTED AS "ADDITIONAL INSURED" PARTY.**

SECTION VI: SPECIAL CONSIDERATION DETAIL

(CHECK EACH BOX AS APPLICABLE AND PROVIDE DETAIL REQUESTED)

Street Closures (map of proposed closing and route must be provided with application) NOTE: ALL NCDOT ROADS MUST BE APPROVED BY NCDOT Reason for Street Closure: <u>So guest can get to party John</u> Name of Street to be closed: <u>W 2nd</u> from <u>Montgomery</u> to <u>Wilson</u> Additional Street: _____ from _____ to _____ # of Barricades needed: _____ # of cones needed _____ Dropoff location: _____ Date of Closure: <u>10-30-21</u> Start Time: <u>5</u> to <u>11</u> Additional Comments: _____

Trash/Debris Plan: <u>1-hall House</u>	
<p>Alcoholic Beverages* (check all that apply)</p> <p><input type="checkbox"/> Free/Host Alcohol</p> <p><input type="checkbox"/> Alcohol Sales (ABC Permit must accompany)</p> <p><input type="checkbox"/> Host and Sale Alcohol</p> <p><input type="checkbox"/> Beer</p> <p><input type="checkbox"/> Wine</p> <p><input type="checkbox"/> Beer and Wine</p> <p><input type="checkbox"/> Liquor</p> <p><small>* Applicant must provide a map of proposed designated area with this application. Right to modify area is reserved by the City.</small></p>	<p>Describe Security Plan to ensure safe sale and distribution of alcohol at your event:</p> <p><u>Brewery is bring Security</u></p> <hr/> <hr/> <hr/> <hr/> <p>Appropriate ABC Permits must accompany application. Failure to submit at time of application will affect approval.</p>
<p>Parade/Run/Walk/Procession/Demonstration (map of route required)</p> <p><input type="checkbox"/> Open Sidewalks only</p> <p><input type="checkbox"/> Streets w/ temporary traffic interruptions</p> <p><input type="checkbox"/> Street Closures</p> <p><input type="checkbox"/> Sidewalk Closures</p> <p>Start Time: _____ End Time: _____</p> <p>Purpose: _____</p>	<p>Additional Permit Attachments Included:</p> <ul style="list-style-type: none"> Site Map of All Activities Parking Plan Emergency Action Plan with site map (required for any downtown event) Security Plan General Liability Insurance ABC Permit Alcohol Beverage Designated Area Map Proof of 501C Status Application Fee Property Owner Authorization Business Notification Form
<p>Tents (Width x Length x Height)</p> <p>Dimensions of Tent: _____</p> <p><small>Tents greater than 400 square feet require an additional \$50 permit fee TENT PERMIT ONLY DOES NOT REQUIRE ADDITIONAL SPECIAL EVENT FEE</small></p>	
<p>Cooking or Warming Food? (Circle One)</p> <p>Method of Heat _____</p>	
<p>I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event under the City of Albemarle Municipal Code and I understand that this application is made subject to the rules and regulations established by the City Council and/or City Manager or City Manager's designee. Applicant agrees to comply with all other requirements by the City, County, State, and Federal Government, and any other applicable entity which may pertain to the use of the Event venue and the conduct of the Event. In the event that a possessory interest subject to taxation is created by virtue of this use-permit, I agree to pay all possessory interest taxes and the City shall not be liable for the payment of such taxes. I further agree that the payment of any such taxes shall reduce and consideration paid to the City pursuant to this use-permit. I agree to abide by these rules, and further certify that I, on behalf of the host organization, am also authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be incurred by or on behalf of the Event to the City of Albemarle. I also understand the application fee is non-refundable and due at the time of application submittal. The submission of this application is not an automatic approval or guarantee.</p>	
<p>Print Name of Application/Host Organization: <u>Hall House</u> Title: _____</p>	
<p>Signature </p>	<p>Submission Date: <u>10-13-21</u></p>

Business Notification Form	
<p>Proposed Event Title and Nature of Event: <u>BBQ Boos & Bluegrass</u></p>	
<p>Date of Proposed Event: <u>10-30-21</u></p>	<p>Times of Proposed Event: <u>6-10</u></p>
<p>Streets Proposed to be closed or Partially Closed:</p> <p><u>N 2nd St</u></p>	
Businesses Notified	

□

Print

Title – Property Tax Write Off

Description:

North Carolina General Statute 105-378(a) establishes a 10 year limitation on the City's ability to collect on property tax. After a particular levy year has passed the statute of limitations, it must be written off by Council as funds cannot be collected. This year we are writing off the 2010 property tax levy. The property tax collection rate for the 2010 taxes was 99.53%.

In prior years we were able to provide Council with a list of properties included in the write off. We receive this from the County Tax Office which is specific to Albemarle. This year, however, the County only has a list which includes all properties in the County and is not specific to Albemarle.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

<u>ATTACHMENTS:</u>	
Name:	Description:
<input type="checkbox"/> RequestToWriteOff2010.doc	Property Tax Write Off

<u>APPROVALS:</u>			
Date/Time:	Approval:	Department:	
10/12/2021 2:58 PM	Approved	City Clerk	
10/12/2021 3:06 PM	Approved	Administration	



MEMORANDUM TO CITY COUNCIL

DATE: October 7, 2021
FROM: Richard Lanzillotti III, Revenue Collections Supervisor, Tax Collector
SUBJECT: Submission for Council Approval: 2010 Property Taxes to be Written Off

Per North Carolina General Statute, 2010 uncollected property taxes must be written off.

§ 105-378(a) – Use of Remedies Barred – No county or municipality may maintain an action or procedure to enforce any remedy provided by law for the collection of taxes or the enforcement of any tax liens (whether the taxes or tax liens are evidenced by the original tax receipts, tax sales certificates, or otherwise) unless the action or procedure is instituted within 10 years from the date the taxes became due.

The City contracts with the County of Stanly for the assessment and collection of our property taxes. The County uses the following collection remedies for delinquent taxes: attachment and garnishment, the North Carolina Debt Setoff program, and contacting mortgage companies to pursue foreclosure. The City is motivated to assure taxes are paid, and we assist the County with tax collection in any way we can.

City Of Albemarle

2010 Levy Total:	\$5,624,369.16
2010 Levy Collected:	\$5,597,192.66
2010 Levy Uncollected:	\$27,176.50

Municipal Service District

2010 Levy Total:	\$43,314.11
2010 Levy Collected:	\$43,168.05
2010 Levy Uncollected:	\$146.06

Print

Title – Ordinance 21-43 - Budget Amendment to Appropriate Drug Seizure Funds

Description:

The Drug Seizure Funds provided can only be utilized by the Police Department for specific uses. As the funds accumulate, we identify projects to use the funds. Please see the attached memos regarding the use funds. These are identified needs that we have waited on until a permanent Chief was in place. Chief Bollhorst will be available to discuss and answer.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:	
Name:	Description:
<input type="checkbox"/> APD_Firearms.docx	Handguns
<input type="checkbox"/> IApro_proposal.docx	IAPro
<input type="checkbox"/> Ordinance_21-43_police_funds.docx	Ordinance 21-43

APPROVALS:			
Date/Time:	Approval:	Department:	



Office of the Police Department

Date: September 3, 2021
To: City Council Members
From: Chief David Poston
Re: Budget Amendment Request

Executive Summary

The Albemarle Police Department requests \$38,100 be moved out of the Reserve Drug Tax Revenue Fund 103430-433001 and moved those into our Firearm budget line item 104310-529800 to purchase new duty handguns for our police officers from Glock International.

Description

The purposes of this change is that Glock International will no longer be offering parts or sales of the currently utilized Glock Model 23, .40 caliber weapon. With this change, our officers' handguns will no longer be replaceable or repairable with Glock certified parts. The new Generation 5 model handguns are the only ones that Glock will be able to provide parts for. The department is looking to purchase Glock Model 45, 9mm handguns for duty use. This will be a cost to the department of \$34,100.00 for the handguns to be purchased from Craig's Firearm Supply.

In an effort to recoup some of the unexpected expense of having to purchase new duty weapons for our officers, we are working with a locally licensed firearm dealer to purchase our current weapons who will then sell the weapons back to our officers. The dealer will receive a small transfer fee for handling the transaction of ownership paperwork and the remainder of the funds will be forwarded to the police department. Due to this process, we anticipate unexpected revenue as a result in the amount of approximately \$18,000 (60 handguns @ \$300 per handgun).

Lastly, the purchase of these new duty handguns will not require a change in duty holsters or any other duty carry gear. Costs of ammunition for training and qualification are included in this budget request.

Net cost of this transition will be \$20,100. (34,100.00 for firearms plus \$4000.00 for ammunition minus \$18,000 from revenue generated from sales of current weapons) and will be covered in total by NC Asset Forfeiture Funds.

Time outline

We have received an estimated shipping date of December 2021 for the duty weapons. When the duty weapons arrive, officers will receive firearms training for the new handguns and will qualify with their new duty weapon.





Office of the Police Department

Date: September 3, 2021
To: City Council Members
From: Chief David Poston
Re: Budget Amendment Request

Executive Summary

The purpose of this budget amendment is to purchase IAPro, internal affairs software from CI Technologies, Inc., for the police department. This software would be purchased out of our software line item if Council will approve this budget amendment request to move \$15,600 out of the police department's drug tax revenue fund 103430-433001 and place those funds into our software line item 104310-529200. This will enable the police department to purchase the software from the software line item in our police department's budget. The first-year cost of the program is \$15,600 and maintenance each fiscal year thereafter will be \$3,000. This program will be utilized to track internal investigations and be used as another tool for employee evaluations.

Description

IAPro is a software program that develops a tracking ability and investigation activity summary for all complaints that the department receives. It will allow all supervisors to input material into the program that note investigative actions of supervisors investigating the complaints. The current system, pen and paper, is out dated and needs to be upgraded to a more efficient way to track internal affairs. This will further allow the department to hold officers to the highest professional standards and document supervisor notes on the activity of the officers.

Timeline

Once the software is purchased from CI Technologies, a representative from the company will be onsite at the police department to train our police department supervisors in the use and management of the software and how the software operates. Estimated time of completion of the training is December 2021.

Quotes for the software purchase are attached to this budget amendment request along with a Sole Source letter from CI Technologies, Inc.



ORDINANCE 21-43

AN ORDINANCE OF THE CITY OF ALBEMARLE, NORTH CAROLINA
AMENDING THE OPERATING BUDGET FOR
FISCAL YEAR 2021-2022

WHEREAS, on June, 07, 2021, the Council of the City of Albemarle adopted the annual operating budget for the City for the fiscal year beginning July, 01, 2021 and ending June, 30, 2022; and

WHEREAS, it is appropriate to amend the expense and revenue accounts in the budget for the Reason as stated below;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Albemarle, North Carolina, that in accordance with the authority contained in NCGS 159-15, the following are hereby amended as shown:

SECTION 1: The aforementioned Reason is to appropriate fund balance reserved from drug seizure and other local revenues for the purchase of new software and firearms for the Police Department.

SECTION 2: The amounts herein set forth are hereby amended as follows:

	From:	To:	Amount:
Public Safety	11,100,463	11,154,163	53,700

SECTION 3: It is estimated revenues will be available to meet the foregoing appropriations as follows:

	From:	To:	Amount:
General Appropriated Fund Balance	(2,267,791)	(2,303,491)	(35,700)
Other Local Revenues	(2,565,400)	(2,583,400)	(18,000)

SECTION 4: The Finance Officer is hereby directed to maintain within the project fund sufficient specific detailed accounting records to provide the accounting required by state and local regulations.

This ordinance was introduced and signed by Councilmember _____, a member of the City of Albemarle, North Carolina on October, 18, 2021, was adopted, and ordered published as provided by law.

Dated: October 18, 2021

Member of Council

Attest: _____
City Clerk

Mayor

Print

Title – Introduction of Assistant Finance Director Kimber Hurlocker

Description:

Assistant Finance Director Kimber Hurlocker started her employment with the City on September 20th, 2021. She will be present at the Council meeting to introduce herself. We also will be requesting Council's approval to designate her as Deputy Finance Officer, like we have done with the previous Assistant Finance Directors.

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
<input type="checkbox"/> Resolution 21-28 Appointment of Deputy Finance Director.docx	Resolution 21-28 Appointing Deputy Finance Director

APPROVALS:

Date/Time:	Approval:	Department:	
10/11/2021 2:19 PM	Approved	City Clerk	
10/11/2021 2:20 PM	Approved	Administration	

RESOLUTION 21-28

DESIGNATING DEPUTY FINANCE OFFICER

WHEREAS, North Carolina General Statute 159-25 states each local government and public authority shall appoint a Finance Officer; and

WHEREAS, Jacob W. Weavil, Finance Director is currently designated as Finance Officer and will continue to serve in that capacity; and

WHEREAS, having a Deputy Finance Officer will provide financial safeguards to ensure that all duties of the Finance Officer are adequately and effectively covered;

NOW, THEREFORE, BE IT RESOLVED that the City of Albemarle Council hereby appoints Kimberly G. Hurlocker as Deputy Finance Officer.

This resolution is effective upon its adoption this 18th day of October, 2021.

Mayor

Attest: _____
Clerk

Print

Title – Consider Closed Session Pursuant to N.C.G.S. 143-318.11(a)(4) & (5) - Economic Development and Real Estate

Description:

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

<u>ATTACHMENTS:</u>	
Name:	Description:
No Attachments Available	

<u>APPROVALS:</u>			
Date/Time:	Approval:	Department:	

Print

Title – Adjourn until Monday, November 1, 2021 at 6:30 pm

Description:

Is this item budgeted?

Not Applicable

Fiscal Impact:

Management Recommendation:

ATTACHMENTS:

Name:	Description:
No Attachments Available	

APPROVALS:

Date/Time:	Approval:	Department:	
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