



*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

March 14, 2016  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

1. Audit Presentation by John Frank with Dixon Hughes Goodman LLP.
2. Consideration of Parks & Recreation Advisory Board Appointment.  
**Consider action at Work Session**
3. Consideration of Re-appointments to the Appearance and Beautification Commission. **Consider action at Work Session**
4. Minor Modification to Conditional Use Permit #06-04 requested by McKee Homes.  
**Consider action at Work Session**
5. Street Closure for Spring Spree Festival scheduled for May 21, 2016.  
**Consider action at Work Session**
6. UDO Text Amendment #16-01 Regarding Allowable Uses in the Downtown Retail Overlay District. **Schedule Public Hearing for 3/28/16**
7. Conditional Use Permit #16-02 Submitted by Ace Homes, LLC for a Major Subdivision. **Schedule Public Hearing for 3/28/16**
8. Conditional Zoning Request #16-01 Submitted by Family Promise of Moore County.  
**Schedule Public Hearing for 3/28/16**
9. Property Offered to the Town for Tax Value. **Information Only**
10. Other Business.

11. Closed Session pursuant to N.C.G.S. 143-318.11(a) (6) to consider the qualifications, competence, performance, and conditions of appointment of a public officer or employee.
12. 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: Adam Crocker Department: Parks and Recreation

Contact Phone # 944-4573 Date Submitted: 3/8/16

Agenda Item Title: Parks and Recreation Advisory Board

Work Session - Board Action (date of meeting should be filled in on line) :

Information Only \_\_\_\_\_

Public Hearing \_\_\_\_\_

Approval at work session - immediate action 3/14/16

Regular Board Meeting - Board Action (date of meeting should be filled in on line):

New Business \_\_\_\_\_

Information Only \_\_\_\_\_

Old Business \_\_\_\_\_

Consent Agenda \_\_\_\_\_

Public Hearing \_\_\_\_\_

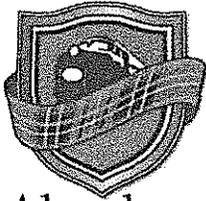
Informal Discussion & Public Comment \_\_\_\_\_

Other Business \_\_\_\_\_

### Summary of Information:

The Parks and Recreation Advisory Board has one opening to fill, with 3 candidates interested.

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



Aberdeen

3/08/16

Commissioners,

Attached are three applications for those interested in filling the open Parks and Recreation Advisory Board position. This position opened with Mona Kahl informing us of her need to step away.

All three applicants look to be very solid candidates to fill this position. I do not feel the Board could go wrong with appointing any of these applicants to the Parks and Recreation Advisory Board.

If you have any questions, or would like to discuss these applications further, please feel free to contact me. I would be happy to answer any and all questions that I can.

Respectfully,

A handwritten signature in black ink, appearing to be 'Adam Crocker', written over a horizontal line.

Adam Crocker, Director  
Aberdeen Parks and Recreation Department

Aberdeen Parks and Recreation Department  
PO Box 785 • 301 Lake Park Crossing • Aberdeen, NC 28315  
Phone – (910) 944-7275 • Fax – (910) 944-1119  
Email – [aprd@townofaberdeen.net](mailto:aprd@townofaberdeen.net) • Website – [www.townofaberdeen.net](http://www.townofaberdeen.net)

*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 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 checked="" type="checkbox"/> Parks & Recreation Advisory Committee	<input checked="" type="checkbox"/> Advisory Board _____

NAME: Jerry L. Jones

ADDRESS: 134 Michael Lane  
Aberdeen NC 28315

EMAIL: jcsrehab@yahoo.com

TELEPHONE: (HOME) (910) 944-1736 (WORK) (910) 215-7155

OCCUPATION: Owner JCS Rehabilitation & Wellness Ctr

PAST OR CURRENT APPOINTMENT: N/A

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

See attached

SIGNATURE: \_\_\_\_\_ DATE: 2/5/2016

I reside  Within Aberdeen's City Limits

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

Jerry L. Jones  
134 Michael Lane  
Aberdeen, NC 28315  
(910) 944-1736  
jcsrehab@yahoo.com

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### **Life Experience**

- Born in Hamlet NC. \*I hope that doesn't hurt my chances\*
- Resident of Aberdeen for 15 years
- Married to Valerie for 32 years \*painful\*
- We have three sons \*also painful\*
- Former president of The Arc Of Moore County
- Former member of the state Board of The Arc of NC
- Twenty years of active duty in the United States Air Force

### **Speech Language Pathologist**

- Evaluates and treats children/adults for variety of communication disorders.
- Clinic Quality Assurance manager
- Ensures performance improvement at work environment.
- Develops programs to solve the speech problems.
- Provides guidance for students and associates.
- Provides supportive counseling in schools
- Involved in marketing utilizing radio film and print media

### **Licensed Physical Therapy Assistant**

- Assigned to multidisciplinary treatment teams with physicians, support groups, and agencies.
- Works with recovering sports injury clients
- Administers physician-prescribed treatments, including exercises in gyms and aquatic settings

### **EDUCATION:**

**Proud graduate of the Aberdeen Citizens Academy**

**East Carolina University, Greenville NC**

MS in Speech Pathology and Audiology, 2008

**North Carolina Agricultural and Technical State University**

B. A. with Honors in Speech Pathology and Audiology, 2004

**Community College of the Air Force**

AA, Physical Therapist Assistant, 1994

*Town of Aberdeen*  
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<input checked="" type="checkbox"/> Historic Preservation Commission	<input checked="" type="checkbox"/> Malcolm Blue Farm Advisory Committee
<input checked="" type="checkbox"/> Parks & Recreation Advisory Committee	<input checked="" type="checkbox"/> Advisory Board _____

NAME: Jennifer Faircloth Bowles

ADDRESS: 700 E.L. Ives Drive  
Aberdeen, NC 28315

EMAIL: jmfbowles@gmail.com

TELEPHONE: (HOME) (910) 639-5403 (WORK) (910) 692-2020

OCCUPATION: Patient Care / Family Eye Care of the Carolinas

PAST OR CURRENT APPOINTMENT: \_\_\_\_\_

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

SIGNATURE: \_\_\_\_\_ DATE: 12/8/2015

I reside  Within Aberdeen's City Limits

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

# Jennifer Bowles

700 E.L. Ives Drive, Aberdeen, NC, 28315  
(910) 639-5403 ~ jmfbowles@gmail.com

## Professional Experience

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### Family Eye Care of the Carolinas - Aberdeen, NC

#### **Patient Care/Front Desk July 2013 - present**

- Schedule appointments and check patients in and out
- Provide excellent customer service with both patients and customers in The Optical Shoppe

### The Pilot - Southern Pines, NC

#### **Advertising Representative/Customer Service June 1998 - May 2013**

- Confer with customers by telephone or in person to provide information about advertising, take or enter orders, cancel accounts, or obtain details of complaints.
- Determine charges for services requested, collect payments, or arrange for billing.
- Solicit sales of new or additional services or products.
- Create designs, concepts, and sample layouts. Write Copy.
- Determine size and arrangement of illustrative material and copy, and select style and size of type.
- Confer with clients to discuss and determine layout design.
- Use computer software to generate advertisements.
- Prepare and deliver sales presentations to new and existing customers

#### **Legal Advertising January 2010 - December 2011**

- Receive legal notices from law offices, towns, and individuals, schedule according to deadlines for publication, provide affidavits of publication.

#### **Classified Advertising / Manager January 2008 - December 2009**

- Resolve customer complaints regarding sales and service.
- Assist in determining price schedules and discount rates.
- Review reports to project sales and determine profitability.
- Monitor customer preferences to determine focus of sales efforts.
- Check to ensure that appropriate changes were made to resolve customers' problems.

## Education

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### **Terry Sanford High School, Fayetteville, NC**

High School Diploma, Jun 1992

- Student Council, Tri Chi Community Service Group, Spanish Club

### **Meredith College, Raleigh, NC**

*Completed coursework towards Political Science major, June 1994*

### **Sandhills Community College, Pinchurst, NC**

*Completed coursework towards Political Science major, May 1998*

- Student Government President, Honors Classes, Published & Edited Campus Newspaper, NC Comprehensive Community College Student Government Association (N4CSGA) Public Information Officer, N4CSGA Central Division Chair, Circle K (Kiwanis) Secretary

*Town of Aberdeen*  
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<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> Malcolm Blue Farm Advisory Committee
<input checked="" type="checkbox"/> Parks & Recreation Advisory Committee	<input type="checkbox"/> Advisory Board _____

NAME: JONATHAN RIVENBARK

ADDRESS: 380 Kerr Lake rd, Aberdeen, NC, 28315

EMAIL: jr9327p@gmail.com

TELEPHONE: (HOME) 910-977-9199 (WORK) \_\_\_\_\_

OCCUPATION: Retired US Army

PAST OR CURRENT APPOINTMENT: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE:  DATE: \_\_\_\_\_

I reside  Within Aberdeen's City Limits

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

## **SGT (Ret) JONATHAN RIVENBARK, US Army**

Was born in Wilmington, NC in 1989. Grew up in Eastern North Carolina, where most of my childhood was spent in group homes and foster care. Enjoyed reading books, was outstanding swimmer. Always wanted to serve and protect my country. Dreamed of being one of the best – Delta force. Shortly after exiting foster care finally had the opportunity to live out my dream of serving my country.

In July 2009 joined the Army as an Airborne infantryman stationed at Fort Bragg, NC. Shortly after arriving in 2010 was sent to Afghanistan for my first deployment.

In 2012 was sent to Afghanistan for my second deployment. We experienced almost daily explosions and firefights during 2<sup>nd</sup> deployment. In July of 2012 an ambush from three sides left me with 4 machine gunshot wounds. The rounds went through both of my legs resulting in severe bone, soft tissue and nerve damage, causing significant and permanent functional damage. Despite my injuries I kept fighting. Was later evacuated for medical treatment.

Have been in rehabilitation at Womack Army Medical Center, Walter Reed Army Medical Center, and Center for the Intrepid at Brooke Army Medical Center.

My wife – Yulia – has been by my side through the entire journey. We live in Legacy Lakes, Aberdeen, NC.

Service related Medals, Awards and Commendations:

Purple Heart, Afghanistan Campaign Medal w/2 campaign stars (2<sup>nd</sup> award), Army Commendation Medal, Army Achievement Medal (2<sup>nd</sup> award), Army Good Conduct Medal, National Defense Service Medal, Global War on Terrorism Service Medal, Army service Ribbon, NATO Medal, Combat Infantryman Badge, Parachutist Badge, Driver and Mechanic Badge





**MEMORANDUM TO THE BOARD OF COMMISSIONERS – March 14, 2016 Work Session**

**Description of Request**

**Request:**

Appointments to the Appearance & Beautification Commission

Two sitting members of the Aberdeen Appearance & Beautification Commission (ABC) are facing term expirations this month. Gail Clay will complete a three (3) year term, and Stephen Greer will complete a partial term. Both are eligible for re-appointment.

**Prepared by:**

Pamela Graham,  
Planning Director

The ABC meets on the third Tuesday of each month at noon. The Board of Commissioners are responsible for appointing persons to this advisory board with impartial and broad judgment and, when possible, persons with training or experience in a design profession. In 2012 it was discovered that there were gaps in the record-keeping for terms for the commission and all sitting members were appointed for staggered terms beginning in March of 2012 to establish clarity. Current members and terms are as follows:

Janet Peele – Chair	March 2017
Gail Clay	March 2016
Elease Goodwin	March 2018
Stephen Greer	March 2016
Eldiweiss Lockey	March 2017
Dene Moon	March 2018
Dale Streicker	March 2017

Gail has served on the ABC for at least four years and continues to be an engaged and important participant. She lives on Main Street, in Aberdeen's Historic District.

Stephen is the ABC's newest member, and was appointed by the Board in 2014 to serve a partial term that was vacated by another member. Stephen is employed as the

Director of Moore County's Extension Office and brings a valued expertise to the group.

**Staff Recommendation**

Staff recommends that the Board reappoint Gail Clay and Stephen Greer to serve new terms on the Appearance & Beautification Commission with expirations of March 2019.





**MEMORANDUM TO THE BOARD OF COMMISSIONERS – March 14, 2016 Work Session**

**Description of Request**

**Request:**

Minor Modification  
to Conditional Use  
Permit CU #06-04

**Requested by:**

McKee Homes,  
LLC

**Prepared by:**

Pamela Graham,  
Planning Director

Geoff Potter with McKee Homes has approached staff with what he believes to be the final corner lot needing adjustments in Phase 1 of Legacy Lakes and is requesting a Minor Modification from the Board. The right-of-way and lot lines drawn by the design engineers for Legacy resulted in lot width inconsistencies and corners that included line segments rather than smooth radii, which is more typical. When setback lines are offset from the line segments on corner lots the building envelope becomes constrained and challenging for siting the home.

This request is for right-of-way to be incorporated into the lot boundary. The amount of right-of-way requested, currently owned by the town, is 773 square feet for lot #174 at the corner of Kerr Lake Road and Moultrie Lane.

§152-65 of the UDO provides for the permit issuing authority to approve minor design modifications or changes in permits. Minor design modifications or changes are defined as those that have no *substantial* impact on neighboring properties, the general public, or those intended to occupy or use the proposed development, but where the impact is considered to be *discernible*. Staff has determined the proposed changes are discernible but insubstantial, and is requesting a decision from the Board on approval of the modifications.

**Staff Recommendation**

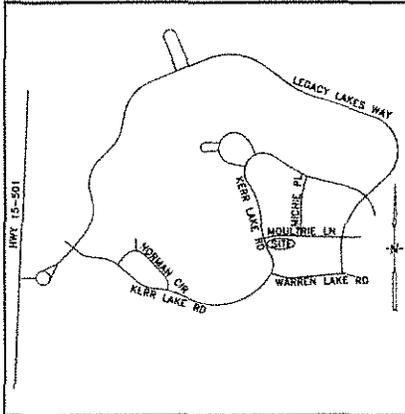
Staff recommends that the Board approve the request for minor modifications to CU #06-04 as illustrated in the attached survey and description provided by Averette Engineering and subject to the following requirements:

1. Unless provided for as a part of this or previous modification, all other requirements of CU #06-04 must be met, including those shown on the approved plans.
2. Unless provided for as a part of this modification, all requirements of the Aberdeen Zoning Ordinance in effect at the time of the project approval,

except those already amended by the approval of CU #06-04 or subsequently approved modification, shall be complied with.

3. Any approval of this modification request shall be limited to lot 174 and shall not be applied to additional property without the expressed approval of the Board of Commissioners.
4. The transfer of title for the road rights-of-way shall not cost the Town any additional money.

Enclosures: Recombination Survey, Averette Engineering, dated 2/22/16  
Special Warranty Deed for Lot 174 with legal description



VICINITY MAP (NTS)

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. IRON STAKES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. 0.37 ACRES TOTAL (BY COORDINATE COMPUTATION)
4. SURVEYED: FEBRUARY 2016
5. P.L.N. 847902415056 P.L.N. 847900415161
6. REFERENCES: P.C. 14, SLIDE 410, DB 4106, PG 257
7. PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO TITLE SEARCH PERFORMED ON PROPERTY.
8. NON-CONFORMING STRUCTURES HAVE NOT BEEN CREATED BY THIS SUBDIVISION.
9. ZONING: R-20 CU #05-04
10. SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY, STREETS, AND ASSESSMENTS, IF ANY, AS THE SAME MAY APPEAR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, CLERK OF COURT, TOWN OR COUNTY TAX OFFICES OR WHICH MAY HAVE BEEN ACQUIRED PRESCRIPTIVE USE.
11. SANITARY SEWER AND WATER TO BE PROVIDED BY TOWN OF ABERDEEN.

\* DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

I, PAMELA GRAHAM REVIEW OFFICER OF MOORE COUNTY,  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS  
AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

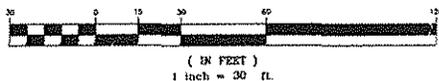
REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF APPROVAL FOR RECORDING

I HERBY CERTIFY THAT THE DIVISION OF PROPERTY SHOWN & DESCRIBED  
HEREIN IS EXEMPT FROM THE "TOWN OF ABERDEEN SUBDIVISION ORDINANCE."

DATE \_\_\_\_\_ ZONING ADMINISTRATOR  
ABERDEEN, NORTH CAROLINA

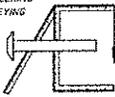
GRAPHIC SCALE



Averette Engineering Co., P.A.

CIVIL ENGINEERING  
LAND SURVEYING  
PLANNING

Address:  
712 E. Lake Ridge Road  
Raeeford, NC 28376  
Phone: (910) 488-5656  
Fax: (910) 488-0181  
License: C-0146

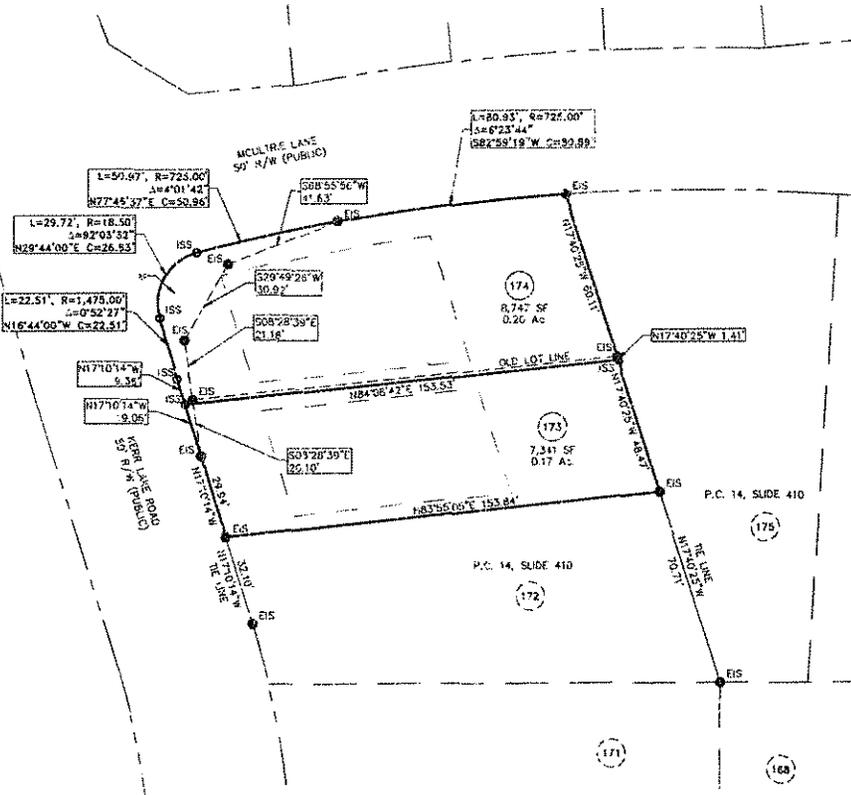


Established 1970

Web: www.averette-eng.com

LEGEND

- SURVEYED PROPERTY LINE
- - - - - NOT SURVEYED PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- - - - - BUILDING SETBACK LINE
- EIS ● EXISTING IRON STAKE
- EIP ● EXISTING IRON PIPE
- RSS ● RAILROAD SPIKE
- ISS ● IRON STAKE SET
- ECM □ EXISTING CONCRETE MONUMENT
- P.K. NAIL
- D.M. DEED BOOK
- M.B. MAP BOOK
- PG. PAGE
- R.W. RIGHT OF WAY



NORTH CAROLINA MOORE COUNTY  
I, MICHAEL D. AVERETTE, P.L.S. NO. 3352 CERTIFY THAT THIS MAP WAS  
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY  
SUPERVISION RECORDED IN PLAT CABINET 14, SLIDE 410, THAT THE RATIO OF  
PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+;  
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES; THAT  
THIS SURVEY IS A RECOMBINATION OF EXISTING PARCELS OF LAND  
WITHIN AN AREA OF MOORE COUNTY THAT HAS AN ORDINANCE  
THAT REGULATES PARCELS OF LAND; THAT THIS MAP MEETS THE  
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND  
SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS  
MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.  
WITNESS MY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF FEBRUARY, 2016.

MICHAEL D. AVERETTE, P.L.S. NO. 3352  
"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN  
ON THE PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION  
OF MOORE COUNTY AND THAT THIS PLAT AND ALLOTMENT IS MY  
FREE ACT AND DEED AND THAT I DO HEREBY DEDICATE TO PUBLIC  
USE STREETS AND EASEMENTS FOREVER ALL AREAS SHOWN OR  
INDICATED ON SAID PLAT."

OWNER (S)  
MFV-FC PORTFOLIO LLC  
13860 BALLANTINE CORPORATE PLACE, SUITE 130  
CHARLOTTE, NC 28277

RECOMBINATION SURVEY  
LOTS 173-174  
FINAL PLAT FOR  
LEGACY LAKES  
PHASE 1 MAP 5

PROPERTY OF: MFV-FC PORTFOLIO LLC  
SANDHILLS TOWNSHIP  
TOWN OF ABERDEEN NORTH CAROLINA  
MOORE COUNTY

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCE

DRAWN BY: MDA	PROJECT: McKee Homes
CHECKED BY: CDA	DWG NAME: Legacy Lakes.dwg
DATE: 02/22/16	SHEET 1 of 1

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: Exempt

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Reaves Law, PLLC, PO Box 53187, Fayetteville, NC 28305

This instrument was prepared by: L. Holden Reaves, Esq. (Without Title Examination)

Brief description for the Index: 773 square feet +/- - Kerr Lake Road/ Moultrie Lane (recombine into Lots 173 & 174 Legacy Lakes)

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ 16\_\_, by and between

**GRANTOR**

Town of Aberdeen, a North Carolina municipality  
115 N. Poplar Street  
Aberdeen, NC 28315

**GRANTEE**

MFV-FC Portfolio LLC, a Delaware limited liability company  
13860 Ballantyne Corporate Place, Suite 130  
Charlotte, NC 28277-3167

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the Town of Aberdeen, Moore County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded: [dedicated as public right-of-way per prior plat].

A map showing the above described property is recorded in Plat Cabinet 14, Slide 410; also, see newly-recorded plat referenced in Exhibit A.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: all easements, restrictions, covenants and conditions of record, if any, and taxes which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[See Signature and Notary Addendum Attached Hereto] \_\_\_\_\_ (SEAL)  
(Entity Name)

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of \_\_\_\_\_ - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_ - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

State of North Carolina - County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
\_\_\_\_\_. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

**SIGNATURE AND NOTARY ADDENDUM ATTACHED TO  
NORTH CAROLINA SPECIAL WARRANTY DEED**

GRANTOR:

**TOWN OF ABERDEEN**

By: \_\_\_\_\_

Print Name: Robert A. Farrell

Title: Mayor

ATTEST:

By: \_\_\_\_\_  
Regina M. Rosy, Town Clerk

[Affix Municipal Seal]

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of said county and state certify that **Regina M. Rosy** personally appeared before me this date and acknowledged that she is the Town Clerk for the Town of Aberdeen, a North Carolina municipality, and that by authority duly given and as the act of the Board of Commissioners of the Town of Aberdeen, the foregoing instrument was signed in its name by its Mayor, Robert A. Farrell, sealed with its municipal seal and attested by said Town Clerk.

Witness my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

[Affix Notary Seal or Stamp]

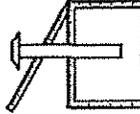
EXHIBIT A

***Averette Engineering Co., P. A.***

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

**Address:**

712 E. Lake Ridge Road  
Raeford, NC 28376



Phone: (910) 488-5656  
Fax: (910) 488-0181  
Web: [www.averette-eng.com](http://www.averette-eng.com)  
License: C-0146

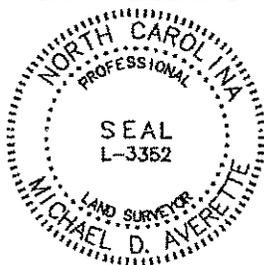
February 22, 2016

Legacy Lakes Property  
773 SF  
Portion of Kerr Lake Road & Moultrie Lane  
Plat Cabinet 14, Slide 410  
Town of Aberdeen  
Moore County, North Carolina

BEGINNING at a point in the southern margin of Moultrie Lane (50' RW Public), said point being South 82 degrees 59 minutes 19 seconds West 80.89' from the northeast corner of lot 174 and the northwest corner of lot 175 as recorded in Plat Cabinet 14, Slide 410, Moore County Registry; thence with the southern margin of Moultrie Lane and the northern margin of lot 174 **South 68 degrees 55 minutes 56 seconds West 41.63 feet** to a point, thence **South 29 degrees 49 minutes 26 seconds West 30.92 feet** to a point in the eastern margin of Kerr Lake Road (50' RW Public), thence continuing with the eastern margin of Kerr Lake Road and the western margin of lot 174 **South 08 degrees 28 minutes 39 seconds East 21.18 feet** to a point, said point being the southwest corner of lot 174 and the northwest corner of lot 173 as recorded in Plat Cabinet 14, Slide 410, Moore County Registry, thence with eastern line of lot 173 **South 08 degrees 28 minutes 39 seconds East 20.10 feet** to a point, thence a new line **North 17 degrees 10 minutes 14 seconds West 19.06 feet** to a point, thence **North 17 degrees 10 minutes 14 seconds West 9.36 feet** to a point, thence along the arc or a curve to the right with the following curve data, **Radius = 1475.00 feet, Length = 22.51 feet, Chord Bearing = North 16 degrees 44 minutes 00 seconds West and Chord Distance = 22.51 feet** to a point, thence along the arc or a curve to the right with the following curve data, **Radius = 18.50 feet, Length = 29.72 feet, Chord Bearing = North 29 degrees 44 minutes 00 seconds East and Chord Distance = 26.63 feet** to a point, thence along the arc or a curve to the right with the following curve data, **Radius = 725.00 feet, Length = 50.97 feet, Chord Bearing = North 77 degrees 46 minutes 37 seconds East and Chord Distance = 50.96 feet** to the point and place of BEGINNING and containing 773 square feet more or less and also being a portion of Kerr Lake Road and Moultrie Lane. The above described deed description is subject to any easements and right-of-ways of record.

The above description was prepared by Michael D. Averette, Professional Land Surveyor, License L-3352 of Averette Engineering Co., P.A. Raeford, North Carolina from deeds and plats of record.

It is noted by drafting attorney that the property described above has been simultaneously recombined into Lots 173 and 174 of Legacy Lakes, Phase 1, Map 5, respectively, as shown on plat in PC \_\_\_\_\_, Slide \_\_\_\_\_, Moore County, NC Registry.



*Michael D. Averette*



## 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:** Daniel Martin **Department:** Planning

**Contact Phone #** 910.944.4506 **Date Submitted:** 3/3/2016

**Agenda Item Title:** Street Closure | May 21st Spring Spree Festival

**Work Session - Board Action (date of meeting should be filled in on line) :**  
Information Only \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Approval at work session - immediate action  \_\_\_\_\_

**Regular Board Meeting - Board Action (date of meeting should be filled in on line):**  
New Business \_\_\_\_\_ Information Only \_\_\_\_\_  
Old Business \_\_\_\_\_ Consent Agenda \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Informal Discussion & Public Comment \_\_\_\_\_  
Other Business \_\_\_\_\_

**Summary of Information:**  
This item is related to the Spring Spree Festival event to be held on May 21, 2016. Staff recommends adopting the attached resolution in support of state road closures on this day.

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



PAT McCRORY  
*Governor*

NICHOLAS J. TENNYSON  
*Secretary*

March 1, 2016

Daniel Martin  
Town of Aberdeen  
Post Office Box 785  
115 North Poplar Street  
Aberdeen, N.C. 28315

Dear Daniel Martin:

This is in reference to your request for a temporary road closure for your Spring Spree event scheduled for Saturday, May 21, 2016 at 6:00 am until 5:30 pm on NC 5(East Main Street) from SR 2055 (Poplar Street) to Sycamore Street and on Sycamore Street from Knight Street to SR 2064 (South Street). We are not aware of any other special events scheduled for this location, and do not have any maintenance or other activities planned for that area during the time of your event.

We hope this event it is successful. If this is an annual event, please submit your request 60 days prior to the event. If you have any questions please contact me at 910-947-3930 or [whfields@ncdot.gov](mailto:whfields@ncdot.gov)

Sincerely,

A handwritten signature in black ink that reads "W. H. Fields III". The signature is written in a cursive style.

W.H. (Nick) Fields III  
Traffic Services Supervisor

cc: B.H.Jones P.E.  
C.E.Dumas Jr. P.E  
T.L.Morgan, P.E  
S.G.Foster, P.E  
File: 454473

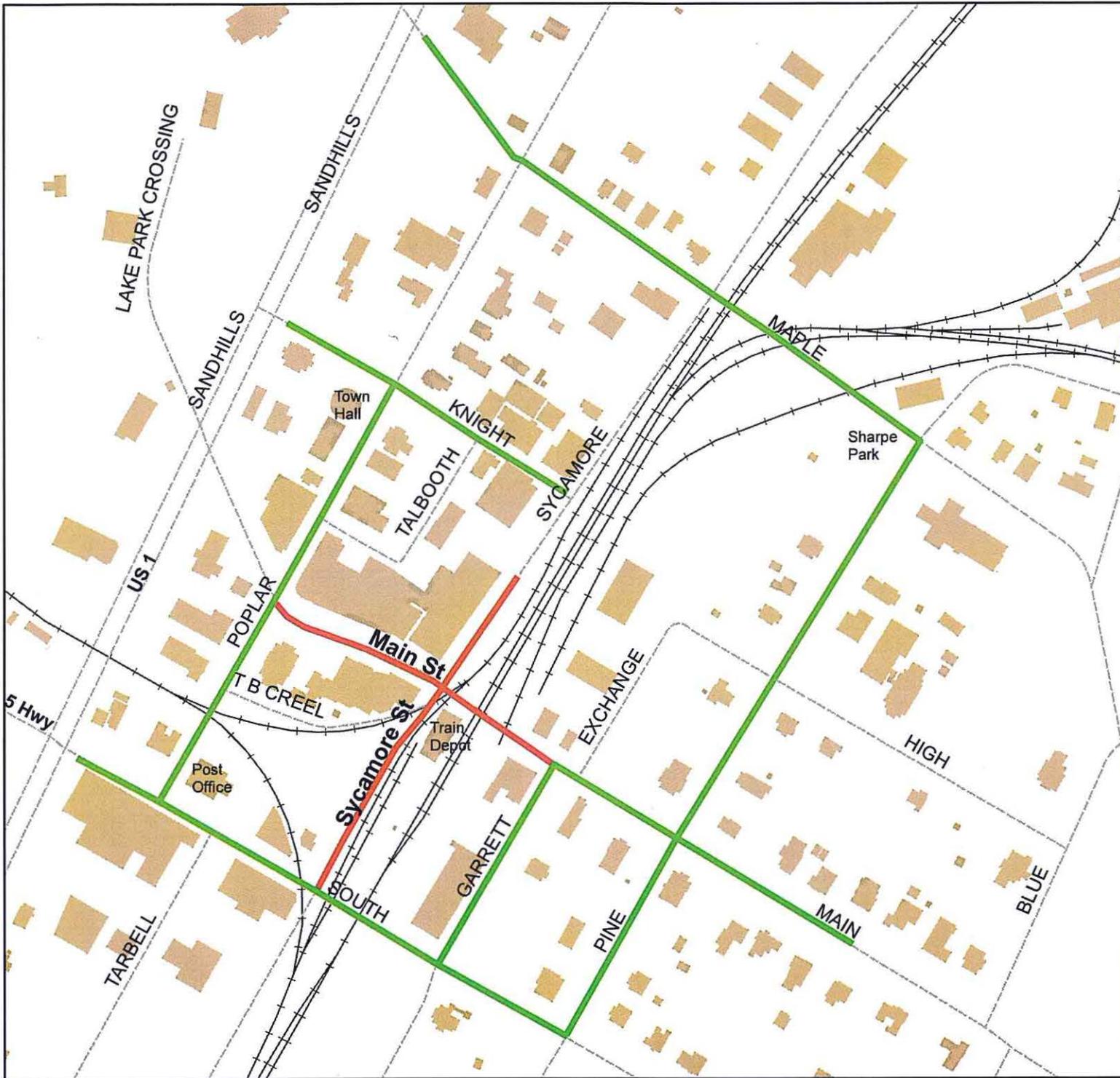
The logo for "Nothing Compares" features a stylized, handwritten-style signature of the words "Nothing Compares" in black ink.

# Proposed Road Closure

## ABERDEEN SPRING SPREE May 21, 2016

### Legend

-  Closed  
6 AM - 6 PM
-  Detour



**AN ORDINANCE DECLARING A ROAD CLOSURES FOR THE TOWN OF ABERDEEN  
2016 SPRING SPREE FESTIVAL**

WHEREAS, the Aberdeen Board of Commissioners acknowledges an ongoing tradition of hosting the Spring Spree event for the pleasure of its citizens; and

WHEREAS, the Aberdeen Board of Commissioners acknowledges that its citizens realize a financial benefit from hosting the annual Spring Spree event; and

WHEREAS, the Aberdeen Board of Commissioners acknowledges that the event requires approximately two (2) hours to install signing and traffic control, and also requires approximately two (2) hours for removing signs, traffic control, and litter;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ABERDEEN THE FOLLOWING:

**Section 1.** Pursuant to authority granted by G.S. § 20-169, the following roads, which are part of the State highway system, are hereby declared to be temporarily closed **on May 21, 2016 between the hours of 6:00 a.m. and 5:30 p.m.:**

1. Main Street (SR NC-5) from Poplar Street (SR NC 2055) to Sycamore Street.
2. Sycamore Street from Knight Street to South Street (SR 2064).

**Section 2.** This ordinance shall become effective when street closure barricades are erected giving notice of the limits and directing traffic control around the event boundary.

**Section 3.** A copy of this adopted ordinance shall be provided to the North Carolina Department of Transportation.

**Section 4.** All provisions of any town ordinance or resolution in conflict with this ordinance are repealed.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent or Excused: \_\_\_\_\_

Dated: \_\_\_\_\_

\_\_\_\_\_  
Robert A. Farrell, Mayor

Attest:

\_\_\_\_\_  
Regina M. Rosy, Town Clerk



# 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:** Daniel Martin **Department:** Planning

**Contact Phone #** 4506 **Date Submitted:** 3/3/16

**Agenda Item Title:** Schedule Public Hearing for Text Amendment UDO #16-01 Regarding Allowable Uses in the Downtown Retail Overlay District (DROD)

**Date of Board Meeting to hear this item:** 3/14/16

**Board Action Requested:**

New Business   
Old Business   
Public Hearing   
Other Business

Information Only   
For Action at Future Meeting  **Date** 3/28/16  
Informal Discussion & Public Comment   
Consent Agenda

**Summary of Information:**

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



## 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:** 3/9/16

**Agenda Item Title:** Conditional Use Permit CU #16-02 Submitted by Ace Homes, LLC for a Major Subdivision

**Work Session - Board Action (date of meeting should be filled in on line) :**

**Information Only** \_\_\_\_\_

**Public Hearing** 3/28/16

**Approval at work session - immediate action** \_\_\_\_\_

**Regular Board Meeting - Board Action (date of meeting should be filled in on line):**

**New Business** \_\_\_\_\_

**Information Only** \_\_\_\_\_

**Old Business** \_\_\_\_\_

**Consent Agenda** \_\_\_\_\_

**Public Hearing** \_\_\_\_\_

**Informal Discussion & Public Comment** \_\_\_\_\_

**Other Business** \_\_\_\_\_

**Summary of Information:**

Schedule for Public Hearing on 3/28/16

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



Agenda Item # \_\_\_\_\_  
**Town of Aberdeen Planning & Inspections Department**  
115 N. Poplar Street PO Box 785  
Aberdeen, NC 28315  
(910) 944-7024

**MEMORANDUM TO THE BOARD OF COMMISSIONERS – March 14, 2016 Work Session**

**Applicant:**

Ace Homes, LLC

**Request:**

Conditional Use  
Permit CU #16-02  
for a Major  
Subdivision

**Location:**

Shepherd's Trail  
and Roseland Road

**Zoning:**

R10-10

**Prepared by:**

Pamela Graham,  
Planning Director

**Description of Conditional Use Permit Request**

Ace Homes, LLC requests a conditional use permit (CUP) for a 91 lot single family residential subdivision on two vacant tracts comprising a total of 42.39 acres. The property is known locally as the Old Par 3 Golf Course. 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.

**Recommendation**

Staff recommends that the Board schedule Conditional Use Permit CU #16-02 for Public Hearing and New Business on March 28, 2016 so that input from the public may be accepted and the applicant may receive a decision on the proposal.



# 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:** 3/9/16

**Agenda Item Title:** Conditional Zoning Request CZ #16-01 Submitted Family Promise of Moore County

**Work Session - Board Action (date of meeting should be filled in on line) :**  
Information Only \_\_\_\_\_  
Public Hearing 3/28/16  
Approval at work session - immediate action \_\_\_\_\_

**Regular Board Meeting - Board Action (date of meeting should be filled in on line):**  
New Business \_\_\_\_\_ Information Only \_\_\_\_\_  
Old Business \_\_\_\_\_ Consent Agenda \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Informal Discussion & Public Comment \_\_\_\_\_  
Other Business \_\_\_\_\_

**Summary of Information:**  
Schedule for Public Hearing on 3/28/16

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



**MEMORANDUM TO THE BOARD OF COMMISSIONERS – March 14, 2016 Work Session**

**Applicant:**

Family Promise of  
Moore County

**Request:**

Conditional Zoning  
Request CZ #16-01

**Location:**

400 Saunders Blvd.

**Existing Zoning:**

R6-10

**Requested Zoning:**

R6-10-CD

**Prepared by:**

Pamela Graham,  
Planning Director

**Description of Conditional Zoning Request**

Family Promise of Moore County has submitted an application to request a Conditional Zoning CZ #16-01 from R6-10 to R6-10-CD for property located at 400 Saunders Blvd. The applicant intends to use the property for a temporary home for homeless mothers and children to alleviate the burden on local churches that are currently accommodating the use. The UDO's Table of Permissible Uses allows multi-family uses in the R6-10 Zoning District, but restricts temporary homes or overnight shelters for the homeless to the Office/Institutional (O-I) District. Staff has advised the applicant that a conditional zoning is an option for this property, which would allow all currently permitted uses in the R6-10 District to remain, but would allow an additional use to be added for this property only that could accommodate the proposal.

Family Promise is a non-profit agency dedicated to alleviating homelessness in Moore County by providing shelter, meals, and hospitality to homeless women and children through a cooperative network of local congregations, including Bethesda Presbyterian Church in Aberdeen. More information is available on their website at [www.familypromisofmoorecounty.org](http://www.familypromisofmoorecounty.org)

**Recommendation**

Staff recommends that the Board schedule Conditional Zoning CZ #16-01 for Public Hearing and New Business on March 28, 2016 so that input from the public may be accepted and the applicant may receive a decision on the proposal.



# 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:** Bill Zell **Department:** Admin

**Contact Phone #** \_\_\_\_\_ **Date Submitted:** 3/9/16

**Agenda Item Title:** Property Offered to the Town for Tax Value

<b>Work Session - Board Action (date of meeting should be filled in on line) :</b>	
Information Only <u>XX</u>	
Public Hearing _____	
Approval at work session - immediate action _____	
<b>Regular Board Meeting - Board Action (date of meeting should be filled in on line):</b>	
New Business _____	Information Only _____
Old Business _____	Consent Agenda _____
Public Hearing _____	Informal Discussion & Public Comment _____
Other Business _____	

**Summary of Information:**

This item is for information only to let you know that it has been offered. If there is a consensus to pursue this purchase, then we'll need to get the property surveyed and have the attorney search the title.

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

