

ADJOURNED MEETING CITY COUNCIL
January 16, 2008

The City Council of the City of Albemarle met in an adjourned session on Wednesday, January 16, 2008, at 6:30 p.m. at the Rosebriar Restaurant. Mayor Elbert L. Whitley presided and the following Councilmembers were present, to wit: Troy E. Alexander, Martha Sue Hall, Judy Holcomb, Jeanette M. Napier, Jack F. Neel, T. Ed Underwood and T.E. White. Absent, none.

The City Council held a dinner meeting with the members of the Planning and Zoning Board and Zoning Board of Adjustment.

Planning and Zoning Board Chairman Nancy Jolly reviewed the agenda which was a discussion of the Sign Ordinance. She asked Planner II Keith Wolf to explain the process of determining compliance with the Ordinances. Mr. Wolf said the City staff does not target any business and tries to enforce the Sign Ordinance fairly and consistently. No Ordinance is without gray areas and electronic message signs are more prevalent today than when some sections of the Ordinance were written. The enforcement of these signs is based on Council's previous action and direction.

Mr. Brian Privette, Tim Marburger Honda, felt the Sign Ordinance was not fairly enforced and his business was being picked on. Mr. Wolf and Mr. Sasser attempted to explain the City-wide enforcement of the types of signs Mr. Privette addressed.

Councilmember Neel asked that Tim Marburger Honda let the City know exactly what it is they want. Mr. Neel said City staff and Council will make sure that the policy is enforced fairly and consistently.

Councilmember White said enforcement should be fair and Council should refrain from making continual changes or exceptions to the policy. These actions only make the enforcement by staff more difficult.

Councilmember Holcomb noted Council has asked the Outdoorsman Bonanza sign be taken down and they will follow through on enforcement until it is removed.

Councilmember Alexander feels that community directional and informational signage, such as around the hospital, is necessary.

Mr. Sasser asked for some direction from Council regarding signage at businesses that are out of business. Councilmember Neel felt that if the sign frame was still compliant that the sign could be removed but the frame left. Other members of Council indicated it would look better to let the sign remain in the frame than to have an empty sign frame.

Mr. Sasser discussed a proposed development at the end of Pecan Avenue. The proposed development area does not adjoin a public right of way but only adjoins a private easement. Mr. Sasser said that based on previous Council action regarding the development of property by Mr. George Ray Smith off the end of an unopened right of way off of Arbor Drive, that the City could sign a development agreement with the property owner to allow the construction of one home if the owner will perform some limited improvements. Like the agreement with Mr. Smith, once other property develops the full development standards will need to be met.

Mr. Sasser reported that Phase II of the Grandview development is proposed as a gated community. There are several service delivery issues with a gated community that would be new to Albemarle. He said that like in other communities, these could be successfully addressed. He said the Planning and Zoning Board will be addressing this issue at an upcoming meeting, but wanted everyone to be aware of what was taking place.

There being no further business, the meeting was adjourned.