

Agenda
Work Session
Aberdeen Town Board

September 2, 2014
Tuesday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

1. Closed Session pursuant to N.C.G.S. 143-318.11 (a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations.
2. Presentation by Marybeth Sandell regarding Moore Forward.
3. Architect Proposals for the Aberdeen Police Department.
4. A Resolution Authorizing the Mayor to Execute an Interlocal Agreement with Moore County, North Carolina to Provide Municipal E-911 Address Services.
Consider approval at Work Session
5. Conditional Use Permit #14-04 for Reliance Packaging.
Public Hearing scheduled for 9/15/14
6. Rezoning Request #14-03 submitted by James R. Kirkpatrick Revocable Family Trust.
Public Hearing scheduled for 9/15/14
7. Street Closing Order to close a portion of Morehead Avenue.
Public Hearing continued to 9/15/14
8. Volunteer Board Re-appointments. **Consider approval at Work Session**
9. Other Business.
10. Adjournment.

SPECIAL ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES OR IMPAIRMENTS WILL BE MADE UPON REQUEST TO THE EXTENT THAT REASONABLE NOTICE IS GIVEN TO THE TOWN OF ABERDEEN.

MEMORANDUM

TO: Board of Commissioners

FROM: Chief Timothy J. Wenzel

Re: RFQ Results

On August 22, 2014, I received two responses to my "Request for Qualifications" for an architect for the new Police Station. The responses came from two quality architectural firms that both happen to be out of Southern Pines, Anderson Architectural and Heckethorn Architectural. The two Deputy Chief's and I studied both proposals and interviewed both firms. I am in the process of doing background and contacting references on both. I am preparing a short power point to present to you at your meeting on Tuesday.

We were fortunate to have both of these firms respond to our request and I feel that we are in a "no lose" situation.

Thanks for the opportunity to begin to move forward on this project and I look forward to seeing all of you on Tuesday.

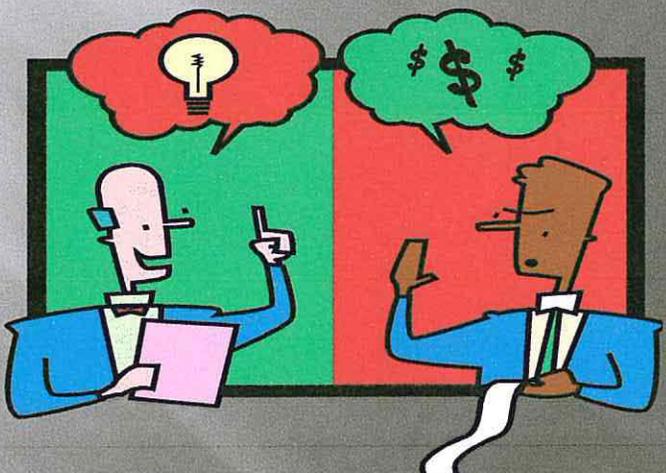
RFQ

Comparison Sheet



Pros and Cons

▣ Anderson and Heckethorn



Anderson Architecture Pros

- Bigger office=more resources
- Two primary architects
- Prior police station designs
- Aberdeen roots
- Proposal was more detailed
- Robert designed our current building
- Local business owned by women
- Start with PD input
- On- site weekly visits, more if necessary
- Good references



Anderson Architecture Cons

- Would have to negotiate fee's
- Problems with Pinehurst PD
- Prior Police Station design
- Higher initial estimate
- Robert designed our current building



Heckethorn Architecture Pros

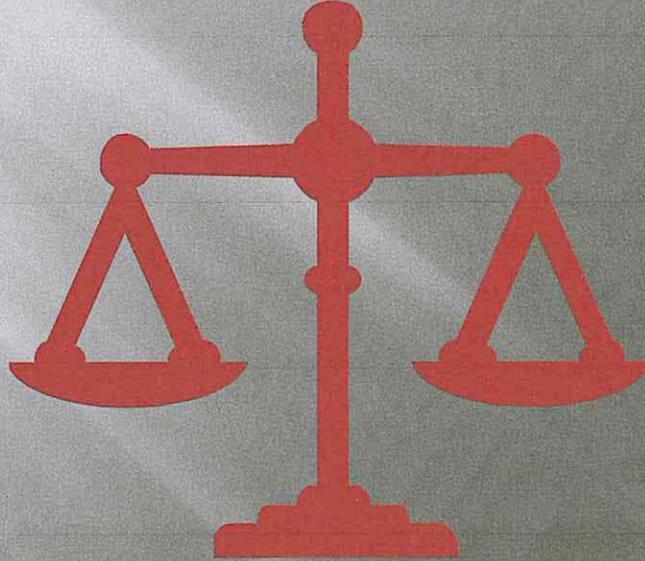
- ❑ Prior project with FD.
- ❑ Recommendation of Philip
- ❑ Local ties - Moore County
- ❑ Good reference reports
- ❑ Fee
- ❑ Availability



Heckethorn Architecture Con's

- ❑ Limited experience with PD's
- ❑ One man operation

What does it all mean???

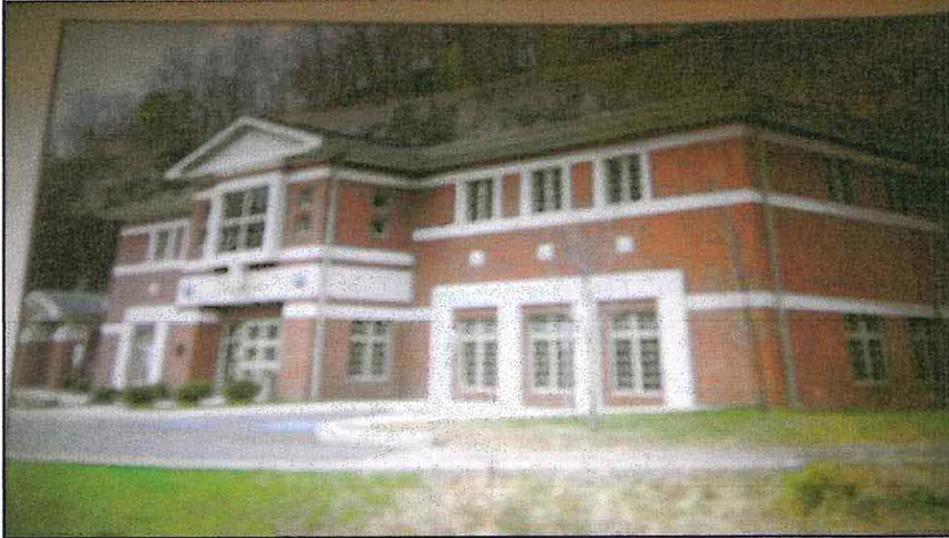


Recommendation

- ❑ I honestly feel that we cannot go wrong with either choice. I suggest a committee of Board members and myself negotiate the best deal we can.



This is Where We Want to Be



Town of Aberdeen

COMMISSIONERS
JOE DANNELLEY
ELEASE GOODWIN
PAT ANN McMURRAY
BUCK MIMS
JAMES W. THOMAS

ROBERT A. FARRELL, Mayor
BILL ZELL, Town Manager
REGINA M. ROSY, Town Clerk



RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH MOORE COUNTY, NORTH CAROLINA TO PROVIDE MUNICIPAL E-911 ADDRESS SERVICES

WHEREAS, the Board of Commissioners of the Town of Aberdeen wishes to enter into a service agreement with Moore County, North Carolina for Municipal E-911 Address Assignment Services authorized pursuant to N.C. General Statute Chapter 160A, Article 20, Part 1; and

WHEREAS, Moore County has the ability and is willing to provide addressing services to the Town of Aberdeen on a contractual basis; and

WHEREAS, the purpose of entering into an agreement with Moore County is to establish the arrangements according to which Moore County will perform addressing services for the Town of Aberdeen.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Aberdeen, North Carolina, in a regular meeting assembled this 2nd day of September, 2014 as follows:

SECTION 1. That the Board of Commissioners hereby authorize the Mayor to execute the Agreement with Moore County, North Carolina.

SECTION 2. That said agreement will be effective upon adoption by the County Commissioners of Moore County, North Carolina.

THIS RESOLUTION passed and adopted this 2nd day of September, 2014.

Robert A. Farrell, Mayor

Attest:

Regina M. Rosy, Town Clerk

MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Pamela Graham, Planning Director
DATE: September 2, 2014
SUBJECT: Conditional Use Permit CU#14-04
APPLICANT: Reliance Packaging, Satish Sharma

REQUEST: Satish Sharma, on behalf of Reliance Packaging, requests a Conditional Use Permit to allow for a plastics manufacturing facility on property identified as PID #00046225 at 155 Anderson Street, Aberdeen, NC.

The current parcel boundary encloses 4.744 acres with two existing buildings attached by a covered walkway. The current zoning is Commercial/Light Industrial (C-I) District, which requires a Conditional Use Permit for manufacturing uses. The existing buildings accommodated a similar type of manufacturer in the past, but have been vacant for several years.

The property is bounded by C-I Districts to the east, west, and south of the parcel. To the north, across Highway 5 are parcels zoned R20-16 located in the Extra-Territorial Jurisdiction (ETJ). See enclosed zoning map and aerial maps of site.

SITE INFORMATION:

Zoning	C-I (Commercial – Industrial)
Adjacent Zoning	North: R20-16 (ETJ) South: C-I West: C-I East: C-I
Acreage	Based on Moore County Tax Records 4.744 Acres
Existing Use	Commercial Industrial Building (vacant)

BACKGROUND: Reliance Packaging is a joint venture equally owned by Mr. Sharma and the Sigma Plastics Group. Mr. Sharma’s background in the plastics manufacturing business includes the founding of Nina Plastics in 1979 in Orlando, Florida by his father Sardari. Mr. Sharma took over operations as president and owner of the company which employed 110 personnel before selling the company in 2011.

Reliance Packaging will establish a three part process at the facility: 1) extruding film, 2) printing film, and 3) converting film. The extrusion process uses materials (pellets) in the extrusion, a process to create the film for bags. The printing process uses a water-based printing solution on the film and the final process converts the film, which cuts the bags into the finished product.

ALLOWED USES: The Commercial/Light Industrial (C-I) District is intended primarily for industries that can be operated in a relatively clean and quiet manner that will not be obnoxious to

adjacent residential or business districts. The regulations of this district are designed to prohibit the use of land by heavy industry, which should be properly segregated, and to prohibit any other use that would substantially interfere with the development of industrial establishments in the district.

Under the Table of Permissible Uses, Reliance Packaging falls under the description of a manufacturing business, 4.110 (*All operations conducted entirely within a fully enclosed building(s)*). All manufacturing and assembling of goods uses require a Conditional Use Permit in the C-I district.

STRUCTURE DETAILS: The existing structures located on site are attached by a covered walkway between the two buildings. Total square footage for the structures is approximately 45,000 square feet. The southern building will be used for manufacturing and processing of materials, while the northern building will be used for the main office of operations and storage.

There are no plans for any changes to the structure of the existing buildings or any plans for new construction on site.

PARKING: Parking requirements for manufacturing uses are 1 per each employee on the major employment shift. With up to sixty (60) proposed full-time employees in a 12-18 month projection for the business, the project would require roughly 30 parking spaces. Currently, there is adequate parking availability to comply with the requirements.

INGRESS/EGRESS: The site has two entrances, one to the main office and storage building and the second for the manufacturing building. The entrances will be used solely by employees and for transportation of finished products by freight.

The company will be working with the railroad company to utilize the rails for delivery of materials for the operation. The rails are located to the east of the manufacturing building on the south side of the parcel.

The expected traffic count for the facility is well below the threshold for requiring a Traffic Impact Analysis, with an estimated trips per day of 181.

WATER AND SEWER: Water and sewer service are both available to the site. The manufacturer does not use water in its process. Water usage will be utilized only for restrooms and irrigation for the lawn.

LANDSCAPING AND SCREENING: The project will be required to comply with existing regulations for screening and landscaping. A planting plan addressing these items will require approval as a part of the Site Plan review process following the Conditional Use Permit approval. Staff encourages the use of existing vegetation where possible to partially or fully satisfy these requirements.

SIGNAGE: Currently, one monument sign exists at the facility by the road on Highway 5 and it represents the previous tenant. Mr. Sharma has indicated that the sign will be removed and has submitted a sign permit for a wall sign to be attached to the outside of the building above the main office entrance. Approval of the CUP shall not imply approval of signage and sign permit applications

consistent with the requirements of the UDO shall be reviewed and approved by the department prior to installation.

CONSISTENCY WITH LONG RANGE PLANS: The 2030 Land Development Plan requires that all development proposals be reviewed for connectivity to and consistency with adopted bicycle/pedestrian plans and transportation improvements in the plan. The area requested for the new manufacturer is identified as commercial/industrial on the Future Land Use Map from the 2005 plan and is consistent with the current zoning map.

No specific proposals for this area are addressed in the Comprehensive Pedestrian or Bicycle Plans adopted by the town and the expected activities do not require review of the Green Growth Toolbox recommendations.

STAFF RECOMMENDATIONS: During their August 21, 2014 meeting the Planning Board recommended approval with conditions of CU #14-04 by unanimous vote.

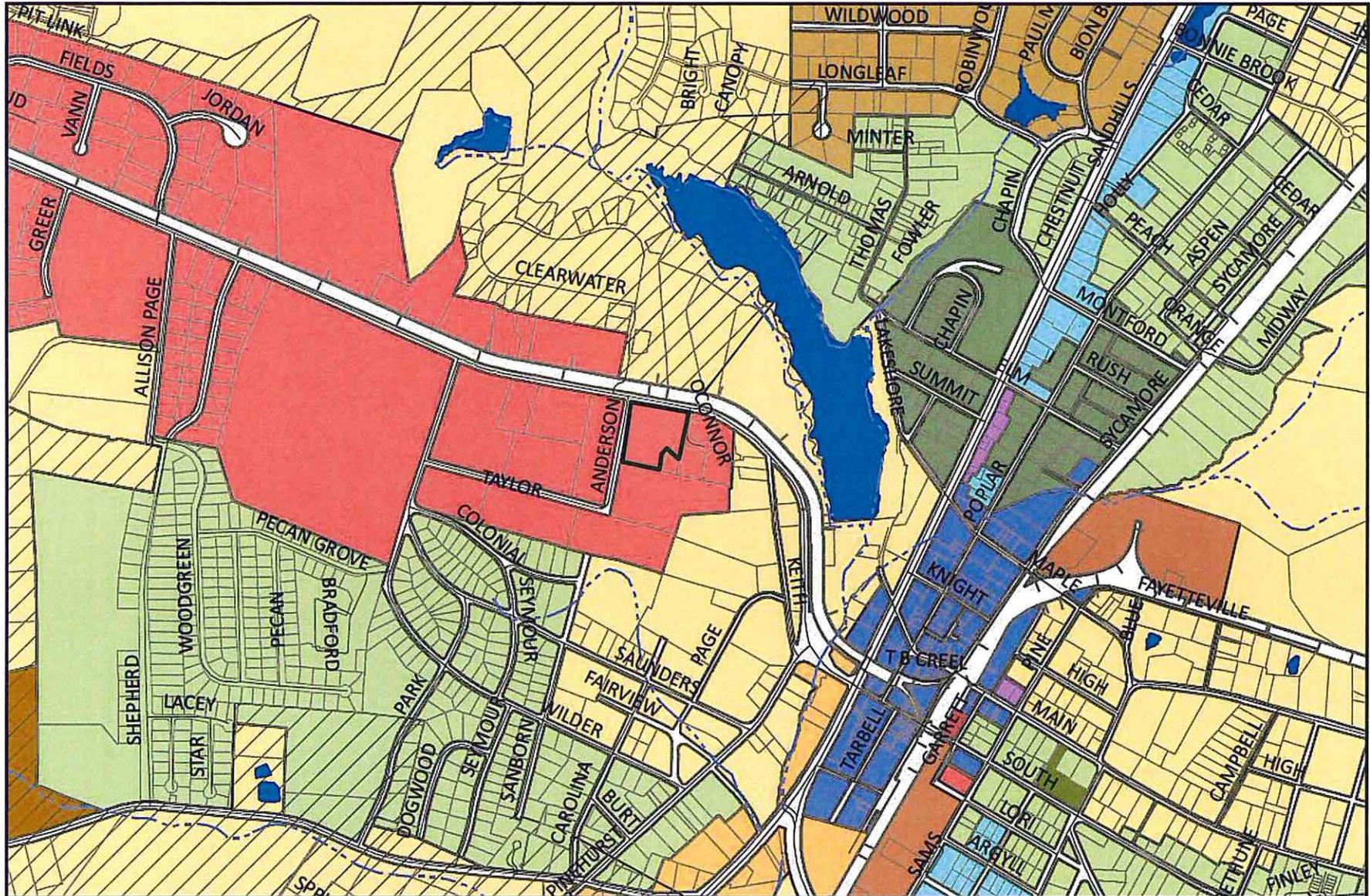
Staff recommends that the Board schedule Conditional Use Permit CU #14-04 for Public Hearing on September 15, 2014 so that input from the public can be accepted on the proposal. The Board may then choose to make a decision regarding approval/approval with conditions/denial of the application.

RECOMMENDED CONDITIONS:

1. Conditional Use Permits (CUP) run with the land and as such this Conditional Use Permit applies to the entirety of the property reflected in PID# 00046225.
2. Approval of the Conditional Use Permit is contingent on approval of site and building plans through an interdepartmental review process.
3. Any and all required permits from other regulatory agencies must be in place prior to a notice to proceed provided by the Planning Department.
4. Final site plan must include a detailed landscaping plan to address landscaping and screening requirements. The project will be expected to comply with all landscaping and screening requirements of the UDO, including shade tree requirements for parking areas.
5. Approval of the CUP shall not imply approval of signage. Sign permit applications consistent with the requirements of the UDO shall be reviewed and approved by the department prior to installation.
6. The facility operations will be required to comply with Town of Aberdeen noise regulations.

Enclosures: Vicinity Zoning Map
Vicinity Aerial Image
Facility Floor Plans 1 & 2
Nina Plastics Business Articles 1 & 2

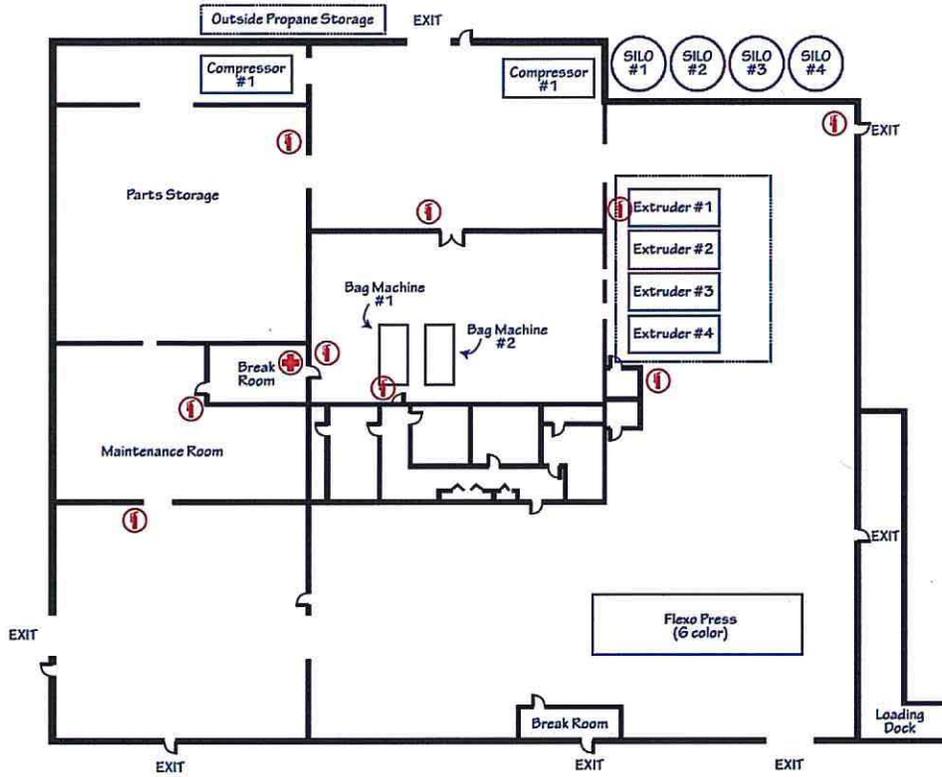
Conditional Use Permit CU 14-04 – Vicinity Zoning



	B-1		C-I		HC		RA		R15-12		R30-18		R10-10-C		Aberdeen (ET)
	B-2		I-H		O-I		R6-10		R18-14		C-I-C		R20-16-C		Other Jurisdiction
	B-3		GC		MH		R10-10		R20-16		I-H-C				



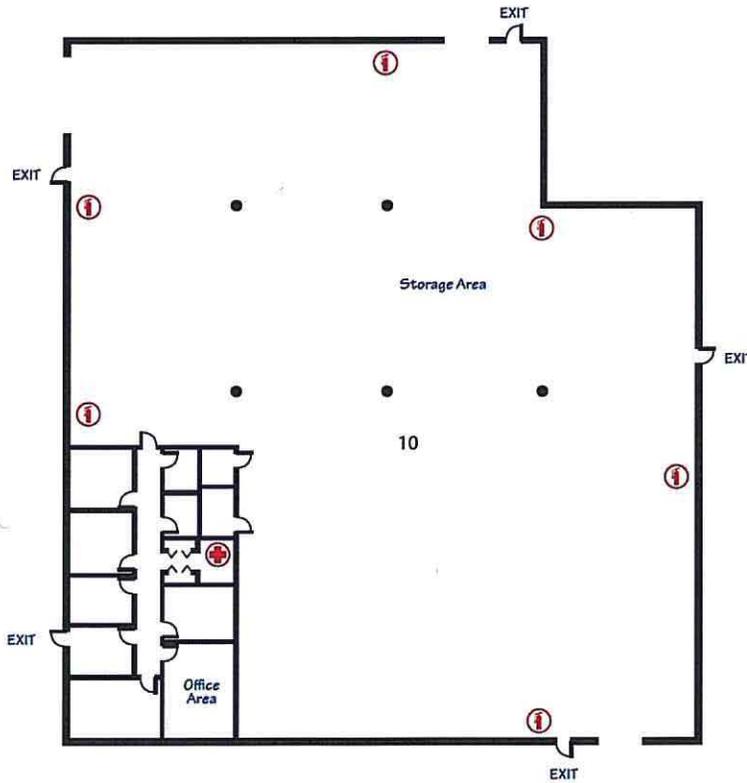
Conditional Use Permit CU 14-04



Reliance Packaging
Of Sigma Plastics Group

ABERDEEN LOCATION
Production Facility
Safety / Fire Escape Plan

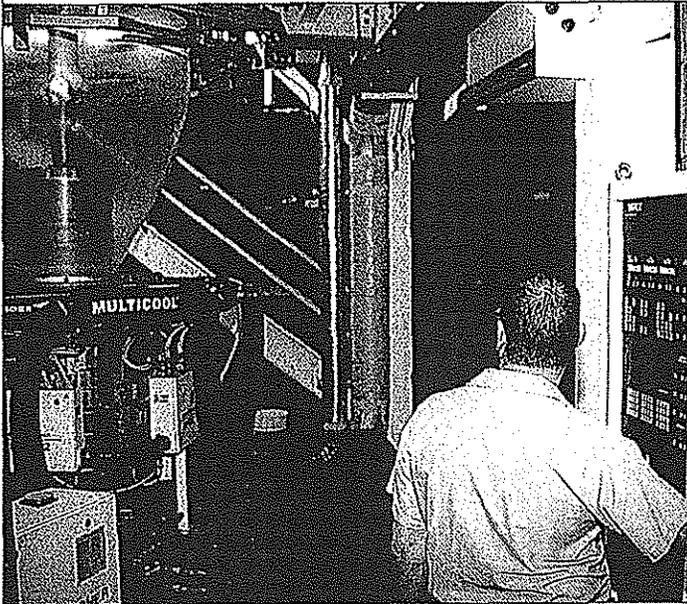
LEGEND
 First-Aid Kit
 Fire Extinguisher



Reliance Packaging
Of Sigma Plastics Group

ABERDEEN LOCATION
Office / Warehouse
Safety / Fire Escape Plan

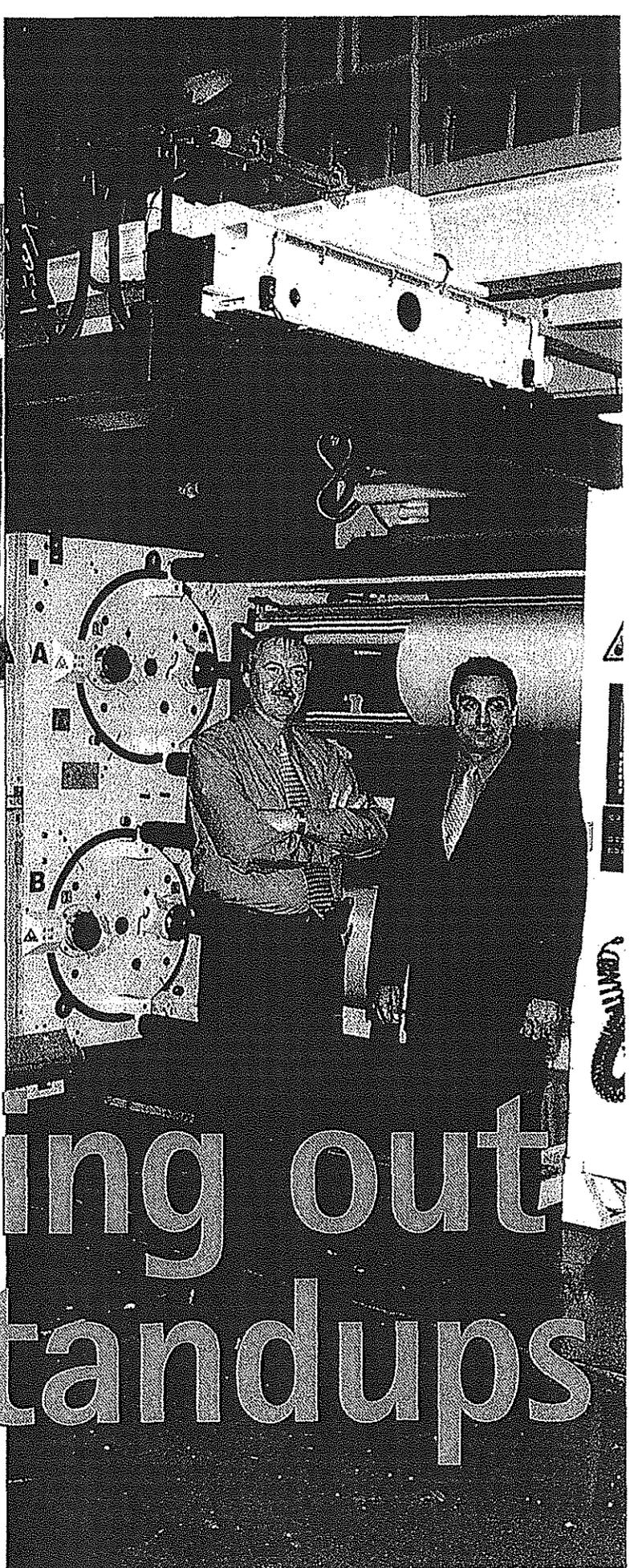
LEGEND
 First-Aid Kit
 Fire Extinguisher



Flexo printer and standup pouchmaker Nina Plastics wants total control over the final product—and spends the capital to make it happen.

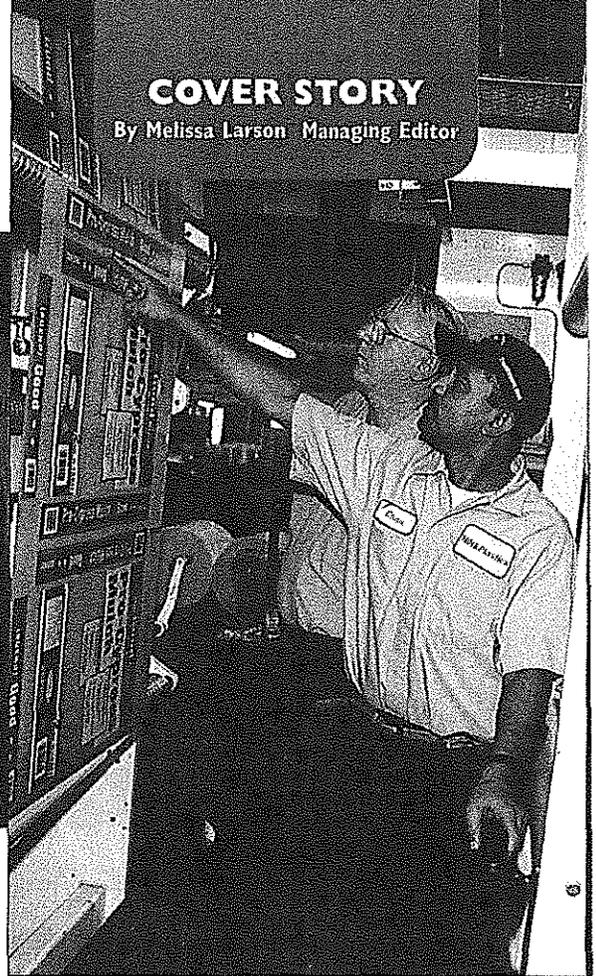
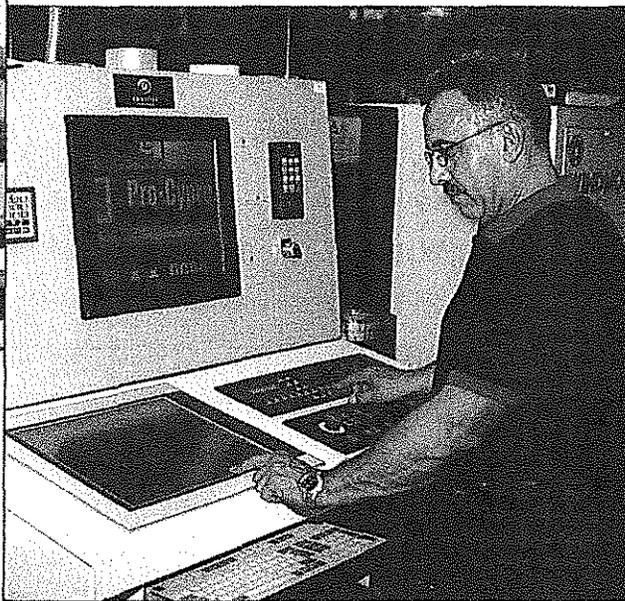
Standing out in standups

Management of Orlando-based converter Nina Plastics includes vp of operations Jim Snell (left) and president/owner Satish Sharma (right).



COVER STORY

By Melissa Larson, Managing Editor



Centerpieces of a recent six-month capital investment program at converter Nina Plastics, Orlando, FL, are a three-layer blown film line and a 52-in., 8-color gearless CI flexo press, both from Windmoeller & Hoelscher.

The results are there in the high-gloss, brightly printed and tightly registered pouches that Satish Sharma shows off to visitors as he tours the CMM show. "A 100 percent billboard," he says with pride. "That's the impact of the standup pouch." They're produced at Nina Plastics, a state-of-the-art, 95,000 sq. ft. plant in Orlando, FL, founded by his father Sardari in 1979, of which he is now president and owner. The company employs 110, with 2003 sales estimated at \$18 million. Sharma, along with vp of operations Jim Snell, is at CMM to continue shopping for additional converting equipment needed to continue expanding their manufacturing capabilities. This includes further purchases of machinery to develop the standup pouches and other packaging-related products they convert.

"We are a fully integrated supplier," he says. "Our \$5 million capital program, which includes printers, extruders, slitters and pouchmaking machines, gives us complete control and faster execution for our customers. We have also added capacity for products that we have been producing for

some time, including lawn and garden bags, shrink bundling film, furniture bags and food packaging," he says.

Sharma's company entered the standup pouch market in the mid-1990s—in itself not surprising. What is eye-opening is the size of the investment Nina Plastics has made in top-flight converting equipment and ancillary capabilities in order to bring more of the graphic design, printing and pouch making in-house—in effect controlling more of the process.

This is in sharp contrast to many of his competitors in the pouch-converting market, who perhaps print but don't form the pouches, or who form pouches from purchased roll stock, or send the formed pouches elsewhere to be fitted with spouts. At Nina Plastics, they can do it all.

Another 15 feet

From in-house graphic design, to plate making and ink mixing, Sharma and Snell pride themselves on a hands-on approach to making customers happy.

When they decided it was time for a new extruder (they already had nine) and state-of-

the-art flexographic printer, they found a supplier whose disciplined philosophy matched their own.

"We took a great deal of time with a variety of suppliers and eventually narrowed our choice down to three main companies," Sharma recalls. "Once this had been done we traveled to specific installations to study the

"W&H refused to sell us a film line unless we agreed to raise our roof by an additional 15 feet."

**Satish Sharma
President/owner
Nina Plastics**

equipment first-hand. The last trip was to Lengrich, Germany to visit Windmoeller & Hoelscher and their managing director, Peter Steinbeck, to view both the film line and printing equipment.

"Prior to our visit, W&H had visited our factory in Orlando and refused to sell us a film line unless we agreed to raise our roof by an additional 15 feet. Although this initially alarmed us, it did indicate the desire for W&H do things right, and this in turn assured us that they were not trying to oversell the machine and its capabilities.

"The production facility in Lengrich was impressive and their attention to detail was obvious," he continues. "The gearless Novoflex offered many advantages, including quick job changeovers, infinite repeat length and quality of print, whereas the film line proved to have superior gauge control, as well as cutting-edge technology in regards to the die and upper oscillating nip haul-off.

"It is my understanding that Nina Plastics is the first company in the U.S. to enjoy both the Nostic Plus non-contact turning bar system, along with the Filmatic T Dual Turret Winder," says Sharma. "The technology and quality, coupled with the knowledge and attention from the sales staff and management at W&H—in both Germany and the United States—finalized our decision just a few hours before our flight back home. Within eight months of our trip, the line was up and running and has continued to run at full capacity since installation."

Targeting paper bags

Consumers are becoming accustomed to seeing snacks and grated cheese in colorful standup pouches, but according to Sharma, next up are some applications where the pouches will be replacing some longtime packaging standards."

"Some food applications that will be hot in the next few years for the standup pouch include spices, sugar,

flour, rice, and salt," he says. "These are products that are currently packaged in paper bags that are prone to potential leakage, and which do not offer the added benefit of reclosable zippers.

"Spouted or zippered pouches really add a level of convenience to these products and also enable marketers to use billboard graphics and re-close ability to differentiate them from the competition. Snacks, confectionery, pharmaceutical products and lawn and garden goods like potting soil; fertilizers are other markets where the pouch

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President/owner
Nina Plastics**

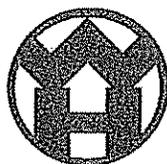
will penetrate in the next few years."

A typical Nina Plastics standup pouch is a 1/2 mil, reverse-printed polyester with a 4-mil LLDPE/metal-locene sealant layer, which results in the desired rigidity, gloss and barrier performance customers look for when buying standup pouches. Nina Plastics has partnered with such companies as Presto Products for their Fresh-Lock zipper, and can also provide spout fitments when desired.

In an economic climate where many converters are cutting back, not adding new product capabilities or spending on capital equipment, and are also wondering how they're going to stay in business over the next few months or quarters, Nina Plastics is an example of an aggressive competitor whose management intends to make the necessary investments to build the business.

This attitude, in addition to the bullish outlook for the standup pouch in general (see "Standup pouch demand set to soar, says study"), and a firm foundation in other converted plastic products, means that Nina Plastics is solidly positioned for the future.

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For more information, contact:

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Phone 401-333-2770 • Fax: 401-333-6491

www.whcorp.com • Email: info@whcorp.com

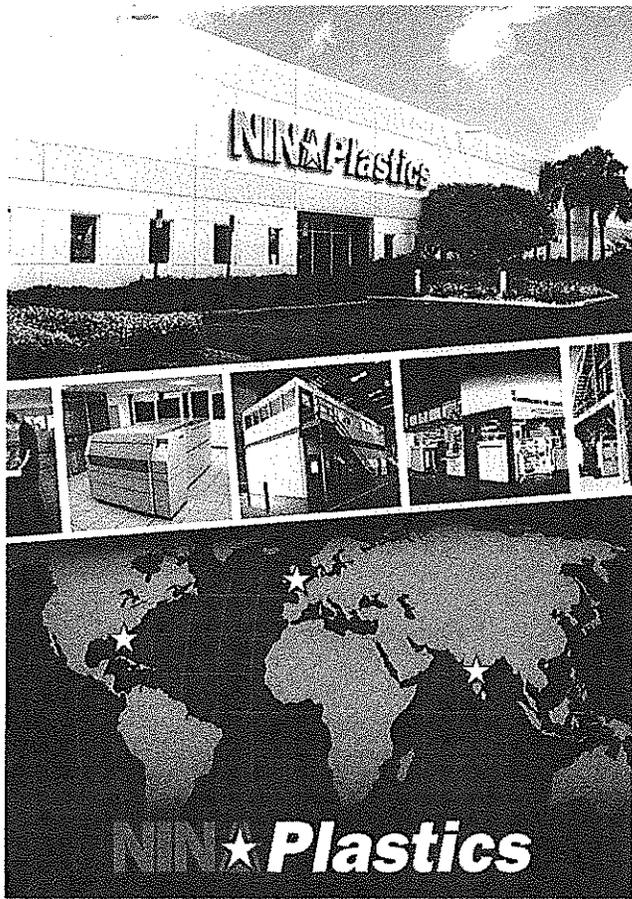
Nina Plastics

55.6% Three-Year Growth

REVENUE: \$32.5 million EMPLOYEES: 135

FOUNDED: 1979 Orlando, FL

What it does: Manufactures flexible plastic packaging for food, lawn and garden and a range of industrial industries. *Why it's growing:* Since 2004, the company has invested \$12 million in fully-integrated equipment, letting it do everything in-house. *What's noteworthy:* The company won four awards in 2006 for packaging excellence and innovation from The Flexible Packaging Association.



Company Profile Founded in 1979, with International Headquarters located in Orlando, Florida, Nina Plastics is an award-winning manufacturer of a wide variety of packaging materials. Their quality lines of innovative flexible packaging products supply numerous retail markets which include food, pet, ice, furniture, horticultural, and medical applications, amongst many others.

Offering a full array of in-house services such as graphic design, plate making, full-color process printing, laminating, slitting, and bag & pouch conversion, combined with quality, consistency, and excellent customer support, Nina Plastics is the best 'turn key' packaging solution with unbeatable lead times.

In recent years, the company has grown to include diverse technologies in order to service highly specialized products and increase production rates. These advancements have led to numerous Gold and Silver Awards for Excellence and Innovation within the industry.

Continuing to develop and expand, Nina Plastics has broken ground on new facilities, which will include one of the most advanced ten-color, rotogravure presses available, with operation slated for late 2007.

NIN★Plastics
TOMORROWS PACKAGING SOLUTIONS, TODAY

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Orlando, Florida 32837
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Fax: (407) 855-3933
www.ninaplastics.com

Inc. 5000 **About the Inc. 5,000** The Inc. 5,000 makes its debut this year. It's a tenfold expansion of the 25-year-old Inc. 500, *Inc.* magazine's annual ranking of the fastest-growing privately held companies in the United States. The Inc. 5,000 is the most complete portrait of the universe of growing private companies ever assembled. This extension of the Inc. 500 brand shines a spotlight on thousands of hitherto little-known innovators in industries ranging from manufacturing and construction to consumer products to software. The Inc. 5,000 profiles are the result of screening and interviews by dozens of reporters and writers for Inc.com, the website for *Inc.* magazine.

MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Pamela Graham, Planning Director
DATE: September 2, 2014
SUBJECT: Rezoning Request RZ#14-03
APPLICANT: Allan Cassavant, on behalf of James R Kirkpatrick Revocable Family Trust

REQUEST: RZ #14-03 is a rezoning request to rezone properties totaling 17.61 acres located at the intersection of NC Highway 5 and Turning Leaf Way, identified by PID #s 20020625, 20060626, 20060627, 20060628, 20060629, 20060630, 20060631, 20060632, 20060633, 20060634, 20060635, 20060636, 20060637, 20060638, 20060639, 20060640, 20060641, 20060642, and 20020643, from HC (Highway Commercial) to the R18-14 Residential District.

BACKGROUND: Mr. Allan Cassavant requests a rezoning of undeveloped property originally intended for development as a commercial/industrial complex to be known as Aberdeen Business Park. Two additional parcels set aside for the park adjoin the property and front Highway 5 and are not included in this rezoning request. Those properties are intended to maintain their Highway Commercial zoning and may be developed for uses consistent with that district.

ANALYSIS: The attached zoning map illustrates the current zoning in the vicinity of the subject tract. The land use patterns, where development has occurred, has been consistent with the zoning indicated on the map. Properties immediately west and north of the subject property are located in Pinehurst's ETJ and remain mostly undeveloped or with low density residential uses. South of the property are HC (fronting Highway 5) and R20-16 zoning and across Highway 5 to the east is property zoned R10-10. The R20-16 zoned property is currently being developed as the Meadow Ridge subdivision approved in 2013 and the R10-10 parcel is an undeveloped +/- 276 acre property that adjoins The Country Club of North Carolina development along much of its northern border and The Pit Golf Links to the south.

An aerial image of the property and immediate vicinity is also enclosed for reference. An existing road configuration is evident on this image; this road network is expected to remain unchanged for future development. The proposal does not create a greater number of lots than what has previously been platted, but a recombination is proposed involving the shifting of lot lines to reconfigure lot sizes and accommodate open space requirements.

Among the uses permitted in the R18-14 district are:

- Single family Detached Dwellings
- Group Homes
- Neighborhood Utility Facilities
- Subdivisions
- Worship Facilities (with a Conditional Use Permit)
- Libraries, Museums, Art Galleries (with a Special Use Permit)
- Social Fraternal Clubs and Lodges (with a Special Use Permit)

Uses not permitted in the R18-14 district include:

- Multi-Family Residences
- Hotels and Restaurants
- Retail Sales and/or Services
- Offices
- Manufacturing
- Educational Facilities
- Recreation, Amusement, Entertainment uses
- Hospitals
- Motor Vehicle Sales, Rentals, or Repair

Zoning considerations must address the potential for the decision to be classified as “spot zoning”. While not illegal in North Carolina, spot zoning must be clearly supported by a reasonable basis in order to withstand a legal challenge. There is one property in Aberdeen’s jurisdiction that is currently zoned R18-14. This property is located +/- 1.25 miles “as the crow flies” from the subject properties and has commonly been referred to as the Martin Property. The parcel contains 121 acres and is currently undeveloped. Other residentially zoned parcels exist to the southwest (R20-16) and to the east across Highway 5 (R10-10). R18-14 zoning differs from these two zoning districts primarily in its dimensional requirements, detailed in the table below (D.U. refers to dwelling unit):

Zoning District	Min. Lot Area (in square ft. or acres)	Min. Area per D.U. (in square ft.)	Min. Lot Width (in feet)	Min. Front Yard Setback (in feet)	Min. Side Yard Setback (in feet)	Min. Rear Yard Setback (in feet)	Maximum Bldg. Height (in feet)
R18-14	20,000	1,400	75	35	15	30	35
R20-16	20,000	1,600	100	35	15	30	35
R10-10	10,000	1,000	75	35	15	30	35

As indicated in the table, the dimensional standards in the R18-14 district are in the midrange in a comparison of the three residential districts represented in the vicinity of the Highway 5 corridor, and differs from the R20-16 district only in the minimum lot width, which is reduced from 100’ to 75’ and the minimum square footage required of the structure. Current plans indicate five lots in the preliminary drawings have widths between ninety and one hundred feet.

In the 1972 *Blades v. City of Raleigh* spot zoning case, the following definition offered some clarification to what constitutes spot zoning:

A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "spot zoning."

First among the Board’s decisions is if this rezoning request could be considered spot zoning according to the definition in the previous paragraph. If the answer is yes, or potentially yes, then the justification of a favorable decision on the rezoning must be considered. Professor and

Attorney David Owens, considered a foremost authority on land use law in North Carolina, addresses spot zoning in depth in two articles/blog posts. A summary of relevant information is provided below.

A local government adopting a "spot" zone has an affirmative obligation to establish that there is a reasonable public policy basis for doing so. Thus the public hearing record should reflect consideration of legitimate factors for differential zoning treatment of the property involved. Does the property have different physical characteristics that make it especially suitable for the proposed zoning, such as peculiar topography or unique access to roads or utilities? Are there land uses on or in close proximity to the site that are different from most of the surrounding property? Would the proposed range of newly permissible development be in harmony with the legitimate expectations of the neighbors?

If there is a reasonable basis for treating particular property differently from nearby or similar property, that should be enough to support the validity of the zoning. In cases where rezonings were not upheld by the courts, the rezoning was determined to have minimal benefit to the public and substantial detriment to neighbors.

In sum, the heightened scrutiny of spot zoning applies when there is the appearance of possible discriminatory treatment (either favorable or negative) for a few, rather than a decision based on the larger public interest.

Professor Owens outlines the following points for the purpose of deliberating a rezoning proposal to reduce the likelihood that it may be considered spot zoning:

1. The size of the tract in question: The first factor to be considered in determining whether spot zoning is reasonable is the size of the tract. The general rule is that the smaller the tract, the more likely the rezoning will be held invalid. However, it is very important to consider the size of the tract in context: a 1-acre parcel may be considered large in an urban area developed in the 1920s, but very small in the midst of an undeveloped rural area.

The total acreage included in this rezoning request is 17.61 acres, with individual parcels ranging from .48 acres to 6.52 acres. Parcels within ½ mile of the proposed development range in size from .34 acres to 276 acres. Staff does not consider the proposed rezoning to constitute spot zoning based on the size of the properties to be rezoned.

2. Compatibility with the Land Development Plan: The second factor in a spot zoning analysis is compatibility with the existing comprehensive zoning plan. This involves an inquiry into whether the rezoning fits into a larger context involving rational planning for the community. Whether set forth in a formal comprehensive land-use plan or reflected in an overall zoning scheme, zoning regulations must be based on an analysis of the suitability of the land for development (e.g., topography, soil types, wetland locations, and flood areas), the availability of needed services (e.g., water, sewers, roads, and rail lines), and existing and needed land uses. To the extent that a small-area rezoning fits into a logical preexisting plan that is clearly based on this type of analysis, it is much more likely to be upheld.

Consistency with the adopted plans are addressed further in the following section; however, staff recognizes that a 152 lot residential development is currently being constructed on property immediately to the southwest of the subject property and residential uses either currently exist or are anticipated on the majority of properties

within a ½ mile radius. Commercial properties in the region are primarily concentrated along the Highway 5 corridor. The two parcels associated with the development that front Highway 5 are not proposed for rezoning and will remain Highway Commercial (HC). These properties are expected to be developed at a later time. Though not reflected in the Future Land Use Map, the zoning configuration proposed is consistent with the existing pattern in this vicinity of town. The Future Land Use Map included in the 2040 Plan draft also indicates commercial uses for the subject parcels, with a transition to residential for adjacent parcels to the west. Staff has determined that the proposed rezoning is inconsistent with the Future Land Use Map while recognizing that current and future residential uses are the predominant condition for the general vicinity of the subject properties.

3. Benefits and Detriments: The third factor in spot zoning analysis is who benefits and who is harmed by the rezoning and what the relative magnitude of each consequence is. If the rezoning is granted, will it greatly benefit the owner? Will he or she be seriously harmed if it is denied? The same questions must be asked for the neighbors and the community at large, and then the effects on all three must be balanced. In a spot zoning challenge the courts, rather than the governing board alone, review and weigh the balance of harm and benefit created by the rezoning. Although the court may be sympathetic to a situation in which there is considerable benefit to the owner and only modest harm to others, even a substantial benefit for the owner will not offset substantial harm to others.

No substantial harm to adjoining property owners or the community at large is anticipated as a result of the proposed rezoning. A rezoning from commercial to residential is often referred to as a “down-zoning” because it often changes the zoning classification to one that is less intensive or dense. The current rezoning request is made on behalf of the present owner of the property, so it is reasonable to assume that a benefit is expected as a result of the rezoning. However, proposed development with the objective to provide retail services to nearby residents would just as likely benefit should the property remain in a commercially zoned district. Barring any objections from the public to the rezoning request, staff has no evidence that the rezoning would result in harm to adjacent property owners or the community at large.

4. Relationship of Uses: The fourth factor in spot zoning analysis is the relationship between the proposed uses and the current uses of adjacent properties. The greater the disparity, the more likely the rezoning is to be held illegal.

Current uses on immediately adjoining properties are largely low density residential in character, or are vacant. The disparity between the proposed use for the subject properties and the current uses of adjacent properties is moderate and largely consists of higher development density for the subject properties. The zoning of surrounding properties is not considered to be uniform in character.

CONSISTENCY WITH FUTURE LAND USE MAP AND LAND DEVELOPMENT PLAN: The Future Land Use Map identifies these parcels for commercial use, consistent with the current zoning. Inconsistency with the Land Use Plan does not prevent approval of the rezoning, but it should be acknowledged and discussed by the Board. The move from Commercial zoning to Residential can be supported by population growth in Aberdeen of nearly 6% since 2010, more

than twice the overall growth rate for the state in the same period. A need for additional residential units to support this growth can be justified.

IMPACT ON WATER, SEWER AND TRAFFIC: Aberdeen currently makes water service available to this area, though sewer is currently not available. On-site septic will be required for development, regardless of the property's zoning.

The UDO requires a traffic impact analysis (TIA) for new uses generating more than 600 vehicle trips per day. Single family residential uses are expected to generate an average of 9.57 trips per day per unit. The subject property is expected to support a total of eighteen (18) single family units, placing the estimated trips per day at 172.26, well below the threshold for the town to require a TIA. Turning Leaf Way, which dead ends into the Moore County Landfill, is currently considered a Minor Street, defined by the UDO as: "A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than nine (9) dwelling units and is expected to or does handle less than seventy-five (75) trips per day." With the development of Meadow Ridge, the expected increase in traffic will place Turning Leaf Way in the Collector Street category, expecting to serve between 100 and 400 dwelling units and designed to carry more than 800 trips per day. The decision for requiring a TIA for Meadow Ridge was deferred to NCDOT, as both Highway 5 and Turning Leaf Way are state roads. NCDOT did not require that a TIA be conducted. Staff will insure that NCDOT is notified of the change of use for this property and that the applicant complies with any requirements resulting from that notification.

OPEN SPACE: Open space is provided on the preliminary plat draft in a single 6.52 acre tract. 4.07 acres are required to meet the 20% open space requirement of the UDO. The configuration, location, and accessibility of the open space as shown on current plans meets the intent of the UDO requirement that the open space be usable. The applicant will need some level of flexibility on open space to accommodate preliminary and final plat adjustments needed for septic systems. As the current proposal exceeds the open space requirement, staff recommends that the applicant be provided with an option for offsite septic easements if locations are not available within lots.

STAFF RECOMMENDATION: During their August 21, 2014 meeting the Planning Board recommended approval of RZ #14-03 by unanimous vote, adding a single contingency statement. The Planning Board's request was that during the Site Plan Review process all Fire and Rescue requirements as well as all other applicable requirements be reviewed for compliance.

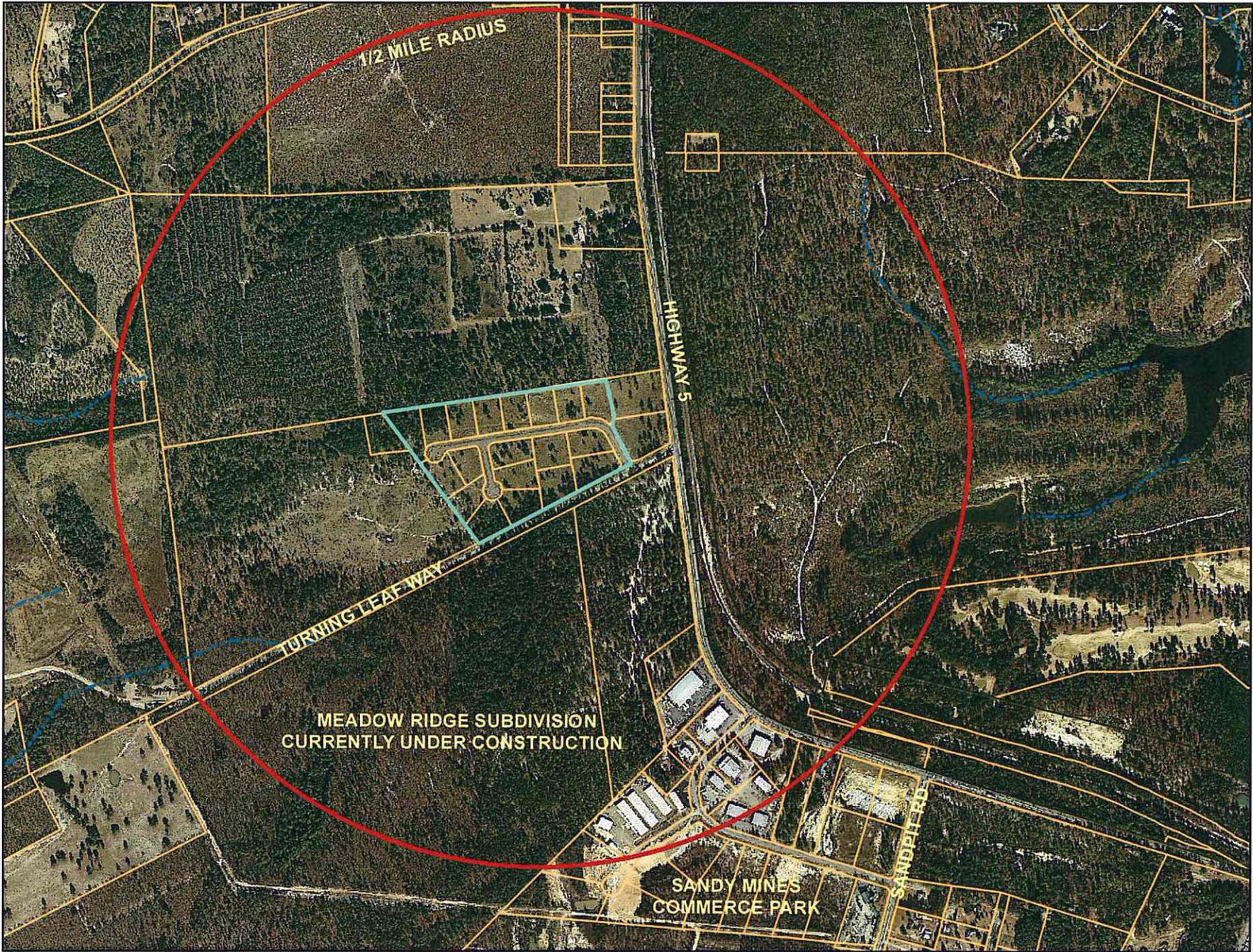
Staff recommends that the Board schedule Rezoning request RZ #14-03 for Public Hearing on September 15, 2014 so that input from the public can be accepted on the proposal. The Board may then choose to make a decision regarding approval/denial of the application.

Enclosures: Vicinity Zoning Map
Vicinity Aerial Map
Preliminary Plat draft

Rezoning Request RZ 14-03 – Vicinity Zoning

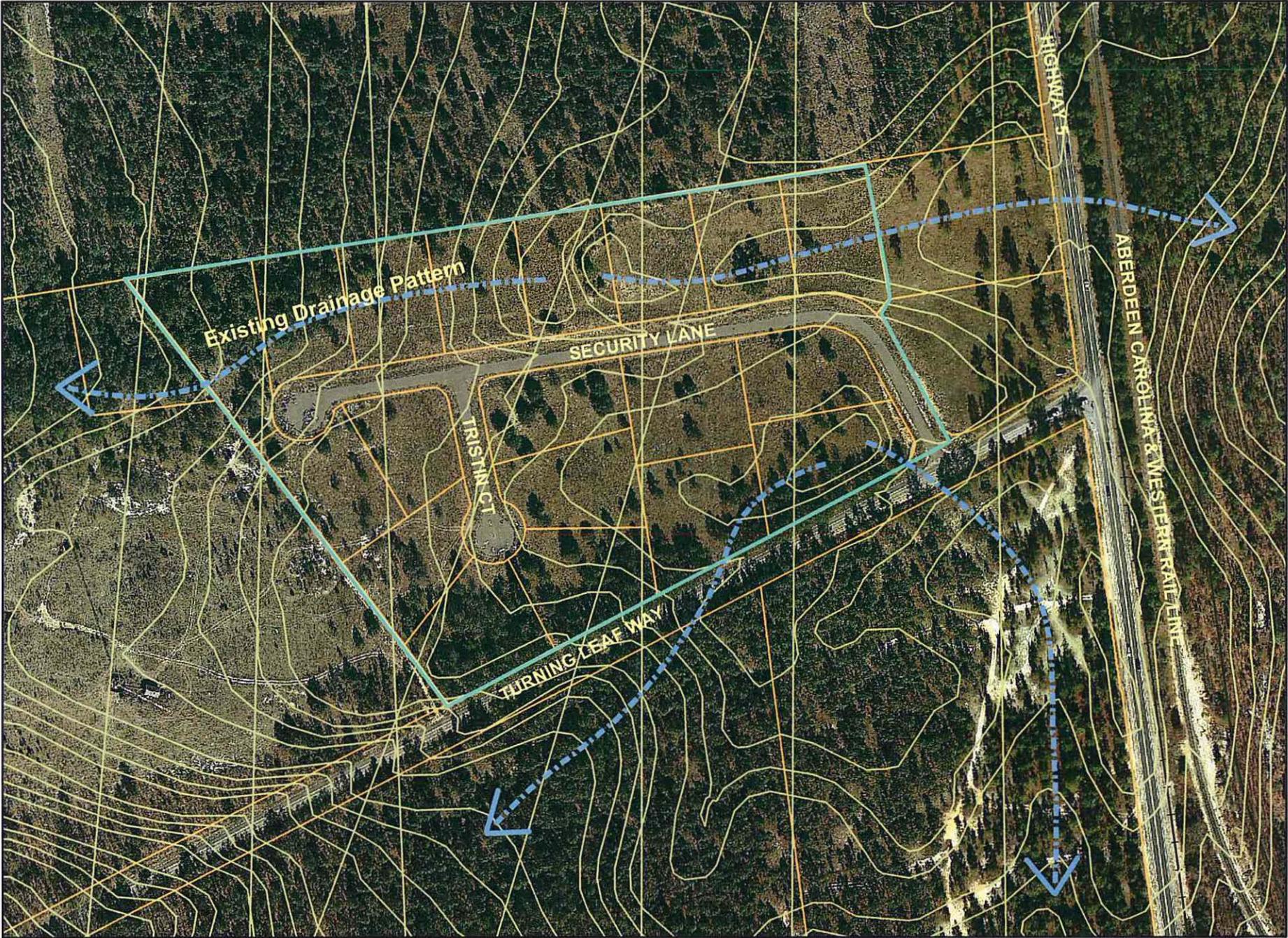


	B-1		C-1		HC		RA		R15-12		R30-18		R10-10-C		Aberdeen ETJ
	B-2		I-H		O-I		R6-10		R18-14		C-1-C		R20-16-C		Other Jurisdiction
	B-3		GC		MH		R10-10		R20-16		I-H-C				

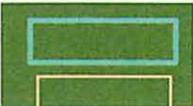


Rezoning Request RZ 14-03

Rezoning Request RZ 14-03 - Land Form



2 Foot Contours



Property Proposed for Rezoning Parcel Boundaries



- NOTES:**
- All areas shown hereon were computed using the coordinate method.
 - All new streets are designated "PUBLIC".
 - Approved septic system plans shall be required for further development of the lots on a lot by lot approved basis until such time as a municipal sanitary sewer system is available for service.
 - Building setback requirements for Lots 23 & 24 shall be in accordance with Town of Aberdeen Zoning Ordinance for Highway Commercial Zone. [15' from street, right of way line and no side or rear setback requirements unless side and rear adjoins a residential zone, in which case 15' shall be the setback requirement along said line.]
 - Building setback requirements for Lots 1-22 shall be in accordance with Town of Aberdeen Zoning Ordinance for the R20 Zone. Setbacks are 30' front, 15' side, and 35' rear yards.

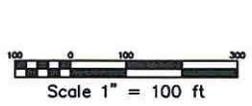
LEGEND:

IPF = Iron Pipe Found
 RRF = Railroad Iron Found
 VOP = Village of Pinhurst

All other corners indicated by are *JD* Roberts Set.

--- Lot or Tract Boundary Line
 --- Road Easement Line (Right of Way)
 --- Utility Easement/Building Setback Line
 --- Building Setback Line

REFERENCE: Book 1215 Page 283
 Plat Cabinet 10 Side 55
 Moore County Registry



NORTH CAROLINA, MOORE COUNTY

I, Emmett S. Raynor, Registered Land Surveyor, do hereby certify that this map was drawn by me from my actual field survey that the premises herein are delineated by metes and measures in better than 1/4000; that the survey was made per legal description recorded in the Instrument Book under "Township" survey; and that this map was prepared in accordance with G.S. 17-30, as amended.

Witness my signature, and seal registration number this _____ day of _____, 2014.

Emmett S. Raynor,
 Surveyor, L-2521

 Register of Deeds

CERTIFICATE OF CORRECTION AND REVISION

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Aberdeen, North Carolina, and that I hereby adopt this plan of subdivision with my present amendments, including additional building setback lines, and setbacks of streets, alleys, walks, parks, and other uses and easements in ponds or streams and so on and so forth. Furthermore, I hereby declare all sanitary sewer, storm sewer and water lines to be the Town of Aberdeen.

 Date

CERTIFICATE OF APPROVAL FOR RECORDS

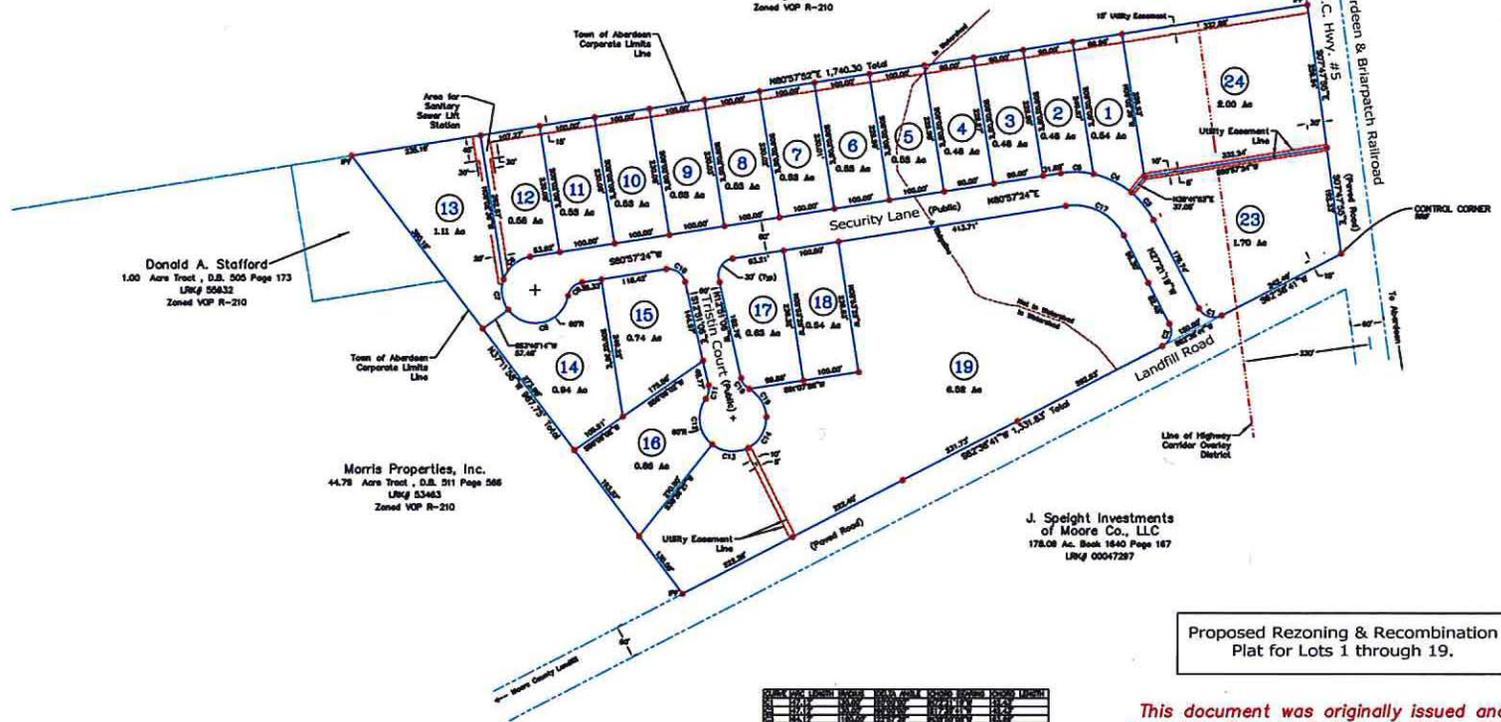
I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of the Town of Aberdeen, North Carolina, and that this plat has been approved by the Aberdeen Town Planning Board for recording in the Office of the Register of Deeds of Moore County.

 Date

I hereby certify that the subdivision plat shown herein complies with the Subdivision Regulations and is approved by the Registered Professional Engineer and is approved by the Registered Professional Surveyor for recording in the Office of the Register of Deeds of Moore County.

 Date

Lot 1
 83.11 Acres
 Raymond C. Aurnan
 Plat Cab. 7 Side 380
 LNK# 48330
 Zoned VOP R-210



Proposed Rezoning & Recombination
 Plat for Lots 1 through 19.

This document was originally issued and sealed by Emmett S. Raynor, PLS L-2521 on 05.06.2014. This media shall not be considered a certified document.

Lot	Area (Ac)	Area (Sq Ft)
1	0.64	44,237
2	0.48	33,170
3	0.48	33,170
4	0.48	33,170
5	0.68	46,752
6	0.68	46,752
7	0.68	46,752
8	0.68	46,752
9	0.68	46,752
10	0.68	46,752
11	0.68	46,752
12	0.68	46,752
13	1.11	75,906
14	0.84	57,802
15	0.74	50,928
16	0.88	60,538
17	0.68	46,752
18	0.64	44,237
19	0.68	46,752
20	0.68	46,752
21	0.68	46,752
22	0.68	46,752
23	1.70	117,138
24	2.00	137,633
Total	17.40	1,218,240

ACREAGE COMPUTATIONS
 Total area in entire tract: 23.91 Acres
 Area lying within the Drawing Creek NS-4 watershed: 215.52 Acres
 Area lying outside of said NS-4 watershed: 215.52 Acres

PRELIMINARY PLAT - Not for recording, conveyances or sales.

SURVEYOR: Emmett S. Raynor, PLS
 285 E. Connecticut Ave.
 Southern Pines, NC 28387

OWNER'S ADDRESS: James R. Kirkpatrick, Trustee
 Post Office Box 5729
 Pinhurst, NC 28374

JOHN W. C. S. BEAVER 2014 August 17, 1993 2014 2	APPROVED BY JAMES R. KIRKPATRICK TRUSTEE	REGISTERED EMMETT S. RAYNOR, PLS L-2521	SUBDIVISION PLAN OF LNK# 50441 ABERDEEN BUSINESS PARK Southside Township, Moore County Aberdeen, North Carolina	THE PROPERTY OF James R. Kirkpatrick Revocable Family Trust	1
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MEMORANDUM TO THE BOARD OF COMMISSIONERS

FROM: Pamela Graham, Planning Director
DATE: September 15, 2014
SUBJECT: Consideration of an Order Regarding the Closure of a Portion of Morehead Avenue

The Public Hearing originally scheduled for August 18, 2014 for this item was continued due to the receipt of new information indicating an additional affected party.

Attached for the Board's consideration is a Resolution and Order to Permanently Close a portion of the unopened and abandoned right-of-way known as Morehead Avenue. The petition to close was submitted to the Planning Department by Sammy McPeake, the pending owner of adjacent property along both sides of the portion of Morehead Avenue right-of-way addressed in the petition. The portion proposed for closure in this petition is integral to the site plan and eventual development of the Towne Place Suites Hotel recently approved by the Board as a Conditional Use. An aerial image of the immediate vicinity is attached for reference.

Staff has determined that the first 150 feet of Morehead Avenue leading from its intersection with Johnson Street was acquired by Ms. Barbara Scheid in 2007, through a process known as adverse possession. Ms. Scheid owns property on either side of that section. The remaining portion being proposed for closure in the McPeake petition is landlocked as a result of this action and is of no reasonable benefit to the town.

During their August 4, 2014 Work Session the Board adopted a Resolution of Intent to close the portion of the Morehead Avenue right-of-way that was not acquired by Ms. Scheid in 2007, as shown in the attached preliminary survey. The Board also scheduled the item for Public Hearing for the August 18th meeting, so that public input can be accepted and the Board may consider the order to close. **Prior to the August 18th meeting, the petitioner submitted a preliminary survey for the item that indicated a dramatically different configuration for the unopened portion of Morehead Avenue than is shown on the county's GIS maps. The survey's configuration shows the right-of-way to extend beyond the eastern property boundary of the Columbus Midtown Properties parcel which surrounds the majority of the right-of-way, and encompassing a +/-390 square foot portion of property owned by Aberdeen Commons Associates, LLC. This encroachment requires that Aberdeen Commons Associates receive mailed notice of the hearing and entitles them to a portion of the unopened right-of-way should the Board vote to close it. Staff has noticed Aberdeen Commons Associates and has re-noticed the other adjoining property owners.**

The closure being considered may be beneficial to the town in that it would remove any maintenance or liability expectations for the property, and it places approximately 10,000 square feet of land back onto the tax roll. There are no future plans to incorporate this portion of Morehead Avenue into the town's transportation network.

Closure of the road satisfies a citizen's request, and as the town has no infrastructure within or legal access to this right-of-way, does not present any immediate constraints on town operations.

§160A-299 of the North Carolina General Statutes states “if it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to this property, the council may adopt an order closing the street or alley.”

STAFF RECOMMENDATION:

Staff recommends that the Board of Commissioners:

1. Accept public input during the September 15, 2014 Public Hearing, and
2. Consider approval of the attached Resolution and Order to Close the Unopened Portion of Morehead Avenue as depicted in the attached map and legal description.

Enclosures: Aerial image of the Morehead Avenue Closure proposal
Preliminary survey of by Blue Ridge Geomatics of the proposed closure
Street Closing Order for Morehead Avenue
Attachment A – legal description

STREET CLOSING ORDER

A Resolution Ordering the Permanent Closing of a 500 Lineal Feet Portion of Morehead Avenue

WHEREAS, the Town of Aberdeen Board of Commissioners of the Town of Aberdeen directed the scheduling of a Public Hearing for August 18, 2014 regarding the permanent closure of the street or alley or portion thereof that is generally described in the caption of this order and that is more fully described in **Attachment A**; and

WHEREAS, a Resolution of Intent to consider the closure of the same portion of the unopened street or alley referenced in this order was adopted by the Town of Aberdeen Board of Commissioners on August 4, 2014; and

WHEREAS, notice of the closing of said street was sent by registered or certified mail to all owners as shown on County Tax Records of property adjoining the street to be closed; and

WHEREAS, a notice of the closing and public hearing was prominently posted in at least two places along the street to be closed; and

WHEREAS, the notice of the closing and public hearing was published once a week for four successive calendar weeks; and

WHEREAS, this matter came for hearing before the Aberdeen Board of Commissioners at its regular meeting on **August 18, 2014** and all persons who desired to be heard were heard at that time.

NOW, THEREFORE, the Aberdeen Board of Commissioners having carefully considered the question of permanently closing the street or alley or portion thereof as is more fully described in **Attachment A**, finds:

1. That the closing of the street or alley described in **Attachment A** is not contrary to the public interest, and
2. No individual owning property in the vicinity of the street would thereby be deprived of reasonable means of ingress or egress to his or her property.

IT IS THEREFORE, ORDERED:

1. That the street described in **Attachment A** is permanently closed under the authority of GS 160A-299(a).
2. That a certified copy of this Order and the plat referred to in **Attachment A** shall be filed in the Office of the Register of Deeds of Moore County, North Carolina.
3. That property owner(s) adjacent to the closed street shall take right, title, and interest as is provided in GS 160A-299(c), as may be further illustrated on the plat referenced in **Attachment A**.
4. The Town Clerk is hereby ordered and directed to file in the Office of the Register of Deeds of Moore County a certified copy of this resolution and order.
5. That this Order is effective upon and after the date of its adoption.

Upon motion duly made by Commissioner _____ and duly seconded by Commissioner _____, the above resolution was duly adopted by the Board of Commissioners of the Town of Aberdeen at a meeting held on the 15th day of September, 2014, in the Town Hall.

Upon call for a vote the following Commissioners voted in the affirmative:

and the following Commissioners voted in the negative:

Robert A. Farrell, Mayor

ATTEST:

Regina M. Rosy, Town Clerk

NORTH CAROLINA

MOORE COUNTY

I hereby certify that the foregoing is a true and accurate copy of a resolution duly adopted by the Board of Commissioners of the Town of Aberdeen, North Carolina, at a meeting held August 18, 2014, at 6:00 o'clock pm at the Town Hall in the Town of Aberdeen.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the official corporate seal of said Town to be affixed, this the 15th day of September, 2014.

Regina M. Rosy, Town Clerk

NORTH CAROLINA

MOORE COUNTY

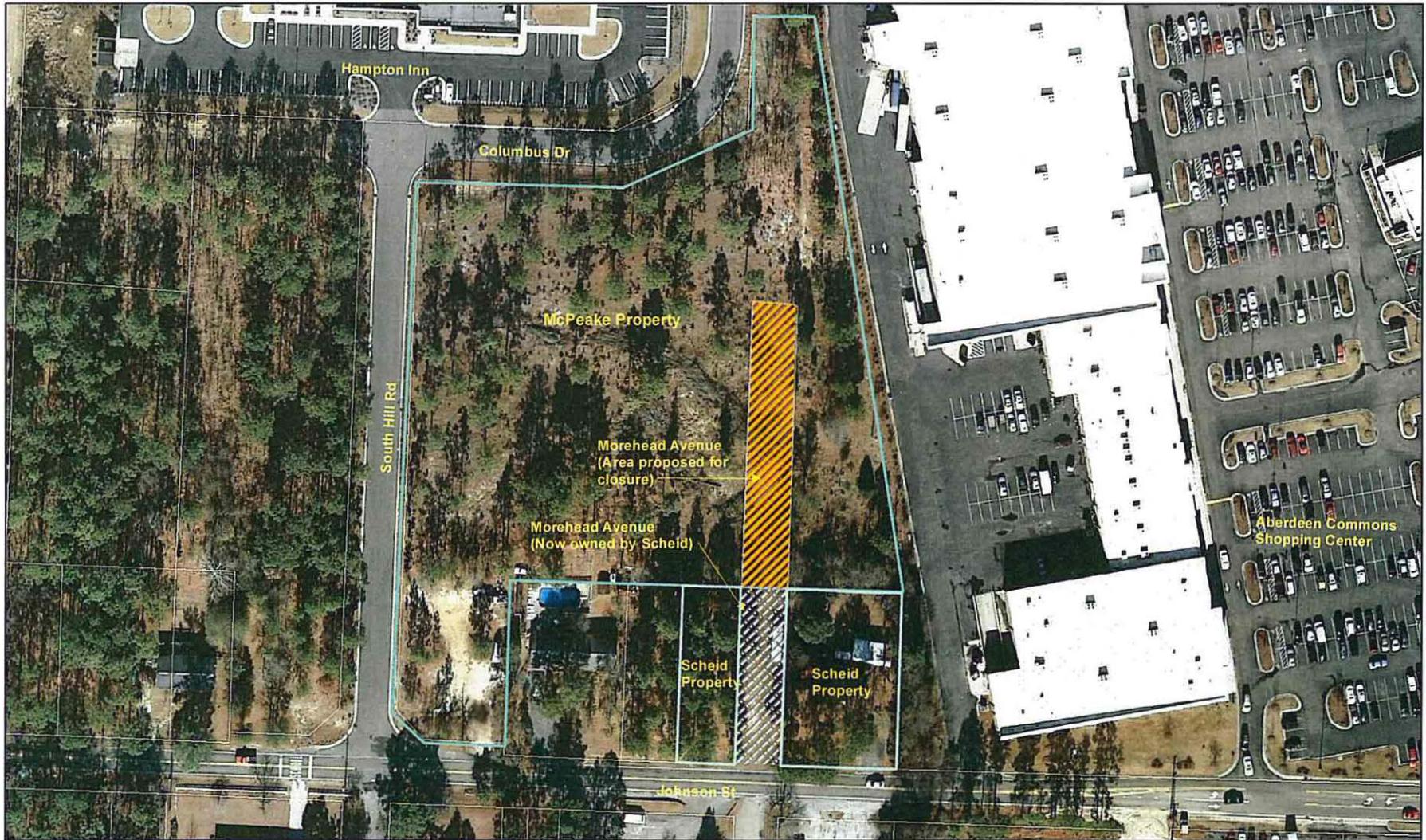
I, _____, a Notary Public, do hereby certify that _____, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of _____, 2014.

Notary Public

My Commission Expires: _____

Morehead Avenue Closure Proposal



**EXHIBIT MAP OF
0.458 ACRE - ROAD ABANDONMENT OF
PORTION OF MOREHEAD AVE.**

**FOR
McPEAKE HOTELS, LLC**

SAND HILLS TOWNSHIP
MOORE COUNTY, N.C.
PROJECT #0600012014

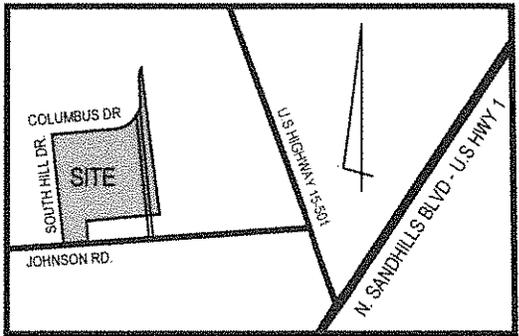
DATE OF SURVEY: JULY, 2014
DRAWN BY: D. LONG
FIELD CREW: DL, TO



BLUE RIDGE GEOMATICS, PA

SURVEYING | GIS | MAPPING
NCBELS SURVEYING FIRM #C-3576

1306 574TH COLLEGE DRIVE
WILKESBORO, NC 28697
PHONE: 566-44-4098
fax: 566-44-4098



VICINITY MAP

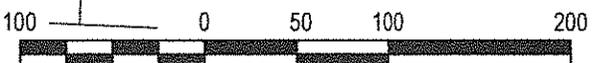
(NOT TO SCALE)

**"THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A
LOCAL GOVERNMENT AGENCY FOR
COMPLIANCE WITH ANY APPLICABLE
LAND DEVELOPMENT REGULATIONS.
THIS MAP IS FOR ILLUSTRATIVE
PURPOSES ONLY."**

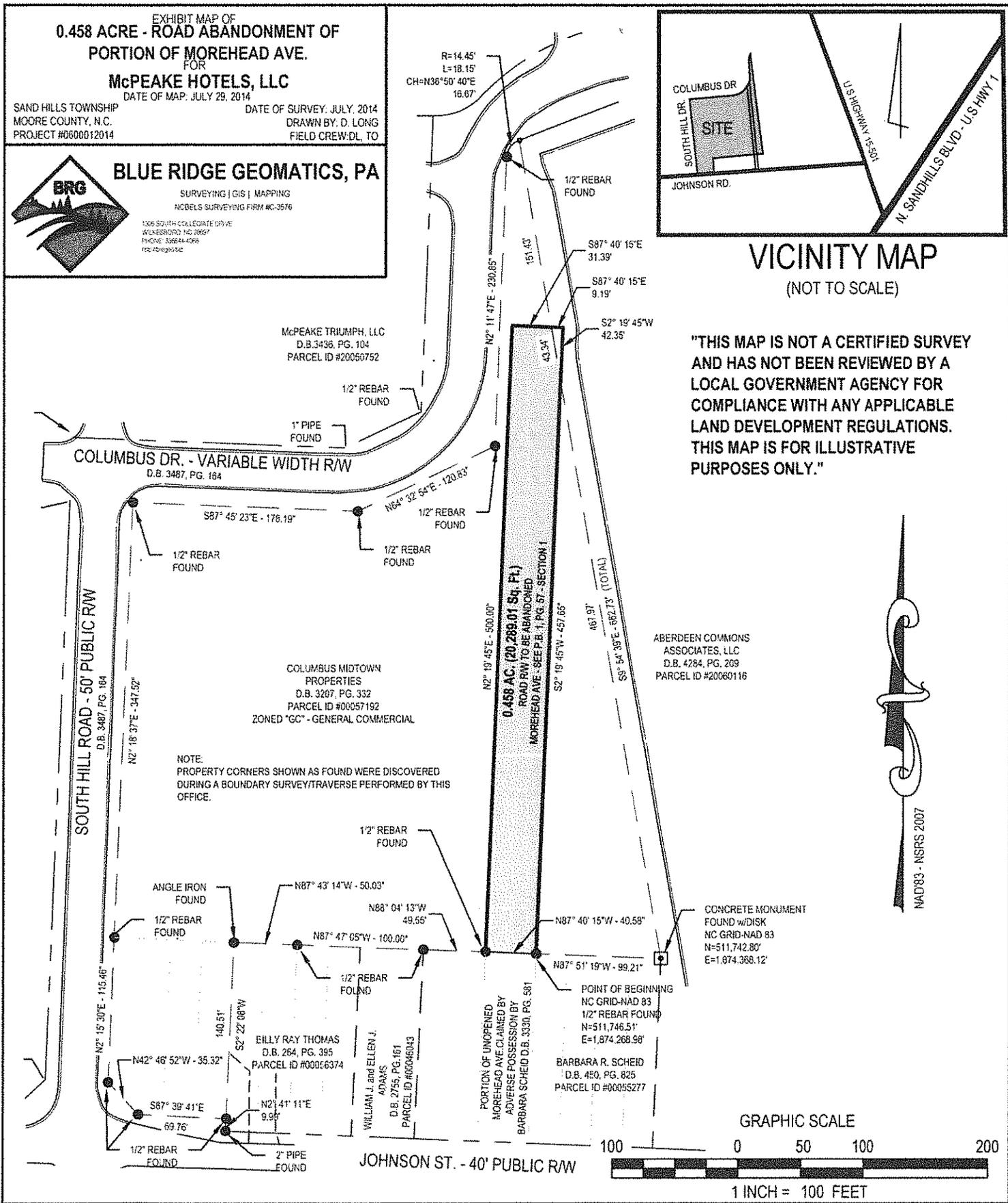


ABERDEEN COMMONS
ASSOCIATES, LLC
D.B. 4284, PG. 209
PARCEL ID #20060116

GRAPHIC SCALE



1 INCH = 100 FEET



McPEAKE TRIUMPH, LLC
D.B. 3436, PG. 104
PARCEL ID #20050752

COLUMBUS MIDTOWN
PROPERTIES
D.B. 3207, PG. 332
PARCEL ID #00057192
ZONED "GC" - GENERAL COMMERCIAL

NOTE:
PROPERTY CORNERS SHOWN AS FOUND WERE DISCOVERED
DURING A BOUNDARY SURVEY/TRaverse PERFORMED BY THIS
OFFICE.

PORTION OF UNOPENED
MOREHEAD AVE. CLAIMED BY
ADVERSE POSSESSION BY
BARBARA SCHEID D.B. 3330, PG. 501

BARBARA R. SCHEID
D.B. 450, PG. 825
PARCEL ID #00055277

EMILY RAY THOMAS
D.B. 264, PG. 395
PARCEL ID #0006374

WILLIAM J. and ELLEN J.
ADAMS
D.B. 2755, PG. 161
PARCEL ID #00046043

CONCRETE MONUMENT
FOUND w/DISK
NC GRID-NAD 83
N=511,742.80'
E=1,874,368.12'

POINT OF BEGINNING
NC GRID-NAD 83
1/2" REBAR FOUND
N=511,746.51'
E=1,874,268.98'



Blue Ridge Geomatics, P.A.

Firm # C-3576

1305 South Collegiate Drive | Wilkesboro, North Carolina 28697

336.844.4088

DESCRIPTION OF 0.458 ACRE PORTION OF MOREHEAD AVENUE

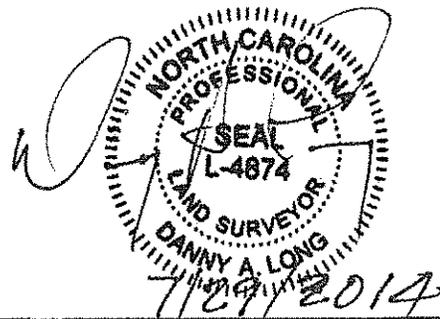
40' RIGHT-OF-WAY TO BE ABANDONED

BEING A PORTION OF MOREHEAD AVENUE 40' RIGHT-OF-WAY, AS IT CROSSES THE LANDS OF COLUMBUS MIDTOWN PROPERTIES, AS DESCRIBED IN DEED BOOK 3207, PAGE 332, WITH THE RIGHT-OF-WAY BEING SHOWN ON PLAT BOOK 1, PAGE 57-SECTION 1, ALL AS RECORDED AT THE MOORE COUNTY PUBLIC REGISTRY. SAID PORTION OF MOREHEAD AVENUE BEING IN THE SANDHILLS TOWNSHIP, CITY OF ABERDEEN, MOORE COUNTY, NORTH CAROLINA. ALSO, BEING ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD '83 - NSRS 2007) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND, HAVING NORTH CAROLINA GRID – NAD 83 COORDINATES OF N=511,746.51', E=1,874,268.98', BEING N87°51' 19"W 99.21' FROM A CONCRETE MONUMENT FOUND WITH A DISK, HAVING NORTH CAROLINA GRID COORDINATES OF N=511,742.80', E=1,874,368.12'; SAID REBAR FOUND ALSO BEING ON THE EASTERN RIGHT-OF-WAY LIMITS OF MOREHEAD AVENUE,, AND ALSO BEING A NORTHERN PROPERTY CORNER FOR BARBARA R. SCHEID, AS RECORDED IN D.B. 450, PG. 825, AND ALSO THE NORTH EASTERN CORNER OF THAT PORTION OF MOREHEAD AVENUE ACQUIRED BY ADVERSE POSSESSION BY BARBARA R. SCHEID IN D.B. 3330, PG. 581, AS RECORDED AT THE MOORE COUNTY PUBLIC REGISTRY. THENCE FROM SAID BEGINNING POINT AND RUNNING WITH THE NORTHERN LINE OF SCHEID, N87°40' 15"W 40.58' TO A ½ REBAR FOUND ON THE NORTHERN LINE OF SCHEID, AND THE WESTERN RIGHT-OF-WAY LINE OF MOREHEAD AVENUE; THENCE RUNNING WITH THE AFORMENTIONED WESTERN RIGHT-OF-WAY LINE N02°19'45"E 500.00' TO A POINT; THENCE WITH THE NORTHERN RIGHT-OF-WAY LIMITS OF MOREHEAD AVENUE, S87°40' 15"E 31.39' TO A POINT ON THE COMMON LINE OF COLUMBUS MIDTOWN PROPERTIES, (D.B. 3207, PG. 332) AND ABERDEEN COMMONS ASSOCIATES, LLC (D.B. 4284, PG. 209); S87°40' 15"E 9.19' TO A POINT ON THE EASTERN RIGHT-OF-WAY LIMITS OF MOREHEAD AVENUE, THENCE WITH THE AFORMENTION EASTERN RIGHT-OF-WAY LIMITS S02°19'45"W 42.35' TO A POINT, ONCE AGAIN CROSSING THE COMMON PROPERTY LINE OF COLUMBUS MIDTOWN PROPERTIES, AND ABERDEEN COMMONS ASSOCIATES, LLC; AND CONTINUING WITH SAID EASTERN RIGHT-OF-WAY S02°19' 45"W 457.65' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 0.458 ACRES (20,289.01 Sq. Ft.) BY COORDINATE GEOMETRY.

BRGEO PROJECT #0600012014





TOWN OF ABERDEEN AGENDA ITEM ACTION REQUEST FORM

This form must be completed and attached to all supporting documentation for items to be included on the Town of Aberdeen Board agenda. One (1) form per agenda item.

Submitted By: P Graham **Department:** Planning

Contact Phone # 4517 **Date Submitted:** 8/25/14

Agenda Item Title: Volunteer Board Re-appointments

Date of Board Meeting to hear this item: 9/2/2014

Board Action Requested:	
New Business <input checked="" type="checkbox"/>	Information Only <input type="checkbox"/>
Old Business <input type="checkbox"/>	For Action at Future Meeting <input type="checkbox"/> Date _____
Public Hearing <input type="checkbox"/>	Informal Discussion & Public Comment <input type="checkbox"/>
Other Business <input type="checkbox"/>	Consent Agenda <input type="checkbox"/>

Summary of Information:
Staff has received a new application for the Planning Board opening for the Board's consideration.

Special requests (i.e. Needs to be first on the agenda due to schedule of guest, etc.):

Town of Aberdeen
Advisory Board Appointment Application

The Town of Aberdeen encourages you to participate in local government by serving on one of the following advisory boards. The purpose of these boards is to assist the Town Commissioners in making effective decisions concerning local projects and issues affecting the quality of life of our community. If you are interested in being appointed, please complete this application and return it to *Town of Aberdeen, Pamela Graham, Planning Director, P.O. Box 785, Aberdeen, NC 28315*. Your willingness to serve is greatly appreciated.

Please check area of interest below. You may mark more than one.

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Appearance & Beautification Commission
<input type="checkbox"/> Historic Preservation Commission	<input checked="" type="checkbox"/> Advisory Committee (as needed)

NAME: Allen William Pratte

ADDRESS: 409 Elm. St.

Aberdeen, N.C. 28315

TELEPHONE: (HOME) 910 544-2454 (WORK) 910 544-1300

OCCUPATION: Wrecking Service

PAST OR CURRENT APPOINTMENT: PLANNING BOARD

BACKGROUND AND QUALIFICATIONS: (Resume or biography may be attached)

Previous Local Govt.

SIGNATURE: AW Pratte DATE: 8-21-14

I reside Within City Limits In the Extra-Territorial Jurisdiction

This application is a public record and may be retained for two (2) years