



*Vision Statement:*

*As the Town of Aberdeen grows, we will retain our unique history and character and provide the services and amenities to continuously enhance the quality of life for our citizens.*

Agenda  
Work Session  
Aberdeen Town Board

January 11, 2016  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

1. Continued Public Hearing on Conditional Use Permit CU #15-07 Submitted by Bethesda Ives.
2. Consider Action on Conditional Use Permit CU #15-07 Submitted by Bethesda Ives.
3. Consideration of Applicants for Planning Board Appointment. **Consider action at Work Session**
4. Resolution Supporting the Connect NC Bond Act of 2015. **Consider action at Work Session**
5. Resolution in Support of Quarter Cent Sales and Use Tax Referendum to Fund Major Capital Building Projects for Moore County Schools. **Consider action at Work Session**
6. Consider Requesting NCDOT to Lower the Speed Limit on 15/501 from Burney Hardware to Pinebluff Lake Road from 55 MPH to 45 MPH. **Consider action at Work Session**
7. Other Business.
8. 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.



# 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:** 1/5/2015

**Agenda Item Title:** Conditional Use Permit CU #15-07 Submitted by Bethesda Ives, LLC

**Date of Board Meeting to hear this item:** 1/11/2016

**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:**  
Applicants will likely be in attendance

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



**MEMORANDUM TO THE BOARD OF COMMISSIONERS – January 11, 2016 – Public Hearing**

**Applicant:**  
Bethesda Ives, LLC

**Request:**  
Conditional Use  
Permit CU #15-07  
for a Major  
Subdivision

**Location:**  
West of Bethesda  
Road

**Zoning:**  
R20-16

**Prepared by:**  
Pamela Graham,  
Planning Director

(New or revised information is indicated in bold type)  
**Description and Background of Conditional Use Permit Request**

Bethesda Ives, LLC requests a conditional use permit (CUP) for a 38 lot residential subdivision on a vacant tract comprising a total of 51.46 acres. The property is accessed from Bethesda Road just north and across from the historic Bethesda Church structure. The applicant seeks approval of the use, general layout, open space, and number of lots subject to final engineering through the Site Plan Review process. Additional construction detail will be provided at that time for staff review.

The property was previously considered for the same use under Conditional Use Permit CU #15-03 and was denied by the Board of Commissioners for failure to meet the UDO requirement that cul-de-sacs be, except where no practicable alternative is available, no longer than 500 feet in length and in no case may be longer than 900 feet. The Board determined that evidence had not been submitted sufficient to prove that no practicable alternatives are available to building Road A of the plan dated May 7, 2015 longer than 500 feet. **The applicant has presented two revised plans for consideration by the Board. One plan currently under review, referred to as Plan B in this document, has reduced cul-de-sac lengths to less than 500 feet, with a single exception along Proposed Road “C”, which measures 676.64 feet. The Board must determine whether no practicable alternative is available to justify the cul-de-sac on Road “C” extending beyond 500 feet in length. An additional plan, referred to as Plan C, eliminates the cul-de-sac on Proposed Road “C” by extending the road northward to make a connection with EL Ives Drive. Staff was directed by the Board to notify affected property owners of the continuation of the public hearing until 1/11/16 and of the proposed plan to connect with EL Ives Drive. The letter and related plans are enclosed with this document, including the address list indicating recipients.**

Also relevant for the Board is that staff met with several citizens onsite at Bethesda Cemetery on January 4<sup>th</sup> to discuss the development plans and their potential impact in two distinct areas: 1) The impact on the historic character

of the church and cemetery, and 2) the possible existence of unmarked graves within the development boundary. Staff advised the group that the developer has expressed a willingness to allow the Cemetery Association to purchase at least three lots closest to Bethesda Road to protect the viewshed character and potential gravesites that may be on those lots. The group was also advised that staff is recommending a condition of approval for the project that would require that the developer allow for a "grace period" to give interested parties an opportunity to access the land immediately adjacent to the existing cemetery for evidence of gravesites. This recommended condition is #18 in the condition list on the final three pages of this document.

### Procedural Issues

§152-146 Table of Permissible Uses of the Town of Aberdeen Unified Development Ordinance (UDO) requires that all major subdivisions receive approval by the Town Board, and a recommendation by the Planning Board, for a conditional use permit.

*A decision is within the authorized jurisdiction of the Town Board.*

The UDO directs in §152-54 that the Planning Board shall make a recommendation for issuance of a conditional use permit unless it concludes, based upon the information submitted, that:

1. The requested permit is not within its jurisdiction according to the Table of Permissible Uses, or
2. The application is incomplete, or
3. If completed as proposed in the application, the development will not comply with one or more requirements of this chapter. (The "chapter" in this context is the UDO).

*The Planning Board has made a recommendation for approval with conditions of the CUP.*

Furthermore, as directed by §152-54(D), even if the Board finds that the application complies with all other provisions of this chapter, it may still deny the permit if it concludes, based upon the information submitted, that if completed as proposed, the development, more probably than not,

1. Will materially endanger the public health or safety, or
2. Will substantially injure the value of adjoining or abutting property, or
3. Will not be in harmony with the area in which it is to be located, or
4. Will not be in general conformity with the land-use plan, thoroughfare plan, or other plan specifically adopted by the Town Board.

Following a recommendation by the Planning Board to the Town Board for approval or denial of an application, the item will be scheduled for a public hearing where public input can be accepted by the Town Board in advance of a final decision. The Town Board acts in a quasi-judicial capacity when considering a conditional use permit application and shall consider the recommendations of the Planning Board and staff in

their decision. Though they are not bound by those recommendations, they are required to use the same criteria in formulating their decision as is used by the Planning Board in their recommendation.

In considering whether to approve an application for a conditional use permit, the Town Board shall proceed according to the following format:

1. A simple majority vote is required to approve any motion related to the issuance of a conditional use permit.
2. The Town Board shall consider whether the application is complete. If the Town Board concludes that the application is incomplete and the applicant refuses to provide the necessary information, the application shall be denied. A motion to this effect shall specify either the particular type of information lacking or the particular requirement with respect to which the application is incomplete. If a motion to this effect is not approved, this shall be taken as an affirmative finding by the board that the application is complete. *Staff has deemed the application to be complete.*
3. The Town Board shall consider whether the application complies with all of the applicable requirements of the UDO. If a motion to this effect passes, the Town Board need not make further findings concerning such requirements. If a motion fails or is not made then a motion shall be made that the application be found not in compliance with one or more of the requirements of the UDO. Such a motion shall specify the particular requirements the application fails to meet. Separate votes may be taken with respect to each requirement not met by the application. It shall be conclusively presumed that the application complies with all requirements not found by the Town Board to be unsatisfied through this process.
4. If the Town Board concludes that the application fails to comply with one or more requirements of the UDO, the application shall be denied. If the Town Board concludes that all such requirements are met, it shall issue the permit unless it adopts a motion to deny the application for one or more of the reasons set forth in subsection 152-54(D). Such a motion shall propose specific findings, based upon the evidence submitted, justifying such a conclusion. (*§152-54(D) may be found on page 2 of this document*)

Subsequent to an approved CUP, the applicant will be required to submit fully engineered construction documents for inter-departmental review to insure that the development has met all Federal, State and local regulations and permitting requirements, as well as any conditions attached to the CUP approval. No permits authorizing development shall be issued until compliance with all applicable regulations and conditions has been demonstrated.

### Analysis Summary of Plan B

**The plan being referred to as Plan B offered by the applicant primarily differs from the plan previously considered by the Board as described below:**

- Proposed Road D has been converted from a stub-out road to a cul-de-sac serving lots 25 and 26. The length of Road D as proposed in this option is 88.91 feet and is considered a minor street;

*The applicant has stated that the change has been made to address concerns with the stub-out road configuration included in the original plan. Aberdeen's UDO addresses cul-de-sacs with the following language:*

- *Cul-de-sacs are defined as minor or local streets that terminate in a vehicular turnaround;*
  - *Minor Streets are streets whose sole function is to provide access to abutting properties and serves or are designed to serve not more than nine (9) dwelling units and are expected to or do handle less than seventy-five (75) trips per day;*
  - *Local Streets are streets whose sole function is to provide access to abutting properties and serves or are designed to serve at least ten (10) but no more than twenty-five (25) dwelling units and are expected to or do handle between seventy-five (75) and 200 trips per day;*
- *UDO §152-218(C) states that except where no other practicable alternative is available, cul-de-sacs shall not extend more than 500 feet, and in no case shall be over 900 feet as measured to the center of the turnaround. There is no minimum length requirement for cul-de-sacs;*
- *The configuration of Road D in this option is compliant with the UDO;*
- An additional cul-de-sac is being proposed by Road E, located approximately 236 linear feet from the end of Road A (also a cul-de-sac). Lots 28, 29, and 30 have been redesigned to accommodate the new Road E. The distance between Road D and E is calculated to be 986.85 feet;

*UDO § 152-218(F) calls for streets to be laid out so that residential blocks do not exceed 1,000 feet, unless no other practicable alternative is available. The configuration of Road E in this option is compliant with the UDO, as is the block length between roads D and E;*
- Proposed open space is reduced from +/- 27.5 acres to +/- 27.1 acres, or 52.7%.

*UDO §152-198 requires that a minimum of 20% of the development acreage be set aside as permanently usable open space. The open space proposed in this option is compliant with the UDO.*
- **All new roads proposed for the subdivision are shown with sidewalks on both sides of the roads. The sidewalk proposal is fully compliant with UDO requirements.**
- Project phasing has been included in the current plan, indicated by gray dashed lines and text. Four phases are proposed.

### **Analysis Summary of Plan C**

**The plan being referred to as Plan C offered by the applicant primarily differs from Plan B as described below:**

- **Proposed Road C does not culminate in a cul-de-sac, but rather curves to the north and makes a "T" intersection with EL Ives Drive at the edge of the development boundary. Lots 1-7 are reconfigured to accommodate this change. As directed by the Board, staff mailed notifications of the proposed connection to EL Ives designed in this plan to all addresses along EL Ives Drive, as well as all properties immediately adjacent to the development boundary. As of January 6<sup>th</sup>, staff has received no inquiries or responses to the notification. While Proposed Road C in Plan B includes a cul-de-sac in excess of the 500 foot standard (676.64 feet), no cul-de-sac roads in Plan**

**C exceed this standard and are fully compliant with the UDO requirements for cul-de-sac dimensions.**

### Zoning (Exhibit attached)

The property is located north/northwest of the intersection of Bethesda Road and Bethesda Avenue in the R20-16 zoning district. The R20-16 District was established for the principal use of land for low-density resident agricultural purposes. The regulations of this district are intended to protect the agricultural sections of the community from an influx of uses that would likely render them undesirable for farms and future development. The attached Vicinity Zoning map shows the parcel abuts R20-16 zoning to the north, south, and east, R10-10 zoning to the west, and I-H (Heavy Industrial) zoning for approximately 860 feet of the southern boundary near the western corner. The I-H property is owned by Aberdeen & Rockfish Railroad. Other districts represented in the general vicinity include R30-18 (Alexander and Barnell Streets) and R6-10 to the west beyond the rail line (between Sycamore Street and US 1).

### Open Space

Required open space is proposed in excess of the 20% requirement due to the existence of +/- 27.51 acres of wetlands contained within the parcel, limiting buildable area. An existing sewer line crosses the property at several points within the delineated wetlands. The UDO requires that the open space be "usable" in that it:

1. Is not encumbered with any substantial structure;
2. Is not devoted to use as a roadway, parking area, or sidewalk;
3. Is not part of a roadway median;
4. Is not part of any privately owned lot that is used or intended for use for residential purposes;
5. Is legally and practicably accessible to the general public or to the residents of the development where the open space is located; and
6. Does not consist of multiple small, noncontiguous pieces of land which are, as a practical matter, inaccessible to all or most of the residents of the development.

The UDO further provides that water bodies, such as ponds or lakes, and wetland areas associated with recreational trail systems may also be counted toward open space requirements, as long as they satisfy the following:

1. Are at least fifty (50) feet in width and function or will function as a substantial visual buffer; and
2. Are configured or improved (e.g. through the installation of trails) in such a way as to be conducive to actual use for pedestrian connections to community facilities and for recreational purposes (i.e. walking or jogging) by the residents of the development where the land is located.

The choice as to the areas to be set aside as usable open space shall remain with the developer, provided that all UDO provisions are met.

*Article XIII, §152-198 requires that a minimum of 20% of usable open space be provided for Single Family Residential developments. The total land area of the proposed project is 51.46 acres; conceptual plans indicate that approximately 27.1 acres, or 52.7%, is being offered. The minimum 20% requirement could be*

*met with 10.3 acres if more buildable acreage was present. The applicant proposes to construct an 8' wide natural walking trail along the sewer easement to meet the usability requirement for open space. Utilization of the easement will reduce the need for vegetation removal to install the trail. Continued maintenance of the open space, including the walking trail, shall be the responsibility of the developer, through establishment of a Homeowners' Association in accordance with UDO §152-179 and 152-180.*

*The open space proposal is in compliance with the UDO.*

**Landform and General Site Layout** (Exhibit attached)

The property is vacant and heavily wooded with the exception of the sewer easement and an unnamed stream that loosely follows much of the western property boundary. The stream is likely intermittent and reaches an identified floodplain just offsite near the railroad line. The topography is relatively gentle and sloping to the west towards the stream and floodplain with the steepest slopes occurring on lots to the north of Proposed Road "C" and the five lots proposed for the end of EL Ives Drive. The wetlands in the area would be expected to perform an important function in reducing flooding to the lower-lying areas both on site and beyond, as well as providing wildlife habitat. One wetland crossing is proposed with Road "A" with an expected impact area of 3,280 square feet. The vast majority of the wetlands are included in the open space calculation, however, sixteen (16) lots have wetlands within their boundaries with eleven (11) of these incorporating wetlands into the building envelope. The sketch plan indicates a typical building footprint on the three lots that have the greatest amount of wetlands within the building envelope (lots 27, 37 and 38) as well as three lots with atypical configurations that limit buildable area (lots 18, 20 and 26) to show the buildability of those lots. Buildability in this instance refers strictly to the lot's ability to meet the dimensional standards required for the district.

UDO Article XVI, Part 2, states in part:

- §152-261 To the extent practicable, all development shall conform to the natural contours of the land, and natural and preexisting man-made drainage ways shall remain undisturbed;

*The proposed streets follow existing rights-of-way and/or align themselves with existing slopes to the extent practicable. The existing drainageway/stream will remain undisturbed by the proposed sketch plan. Staff recommends that rear and/or side lot lines that encroach into the wetlands be altered to coincide with the wetland boundary when doing so would not make the lot unbuildable (**Plan B** lots 1, 6, 28, 29, 32, 34, 35, and 36 **and Plan C** lots 1, 5, 28, 29, 32, 34, 35 and 36 can likely achieve this with some adjustments to side lot lines and lot size). Also recommended is that setback lines on **Plan B** lots 5, 17, 27, 31, 33, 37, and 38 **and Plan C** lots 3, 6, 17, 27, 31, 33, 37, and 38 be adjusted to coincide with the wetland boundary. This recommendation has been included in the list of recommended conditions as condition #9. No adjustments shall be made that reduce lot size and/or setbacks below the minimum required by the district.*

- §152-263 All developments shall be constructed and maintained so that adjacent properties are not unreasonably burdened with surface waters as a result of such developments;

*Development activities are anticipated to be confined to the higher elevations on the property which are heavily buffered by wetlands and existing vegetation at lower elevations. Curb and gutter is not*

*proposed or required. Vegetated swales within the rights-of-way are recommended in keeping with a low impact development design and to provide the opportunity for point source absorption of stormwater and less impact to the lower lying areas.*

- UDO Article XIV, §152-215 states: Streets shall be related appropriately to the topography of the area. In particular, streets shall be designed to facilitate the drainage and storm water runoff objectives set forth in Article XVI ... and the street grades shall conform as closely as practicable to the original topography. This concept is reiterated in §152-218 (A): Subcollector, local, and minor residential streets shall be curved whenever practicable to the extent necessary to avoid conformity of lot appearance.

*The proposed streets follow existing rights-of-way and/or align themselves in relation to existing slopes to the extent practicable. The street layout does exhibit some curvature where existing rights-of-way are not dictating form and do so primarily in response to existing conditions on site. Proposed Road "A" in particular takes measures to run at cross-slope to the natural contours and make crossing of the wetland at a location that has the best opportunity to lessen impacts.*

*Notes and graphic representation provided on the conceptual plan indicate compliance with the dimensional standards for the R20-16 District, as specified below. Staff will confirm compliance with minimum dwelling unit and building height requirements prior to the issuance of zoning permits for each lot.*

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)
R20-16	20,000	1,600	100	35	15	30	35

Four development phases are proposed in the current plan, as follows:

- Phase 1 – Lots 15 through 25;
- Phase 2 – Lots 1 through 5;
- Phase 3 – Lots 6 through 14;
- Phase 4 – Lots 26 through 38.

### Transportation

The project proposes a single access point from Bethesda Road. Approximately 350 vehicle trips per day would be anticipated from the development, well below the 600 trip Town of Aberdeen requirement for a traffic impact analysis as dictated by §152-163.21 of the UDO. The proposed access from Bethesda Road will require DOT approval.

*Staff has determined that a Traffic Impact Analysis will not be required by the UDO for the project.*

Five new streets are proposed for the project as well as a stub-out at the southern end of Dunoon Street and a new cul-de-sac at the end of EL Ives Drive. **Four of these five roads are designed as cul-de-sacs on Plan B**

**and three are cul-de-sacs on Plan C.** The primary road is identified on the sketch plan as Proposed Road “A” which utilizes an unopened right-of-way from Bethesda Road for the first +/- 466 feet. Beyond that point, Road “A” will continue into the development, ending in a cul-de-sac on an interior piece of higher ground to access eleven lots.

Cul-de-sacs are defined by the UDO as minor or local streets that terminate in a vehicular turnaround.

- Minor Streets are streets whose sole function is to provide access to abutting properties and serves or are designed to serve not more than nine (9) dwelling units and are expected to or do handle less than seventy-five (75) trips per day. There are no established minimums for dwelling units or trips per day served.
- Local Streets are streets whose sole function is to provide access to abutting properties and serves or are designed to serve at least ten (10) but no more than ten (10) but no more than twenty-five (25) dwelling units and are expected to or do handle between seventy-five (75) and 200 trips per day.

*The configuration of the proposed cul-de-sacs are compliant with the UDO's definition of Minor Streets as well as dimensional requirements for cul-de-sacs.*

UDO §152-218 (F) calls for streets to be laid out so that residential blocks do not exceed 1,000 feet, unless no practicable alternative is available. *The distance between Roads D and E is 986.85 feet and therefore compliant with the UDO's maximum length requirement for residential blocks.*

Sidewalks and/or natural walking trails are proposed throughout the development **in accordance with sidewalk and usable open space requirements of the UDO** (refer to Site Sketch Plan with a revision date of **12/1/2015 (Plan B) or 12/4/2015 (Plan C)**):

§152-217 of the UDO allows for residential minor streets, local streets and subcollectors to be constructed with six-foot wide shoulders and grass drainage swales on either side in lieu of curb and gutter, so long as the street grade does not exceed a grade of six (6) percent. *The applicant proposes swaled shoulders in lieu of curb and gutter, a common Low Impact Design feature where conditions allow and is compliant with UDO requirements for street grades no greater than six (6) percent.*

### **Landscaping and Screening**

Street trees are required in accordance with §152-315: *Along both sides of all newly created streets ... the developer shall either plant or retain sufficient trees so that, between the paved portion of the street and a line running parallel to and fifty (50) feet from the center line of the street, there is for every thirty (30) feet of street frontage at least an average of one (1) deciduous tree that has, or will have when fully mature, a trunk at least twelve (12) inches in diameter.* Staff will work with the developer to insure that this section is complied with prior to the issuance of zoning permits for lot development, using appropriate species as directed by Section 98.03 of the Code of Ordinances, and Appendix J of the UDO.

§152-317 provides for the retention and protection of large trees, specifically: *Every development shall retain all existing trees twelve (12) inches in diameter or more and no tree twelve (12) inches in diameter or greater shall be removed from the public right-of-way unless the retention of such trees would, in the opinion of the staff, unreasonably burden the development, landowner or maintenance of utilities.* The applicant has not provided a tree survey showing locations and sizes of all trees in the project area that meet this standard. The UDO requirement of a tree survey allows for the existence of significant trees to be considered when designing the project and to provide staff with documentation of the existing conditions. Staff will require a tree survey be provided for the required Site Plan Review process following approval of the conditional use permit. Clearing, grading, and lot and street layout should respect the existing conditions, including topography and significant trees.

### **Water and Wastewater**

Town of Aberdeen water and sewer are currently accessible to the site.

### **General Conformity with Plans**

The 2030 Land Development Plan Future Land Use Map adopted in 2005 identifies this project area as low-density residential with environmentally sensitive areas evident. This designation is consistent with both the current zoning and the existing residential uses in the immediate vicinity. The Plan also states that “conservation subdivisions” may be an appropriate development pattern for new development within the town’s jurisdiction. Conservation subdivision design is intended to identify what is important to preserve on a site with development concentrated in the more suitable portions. Considerations such as preserving farmland and environmentally sensitive areas, avoiding steep slopes, and preserving the scenic view from the roadway are common elements in conservation subdivisions.

The Aberdeen Pedestrian and Bicycle Transportation Plans recommend the following for all new residential subdivisions:

1. Sidewalks and marked crosswalks on all new roads in accordance with the design guidelines included in the Pedestrian Plan;
2. Marked sharrows, or bicycle shared-lane markings on all new roads in accordance with the guidelines in the Bicycle Plan.

The Green Growth Toolbox (GGT), adopted by the Board of Commissioners in 2010, shows the existing stream with a recommended 100 foot buffer along either side. The sketch plan being considered complies with this recommendation with the stream and wetlands being incorporated into the open space. The proposed walking trail will require sensitive placement to avoid impacts to the stream and buffer. A Green Growth Toolbox Assessment exhibit is included for reference. It should be noted that the wetlands are not included in the GGT data layer set, though they have been flagged by an environmental consultant. Staff has asked the engineer on the project to provide any available documentation that the Army Corps of Engineers has verified the delineation.

*Staff considers the proposal to be in general conformity with plans adopted by the Town Board.*

### **Quasi-judicial Procedure**

As a quasi-judicial matter, the Town Board must consider all evidence presented during the public hearing in their decision regarding conditional use permits, and even if they find that an application complies with all other provisions of the UDO, may still deny a permit if it concludes, based upon the information submitted at the hearing, that the development, more probably than not:

1. Will materially endanger public health or safety?
2. Will substantially injure the value of adjoining or abutting property?
3. Will not be in harmony in the area in which it is to be located?
4. Will not be in general conformity with the Land Use Plan or other plans specifically adopted by the Board?

### **Recommendations and Suggested Motions**

Planning staff's review of the proposal has identified few issues regarding the proposal's compliance with the Town of Aberdeen UDO, and these are limited to the following:

1. **In the Board's consideration of Plan B**, the question of whether no practicable alternative is available to justify the cul-de-sac on Road "C" extending beyond 500 feet in length must be decided. The cul-de-sac currently measures 676.64 linear feet, which exceeds this standard. For clarification, §152-218 (C) states that cul-de-sacs be, except where no practicable alternative is available, no longer than 500 feet in length and in no case may be longer than 900 feet. **Plan C eliminates this condition and has no cul-de-sacs that exceed 500 feet in length.**
2. **In response to concerns regarding the possibility of unmarked graves within the property boundary, staff has drafted a recommended condition that would provide an opportunity for interested parties to further assess this possibility. This condition is listed as #18 in the list on the final three pages of this document. The language has been drafted by the town attorney using NC General Statutes as guidance. The statute (§65-102) is also enclosed for reference.**

During their 11/19/2015 meeting, the Planning Board made a unanimous recommendation for approval of CU #15-07, with amended conditions.

Staff recommends that the Board accept public comment regarding Conditional Use Permit CU #15-07 during the continued public hearing scheduled for January 11, 2016 and render a decision on the application at their earliest convenience. The following is a recommended format for motions to be made at that time.

Motion 1: CU #15-07 (is/is not) within the jurisdiction of the Town Board according to the Table of Permissible Uses.

- Motion 2: CU #15-07 (is/is not) complete as submitted.
- Motion 3: CU #15-07, if completed as proposed, (will comply with all/will not comply with one or more) comply with one or more requirements of the UDO. If not, specify the requirement.
- Motion 4: CU #15-07 (satisfies/does not satisfy) Finding #1: will not endanger public health or safety. If not, list why.
- Motion 5: CU #15-07 (satisfies/does not satisfy) Finding #2: will not substantially injure the value of adjoining or abutting property. If not, list why.
- Motion 6: CU #15-07 (satisfies/does not satisfy) Finding #3: will be in harmony with the area in which it is located. If not, list why.
- Motion 7: CU #15-07 (satisfies/does not satisfy) Finding #4: will be in general conformity with Land Use Plan or other plans specifically adopted by the Board. If not, list why.

**Per UDO §152-54(c), If the Board votes that the application is not complete as submitted (Motion #1), or that the proposal will not comply with one or more requirements of the UDO if completed as proposed (Motion #2), the application may not be approved. If the Board votes that the application satisfies all requirements of the UDO and findings 1-4, they shall approve the application.**

- Motion 8: Based on the Findings of Fact and the evidence presented, the Town Board:
- Issues denial of CU #15-07 based on the following: \_\_\_\_\_.
  - Issues approval of CU #15-07.
  - Issues approval with conditions of CU #15-07 as follows.

**Recommended Conditions**

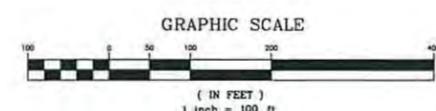
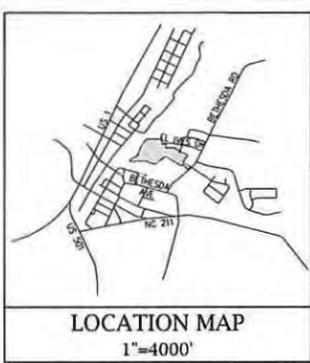
1. Conditional Use Permits (CUPs) run with the land and as such CU #15-07 applies to the entirety of the property reflected in Parcel ID #00054112. An amendment to the CUP is needed to remove property from the CUP or to make changes to the CUP. If an activity is a use by right, it is not subject to the CUP.
2. The proposed use is authorized by the CUP, however, approval of CU #15-07 is contingent on a successful inter-departmental review to insure that the development has met all Federal, State and local regulations and permitting requirements, as well as any conditions attached to the CUP approval. Plans submitted for this review shall include, but not be limited to, tree survey indicated all trees with a dbh of 12" or greater, utility locations including size, material, and vertical alignment of waterlines, engineering calculations assuring that proposed stormwater measures meet or exceed the requirements of Article XVI, Part 2, Drainage, Erosion Control and Stormwater Management of the UDO.

3. Any and all required permits and/or approvals from other regulatory agencies must be in place prior to issuance of a Notice to Proceed by the Planning Department.
4. The development is authorized to create a maximum of thirty-eight (38) single family lots and construction documents generally based on the Site Sketch Plan with a revision date of **12/1/15 (or 12/4/15)**.
5. Open Space shall generally comply with the **12/1/2015 (or 12/4/15)** Site Sketch Plan, including proposed improvements, and in no case may be reduced to less than 20% of the total land area for the development. Prior to approval of the Final Plat for the subdivision, the developer shall establish a Homeowners' Association with covenants to include a policy for maintenance of the open space, including any improvements such as walking trails. A copy of the covenants shall be provided to staff for review and record-keeping. Covenants shall comply with the requirements of §152-179 and 152-180.
6. Tree harvest and mass grading are not authorized as a result of this approval. Construction documents, including a grading plan, shall be reviewed by staff for compliance with the UDO.
7. The applicant is required to install sidewalks on both sides of all new streets, or provide a guarantee with initiation of each phase of development in accordance with the requirements of the UDO.
8. The applicant shall supply Planning staff with an assessment from US Fish and Wildlife Agency with regards to Red Cockaded Woodpecker, or other protected species, activities on the property prior to site disturbance. Evidence of such activities authorizes staff to require amendments to the plan to minimize impacts.
9. Approval of CU #15-07 is contingent upon a revised site layout plan that shows all rear and/or side lot lines that encroach into the wetlands have been altered to coincide with the wetland boundary when doing so would not make the lot unbuildable. At a minimum, **Plan B** lots 1, 6, 28, 29, 32, 34, 35, and 36 **or Plan C** lots **1, 5, 28, 29, 32, 34, 35 and 36** shall be adjusted to meet this condition unless the applicant can provide evidence to staff that the lot will be rendered unbuildable by doing so. Additionally, setback lines on **Plan B** lots 5, 17, 27, 31, 33, 37, and 38 **or Plan C** lots **3, 6, 17, 27, 31, 33, 37, and 38** are to be adjusted to coincide with the wetland boundary where doing so will increase the setback area rather than lessen it. Buildability in this instance refers strictly to the lot's ability to meet the dimensional standards required for the district.
10. Streets, sidewalks, waterlines, and sewer and stormwater facilities shall meet all UDO requirements and are to be dedicated to the Town of Aberdeen contingent upon inspection and approval by the Public Works Department. Preliminary and Final Plats shall identify any and all Town easements related to these facilities. Details shall be reviewed by staff during the Site Plan Review process following approval of the conditional use permit.
11. The Fire Department must sign off on the drawings as well as available capacity for treating fires. Hydrants are required consistent with Fire Department spacing requirements. Adequate turning radius must be provided for the fire trucks currently in use.
12. Prior to approval of final plat(s), all infrastructure must be complete or guaranteed per UDO requirements.
13. Street trees shall be installed prior to final plat approval or as a requirement of the building permit for each lot and shall be consistent with official species list provided in §98.03 of the Aberdeen Code of Ordinances or with "Trees of the Carolinas" (Appendix J of the UDO) and planted at the appropriate

rate. Compliance with the street tree requirements will be reviewed by staff and staff is authorized to verify compliance prior to issuing a certificate of occupancy for each lot.

14. Sharrows and marked crosswalks shall be installed or guaranteed prior to final plat approval consistent with the requirements of the Comprehensive Pedestrian and Bicycle Plans.
15. All additional conditions or requirements as provided from the Town of Aberdeen Unified Development Ordinance are enforceable with regards to the proposal CU #15-07.
16. Approval of CU #15-07 is contingent on evaluation of soils by a NC licensed Geotechnical Engineer or Soil Scientist where the proposed roads, houses, and utilities will be constructed prior to Site Plan approval. Staff is authorized to require amendments to the plan to accommodate/remedy any evidence of soils unsuitable for building determined by the evaluation. The evaluation shall also include design recommendations for the roadway, wetland crossing, and stormwater and utility improvements.
17. Approval of CU #15-07 is contingent on a hydrologic analysis performed by a NC licensed engineer of the downstream unnamed tributary to Aberdeen Creek to determine if it has sufficient capacity to accept the proposed increase in stormwater runoff as a result of the subdivision proposed by CU #15-07.
18. **There is evidence that enslaved persons are buried in the cemetery, and there is also concern that the unmarked graves of enslaved persons lie on the periphery of the main cemetery, including possibly on the property proposed for development by CU #15-07. Because the exact location of such graves remains unknown, the Property Owner shall for a period of six months from the date of this permit allow representatives of the Bethesda Cemetery Association or other individuals having a legitimate historical, genealogical or governmental interest to access the property for the purpose of determining whether graves exist on the Property. Persons entering the Property for this purpose shall submit a written request to the Property Owner, with a copy to the Town. The Property Owner may not prohibit access, but the Property Owner or designee may place reasonable restrictions on access to the Property for safety purposes. Any person entering the Property pursuant to this condition shall be responsible for repairing any property damage that may result from searching for graves.**

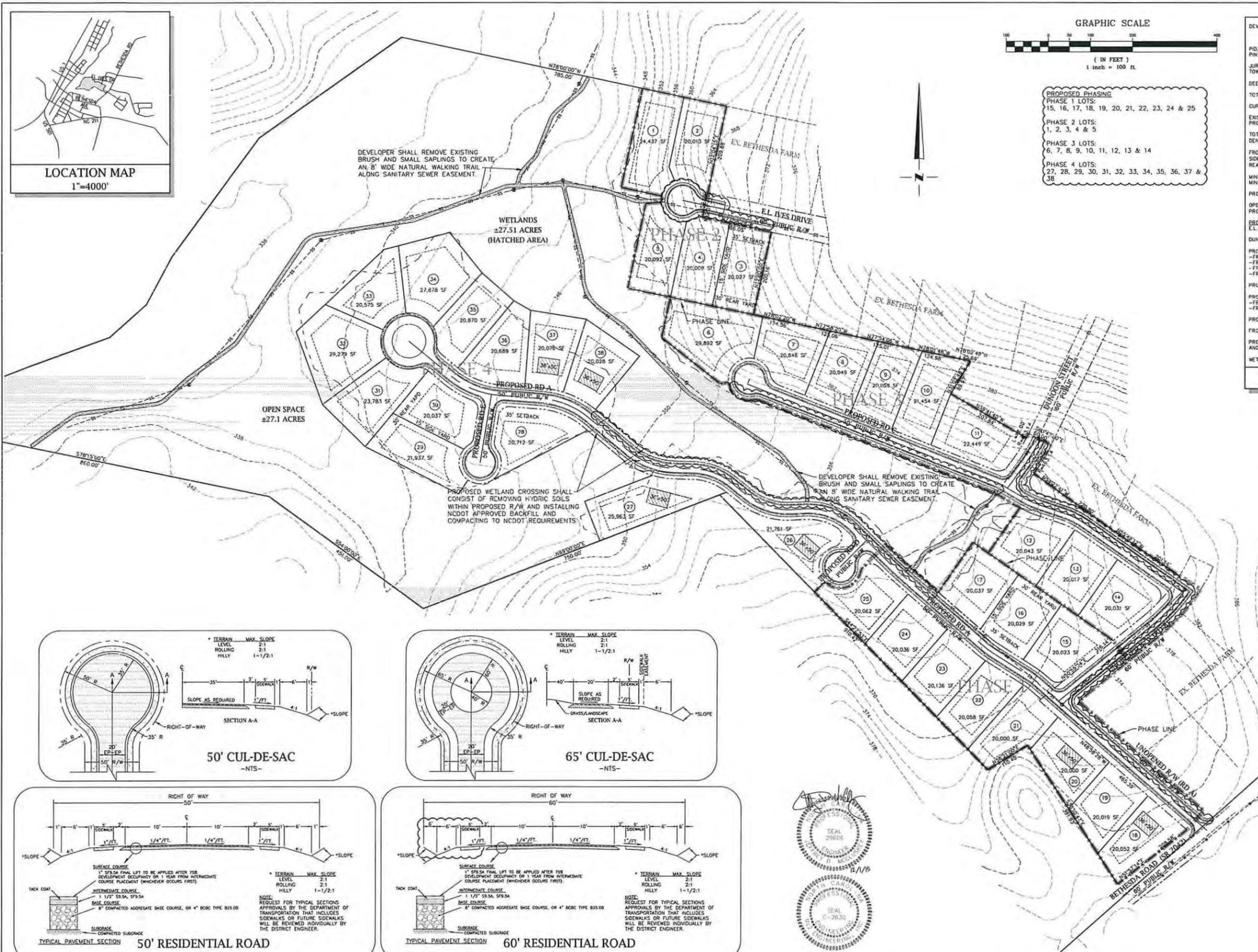
Enclosures: Mc2 Site Sketch Plan with revision date of 12/1/2015 (Plan B)  
Mc2 Site Sketch Plan with revision date of 12/4/2015 (Plan C)  
CUP Application  
Vicinity Zoning Map  
Site Aerial  
Green Growth Toolbox Assessment  
Copy of Mailed Notifications – 12/29/2015  
NCGS §65-102



**PROPOSED PHASING**  
**PHASE 1 LOTS:**  
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25  
**PHASE 2 LOTS:**  
 1, 2, 3, 4 & 5  
**PHASE 3 LOTS:**  
 6, 7, 8, 9, 10, 11, 12, 13 & 14  
**PHASE 4 LOTS:**  
 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38

DEVELOPER/OWNER:	BETHESDA IVES, LLC PO BOX 12 WEST END, NC 27376
PID#	00054112
FIN#	85701554714
JURISDICTION:	TOWN OF ABERDEEN
TOWNSHIP:	SANDHILLS
DEED BOOK & PAGE:	4248 / 589
TOTAL SITE ACREAGE:	51.46 AC
CURRENT ZONING:	R20-16
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY
TOTAL LOTS:	38
DENSITY:	0.74 DU/AC
FRONT YARD SETBACK:	35'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	30'
MINIMUM LOT WIDTH:	100'
MINIMUM LOT AREA:	20,000 SF
PROPOSED SMALLEST LOT:	20,000 SF
OPEN SPACE REQUIRED:	20%
PROPOSED SPACE REQUIRED:	52.7% (27.1 ACRES)
PROPOSED ROAD	
E.L. IVES DRIVE EXTENSION:	100.64 LF
DUNOON STREET EXTENSION:	139.55 LF
PROPOSED RD A (TOTAL LENGTH):	2785.14 LF
-FROM BETHESDA TO RD B:	466.05 LF
-FROM RD B TO RD D:	696.38 LF
-FROM RD D TO RD E:	286.25 LF
-FROM RD E TO CUL-DE-SAC:	235.91 LF
PROPOSED RD B:	390.88 LF
PROPOSED RD C (TOTAL LENGTH):	1164.33 LF
-FROM RD B TO DUNOON STREET:	487.88 LF
-FROM RD B TO CUL-DE-SAC:	676.44 LF
PROPOSED RD D:	88.91 LF
PROPOSED RD E:	163.08 LF
PROPOSED DEVELOPMENT WILL BE ATTACHED TO PUBLIC WATER AND SANITARY SEWER:	
WETLAND IMPACTS IN R/W:	3,280 SF

**DEVELOPMENT SUMMARY**



**Mc<sup>2</sup> ENGINEERING**  
 Mc<sup>2</sup> ENGINEERING, INC.  
 2110 BEN CRAIG DRIVE  
 SUITE 400  
 CHARLOTTE, NC 28262  
 PHONE 704.510.9797

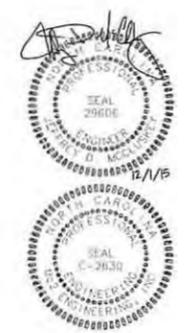
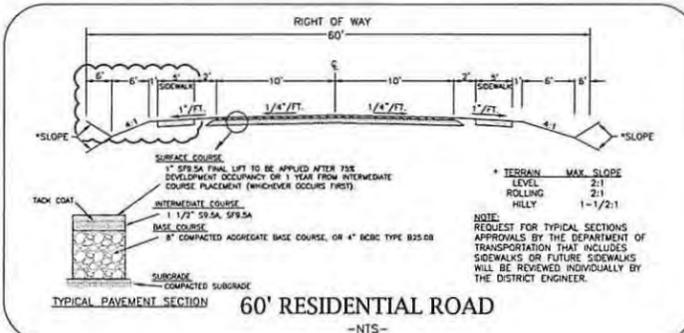
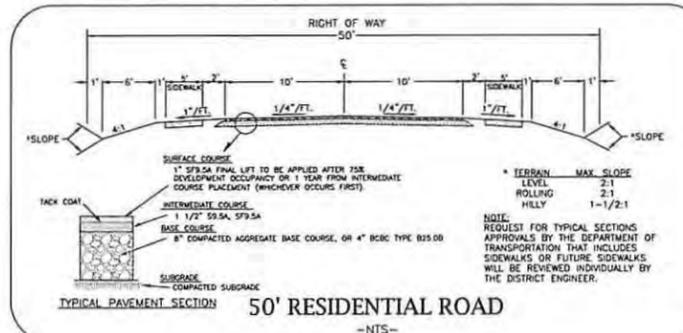
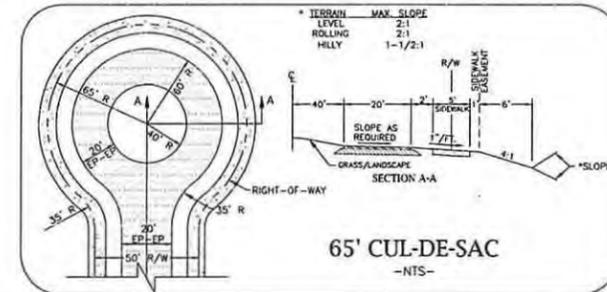
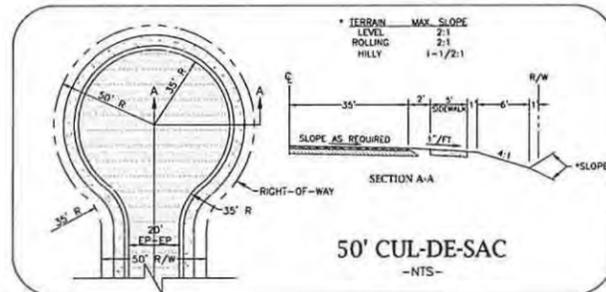
**BETHESDA IVES, LLC**  
 PO BOX 4393  
 PINEHURST, NC 28374

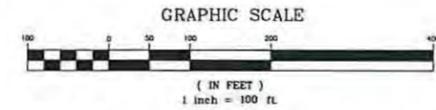
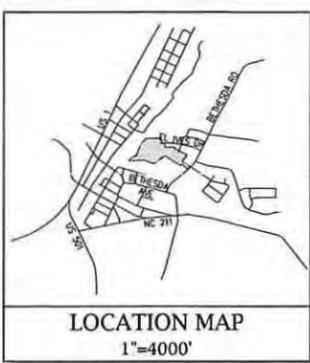
**SITE SKETCH PLAN**

REVISIONS	
1	11/2/15 PLANNING COMMENTS
2	12/1/15 OWNER REVISIONS

CAD FILE: 14-026 BASE.DWG  
 PROJECT NO.: 14-026  
 DESIGNED BY: JDM  
 DATE: OCTOBER 19, 2015

**SP1.0**

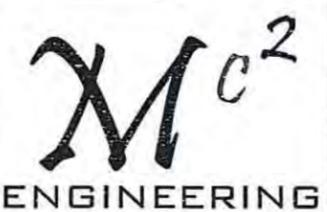
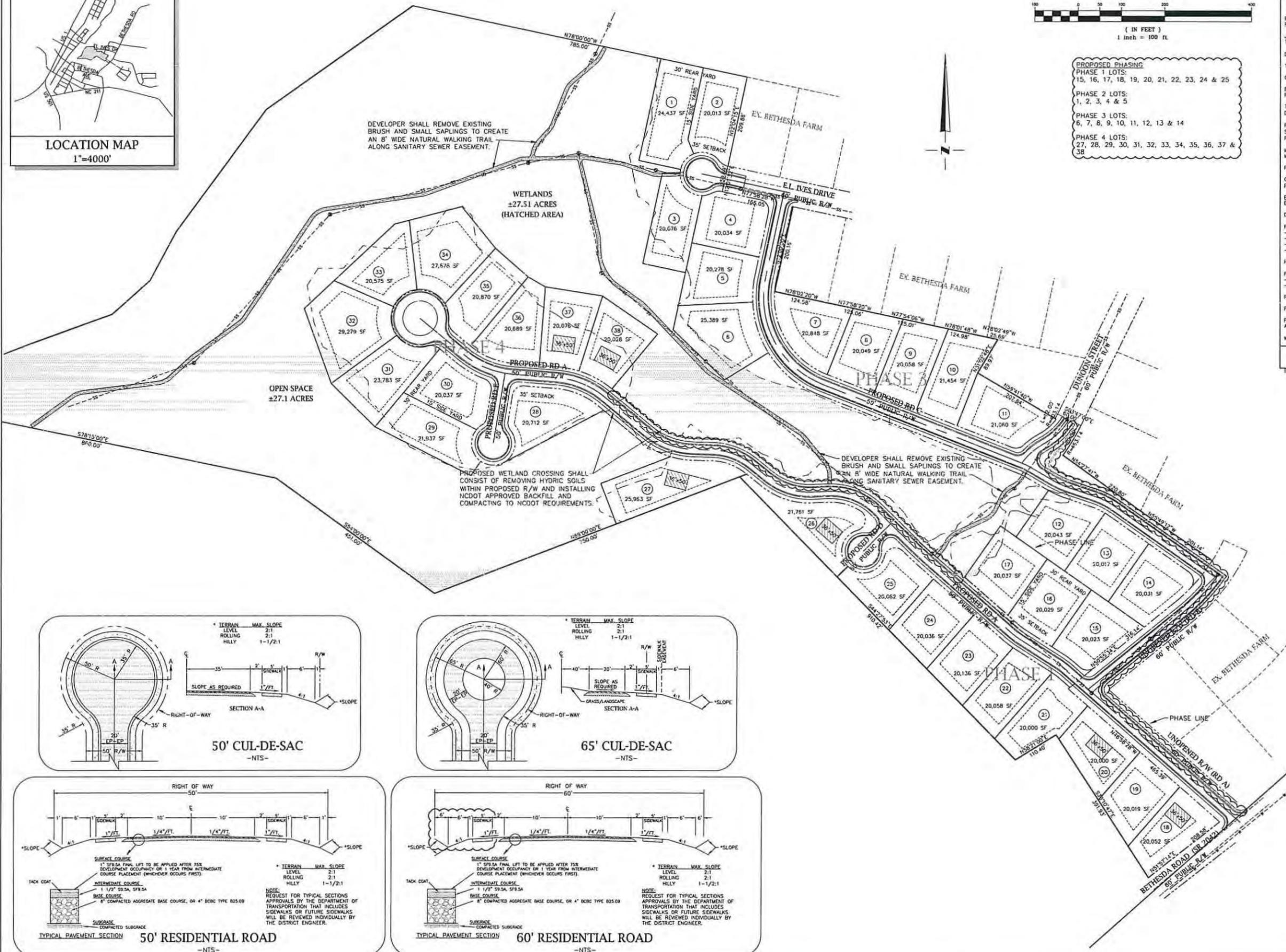




**PROPOSED PHASING**  
**PHASE 1 LOTS:**  
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25  
**PHASE 2 LOTS:**  
 1, 2, 3, 4 & 5  
**PHASE 3 LOTS:**  
 6, 7, 8, 9, 10, 11, 12, 13 & 14  
**PHASE 4 LOTS:**  
 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38

DEVELOPER/OWNER:	BETHESDA IVES, LLC PO BOX 12 WEST END, NC 27376
PID#:	00054112
FIN#:	857015544714
JURISDICTION:	TOWN OF ABERDEEN
TOWNSHIP:	SANDHILLS
DEED BOOK & PAGE:	4248 / 589
TOTAL SITE ACREAGE:	51.45 AC
CURRENT ZONING:	R20-16
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY
TOTAL LOTS:	38
DENSITY:	0.74 DU/AC
FRONT YARD SETBACK:	35'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	30'
MINIMUM LOT WIDTH:	100'
MINIMUM LOT AREA:	20,000 SF
PROPOSED SMALLEST LOT:	20,000 SF
OPEN SPACE REQUIRED:	20%
PROPOSED SPACE REQUIRED:	52.7% (27.1 ACRES)
PROPOSED ROAD E.L. IVES DRIVE EXTENSION:	100.64 LF
DUNDOON STREET EXTENSION:	148.99 LF
PROPOSED RD A (TOTAL LENGTH):	2285.19 LF
-FROM BETHESDA TO RD B:	466.05 LF
-FROM RD B TO RD D:	596.38 LF
-FROM RD D TO RD E:	366.55 LF
-FROM RD E TO CUL-DE-SAC:	235.91 LF
PROPOSED RD B:	390.88 LF
PROPOSED RD C (TOTAL LENGTH):	1523.34 LF
-FROM RD B TO DUNDOON STREET:	523.72 LF
-FROM DUNDOON ST TO E.L. IVES DR:	999.62 LF
PROPOSED RD D:	88.91 LF
PROPOSED RD E:	163.88 LF
PROPOSED DEVELOPMENT WILL BE ATTACHED TO PUBLIC WATER AND SANITARY SEWER:	
WETLAND IMPACTS IN R/W:	3,270 SF

**DEVELOPMENT SUMMARY**



Mc² ENGINEERING, INC.  
 2110 BEN CRAIG DRIVE  
 SUITE 400  
 CHARLOTTE, NC 28262  
 PHONE 704.510.9797

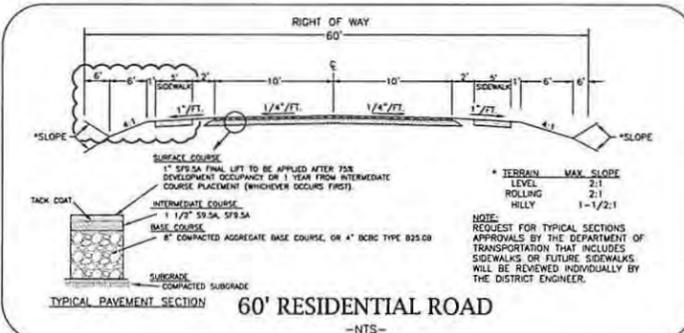
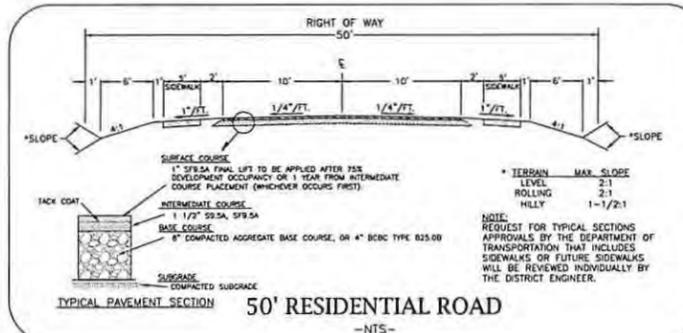
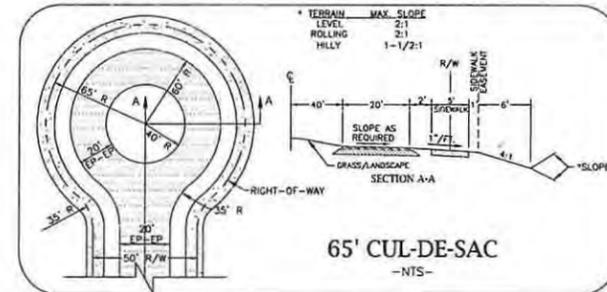
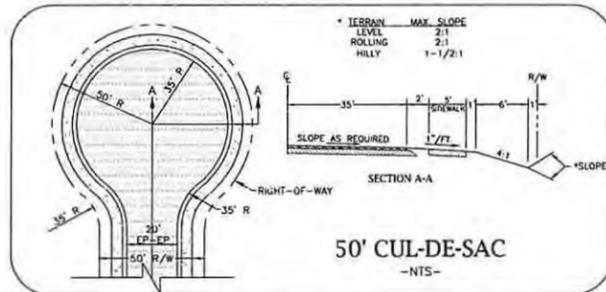
**BETHESDA IVES, LLC**  
 PO BOX 4393  
 PINEHURST, NC 28374

**SITE SKETCH PLAN**

REVISIONS		
1	11/2/15	PLANNING COMMENTS
2	12/1/15	OWNER REVISIONS
3	12/4/15	OWNER REVISIONS

CAD FILE: 14-026 BASE.DWG  
 PROJECT NO.: 14-026  
 DESIGNED BY: JDM  
 DATE: OCTOBER 19, 2015

**SP1.0**





# Town of Aberdeen

Planning Department  
Phone: (910) 944-7024  
Fax: (910) 944-7459

For office use only:
Application No. <u>LO# 15-07</u>
Date Received: <u>10/20/15</u>
Amount Received: <u>\$250-</u>

## Conditional Use Application

NOTES: - DEADLINE FOR SUBMITTAL IS ONE MONTH PRIOR TO THE APPLICABLE MEETING DATE OF THE PLANNING BOARD.  
 - ALL APPLICATIONS MUST BE ACCOMPANIED BY A SITE PLAN. SEE SITE PLAN APPLICATION CHECKLIST FOR REQUIRED ITEMS.

### APPLICANT INFORMATION:

Applicant: Bethesda Ives, LLC

Phone No. 910-281-0131 Cell No. 910-603-5300 Email: marketvalue@pinehurst.net

Applicant's Address PO Box 4393, Pinehurst, NC 28374

Property Owner: Same as Applicant

Owner's Address: Same as Applicant

Property Location Address: Bethesda Rd, E.L. Ives Dr and Dunoon St PID #00054112  
LRK# PIN 857015544714

### CONDITIONAL USE REQUEST:

- A. Existing Zoning: R20-16
- B. Existing land use on property: Vacant
- C. Requested land use: Single Family Residential

THE BOARD MUST MAKE THE FOLLOWING FINDINGS OF FACT IN ORDER TO APPROVE A CONDITIONAL USE PERMIT. PLEASE PROVIDE INFORMATION TO SUPPORT THE FOLLOWING STATEMENTS.

### STATEMENT OF JUSTIFICATION:

A. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare:  
The proposed single family residential is compatible with the existing adjacent land use which is single family residential.

B. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood:  
The proposed single family residential will be similar in nature to the existing lot sizes of the adjacent single family homes and the proposed houses will also be similar in value to the existing neighborhood.

**C. The establishment of the conditional use will be in harmony with the area in which it is to be located and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district:**

The proposed development includes creating connections to the existing stub streets that currently exist and installing permanent cul-de-sacs for emergency vehicle turnarounds along with opening existing unopened right of ways and creating a stub connection to the South from Road "D" that will serve as a future connection.

**D. The exterior architectural appeal and function plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause substantial depreciation in the property values within the neighborhood:**

The proposed development will have homes that are similar in nature to the existing homes and will include a combination of siding on the sides and rear and the front elevation will generally have siding with accents of vinyl shakes, stone veneer and brick.

**E. Adequate utilities, access road, drainage and/or necessary facilities have or are being provided:**

The proposed development will include constructing public water and sanitary sewer along with public roads built to the Town and NCDOT standards for acceptance.

**F. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets:**

As mentioned above in item "C" several of the roads consist of connections to existing dead end roads that will be properly permanently dead end with a cul-de-sac or opening unopened right of ways. Ultimately the project involves 2 connections to Bethesda Road (E.L. Ives Road and an existing Unopened right of way called Road "A")

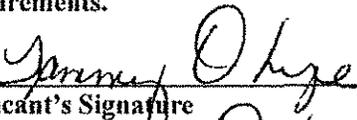
**G. The conditional use will be in general conformity with the land-use plan, thoroughfare plan, or other plan specifically adopted by the Town:**

The proposed plan is in conformance with the zoning and land use plan. The proposed development also has included connectivity as illustrated within the Town adopted Pedestrian Plan as illustrated in Priority Project #6 (Downtown to Malcolm Blue Greenway). The plans include sidewalks and walking trails.

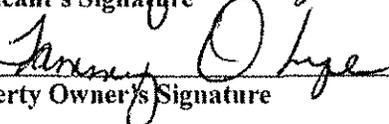
**H. The conditional use in all other respects, conforms to the applicable regulations of the district in which it is located:**

The proposed development is in accordance with all aspects of the zoning ordinance and Town Ordinances.

Acceptance of this application does not imply approval of this request. I realize that this application may be denied or that conditions may be attached to this request at assure compliance with applicable Zoning Code Requirements.

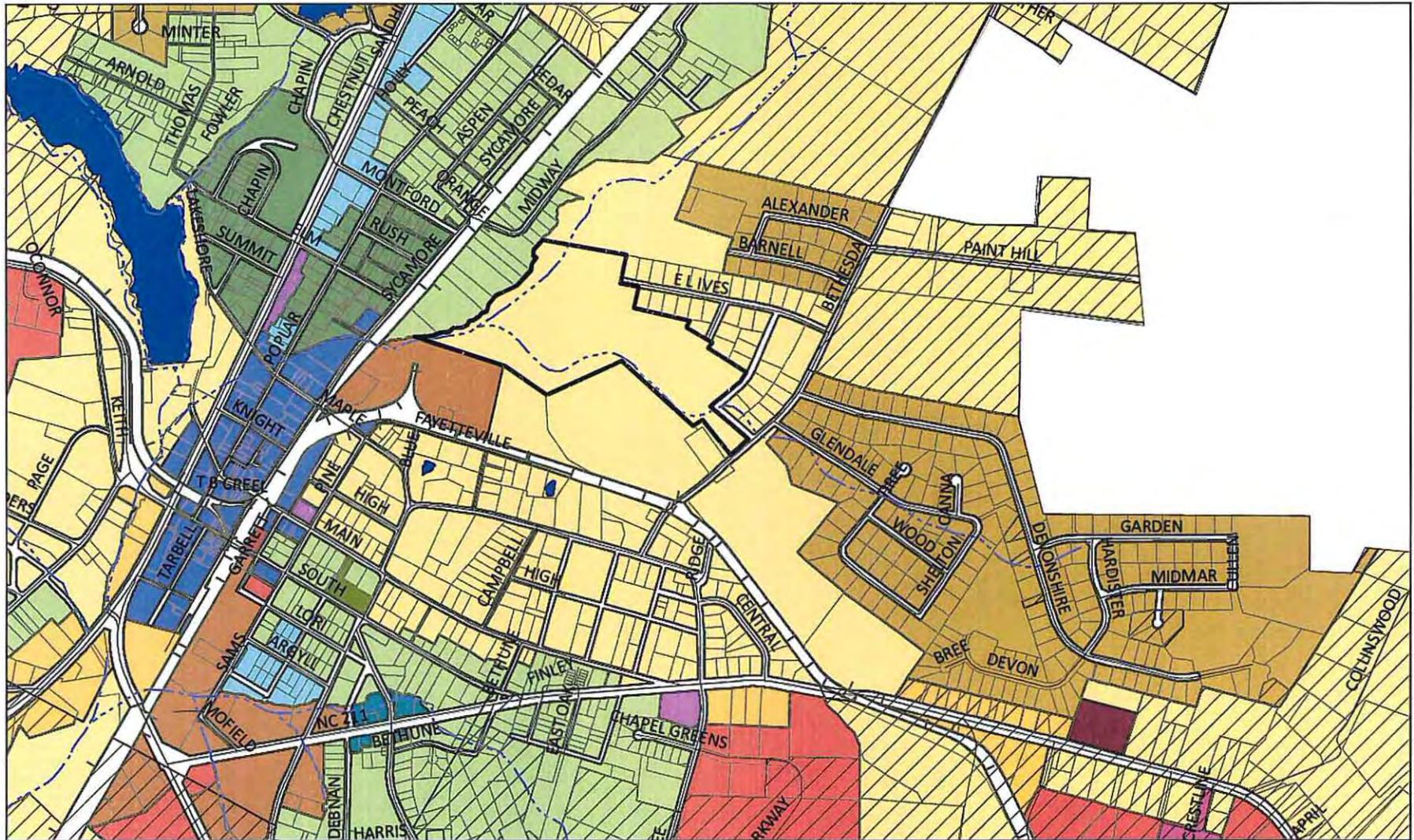
  
Applicant's Signature

10/20/15  
Date

  
Property Owner's Signature

10/20/15  
Date

# Conditional Use Permit CU 15-07 – 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				

# Conditional Use Permit CU 15-07 – Site Aerial





Property Proposed for  
Conditional Use Permit 

2' Contours 

Stream 

### Conditional Use Permit CU 15-07 Green Growth Toolbox Assessment

500 Yr Floodplain 

100 Yr Floodplain 

Recommended Stream Buffer 

Existing Sewer 



# Town of Aberdeen

115 N. Poplar Street  
PO Box 785  
Aberdeen, NC 28315

Planning Department  
Building Inspections

Phone: 910-944-7024  
Fax: 910-944-7459

December 29, 2015

Dear Property Owner(s),

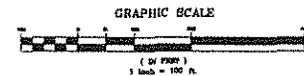
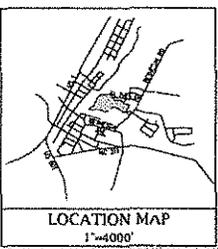
The Aberdeen Board of Commissioners wishes to inform potentially affected parties of a continuation of a Public Hearing regarding a major subdivision for property identified in the Moore County Tax Registry with PID #00054112 and indicated on the enclosed maps.

The continuation of the Public Hearing will be held before the Aberdeen Board of Commissioners at the Aberdeen Municipal Building, 115 N. Poplar St., on January 11, 2016 at 6:00 PM.

The purpose of the meeting is to consider an application for a conditional use permit as required for all major subdivisions. The public hearing was opened on 12/14/15, and continued to allow review and public input on a revised proposal for the subdivision (enclosed as plan revised 12/4/2015). A previously submitted plan revised 12/1/2015 is also being considered by the Board of Commissioners and is enclosed with this letter for reference and comparison.

If you would like to comment on the application, you may attend the meeting on January 11, 2016 at 6:00 PM. If you cannot attend the meeting, you may forward written comments, which will be presented at the meeting. Any written comments should be sent to arrive before January 11, 2016 at the following address: Town of Aberdeen Planning Department, PO Box 785, Aberdeen, NC 28315, Attention: Pamela Graham.

Enclosures: Bethesda Ives, LLC Site Sketch Plan Revised 12/1/2015  
Bethesda Ives, LLC Site Sketch Plan Revised 12/4/2015



**PROPOSED PHASING**  
**PHASE 1 LOTS:**  
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25  
**PHASE 2 LOTS:**  
 1, 2, 3, 4 & 5  
**PHASE 3 LOTS:**  
 6, 7, 8, 9, 10, 11, 12, 13 & 14  
**PHASE 4 LOTS:**  
 17, 29, 24, 30, 31, 32, 33, 34, 35, 36, 37 & 38

DEVELOPER SHALL REMOVE EXISTING DRAIN AND SHALL DRAINAGE TO CREATE AN 8' WIDE NATURAL WALKING TRAIL ALONG SANITARY SEWER EASEMENT.

WETLANDS - 27.51 ACRES (HATCHED AREA)

OPEN SPACE - 27.1 ACRES

PROPOSED WETLAND CROSSING SHALL CONSIST OF REINFORCING PILING SOLE WITHIN PROPOSED R/W AND INSTALLING NEODOT APPROVED BAPTIST AND COMPENSATING TO MEET REQUIREMENTS.

DEVELOPER SHALL REMOVE EXISTING DRAIN AND SHALL DRAINAGE TO CREATE AN 8' WIDE NATURAL WALKING TRAIL ALONG SANITARY SEWER EASEMENT.

DEVELOPER/OWNER:	BETHESDA IVES, LLC PO BOX 4393 PINEHURST, NC 28374
POP:	0055412 837020411+
JURISDICTION:	TOWN OF JARDEN SANDHILLS
DEED BOOK & PAGE:	4244 / 548
TOTAL SITE ACREAGE:	51.44 AC
CURRENT ZONING:	R20-16
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY
TOTAL LOTS:	38
COEFF:	0.74 DU/AC
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	30'
MINIMUM LOT WIDTH:	100'
MINIMUM LOT AREA:	20,000 SF
PROPOSED SMALLEST LOT:	20,000 SF
OPEN SPACE REQUIRED:	20%
PROPOSED SPACE REQUIRED:	52.78 (27.1 ACRES)
PROPOSED ROAD:	100.84 LF
DRIVIN STREET EXTENSION:	139.55 LF
PROPOSED RD A (TOTAL LENGTH):	226.18 LF
- FROM RD 10 TO RD 8:	244.38 LF
- FROM RD 8 TO RD 6:	244.38 LF
- FROM RD 6 TO CUL-DE-SAC:	226.18 LF
PROPOSED RD B:	342.68 LF
PROPOSED RD C (TOTAL LENGTH):	194.23 LF
- FROM RD 10 TO RD 8:	442.83 LF
- FROM RD 8 TO CUL-DE-SAC:	476.94 LF
PROPOSED RD D:	68.81 LF
PROPOSED RD E:	142.88 LF
PROPOSED DEVELOPMENT WILL BE ATTACHED TO PUBLIC WATER AND SANITARY SEWER.	
WETLAND IMPACTS BY R/W:	5,393 SF
<b>DEVELOPMENT SUMMARY</b>	

**Mc<sup>2</sup> ENGINEERING**  
 Mc<sup>2</sup> ENGINEERING, INC.  
 2110 BEAN CHAIRS DRIVE  
 SUITE 400  
 CHARLOTTE, NC 28262  
 PHONE 704.510.9797

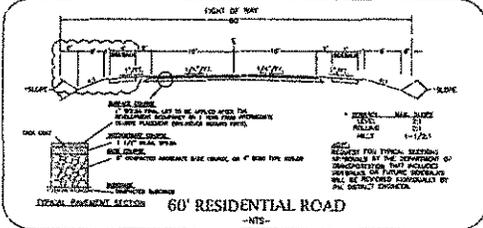
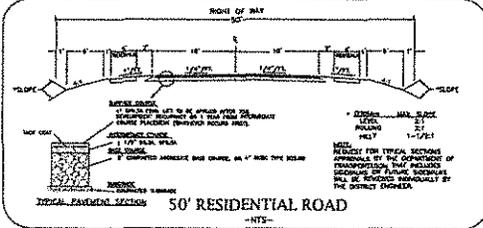
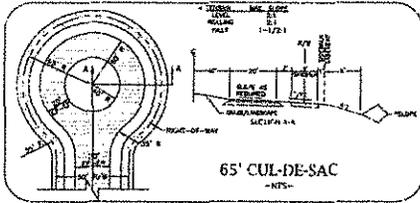
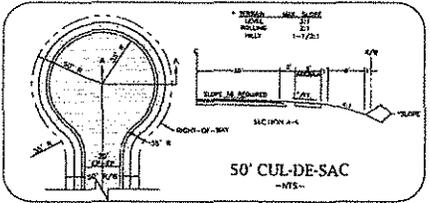
**BETHESDA IVES, LLC**  
 PO BOX 4393  
 PINEHURST, NC 28374

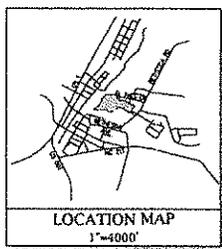
**SITE SKETCH PLAN**

REVISIONS	
1 11/27/15	PLANNING COMMENTS
2 12/1/15	OWNER REVISIONS

CAD FILE: 14-026 BASE.DWG  
 PROJECT NO.: 14-026  
 DESIGNED BY: JOW  
 DATE: OCTOBER 19, 2015

**SP1.0**

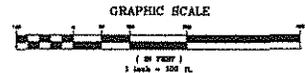




DEVELOPER SHALL REMOVE EXISTING BRUSH AND SMALL SHRUBS TO CREATE AN 8' WIDE NATURAL WALKING TRAIL ALONG SANITARY SEWER EASEMENT.

PROPOSED WETLAND CROSSING SHALL CONSIST OF REMOVING HYDRIC SOILS WITHIN PROPOSED R/W AND INSTALLING HECOT APPROVED BACKFILL AND COMPACTING TO HECOT REQUIREMENTS.

DEVELOPER SHALL REMOVE EXISTING BRUSH AND SMALL SHRUBS TO CREATE AN 8' WIDE NATURAL WALKING TRAIL ALONG SANITARY SEWER EASEMENT.



PROPOSED PHASES  
 PHASE 1 LOTS: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25  
 PHASE 2 LOTS: 1, 2, 3, 4 & 5  
 PHASE 3 LOTS: 6, 7, 8, 9, 10, 11, 12, 13 & 14  
 PHASE 4 LOTS: 17, 18, 19, 20, 21, 22, 23, 24 & 25

DEVELOPER/OWNER:	BETHESDA IVES, LLC PO BOX 4393 WEST GATE, NC 28378
PG#:	0006410 8/10/15/4/16
ADDITION:	TOWN OF ADDRESS: SANDHILLS
DEVELOPER:	4246 / 489
TOTAL SITE AREA:	3146 AC
CURRENT ZONING:	RSO-10
DESIGN USE:	VACANT
PROPOSED USE:	SINGLE FAMILY
TOTAL LOTS:	38
DEVELOP:	0.74 DU/AC
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	30'
MINIMUM LOT WIDTH:	100'
MINIMUM LOT AREA:	20,000 SF
PROPOSED MINIMUM LOT:	20,000 SF
OPEN SPACE REQUIRED:	30%
PROPOSED SPACE REQUIRED:	52.7% (27.1 ACRES)
PROPOSED ROAD:	
LA. YARD DRIVE EXTENSION:	100.84 LF
ROADWAY STREET EXTENSION:	148.88 LF
PROPOSED R/W TOTAL LENGTH:	1,863.18 LF
-FROM RD B TO RD C:	123.71 LF
-FROM RD B TO RD D:	448.28 LF
-FROM RD C TO RD D:	844.81 LF
-FROM RD C TO ELL-DE-SAC:	335.81 LF
PROPOSED RD B:	300.58 LF
PROPOSED RD C (TOTAL LENGTH):	1,131.34 LF
-FROM RD B TO RD D:	243.71 LF
-FROM RD D TO ELL-DE-SAC:	887.62 LF
PROPOSED RD D:	243.71 LF
PROPOSED RD E:	163.68 LF
PROPOSED DEVELOPMENT WILL BE ATTACHED TO PUBLIC WATER AND SANITARY SEWER.	
WETLAND IMPACTS IN R/W:	2,350 SF

DEVELOPMENT SUMMARY

**Mc<sup>2</sup>**  
**ENGINEERING**  
 Mc<sup>2</sup> ENGINEERING, INC.  
 2110 BEN CRAIG DRIVE  
 SUITE 4010  
 CHARLOTTE, NC 28262  
 PHONE 704.510.9797

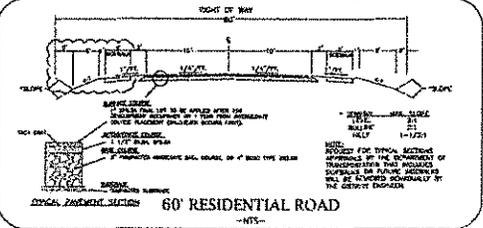
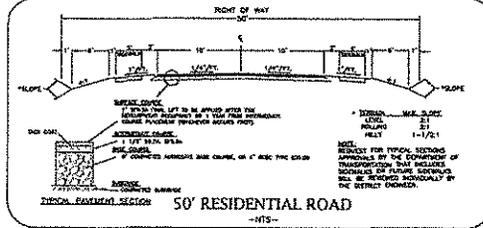
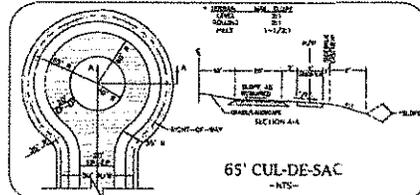
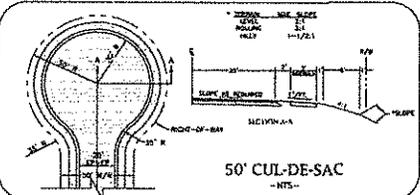
**BETHESDA IVES, LLC**  
 PO BOX 4393  
 PINEHURST, NC 28374

**SITE SKETCH PLAN**

REVISIONS	
1	11/22/15 PLANNING COMMENTS
2	12/1/15 OWNER REVISIONS
3	12/4/15 OWNER REVISIONS

CAD FILE: 14-026 BASE.DWG  
 PROJECT NO.: 14-026  
 DESIGNED BY: JDM  
 DATE: OCTOBER 19, 2015

SP1.0



**CU #15-07 Mailed Notices (Bethesda Ives)**

<u>Name</u>	<u>Address</u>	<u>City/State</u>
✓ Aberdeen & Rockfish Co	PO Box 917	Aberdeen, NC 28315
✓ Alberta Adams	131 Houston Rd	Lansdowne, PA 19050
✓ Pauline Bethea	608 Ives Drive	Aberdeen, NC 28315
✓ Bethesda Cemetery Association	1002 N Sandhills Blvd	Aberdeen, NC 28315
✓ Bethesda Presbyterian Church	1002 N Sandhills Blvd	Aberdeen, NC 28315
✓ Shirley Byrd c/o Shirley B Sturdivant	12403 Jacquelyn Ct	Charlotte, NC 28273
✓ Jerry & Patricia Caddell	702 E L Ives Drive	Aberdeen, NC 28315
✓ Matthew Davis	1188 Grandiflora Dr	Leland, NC 28451
✓ Deborah Dreyer	601 E L Ives Drive	Aberdeen, NC 28315
✓ Brent & Johnsie Duplessis	912 Devonshire Trail	Aberdeen, NC 28315
✓ Raffaele & Maria Rosa Gironda	603 E L Ives Dr	Aberdeen, NC 28315
✓ Brandon Justice	2001 Indian Camp Trail	Copperas Cove, TX 76522
✓ Joanna Martin	606 E L Ives Drive	Aberdeen, NC 28315
✓ Fred Seagraves & Eunice Lewis-Seagraves	3751 Castle Terrace	Silver Spring, MD 20904
✓ Albert Thomas	1112 Midway Rd	Aberdeen, NC 28315
✓ James & Julia Thomas	602 Ives Drive	Aberdeen, NC 28315
✓ Margaret Troutman Hrs c/o Doris McPhaul	1475 Midland Rd #53	Southern Pines, NC 28387
✓ Rodney Tyner	107 Montford St	Aberdeen, NC 28315
✓ Thomas & Laticia Whitaker	PO Box 4451	Pinehurst, NC 28374

Added for 1/11 continuance at Board's request:

Kenneth & Beverly Book	805 Ives Dr	Aberdeen, NC 28315
Joan M Bouchard	605 Ernest L Ives Dr	Aberdeen, NC 28315
Bryan Bowles & Jennifer Faircloth	700 EL Ives Dr	Aberdeen, NC 28315
Mary F Capstaff	705 Ernest Ives Dr	Aberdeen, NC 28315
Victor & Geraldine Fernandes	195 Louro Lane	Aberdeen, NC 28315
Sarah & Gregory Graves	250 Surry Circle S	Pinehurst, NC 28374
Michael & Anna Harris	607 Ernest L Ives Dr	Aberdeen, NC 28315
Tammy & Robert Kenton	701 EL Ives Dr	Aberdeen, NC 28315
Evelyna Milbourne	PO Box 11	Southern Pines, NC 28387
Kenneth & Pamela Morgan	613 Ernest L Ives Dr	Aberdeen, NC 28315
Stephen Andrew Rank	614 E Ives Dr	Aberdeen, NC 28315
Brandon Stockham	703 Ernest L Ives Dr	Aberdeen, NC 28315

Mailed to entire list  
1<sup>st</sup> class  
12/29/15

pmg

**§ 65-102. Entering public or private property to maintain or visit without consent.**

(a) If the consent of the landowner cannot be obtained, any person listed in G.S. 65-101(1), (2), or (3) may commence a special proceeding by petitioning the clerk of superior court of the county in which the petitioner has reasonable grounds to believe the grave or abandoned public cemetery is located for an order allowing the petitioner to enter the property to discover, restore, maintain, or visit the grave or abandoned public cemetery. The petition shall be verified. The special proceeding shall be in accordance with the provisions of Articles 27A and 33 of Chapter 1 of the General Statutes. The clerk shall issue an order allowing the petitioner to enter the property if the clerk finds all of the following:

- (1) There are reasonable grounds to believe that the grave or abandoned public cemetery is located on the property or it is reasonably necessary to enter or cross the landowner's property to reach the grave or abandoned public cemetery.
- (2) The petitioner, or the petitioner's designee, is a descendant of the deceased, or the petitioner has a legitimate historical, genealogical, or governmental interest in the grave or abandoned public cemetery.
- (3) The entry on the property would not unreasonably interfere with the enjoyment of the property by the landowner.

(b) The clerk's order may state one or more of the following:

- (1) Specify the dates and the daylight hours that the petitioner may enter and remain on the property.
- (2) Grant the petitioner the right to enter the landowner's property periodically, as specified in the order, after the time needed for initial restoration of the grave or abandoned public cemetery.
- (3) Specify a reasonable route from which the petitioner may not deviate in all entries and exits from the property. (1987, c. 686, s. 1; 1991, c. 36, s. 1; 1999-216, s. 12; 2007-118, s. 1.)





**MEMORANDUM TO THE BOARD OF COMMISSIONERS – January 11, 2016 Work Session**

**Request:**

Appointment to the  
Planning Board

**Prepared by:**

Kathy Blake,  
Planner

**Through:**

Pamela Graham,  
Planning Director

**Description of Request**

The recent municipal elections have resulted in an opening on the Planning Board to fill newly elected Commissioner Ken Byrd's seat. Applications submitted by individuals interested in serving in this role are attached for review and consideration.

The Planning Board meets on the third Thursday of each month at Town Hall at 6:00 p.m. The Board of Commissioners is responsible for appointing persons to the Planning Board, a nine member board with seven members that must reside inside the Aberdeen town limits and two members residing in the extra-territorial jurisdiction (ETJ). The Planning Board is an advisory body to the Town Board and deals with land use, zoning and development issues. They also make quasi-judicial decisions on Special Use applications.

Staff has three (3) applications on file for the seat, as listed below:

Allen William Prevatte  
Michael T. Ratkowski, Jr.  
Ron Utley

The current composition and term expiration dates of the Planning Board representatives are as follows. The UDO provides for three (3) year terms expiring in June with board members restricted to two full terms.

- |  |  |
|--|--|
| 1. Johnny Ransdell (Chair)<br>June 2016<br>ETJ | 2. Kenneth Byrd (Vice Chair)<br>June 2016<br>In-Town |
| 3. Richard Gergle<br>June 2017<br>In-town      | 4. Raymond Lee<br>June 2017<br>In-town               |

5. Tim Marcham  
June 2018  
In-town

6. Janet Peele  
June 2017  
In-town

7. Bryan Bowles  
June 2018  
In-town

8. Ron Utley (Alternate)  
June 2017  
In-town

9. Vacant (Alternate)  
June 2018  
ETJ

It should be noted that Ron Utley is currently serving as an in-town alternate to the Planning Board and applied for an in-town regular position in July of this year. Allen Prevatte served on the PB from 1999 – 2011 and submitted an application in August of 2014 to serve once again. The period of the term to be filled shall expire in June of 2016.

At this time, there are no qualified applicants to consider for the ETJ alternate vacancy.

**Staff Recommendation**

Staff recommends that the Board of Commissioners review all applicants for the in-town seat that will be vacated by Commissioner Byrd and consider making an appointment during the 1/11 Work Session.

Enclosures: Prevatte Application  
Ratkowski Application  
Utley Application

**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 Gov.

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**

*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, Regina Rosy, Town Clerk, 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 type="checkbox"/> Malcolm Blue Farm Advisory Committee
<input type="checkbox"/> Parks & Recreation Advisory Committee	<input type="checkbox"/> Advisory Board _____

NAME: Michael T Ratkowski jr

ADDRESS: 150 Argyll Ave Aberdeen NC  
\_\_\_\_\_  
\_\_\_\_\_

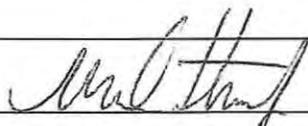
TELEPHONE: (HOME) 910 975 6019 (WORK) same

OCCUPATION: Brewery owner

PAST OR CURRENT APPOINTMENT: HPC Master Plan task force

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

\_\_\_\_\_

SIGNATURE:  DATE: 13 July 15

I reside  Within Aberdeen's City Limits

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

*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, Regina Rosy, Town Clerk, 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 type="checkbox"/> Malcolm Blue Farm Advisory Committee
<input type="checkbox"/> Parks & Recreation Advisory Committee	<input type="checkbox"/> Advisory Board _____

NAME: Ron Utley

ADDRESS: 1302 Devonshire Trl  
Aberdeen NC 28315

TELEPHONE: (HOME) 919434638 (WORK) \_\_\_\_\_

OCCUPATION: \_\_\_\_\_

PAST OR CURRENT APPOINTMENT: Alternates

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

SIGNATURE: Ron Utley DATE: 7/6/2015

I reside  Within Aberdeen's City Limits

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

# Town of Aberdeen



COMMISSIONERS  
JOE DANIELLEY  
ELEASE GOODWIN  
KEN BYRD  
BUCK MIMS  
JAMES W. THOMAS

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

## RESOLUTION SUPPORTING THE CONNECT NORTH CAROLINA BOND ACT OF 2015

**WHEREAS**, the Connect NC bond will invest \$2 billion in targeted, long-term projects across the state; and

**WHEREAS**, the Connect NC bond will fund projects in 76 counties; and

**WHEREAS**, the bond will fund \$980 million in projects for the University of North Carolina System; and

**WHEREAS**, the bond will fund \$350 million in projects for the North Carolina Community College System; and

**WHEREAS**, the bond will fund other projects for the North Carolina Community College System; and

**WHEREAS**, the Connect NC bond is within current debt affordability as determined by the State Treasurer and nonpartisan Debt Affordability Committee and North Carolina maintains a "AAA" credit rating from all three major rating agencies; and

**WHEREAS**, bond financing rates are at a historic low and this is an affordable choice for the state to make necessary investments; and

**WHEREAS**, these infrastructure investments will improve education, talent development, quality of life and economic development across the state; and

**WHEREAS**, the Connect NC Bond Act received bi-partisan support in both the House and Senate and is supported by Governor McCrory and his administration.

**NOW, THEREFORE, BE IT RESOLVED**, that the North Carolina Economic Developers Association supports the Connect NC Bond Act of 2015 and education and advocacy efforts for the statewide voter referendum in March 2016.

Adopted and approved this \_\_\_\_ day of January, 2016.

---

Robert A. Farrell, Mayor

Attest:

---

Regina M. Rosy, Town Clerk

# Town of Aberdeen



COMMISSIONERS  
JOE DANIELLEY  
ELEASE GOODWIN  
KEN BYRD  
BUCK MIMS  
JAMES W. THOMAS

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

## RESOLUTION IN SUPPORT OF ONE-QUARTER-CENT SALES AND USE TAX REFERENDUM TO FUND MAJOR CAPITAL BUILDING PROJECTS FOR MOORE COUNTY SCHOOLS

**WHEREAS**, the Town of Aberdeen is a local government entity located in Moore County, North Carolina and serves the citizens of Aberdeen; and

**WHEREAS**, the Town of Aberdeen is acutely aware that a critical component of any successful economic development model is quality education which necessitates that communities invest in diverse educational opportunities to give students every reasonable advantage in acquiring the skills that the 21<sup>st</sup>-century global work place demands; and

**WHEREAS**, “Every reasonable advantage” includes, but is not limited to, creating the most conducive learning environment for students that is economically possible, and a substantial amount of research indicates that such an optimal environment can be better achieved in modern, versatile, and less crowded school facilities; and

**WHEREAS**, the Moore County Board of Education has adopted a Master Facilities Plan that identifies the School System’s urgent new facilities construction and improvement needs, currently estimated to cost over \$237 million; and

**WHEREAS**, in a prudent effort to secure funding for these capital needs, the Moore County Board of Commissioners unanimously approved a resolution on November 17, 2015, for a referendum to be held on Tuesday, March 15, 2016, for Moore County’s citizens to vote on the proposed quarter (¼) cent sales and use tax increase; and

**WHEREAS**, the Moore County Board of Commissioners also passed a separate resolution on November 17, 2015, stating that, should the voters approve the proposed quarter (¼) cent sales and use tax increase during the March 15, 2016 referendum, all of the revenue generated from the increase, estimated to be approximately \$2.2 million per year, shall be used to fund major capital building projects for the Moore County Schools; and

**WHEREAS**, the Town of Aberdeen sincerely appreciates the collaborative and visionary efforts of the Moore County Board of Education and the Moore County Board of Commissioners to resolve the School System's facilities needs which will not only directly benefit our students – Moore County's future workforce and decision-makers – but also will profoundly enhance education in Moore County overall, thereby making Moore County more competitive and successful in attracting sustainable jobs and investment to our communities.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Aberdeen strongly supports the November 17, 2015 resolutions of the Moore County Board of Commissioners that call for a referendum on a quarter (¼) cent sales and use tax increase to generate revenue for Moore County Schools' capital building projects; and

**BE IT FURTHER RESOLVED**, that the Town of Aberdeen urges Aberdeen citizens and Moore County citizens to vote on Tuesday, March 15, 2016, in favor of the sales and use tax referendum for the benefit of the students of Moore County and the community as a whole.

Adopted and approved this \_\_\_\_ day of January, 2016.

---

Robert A. Farrell, Mayor

Attest:

---

Regina M. Rosy, Town Clerk

**Regina Rosy**

---

**From:** Ken Byrd  
**Sent:** Tuesday, January 05, 2016 12:51 PM  
**To:** Robbie Farrell; Bill Zell  
**Cc:** Joe Dannelley; Elease Goodwin; Jim Thomas; Buck Mims; Ken Byrd; Regina Rosy  
**Subject:** Fwd: question about speed limits on state roads

Robbie and Bill

As you suggested I have sought information on the proper way to pursue lowering the speed limit on 15/501 from Burney Hardware to the junction of Pinebluff Lake Road from 55 MPH to 45 MPH.

Per the info from Rickie Monroe, will need to make this an agenda item for our next meeting and generate a letter from the Town to NCDOT requesting a study.

If the Board agrees that this is an item we wish to pursue, the letter will need to go to:  
District Engineer - Marty Tillman or Division Traffic Engineer - David Willet at NCDOT, 902 N. Sandhills Blvd., Aberdeen, NC 28315.

We will need to request that the section of road be evaluated with consideration to extend the 45MPH speed limit to Pinebluff Lake Road.

I request this be placed on the agenda for our next meeting.

Thanks, Ken

-----

---

**From:** Rickie Monroe [<mailto:rmonroe@townofaberdeen.net>]  
**Sent:** Monday, January 04, 2016 1:12 PM  
**To:** [kabyrdconsulting@aol.com](mailto:kabyrdconsulting@aol.com)  
**Subject:** Fwd: question about speed limits on state roads

Just got the response this morning. You may want to discuss this @ next meeting, then we can send a written request to NCDOT. Hope you had a great Christmas and New Years.

Thanks

Begin forwarded message:

**From:** "Garner, James T" <[jtgarner@ncdot.gov](mailto:jtgarner@ncdot.gov)>  
**Date:** January 4, 2016 at 9:51:34 AM EST  
**To:** Rickie Monroe <[rmonroe@townofaberdeen.net](mailto:rmonroe@townofaberdeen.net)>  
**Subject:** RE: question about speed limits on state roads

Rickie,

I am assuming you are requesting a speed study for the section of roadway? If this is a correct assumption the Town would need to send a written request to this office for the speed study and the limits you are asking about.

Thank you

James

---

**From:** Rickie Monroe [<mailto:rmonroe@townofaberdeen.net>]  
**Sent:** Monday, December 21, 2015 12:03 PM  
**To:** Garner, James T  
**Subject:** Fwd: question about speed limits on state roads

Begin forwarded message:

**From:** Bill Zell <[bzell@townofaberdeen.net](mailto:bzell@townofaberdeen.net)>  
**Date:** December 21, 2015 at 11:21:08 AM EST  
**To:** Rickie Monroe <[rmonroe@townofaberdeen.net](mailto:rmonroe@townofaberdeen.net)>  
**Subject:** FW: question about speed limits on state roads

Rickie,

Do we need Marty Tillman to take care of this?

Bill

---

**From:** Kenneth Byrd [<mailto:kabyrdconsulting@aol.com>]  
**Sent:** Monday, December 21, 2015 10:55 AM  
**To:** Bill Zell  
**Cc:** Robert Farrell; Ken Byrd  
**Subject:** question about speed limits on state roads

Bill

We had a Christmas party at the club house in Legacy Lakes last night. During the many conversations with my neighbors, a number of folks are concerned about the current speed limit on 15/501 – especially as it applies to pulling out in traffic from our entrance.

As you know the speed limit on the section outside of the entrance to Legacy Lakes is 55 MPH. In front of The Academy of Moore it is 45 MPH (during school hours) – which few if any pay attention too. And of course as you approach Burney's Hardware (when heading into town) the speed limit drops to 45 MPH.

So here is the question: what would it take to extend the 45 MPH speed limit from Burney's to Pine-Bluff Lake Road?

Is there a process to make this happen – with NCDOT or what?

Thank you sir.

Ken

---

Email correspondence to and from this sender is subject to the N.C. Public Records Law and may be disclosed to third parties.