

ADJOURNED MEETING CITY COUNCIL
July 16, 2008

The City Council of the City of Albemarle met in an adjourned session on Wednesday, July 16, 2008, at 6:30 p.m. at the Rosebriar Restaurant. Mayor Elbert L. Whitley, Jr. presided and the following Councilmembers were present, to wit: Troy E. Alexander, Martha Sue Hall, Judy Holcomb, Jeanette Napier, Jack F. Neel, T. Ed Underwood, and T.E. White.

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

Planning Board Chairman Nancy Jolly welcomed everyone to the meeting and advised that the Planning and Community Development staff had several items to bring before the group.

Ell Wilson stated that someone recently contacted him about horses in a pasture on the Northeast Connector. He stated that he did not think horses were allowed within the City limits, but that Councilmember Jack Neel had advised him that they were allowed, but that there were regulations about minimum acreage required and proximity to dwellings.

Keith Wolf advised that the Land Use Plan Committee appointed by City Council was ready to present a draft plan to the Mayor and City Council and Planning Board. He advised that three possible dates had been selected for a meeting for this presentation. These dates were August 20, 25, and 27. Keith also passed around a copy of the draft plan and a draft brochure with the Plan's major points. Bob Sasser noted that the Committee and state staff had done an excellent job on this, and that the City would be getting a very good product at an extremely low price. Councilmember Neel asked if the plan could be posted on the City's web page for viewing. Keith indicated that the plan could be emailed to everyone for their review. Mayor Whitley requested that he be provided with a hard copy for review due to the length of the document. Terry Pleasant stated that dates in late August were too soon to provide enough time to review the plan. The City Manager stated that these meetings were to present the plan, and that the review process, public hearing and final approval would come in the weeks or months following this presentation.

Bob Sasser advised the group that the flood mapping for Stanly County had been revised and that the City will need to adopt the new mapping. He stated that this would go to the Planning Board in August and then to the City Council. He noted that approximately 1,000 notices would have to be sent out to property owners within the City, and that he anticipated this would generate a lot of questions. Terry Pleasant stated that flooding and flood insurance was getting a lot of attention in the insurance industry at the present time due to flooding last year in the North Carolina mountains.

Councilmember White stated that there were two houses on Lennox Street with boarded up windows with people living in the houses, and asked that the staff investigate any minimum housing code violations at these locations. He also asked that the staff enforce any violations of the ordinance recently adopted regarding locating swimming pools in the front yard.

Bob Sasser advised everyone that an issue had arisen regarding a new battered women's shelter in Albemarle. He stated that immediately after the former shelter on Green Street was destroyed in a fire both he and Assistant City Manager Michael Ferris had advised the staff at the center about the zoning requirements to open up a new shelter. Bob stated that he found out recently that a new shelter was being planned that was not in an appropriate zoning district, despite the information that the City had previously provided. He noted that he anticipated an application for the shelter will be forthcoming to the Planning Board.

Bob informed the group that enforcement efforts including fines to abate a fence that was built in violation of City ordinances on Laura's Lane had been unsuccessful. He stated that the City Attorney had proposed that he and staff meet with the property owner to discuss this situation. Bob advised that if this was not successful that staff may be requesting that the City Council appoint outside counsel to handle court proceedings in this matter since the City Attorney has indicated he personally knows the defendant in this case.

Upon motion of Councilmember White, seconded by Councilmember Hall and unanimously carried, City Manager Raymond Allen was appointed Acting City Clerk for this meeting.

Upon motion of Councilmember Hall, seconded by Councilmember Alexander and unanimously carried, Resolution 08-26 was adopted to authorize the execution of a contract with Eaglewood, Inc. for construction of Phase I of the Roger F. Snyder greenway.

(Resolution 08-26)

Councilmember Underwood reported that the traffic signal at the intersection of Main Street and Second Street had been malfunctioning since Friday. The City Manager stated that he would make sure this was reported to NCDOT in the morning.

There being no further business, the meeting adjourned.