

Tuesday - February 3, 1987 - 4:00 p.m.

Regular Meeting

Present: Mayor W. Louis Bisette, Presiding; Vice-Mayor Mary Lloyd Frank; Councilmen Wilhelmina Bratton, Walter R. Boland; Norma T. Price, and George M. Tisdale; Corporation Counsel William F. Slawter; City Manager Douglas O. Bean; and Associate City Manager/City Clerk William F. Wolcott, Jr.

Absent: Councilman Kenneth Michalove

INVOCATION

The invocation was given by Councilman Norma Price.

APPROVAL OF THE MINUTES - JANUARY 27, 1987 MEETING

1. Consideration was given to the approval of the minutes of the January 27, 1987, meeting.

Mayor Bisette announced the approval of the minutes as submitted.

PUBLIC HEARING - SITE PLAN - WAREHOUSE FACILITY - FANNING BRIDGE ROAD

2. A public hearing was held relative to a site plan of a proposed warehouse facility to be located on Fanning Bridge Road.

Mayor Bisette said the Asheville Planning and Zoning Commission, at a meeting held January 20, 1987, reviewed a site plan of a proposed warehouse facility to be located on Fanning Bridge Road. The site plan was prepared by Gray Engineering Consultants, Inc., for Potter-Shackelford Construction Company, both of Greenville, South Carolina and submitted in accordance with the Group Development Section of the Asheville Zoning Ordinance. After review and discussion, the Commission voted to approve the project subject to the following conditions: 1) that there be a 50' natural buffer retained along the I-26 right-of-way; 2) that the project comply with the City's Buffering Ordinance on the other three sides of the site; 3) that the developer resubmit the project at the appropriate time for any request to lessen or thin the 50' buffer, as well as resubmission of signage approval; 4) contingent upon FAA approval; 5) a definitive indication of access to the facility from Asheville Airport Road; and 6) compliance with Erosion Control Ordinance.

Mayor Bisette opened the public hearing at 4:17 p.m.

Verl Emrick, Director of Planning, said the proposed project would consist of 290,000 sq. ft. of warehouse facility and and additional 120,000 sq. ft. anticipated for future development. He said the Planning and Zoning Commission recommended approval subject to several conditions. He said the North Carolina Department of Transportation was dissatisfied with the first plans that were submitted due to the radius into Asheville Airport Road. He said revised plans would be submitted to the North Carolina Department of Transportation. He said the plans were also submitted to the FAA for approval in regard to flight paths and heights. He said the condition outlined by the Planning and Zoning Commission that there be a 50' natural

buffer retained along the I-26 right-of-way had been resolved. He said the proposed warehouse facility meets all parking requirements and is in compliance with the Group Development section of the Zoning Ordinance.

Art Baden, representing Potter-Shackelford Construction Company, said plans have been submitted to the FAA in Atlanta, and there seems to be no problem with the plans. He said at the present time, there are no plans for signage; however, if the tenant desires to have signs, the sign package would be submitted to the Planning and Zoning Commission and Asheville City Council for approval.

Mayor Bissette closed the public hearing at 4:25 p.m.

Vice-Mayor Frank moved to approve the site plan of the proposed warehouse facility to be located on Fanning Bridge Road subject to the conditions outlined by the Planning and Zoning Commission. This motion was seconded by Councilman Tisdale and carried unanimously.

RESOLUTION NO. 87-15 - RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED EAST OF INTERSECTION OF FANNING BRIDGE ROAD AND AIRPORT ROAD

3. Consideration was given to a resolution authorizing the sale of City-owned property located east of the intersection of Fanning Bridge Road and Airport Road.

Mayor Bissette said the City of Asheville received an offer in the amount of \$325,000 for the purchase of a tract of land located east of the intersection of Fanning Bridge Road and Asheville Airport Road. No upset bids have been received, and this resolution will authorize the Mayor to execute a warranty deed conveying the property to Hart-Asheville Partnerships.

Mayor Bissette said the sale of this property was contingent upon: 1) the purchase price for the property shall be \$325,000 cash at closing, said closing to be on or before the 1st day of April, 1987; 2) Hart-Asheville Partnership shall construct upon the property a distribution facility of approximately 290,000 sq. ft., construction to begin by December 31, 1987; 3) Hart-Asheville Partnership shall construct upon the property a water storage tank at an approximate cost of \$125,000 with a storage capacity of not less than 200,000 gallons and a pump capable of reducing not less than 1,500 gallons per minute. Construction of the storage tank and pump is to commence by December 31, 1987; 4) the City shall, by contract, reserve the right to repurchase the property from Hart-Asheville Partnership if the partnership fails to commence construction of the distribution facility, water tank and pump by December 31, 1987.

Upon motion of Councilman Boland, seconded by Councilman Tisdale, Resolution No. 87-15 was unanimously adopted.

Complete text of Resolution No. 87-15 will be found in Resolution Book No. **16** at page **265** and **266**.

APPROVAL OF SALE OF DISPOSAL PARCELS 101, 102, 103, 108, 109, 177-A, 96-B.1 IN THE EAST RIVERIDE URBAN RENEWAL PROJECT AND THE EAST END/VALLEY STREET COMMUNITY IMPROVEMENT PROJECT

4. Consideration was given to a motion approving the sale of Disposal parcels 101, 102, 103, 108, 109, 177-A, 96-B.1 in the East Riverside Urban Renewal Project and the East End/Valley Street Community Improvement Project.

Mayor Bissette said the Housing Authority has tentatively accepted the following bids for certain disposal parcels in the East Riverside Urban Renewal Project and the East End/Valley Street Community Improvement Project.

Parcel Reuse Price Bid Redeveloper

101 Residential \$ 5,500.00 \$ 6,511.00 R & R Associates, Inc.

102 Residential 4,700.00 5,241.00 Carl and Annie Thompson

103 Residential 5,000.00 5,516.50 Leonard & Vera Williams

108 Residential 6,600.00 7,901.00 Ellen Gilchrist

109 Residential 6,400.00 7,051.00 Derek & Youlanda Hunting

177-A Residential 1,500.00 1,500.00 Ann Hunting

96-B.1 Lt. Industrial 27,200.00 27,205.00 Thomas & Kay Finger

Disposal Parcel 101 of the East End/Valley Street Area is to be developed with single family home for resale. The eventual purchaser of the completed home will be able to obtain the Incentive Housing Subsidy.

Disposal Parcels 102, 103, 108, and 109 are located in the East End/Valley Street Area and are residential lot sales for single family structures under the Incentive Housing Program.

Disposal Parcel 96-B.1 is an industrial lot located in the East Riverside Project Area. The proposed development will consist of a 12,000 sq. ft. metal building designed for a metal finishing plant at approximately \$250,000.00. The plant will employ 11 people.

Disposal Parcel 177-A is a substandard residential lot that is being sold to an adjacent owner.

Vice-Mayor Frank moved to approve the sale of Disposal Parcels 101, 102, 103, 108, 109, 177-A, 96-B.1 and the East Riverside Urban Renewal and the East End/Valley Street Community Improvement Project as recommended by the Housing Authority. This motion was seconded by Councilman Price and carried unanimously.

RESOLUTION NO. 87-17 - RESOLUTION REAPPOINTING MEMBER TO THE METROPOLITAN SEWERAGE DISTRICT BOARD (FRANK SMITH)

5. Consideration was given to a resolution reappointing Frank Smith as a member of the Metropolitan Sewerage District Board for a term of three years, term expiring on January 19, 1990.

Mayor Bisette read the resolution.

Upon motion of Vice-Mayor Frank, seconded by Councilman Bratton, Resolution No. 87-17 was unanimously adopted.

Complete text of Resolution No. 87-17 will be found in Resolution Book No. **16** at page **267**.

RESOLUTION NO. 87-18 - RESOLUTION APPOINTING MEMBER TO THE BOARD OF ADJUSTMENTS UNDER ORDINANCE NO. 322, AS AMENDED (ROBERT A. YORK)

6. Consideration was given to a resolution appointing Robert A. York as a member of the Board of Adjustments for a term of three years, term expiring on January 21, 1990.

Mayor Bisette read the resolution.

Upon motion of Vice-Mayor Frank, seconded by Councilman Bratton, Resolution No. 87-18 was unanimously adopted.

Complete text of Resolution No. 87-18 will be found in Resolution Book No. **16** at page **268**.

RESOLUTION NO. 87-19 - RESOLUTION APPOINTING MEMBER TO THE BOARD OF ADJUSTMENTS UNDER ORDINANCE NO. 322, AS AMENDED (BARNEY P. WOODARD, JR.)

7. Consideration was given to a resolution appointing Barney P. Woodard, Jr., as a member of the Zoning Board of Adjustments for a term of three years, term expiring on January 21, 1990.

Mayor Bisette read the resolution.

Upon motion of Vice-Mayor Frank, seconded by Councilman Bratton, Resolution No. 87-19 was unanimously adopted.

Complete text of Resolution No. 87-19 will be found in Resolution Book No. **16** at page **269**.

RESOLUTION NO. 87-20 - RESOLUTION APPOINTING MEMBER TO THE RECREATION BOARD FOR ASHEVILLE (BESS BAIRD)

8. Consideration was given to a resolution appointing Bess Baird as a member of the Recreation Board for Asheville for a term of three years, term expiring on June 30, 1989.

Mayor Bissette read the resolution.

Upon motion of Vice-Mayor Frank, seconded by Councilman Bratton, Resolution No. 87-20 was unanimously adopted.

Complete text of Resolution No. 87-20 will be found in Resolution Book No. **16** at page **270**.

RESOLUTION NO. 87-21 - RESOLUTION APPOINTING MEMBER TO THE RECREATION BOARD FOR ASHEVILLE (CAROLYN TINGLE)

9. Consideration was given to a resolution appointing Carolyn Tingle as a member of the Recreation Board for Asheville for a term of three years, term expiring on June 30, 1989.

Mayor Bissette read the resolution.

Upon motion of Vice-Mayor Frank, seconded by Councilman Bratton, Resolution No. 87-21 was unanimously adopted.

Complete text of Resolution No. 87-21 will be found in Resolution Book No. **16** at page **271**.

RESOLUTION NO. 87-22 - RESOLUTION APPOINTING MEMBER TO THE ASHEVILLE-BUNCOMBE COMMUNITY RELATIONS COUNCIL (GLENDA S. BURGIN)

10. Consideration was given to a resolution appointing Glenda S. Burgin as a member of the Asheville-Buncombe Community Relations Council for a term of three years, term expiring on December 31, 1989.

Mayor Bissette read the resolution.

Upon motion of Vice-Mayor Frank, seconded by Councilman Bratton, Resolution No. 87-22 was unanimously adopted.

Complete text of Resolution No. 87-22 will be found in Resolution Book No. **16** at page **272**.

RESOLUTION NO. 87-23 - RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT BY AND BETWEEN THE CITY OF ASHEVILLE AND PACK PLACE EDUCATION, ARTS AND SCIENCE CENTER, INC.

11. Consideration was given to a resolution authorizing the Mayor to execute an agreement by and between the City of Asheville and Pack Place Education, Arts and Science Center, Inc.

The City Manager said this resolution would authorize the Mayor to enter into an agreement whereby the City shall advance to Pack Place the balance of \$150,000 donation, plus accrued interest, and Pack Plaza Associates Ltd. Partnership to Pack Place in increments of \$50,000. He said Pack Place shall present a full accounting to the City's Downtown Development Director, specifying to whom and for what purposes all amounts advanced by the City had been spent.

Upon motion of Vice-Mayor Frank, seconded by Councilman Price, Resolution No. 87-23 was unanimously adopted.

Complete text of Resolution No. 87-23 will be found in Resolution Book No. **16** at page **273**.

CLAIMS - HOME FURNITURE (STREETS) - NELLIE STITT (PARKS) - UNITED AUTO SALES (STREETS) - MICHELE EVANS (POLICE)

The City Manager presented claims received from Home Furniture, Nellie Stitt, United Auto Sales and Michele Evans.

Mayor Bissette referred the claims to the Corporation Counsel for investigation and recommendation.

RALPH BISHOP - LOTTERY SALES

Ralph Bishop again spoke to members of Council relative to lottery sales in the City of Asheville.

ADJOURNMENT

Upon motion of Vice-Mayor Frank, seconded by Councilman Price, the meeting adjourned at 5:50 p.m.

Mayor City Clerk
